Agenda – Executive Policy Committee – July 15, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 13, 2020

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 4 Declaration of Surplus Land – City-Owned Property adjacent to 199 Hamelin Street (River Heights – Fort Garry Ward)

STANDING COMMITTEE RECOMMENDATION:

On July 13, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That the City-owned property located adjacent to 199 Hamelin Street, identified as "Subject City Property" on Misc. Plan14619/1, attached hereto as Schedule A, be declared surplus to the needs of the City.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda – Executive Policy Committee – July 15, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 13, 2020

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On July 13, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Declaration of Surplus Land – City-Owned Property adjacent to 199 Hamelin Street

Critical Path: Standing Policy Committee on Property and Development, Heritage, and Downtown Development - Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet	J. Kiernan	N/A	M. Ruta, Interim CAO

EXECUTIVE SUMMARY

The Public Service recommends that the City-owned property adjacent to 199 Hamelin Street, identified as “Subject City Property” on Misc. Plan 14619/1 attached hereto as Schedule A, be declared surplus to the needs of the City. If the property is declared surplus by Council, it is the intention of the Public Service to sell the property to the adjoining owner at 199 Hamelin Street in accordance with the “Offers to Purchase City-Owned Property” policy.

RECOMMENDATIONS

1. That the City-owned property located adjacent to 199 Hamelin Street, identified as “Subject City Property” on Misc. Plan14619/1, attached hereto as Schedule A, be declared surplus to the needs of the City.

2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

The Policy for the Sale, Acquisition, Rental, Leasing and Management of Properties, adopted by Council on July 19, 1979 requires Council approval to declare land surplus to the City’s needs.

MPLICATIONS OF THE RECOMMENDATIONS

There are no regulatory, financial, environmental, operational, human resources or other implications associated with this report.

The City’s standard terms and conditions of sale will include provisions to protect the City’s interests in the event that environmental contamination is discovered.

The Public Service intends to sell the Subject City Property to the adjoining owner at 199 Hamelin Street in accordance with the “Offers to Purchase City-Owned Property” Policy approved by Council on December 6, 2006. Pursuant to the policy, the Public Service may act on unsolicited offers from an adjacent existing owner to purchase City-owned property when the property is not developable on its own.

HISTORY/DISCUSSION

The Subject City Property is part of the City’s rail spur network located in the Fort Garry Industrial park. CN Rail and CP Rail have running rights to the spur network, although the track on the Subject City Property was installed by CN Rail.

Historically, the Subject City Property was an active CN rail line providing service to various properties within the Fort Garry Industrial Park.

The Public Service was approached by the adjoining owner regarding the acquisition of the Subject City Property for consolidation with their current holding. The adjoining owner is completing an expansion of their facility and the addition of the Subject City Property to their holding will satisfy a building code requirement (exit corridor).

CN Rail recently confirmed that the Subject City Property is not required for their railway operations, and a formal response from CP Rail is forthcoming. The agreement between the City and CN Rail states that the non-perishable rail material and equipment is the property of the railway. Any removal of the rail material will be a matter that will need to be resolved between CN Rail and the Purchaser (subject to CP Rail consent).

The Subject City Property was circulated to all City Departments and no civic need was identified.

In addition to the City’s standard sale conditions, the Purchaser will be responsible to complete a DASSF application to consolidate the Subject City Property with their current holdings into one lot.

The Ward Councillor was consulted with the intentions of the Public Service.

FINANCIAL IMPACT

Financial Impact Statement

Date: June 11, 2020

Project Name:

Declaration of Surplus Land – City-Owned Property adjacent to 199 Hamelin Street

COMMENTS:

There are no financial implications associated with the recommendations in this report.

Mike McGinn June 11, 2020

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Legal Services (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

The Subject City Property is in an area classified as General Manufacturing under the designated sub-strategy of Employment Lands – Direction Strategy "***Complete Communities***". The Key Direction policy is:

> "Employment Lands will provide a wide range of market opportunities by accommodating new investment and economic development while contributing an abundance of new jobs for our citizens."

General Manufacturing areas consist of existing, typically planned industrial areas that contain a mix of light industrial uses at varying intensities. These districts often include warehousing and distribution components, together with outdoor storage areas.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Land Use: Facilitate Compact, Complete Development and Increase Density – Section 4.4

"Support Redevelopment of Former Commercial and Industrial Lands into Active Use."

The recommendations of this report align with the Winnipeg Climate Action Plan as a proposed sale of this property would result in the re-purposing of a former spur line with new development at this site.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development Division
Prepared by: Kim Fox, Senior Negotiator
Date: June 18, 2020
File No:

Attachments:
Schedule A – Misc. Plan 14619/1

Schedule A



SUBJECT CITY PROPERTY
Area: 4,246.6± m² (45,710± ft²)
CITY OWNED PROPERTY

Date: 2020-MAR-05
District: CC
File: Not Available
Scale: 1:2300
Requested by: KF
Drawn by: IP
Reference Dwg No.:
17-0155-3 TITLE PLOT.pdf
BARNES & DUNCAN

NOTE: Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.

AERIAL (2018) METRIC

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES

MISC. PLAN NO. 14619/1