

Agenda – Council – September 30, 2020

**Report – Standing Policy Committee on Property and Development, Heritage and
Downtown Development – September 17, 2020**

**Item No. 3 Declaration of Surplus Land – City-Owned Property adjacent to
41 Paquin Road
(Transcona Ward)**

STANDING COMMITTEE RECOMMENDATION:

On September 21, 2020, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the City-owned property located adjacent to 41 Paquin Road, identified as “Subject City Property” on Misc. Plan 11025/2, 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 – Council – September 30, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 17, 2020

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 21, 2020, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 17, 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 41 Paquin Road

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

AUTHORIZATION

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

EXECUTIVE SUMMARY

The Public Service recommends that the City-owned property adjacent to 41 Paquin Road, identified as “Subject City Property” on Misc. Plan 11025/2 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 41 Paquin Road in accordance with the “Offers to Purchase City-Owned Property” policy.

RECOMMENDATIONS

1. That the City-owned property located adjacent to 41 Paquin Road, identified as “Subject City Property” on Misc. Plan 11025/2, 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.

If the Subject City Property is declared surplus by Council, the Public Service intends to sell the site to the adjoining owner at 41 Paquin Road 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.

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.

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.

HISTORY/DISCUSSION

The Subject City Property forms part of a land area set aside for future rail line development in the St. Boniface Industrial Park. When the Industrial Park was conceptualized, CN Rail secured running rights for the construction of a rail line; while certain areas of the industrial park have been developed with rail service, CN Rail confirmed that the Subject City Property is not required for their railway operations.

The Public Service was approached by the adjoining owner regarding the acquisition of the Subject City Property for consolidation with their current holding.

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

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

FINANCIAL IMPACT

Financial Impact Statement

Date: August 24, 2020

Project Name:

Declaration of Surplus Land – City-Owned Property adjacent to 41 Paquin Road

COMMENTS:

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

Mike McGinn August 24, 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: August 31, 2020
File No:

Attachments:
Schedule A – Misc. Plan 11025/2

Schedule A

