**Minute No. 551**

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

**Item No. 2 Declaration of Surplus Land – City-owned Property at the North West Corner of McLeod Avenue and Brunswick Street (North Kildonan Ward)**

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the City-owned property located at the northwest corner of McLeod Avenue and Brunswick Street identified as "Subject City Property" on Misc. Plan No. 14282/1 be declared surplus to the City's needs.

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

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DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

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.

On June 16, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development referred the recommendation of the East Kildonan-Transcona Community Committee to the Winnipeg Public Service for review and report back, namely:

1. That the property at the North West Corner of McLeod Avenue and Brunswick Street (Roll Number 04002826500), be declared surplus to the City's needs.

2. That the Winnipeg Public Service be directed to market the property through the public tender process for sale, in order to facilitate new infill residential development.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 4, 2020, the East Kildonan-Transcona Community Committee passed the following motion:

WHEREAS OurWinnipeg and the Complete Communities Direction Strategy encourages the City to facilitate infill development, which is consistent with surrounding zoning and where there is an existing and full level of municipal services;

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DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

AND WHEREAS the City of Winnipeg has encouraged infill development on what is considered a 'buildable lot', which is typically the minimum of a 25 foot wide lot and located in a neighbourhood with municipal services;

AND WHEREAS the City of Winnipeg endeavours to sell vacant land in order to facilitate new revenue which is generated from the sale, permits related to new development, as well as the permanent revenue generated from new properties being added to the active property Tax Rolls of the City of Winnipeg.

THEREFORE BE IT RESOLVED that the Standing Policy Committee on Property Development, Heritage and Downtown Development be requested to direct the Winnipeg Public Service to:

1. Declare the property at the North West Corner of McLeod Avenue and Brunswick Street (Roll Number 04002826500), as surplus to the City's needs;

2. Market the property through the public tender process for sale, in order to facilitate new infill residential development.

# ADMINISTRATIVE REPORT

**Title:** Declaration of Surplus Land - City-owned Property at the North West Corner of McLeod Avenue and Brunswick Street

**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<br>Acting | J. Kiernan | N/A | M. Ruta,<br>Interim CAO |

## EXECUTIVE SUMMARY

The Public Service recommends that the City-owned property located at the northwest corner of McLeod Avenue and Brunswick Street, identified as “Subject City Property” on Misc. Plan 14282/1 attached hereto as Schedule A, be declared surplus to the City’s needs. If the property is declared surplus by Council, it is the intention of the Public Service to sell the property on the open market in accordance with the “Offers to Purchase City-Owned Property” policy.

The Ward Councillor concurs with the intentions of the Public Service.

## RECOMMENDATIONS

1. That the City-owned property located at the northwest corner of McLeod Avenue and Brunswick Street identified as “Subject City Property” on Misc. Plan No. 14282/1 be declared surplus to the City’s needs.

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 requirements.

## IMPLICATIONS OF THE RECOMMENDATIONS

There are no regulatory, operational, environmental, 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.

There are no direct financial implications associated with this recommendation.

## HISTORY/DISCUSSION

The Subject City Property is located at the northwest corner of McLeod Avenue and Brunswick Street and is under the jurisdiction of the Planning, Property and Development Department.

On June 16, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development referred the recommendation of the East Kildonan-Transcona Community Committee to the Winnipeg Public Service for review and report back, namely:

1. That the property at the North West Corner of McLeod Avenue and Brunswick Street (Roll Number 04002826500) be declared surplus to the City's needs.
2. That the Winnipeg Public Service be directed to market the property through the public tender process for sale, in order to facilitate new infill residential development.

The Subject City Property was circulated to all City Departments and no civic need was identified. No utility easements are required or exist on the Subject Property.

Should Council declare the Subject City Property surplus, it is the intention of the Department to offer the Subject City Property for sale on the open market in accordance with the "Offers to Purchase City-owned Property" policy.

The Ward Councillor concurs with the intentions of the Public Service.

**FINANCIAL IMPACT**

## Financial Impact Statement Date: August 18, 2020

## Project Name:

## Declaration of Surplus Land - City-owned Property at the North West Corner of McLeod Avenue and Brunswick Street

**COMMENTS:**

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

Mike McGinn August 18, 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 zoned C2-Commercial Community and is in an area classified as Recent Community under the designated sub-strategy of Established Neighbourhoods – Direction Strategy "***Complete Communities****".* The Key Direction policy is:

> " Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs."

Recent Communities policies 4.13
Consider new locations for small scale commercial uses that have a neighbourhood focus if they meet at least one of the following criteria:
a. The property is located on a collector or arterial road abutting existing commercial uses at the periphery of the neighbourhood;
b. Immediately adjacent uses render the subject property unsuitable for residential development; and
c. The property contains existing non-residential uses or buildings that were not designed to accommodate residential uses.

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

**Land Use: Facilitate Compact, Complete Development and Increase Density – Section 4.1**

*"Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service (Primary Responsibility: Planning, Property and Development Department)."*

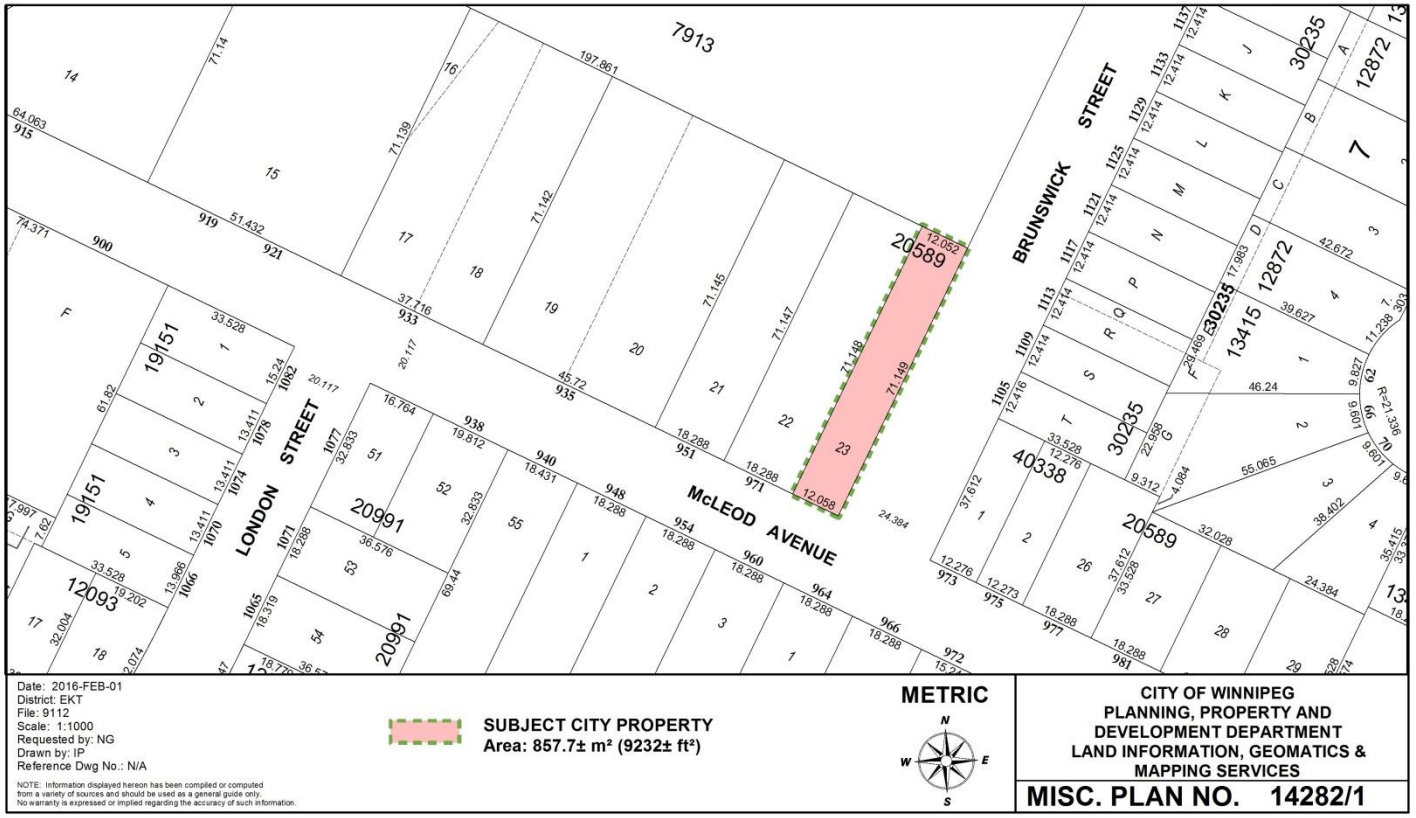
The recommendations of this report align with the Winnipeg Climate Action Plan as a proposed sale of this property would result in the infill development of this site.

## SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development Division:
Prepared by: Clifford Bignall, Real Estate Officer
Date: August 19, 2020
File No:

Attachments: Schedule A – Misc. Plan No. 14282/1

## Schedule A


7913
BRUNSWICK STREET
LONDON STREET
McLEOD AVENUE
20589
19151
20991
12093
30235
12872
13415
40338
SUBJECT CITY PROPERTY
Area: 857.7± m² (9232± ft²)
METRIC
Date: 2016-FEB-01
District: EKT
File: 9112
Scale: 1:1000
Requested by: NG
Drawn by: IP
Reference Dwg No.: N/A
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.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION, GEOMATICS & MAPPING SERVICES
MISC. PLAN NO. 14282/1