Agenda – Executive Policy Committee – December 9, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 7, 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. 19 Declaration of Surplus City-owned Property located at 145 Osborne Street (Fort Rouge-East Fort Garry Ward)

STANDING COMMITTEE RECOMMENDATION:

On December 7, 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 at 145 Osborne Street, identified as "Subject City Property" on Misc. Plan No. 13365/2, 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 – Executive Policy Committee – December 9, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 7, 2020

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On December 7, 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 City-owned Property located at 145 Osborne 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 identified as "Subject City Property" on Misc. Plan No. 13365/2, attached 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 publicly market the Subject City Property.

RECOMMENDATIONS

1. That the City-owned property located at 145 Osborne Street, identified as "Subject City Property" on Misc. Plan No. 13365/2, 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 requirements.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no financial, regulatory, 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 on the open market and in accordance with standard City policies.

HISTORY/DISCUSSION

The Subject City Property was acquired by the City of Winnipeg in 1965 for the purpose of an off-street parking facility. It is currently operated as a 20-stall surface parking lot, managed by the Winnipeg Parking Authority ("WPA").

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

The Urban Planning & Design Division has advised that surface parking lots should be redeveloped into a higher and better use based on direct initiatives within OurWinnipeg. As such, a proposed sale would include the provision that development of the Subject City Property must occur within 24 months from the time of possession.

The WPA is supportive of re-development of the Subject City Property to a higher and better use and will continue its management operations until the date of transfer, should the Subject City Property be sold.

The WPA has indicated that the gross parking revenues for the Subject City Property in 2019 were approximately $94,870.00.

In 2016, the Osborne Village Business Improvement Zone (the "BIZ") installed a public streetscaping art installation on and adjacent to the Subject City Property facing Osborne Street. This streetscaping installation is comprised of a collection of illuminated lanterns, potted garden features and a small seating node. Since part of this streetscaping installation falls within the Subject City Property, a lease agreement exists between the City of Winnipeg and the BIZ.

The Real Estate and Land Development Division has consulted with the BIZ and they are supportive of a sale of the Subject City Property.

Should the Subject City Property be declared surplus to the City's needs, a provision will be included in the offer to purchase agreement that the streetscaping installation is relocated by the Purchaser at their full expense to an approved location.

FINANCIAL IMPACT

Financial Impact Statement

Date: October 15, 2020

Project Name:
Declaration of Surplus City-owned Property located at 145 Osborne Street

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn Oct. 15, 2020

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Legal Services Department (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

01-4 Housing - Direction 2

"Continue to use initiatives to facilitate housing rehabilitation in reinvestments neighbourhoods and infill housing in mature neighbourhoods."

The Subject City Property is in the Mature Neighbourhood classification of OurWinnipeg. Redevelopment of the Subject City Property will be a requirement of the proposed sale, and it is likely that a housing component may comprise a portion of future redevelopment on this site.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

"Explore measures to encourage the re-purposing of surface parking lots in existing built areas."

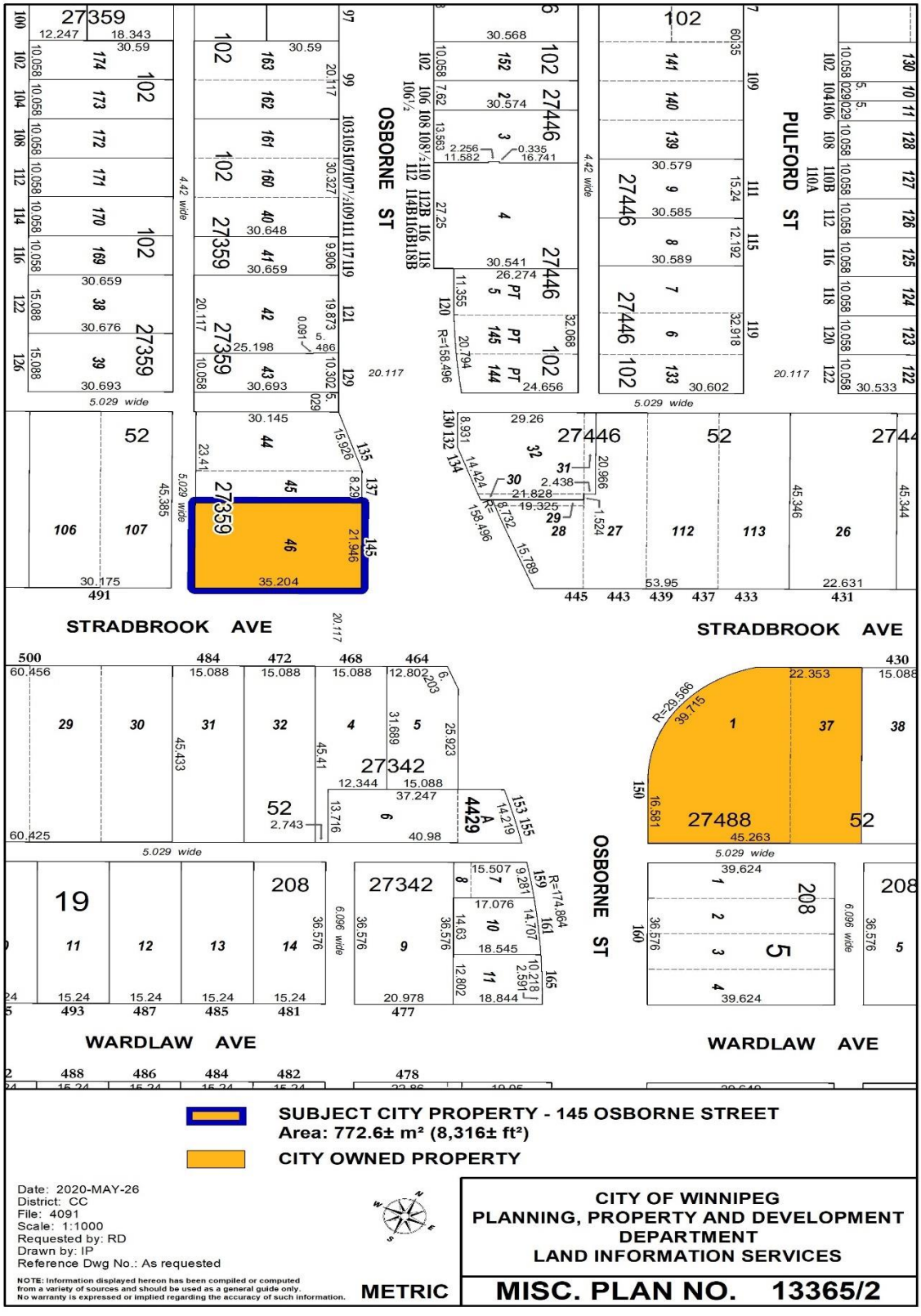
The recommendations of this report align with the Winnipeg Climate Action Plan as a proposed sale of this property would result in the re-purposing of an existing surface parking lot and spur new development at this site.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate & Land Development
Prepared by: Julian Roberts
Date: October 22, 2020
File No: N/A

Attachments: Schedule A – Misc. Plan No. 13365/2

Schedule A


OSBORNE ST
PULFORD ST
STRADBROOK AVE
STRADBROOK AVE
WARDLAW AVE
WARDLAW AVE
OSBORNE ST
27359
27446
27342
27488
4.42 wide
5.029 wide
6.096 wide
20.117
SUBJECT CITY PROPERTY - 145 OSBORNE STREET
Area: 772.6± m² (8,316± ft²)
CITY OWNED PROPERTY
Date: 2020-MAY-26
District: CC
File: 4091
Scale: 1:1000
Requested by: RD
Drawn by: IP
Reference Dwg No.: As requested
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.
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 13365/2