Agenda – Council – February 25, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 12, 2021

Item No. 3 Proposed Sale of Vacant City-Owned Land at 379 Selkirk Avenue (Mynarski Ward)

STANDING COMMITTEE RECOMMENDATION:

On February 17, 2021, 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 Offers to Purchase City-owned Property Policy, adopted by Council on December 6, 2006, be waived for the direct sale of 379 Selkirk Avenue to the Community Education Development Association acting for the Indigenous Education Caring Society Partnership.

2. That the vacant property at 379 Selkirk Avenue be sold to the Community Education Development Association for $1.00.

3. That if a signed purchase agreement for the sale of the vacant property has not been received by September 30, 2021, the Winnipeg Public Service be directed to market the property for sale to the general public.

4. That the property revert back to the City should development not occur within two (2) years from the date of sale.

5. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the Offer to Purchase, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 12, 2021

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 17, 2021, 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 February 12, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 2, 2021, the Lord Selkirk-West Kildonan Community Committee passed the following motion:

WHEREAS Ma Mawi Wi Chi Itata Centre, Ndinawemaaganag Endaawaad, and Community Education Development Association (CEDA) have formed the Indigenous Education Caring Society Partnership to resolve a big gap in the education of indigenous youth;

AND WHEREAS working with the Winnipeg School Division, this gap has been identified as 400 young individuals who have become disengaged and quit school every year in Winnipeg (see attached request from CEDA);

AND WHEREAS 379 Selkirk Avenue has the proper zoning and following characteristics

Roll number: 14010048000
Legal description: lot 48 plan 31624 Parish 36/7STJ
Assessed area/square footage: 5,250
Current assessed value: $79,000
Zoned: C2

AND WHEREAS 379 Selkirk Avenue has been declared as surplus to the city's needs in 2018;

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 12, 2021

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

THEREFORE BE IT RESOLVED that the Winnipeg Public Service take all action required to present the following to Council:

1. That the Offers to Purchase City-owned Property Policy, adopted by Council on December 6, 2006, be waived for the direct sale of 379 Selkirk Avenue to the Community Education Development Association acting for the Indigenous Education Caring Society Partnership.

2. That the vacant property at 379 Selkirk Avenue be sold to the Community Education Development Association for $1.00.

3. That if a signed purchase agreement for the sale of the vacant property has not been received by September 30, 2021, the Winnipeg Public Service be directed to market the property for sale to the general public.

4. That the property revert back to the City should development not occur within two (2) years from the date of sale.

5. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the Offer to Purchase, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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

and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

Indigenous Education Caring Society
Off-Campus Program

Overview

Winnipeg School Division data indicates that on average every year 400 students in the North End are disengaged from school and no longer attend school. The Ma Mawi Wi Chi Itata Centre, Ndinawemaaganag Endaawaad, and the Community Education Development Association have formed a partnership known as the Indigenous Education Caring Society to provide wrap-around culturally-based supports to assist Indigenous youths in the North End to complete their high school education.

Each off-campus site will serve between 15 to 20 youths in order that a stronger relationship-based setting is established that builds on developing a sense of belonging. The programming in the off-campus sites will be rooted in Indigenous knowledges, ways of knowing and being. It will be holistic and focus on meeting the physical, mental, emotional and spiritual needs of the young people. Curriculum will be culturally-based with an emphasis on land-based education, individualized youth-centred programming, and project-based learning based on the passions of the identified participants.

A Memorandum of Agreement has been signed with the Winnipeg School Division to work with the Indigenous Education Caring Society on this initiative.

Two social service facilities will be built in the North End to provide space for day-time and evening support programs for young people. Each site will be approximately 2,000 sq. ft. The construction of the two buildings will involve the employment of social enterprises to the maximum extent as possible as sub-contractors for this project.

The total budget for the construction of the two sites is $1 million. To date, the Winnipeg Foundation has granted $500,000 and the Thomas Sill Foundation $25,000 with the balance of the capital funding to be financed through a commercial mortgage.

Request

The Indigenous Education Caring Society partnership is asking the City of Winnipeg to sell two vacant lots in the North End for $1 each in order to build these social service facilities. The two proposed sites are located at 379 Selkirk Ave. and the lot between 345 and 325 Dufferin Ave.