Minute No. 317
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 15, 2021

Item No. 1 Sale of 138 Argyle Street North

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 Winnipeg Public Service be directed to report back within 60 days on the following:

    A. That 138 Argyle Street North be declared surplus to the city's needs.

    B. That the Offers to Purchase City-owned Property Policy, adopted by Council on December 6, 2006, be waived for the direct sale of 138 Argyle Street North to the Manitoba Indigenous Culture and Education Centre, located at 119 Sutherland Avenue, for appropriate fair market value.

    C. That if a signed purchase agreement for the sale of the vacant property has not been received by October 31, 2021, the Winnipeg Public Service be directed to market the property for sale to the general public.

    D. 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.

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 March 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 March 15, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development considered the Council Motion of February 25, 2021, and recommended to the Executive Policy Committee and Council:

1. That the Winnipeg Public Service be directed to report back within 60 days on the following:

    A. That 138 Argyle Street North be declared surplus to the city's needs.

    B. That the Offers to Purchase City-owned Property Policy, adopted by Council on December 6, 2006, be waived for the direct sale of 138 Argyle Street North to the Manitoba Indigenous Culture and Education Centre, located at 119 Sutherland Avenue, for appropriate fair market value.

    C. That if a signed purchase agreement for the sale of the vacant property has not been received by October 31, 2021, the Winnipeg Public Service be directed to market the property for sale to the general public.

    D. 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.

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DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

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

COUNCIL DECISION:

On February 25, 2021, Council ruled automatic referral of the following motion to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

Moved by Councillor Eadie,
Seconded by Councillor Schreyer,

WHEREAS the Manitoba Indigenous Culture and Education Centre (MICEC) has identified 138 Argyle Street North to expand their outdoor land-based education services in the North Point Douglas Neighbourhood;

AND WHEREAS MICEC provides the City of Winnipeg an ability to continue toward reconciliation with the contribution of land for said purposes;

AND WHEREAS 138 Argyle Street North has the following characteristics:

Roll # 14000836000
Assessed area/Square footage: 5,412
Approximate assessed value: $46,000
Zoned: R2, probable Manitoba Hydro easement required

AND WHEREAS this property was acquired through the 1976 Neighbourhood Improvement Program, has been determined as buildable, has been circulated to determine whether the property is needed for City purposes some time ago, and the City undertook a Phase II ESA with property and site impacts being under acceptable limits;

AND WHEREAS due to the property use not involving the construction of a building, the property should be sold for market value to provide some revenue to offset the past costs to the city;

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DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

THEREFORE BE IT RESOLVED:

That 138 Argyle Street North be declared surplus to the city's needs.

2. That the Offers to Purchase City-owned Property Policy, adopted by Council on December 6, 2006, be waived for the direct sale of 138 Argyle Street North to the Manitoba Indigenous Culture and Education Centre, located at 119 Sutherland Avenue, for appropriate fair market value.

3. That if a signed purchase agreement for the sale of the vacant property has not been received by October 31, 2021, the Winnipeg Public Service be directed to market the property for sale to the general public.

4. 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.

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