Agenda – Council – April 29, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

Item No. 14 Declaration of Surplus Land – 1520 Corydon Avenue (River Heights - Fort Garry Ward)

STANDING COMMITTEE RECOMMENDATION:

On April 21, 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 City-owned property located at 1520 Corydon Avenue, identified as "Subject City Property" on Misc. Plan 12261/1 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 21, 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 April 19, 2021, 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 – 1520 Corydon Avenue

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 located at 1520 Corydon Avenue, identified as "Subject City Property" on Misc. Plan 12261/1 attached hereto as Schedule A, be declared surplus to the needs of the City. The property is currently operating as the River Heights Library, but will become vacant when the Bill and Helen Norrie Library opens. If the property is declared surplus by Council, it is the intention of the Public Service to publicly market the Subject City Property through a Request for Proposals (RFP).

RECOMMENDATIONS

1. That the City-owned property located at 1520 Corydon Avenue, identified as "Subject City Property" on Misc. Plan 12261/1 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.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no direct financial implications associated with declaring the property as surplus. The Public Service intends to sell the Subject City Property on the open market and in accordance with standard City policies.

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.

Based on the Parks and Recreation zoning, an eventual sale of the Subject City Property will require approval from two-thirds of all members of Council.

HISTORY/DISCUSSION

The Subject City Property was acquired by the City of Winnipeg in 1961 from the Winnipeg School Division for the purpose of erecting a public library. It is currently operating as the River Heights Library, managed by the Community Services Department. The Subject City Property is zoned PR2 - Parks and Recreation 2 (Community) and consists of a 1 storey brick building with a plan area of 4,161 sq. ft. on an 8,801 sq. ft. site.

As part of the Winnipeg Public Library's Redevelopment Strategy, Council approved funding through the 2013 Capital Budget to construct a new library facility located on the Grant Park Campus, known as the Bill and Helen Norrie Library. The existing River Heights Library was determined to be too small for redevelopment or to accommodate updated facility programs.

The new Bill and Helen Norrie Library is anticipated to open in early 2021, at which time the River Heights Library will become vacant with no further civic use. Subsequently, the Community Services Department has deemed the property surplus to their needs.

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

A caveat exists on the Certificate of Title of the Subject City Property, restricting the sale, lease or other disposal without the consent in writing of the School Board of The Winnipeg School Division No. 1. These restrictions formed part of the negotiated terms of sale when the City initially acquired the property from the Winnipeg School Division in 1961. The School Division did not consent to a recent request to discharge the caveat, as the School wishes to maintain their interest in the property.

If the Subject City Property is declared surplus by Council, the Public Service intends to issue an RFP to sell the property. The RFP document will specifically identify the Caveat and outline the School Division's required consent of any sale. All Proponents will be encouraged to discuss their development plans with the School Division.

The Ward Councillor was advised of the intentions of the Public Service.

FINANCIAL IMPACT

Financial Impact Statement Date: February 18, 2021

Project Name:

Declaration of Surplus Land – 1520 Corydon Avenue

COMMENTS:

There are no direct financial implications associated with declaring a City-owned property surplus. The financial implications of the sale of the property will be included in a future report to SPC.

Mike McGinn Feb. 18, 2021
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Legal Services (as to legal issues)
Community Services

OURWINNIPEG POLICY ALIGNMENT

The Subject City Property is located within the *Areas of Stability – Recent Communities* policy area within Complete Communities Direction Strategy. Recent Communities can accommodate some infill development to increase housing choice, increase options for 'aging in place', and to maximize the use of existing infrastructure. When new development occurs in Recent Communities, it should be suitable and fit the context and character of the location.

Supporting Direction and Enabling Strategies for Areas of Stability include the following:

- Within Recent Communities, intense and diverse development will be encouraged in centres and corridors.
- Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character, and built form.
- Support a mix of commercial services and employment uses that serve the local community.
- Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.
- Support Complete Communities by ensuring diverse and high-quality housing stock.
- In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, semi-detached homes, and townhouses.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4 – Land Use

4.1 Increase Strategic Infill Development That Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Kim Fox, Senior Negotiator
Date: March 2, 2021
File No: 660C-5

Attachments: Schedule A - Misc. Plan 12261/1

SCHEDULE A



Date: 2018-APRIL-10
District: CC
File: Not Available
Scale: METRIC
Requested by: CO
Drawn by: MS
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.
SUBJECT CITY PROPERTY
Area: 822.5 m²± (8,853.4 ft²±)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT
DEPARTMENT
LAND INFORMATION SYSTEMS
MISC. PLAN NO. 12261 / 1
CORDOVA ST
CORYDON AVE
QUEENSTON ST
NIAGARA ST