Agenda – Council – April 29, 2021

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

Item No. 16 Proposed Sale of Vacant City-Owned Land between 325 and 345 Dufferin Avenue (Mynarski 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 Offers to Purchase City-owned Property Policy, adopted by Council on December 6, 2006, be waived for the direct sale of roll numbers 14001473500 and 14001496000 to the Community Education Development Association acting for the Indigenous Education Caring Society Partnership.

2. That the vacant properties at roll numbers 14001473500 and 14001496000 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 December 31, 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 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 – 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 Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

On February 12, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development directed the Winnipeg Public Service to provide a verbal report in 60 days on the outstanding issues associated with the sale of 325 and 345 Dufferin Avenue.

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 the Community Education Development Association (CEDA) have formed the Indigenous Education Caring Society Partnership to resolve a big gap in the education of indigenous youth, requiring two locations in the North End;

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 roll numbers 14001473500 and 14001496000 have the proper zoning and following characteristics

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

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

> Legal descriptions: Lot 16 within 31649, Parish lot 35STJ and Lot 15 within 31649 Parish 35STJ
> Assessed area/square footage: 792 and 2,640 total 3,432
> Current assessed value: $6,000 and $49,000 total $55,000
> Zoned: C2 and C2

AND WHEREAS these two lots has been declared surplus to the city's needs in 2008;

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 roll numbers 14001473500 and 14001496000 to the Community Education Development Association acting for the Indigenous Education Caring Society Partnership.

2. That the vacant properties at roll numbers 14001473500 and 14001496000 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 December 31, 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.