Minute No. 401
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

Item No. 15 **Amendment to Council Decision – Declaration of Surplus Land – City-Owned Property Located at 1121 Wabasha Street (Transcona Ward)**

On April 21, 2021, the Executive Policy Committee laid the matter over for 30 days.

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 laid the matter over for 30 days.

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 and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Amendment to Council Decision – Declaration of Surplus Land – City-Owned Property Located at 1121 Wabasha 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	C. Kloepfer	M. Ruta, Interim CAO

EXECUTIVE SUMMARY

As part of Council's February 27, 2013 approval of the East End Arena Expansion Project, the Roland Michener Arena site and its parking lot were declared surplus to the City's needs. The Public Service was directed to rezone and market the properties with the net proceeds of sale to be reinvested in the Transcona Centennial Waterplay Park and Pool.

The Public Service attempted to sell the arena site on two separate occasions by listing the site on the open market in 2013 and issuing a Request for Proposals in 2018. Interest was limited in both instances and no favourable submissions were received.

To present a more attractive development opportunity for sale, the Public Service recommends increasing the footprint of the surplus arena site by approximately 560 m², which includes demolition of the arena and severing the shared electrical service prior to marketing the land. These costs, estimated at $830,000 (Class 4 estimate or -30% to +60%), will be expensed as a cost of land sold upon disposition of the subject property. Council approval is required to rescind the previous declaration of surplus (Schedule A), and replace it with the revised area (Schedule B). A comparison is attached as Schedule C.

The Ward Councillor has been consulted and concurs with the intentions of the Public Service to increase the area footprint of the subject property.

RECOMMENDATIONS

1. That the "Subject City Property" identified on Misc. Plan 14483/7 (attached as Schedule B) be declared surplus to the needs of the City.

2. That, subject to the approval of Recommendation 1, the declaration of surplus land for the City-owned property identified as “Approx. Area = 7000 SM” on attached Schedule A, as approved by Council on February 27, 2013, through Recommendation 5 of the report “Arena Development Proposal – East End Community Centre (Transcona Ward)”, be rescinded.

3. That the direction for the Public Service to undertake the processes required to rezone the property identified as “Approx. Area = 7000 SM” on attached Schedule A, as approved by Council on February 27, 2013, through Recommendation 6 of the report “Arena Development Proposal – East End Community Centre (Transcona Ward)”, be rescinded.

4. 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

Council approval is required to rescind a decision that previously declared land surplus to the needs of the City.

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

To make the site more attractive for redevelopment, the Public Service will enhance the Subject City Property by undertaking the demolition of the arena and severing the shared electrical service prior to marketing the land. These costs, estimated at $830,000 (Class 4 estimate or -30% to +60%), will be expensed as a cost of land sold upon disposition of the subject property.

The City’s standard terms and conditions of the sale include provisions to protect the City’s interests in the event that environmental contamination is discovered.

The net proceeds from the sale of the Subject City Property are no longer required by the Transcona Centennial Waterplay Park and Pool, as the project is fully funded.

The majority of the proceeds from the transaction will be held in the Land Operating Reserve and reinvested into City-run recreation, leisure and library facilities, in accordance with the Recreation, Leisure and Library Facilities Policy. The Land Dedication Reserve Fund will receive the proceeds from the expanded surplus area (i.e. the additional 560 m^2, or roughly 7% of the Subject City Property).

HISTORY/DISCUSSION

On February 27, 2013, Council declared the Roland Michener Arena site and its parking lot as surplus to the City's needs. The Public Service was directed to rezone and market the surplus land.

The Public Service attempted to sell the Roland Michener Arena by:

i) Publicly advertising the site through an Offer to Purchase in August 2013. No favourable offers were received.

ii) Issuing a Request for Proposal (RFP) in August 2018. No favourable proposals were received.

In the above two instances, the Purchaser was responsible for all subdivision costs. This included possible demolition/abatement costs, severing the shared electrical service from the Transcona Kinsmen Centennial Indoor Pool, and development servicing costs.

As the previous attempts to sell the Roland Michener Arena property were not successful, the Public Service explored options to offer a more attractive site for redevelopment.

The Public Service recommends increasing the arena's surplus land area to include the land fronting Horton Avenue East, which will provide additional site access and a larger developable area. The proposed Subject City Property identified on Misc. Plan 14483/7, (attached as Schedule B) increases the surplus land area by approximately 560 m^2. The Public Service will also enhance the Subject City Property by undertaking the demolition of the arena and severing the shared electrical service prior to marketing the land. These costs, estimated at $830,000 (Class 4 estimate or -30% to +60%), will be expensed as a cost of land sold upon disposition of the subject property.

The revised Offer to Purchase will include a condition in which the Purchaser is required to make the DASZ application to subdivide and rezone the Subject City Property.

In order to facilitate the above, the previous Council decision, which declared Roland Michener Arena site as surplus to the City's needs, must be rescinded and replaced with the revised surplus area (a comparison of the original and current proposal is attached as Schedule C).

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

The Ward Councillor has been consulted and concurs with the intentions of the Public Service to increase the area footprint of the subject property.

FINANCIAL IMPACT

Financial Impact Statement

Date: March 26, 2021

Project Name:

Amendment to Council Decision - Declaration of Surplus Land – City-Owned Property Located at 1121 Wabasha Street

COMMENTS:

There are no direct financial implications associated with the recommendations contained in this report. The Public Service will enhance the Subject City Property by undertaking the demolition of the arena and severing the shared electrical service prior to marketing the land. These costs, estimated at $830,000 (Class 4 estimate or -30% to +60%), will be expensed as a cost of land sold upon disposition of the subject property. The proceeds from disposition will be distributed in accordance with Council policies (e.g. Gail Parvin Hammerquist Fund and Enhanced Land Marketing Fund allocations as well as transfer to the Land Dedication Reserve Fund) and the net gain, if realized, will be held in the Land Operating Reserve Fund for future investment into City-run recreation, leisure and libraries facilities.

Mike McGinn Mar. 26, 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 Department
Park and Open Spaces, Public Works Department
Ward Councillor

OURWINNIPEG POLICY ALIGNMENT

The Subject City Property is located within the *Areas of Stability – Mature Communities* policy area, within the Complete Communities Direction Strategy. Mature communities present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure. Areas of Stability will accommodate low to moderate density infill development to support more efficient use of land, infrastructure, and services as well as enhance housing choice and affordability

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

- 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 the subdivision of a parcel of land into two or more lots when it is done in a context sensitive manner.

- Encourage intensification to occur at centres and along corridors.

- 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.

“Explore opportunities for the City of Winnipeg to take a more direct role in advancing mixed use development that may include developing City-owned lands, assembling land for resale, partnering on development, or using City funds to leverage private investment.”

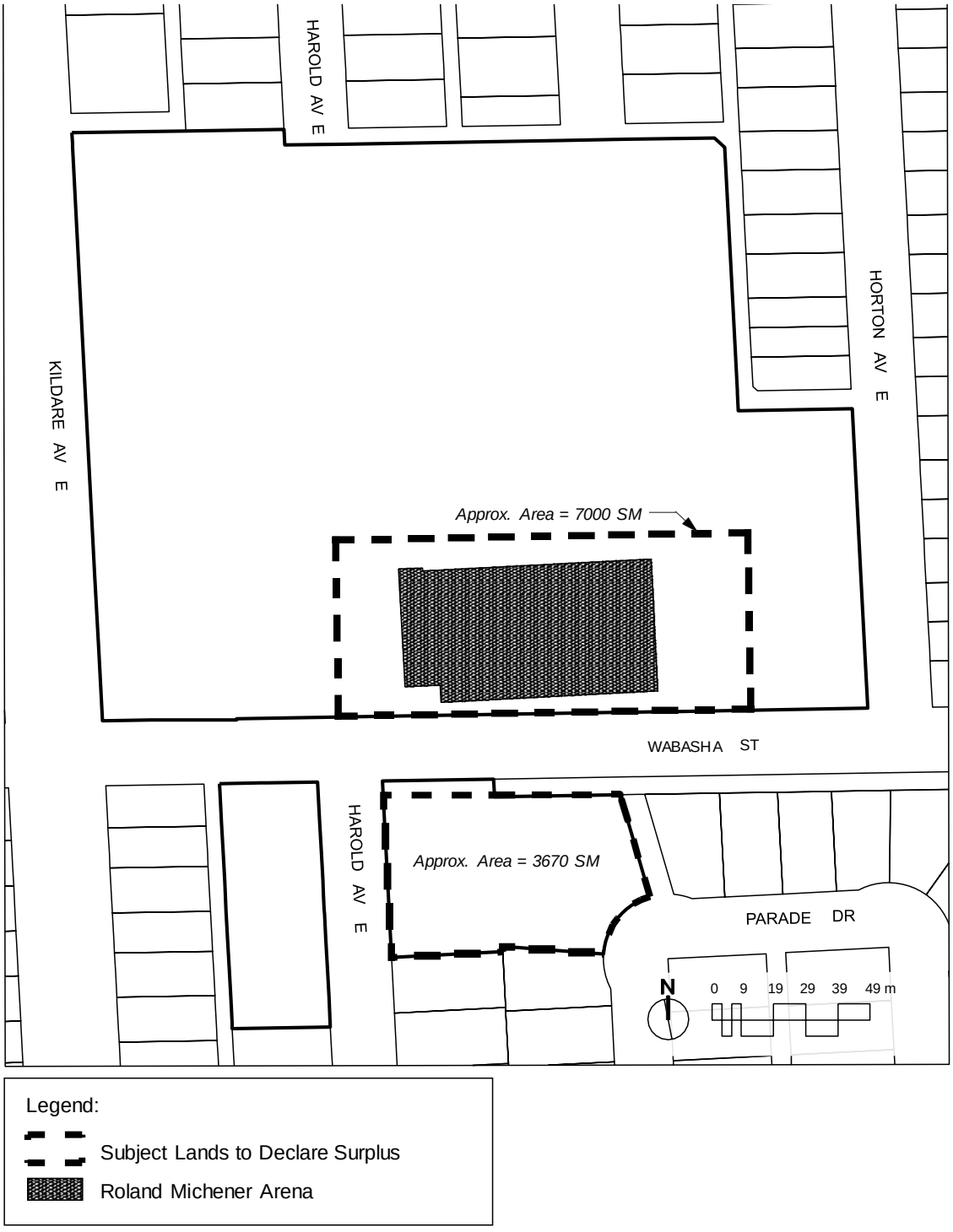
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Division
Prepared by: Neil Gifford, Real Estate Officer
Date: March 29, 2021
File No: 5668 V4

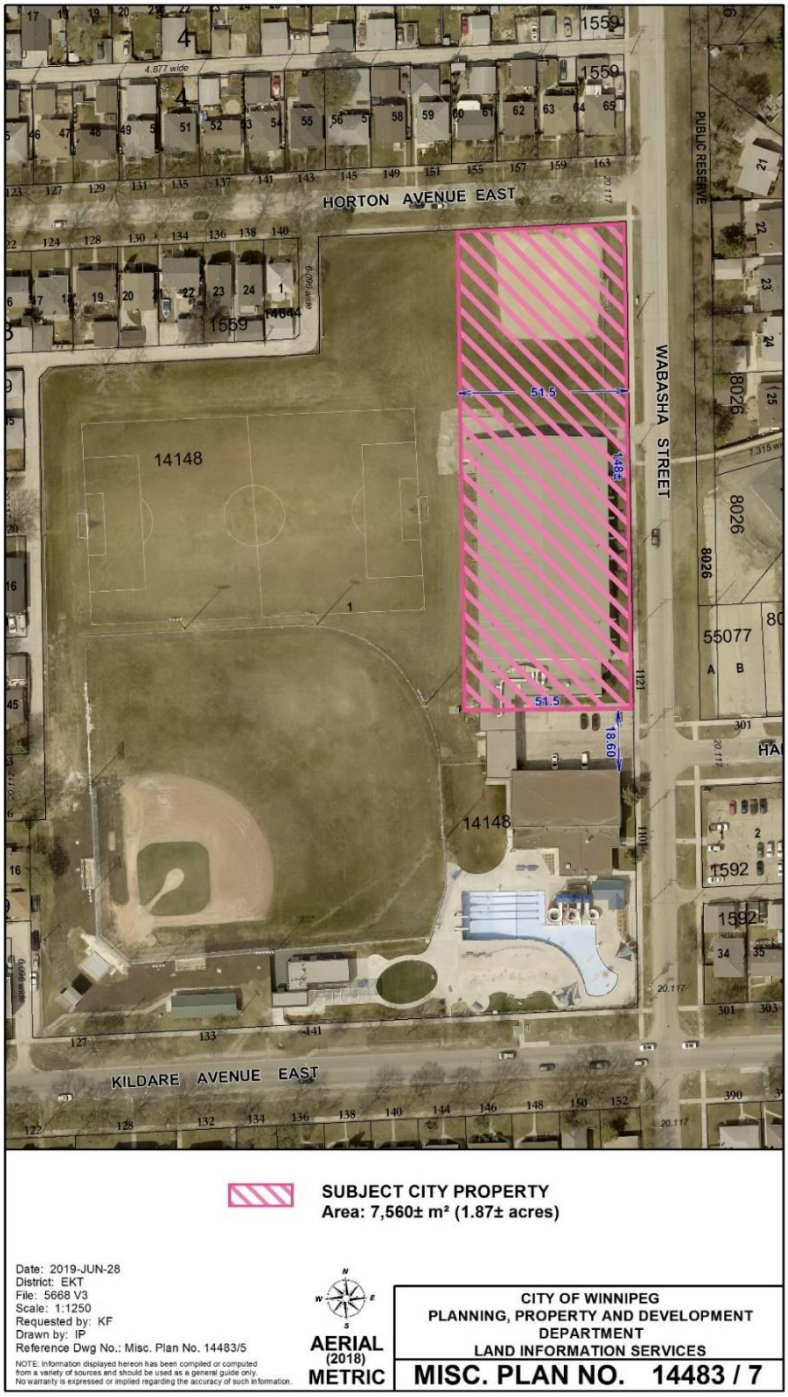
Attachments:

Schedule A – Appendix A – Roland Michener Site
Schedule B – Misc. Plan 14483/7
Schedule C – Subject City Property Comparison, Misc. Plan 14483/8

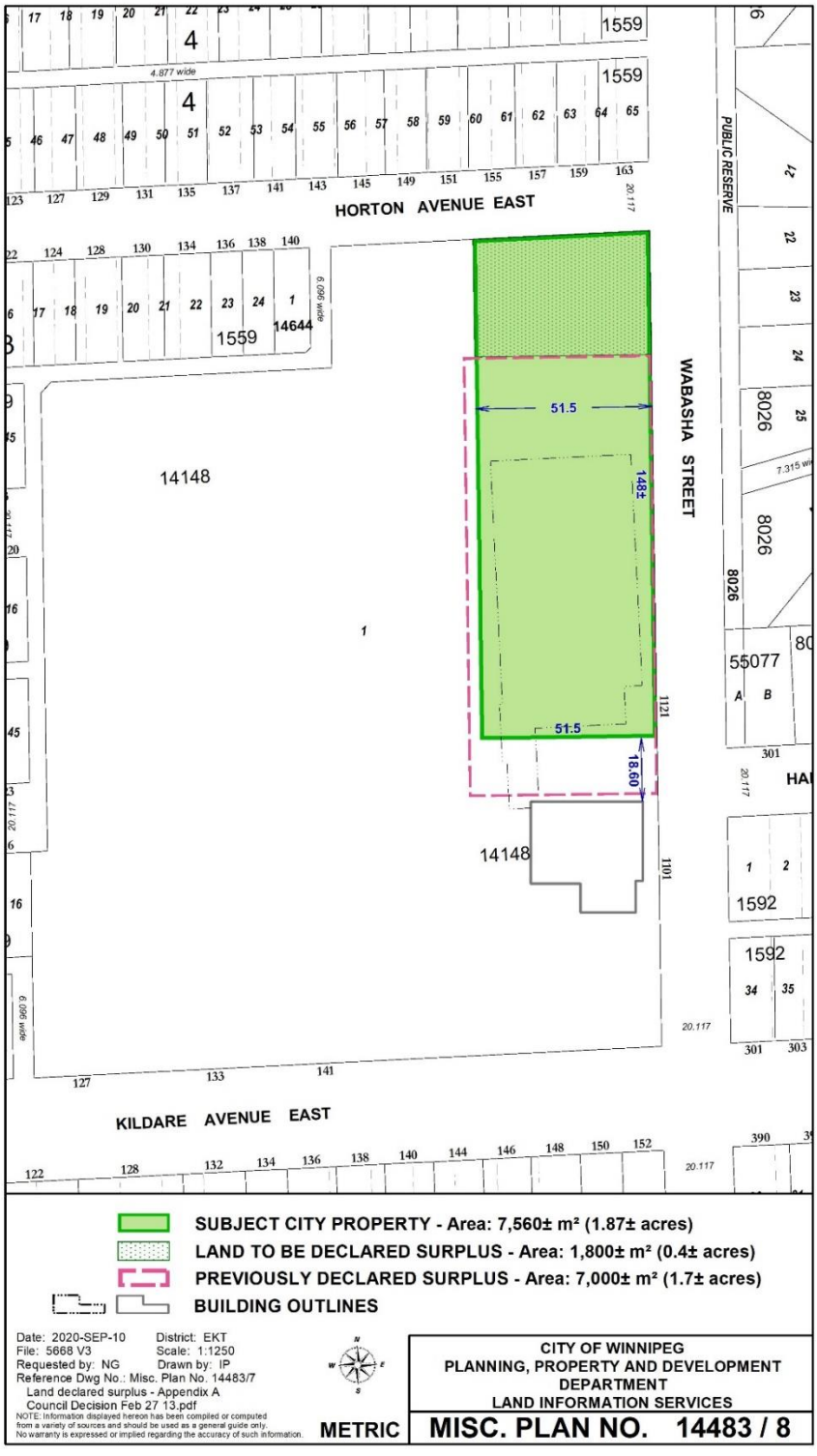
Schedule A


HAROLD AV E
HORTON AV E
KILDARE AV E
Approx. Area = 7000 SM
WABASHA ST
HAROLD AV E
Approx. Area = 3670 SM
PARADE DR
N
0 9 19 29 39 49 m
Legend:
Subject Lands to Declare Surplus
Roland Michener Arena

Schedule B


HORTON AVENUE EAST
WABASHA STREET
PUBLIC RESERVE
KILDARE AVENUE EAST
14148
51.5
148.6
18.60
SUBJECT CITY PROPERTY
Area: 7,560± m² (1.87± acres)
Date: 2019-JUN-28
District: EKT
File: 5668 V3
Scale: 1:1250
Requested by: KF
Drawn by: IP
Reference Dwg No.: Misc. Plan No. 14483/5
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.
AERIAL (2018) METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 14483 / 7

Schedule C


HORTON AVENUE EAST
KILDARE AVENUE EAST
WABASHA STREET
PUBLIC RESERVE
14148
14644
1559
51.5
148±
51.5
18.60
SUBJECT CITY PROPERTY - Area: 7,560± m² (1.87± acres)
LAND TO BE DECLARED SURPLUS - Area: 1,800± m² (0.4± acres)
PREVIOUSLY DECLARED SURPLUS - Area: 7,000± m² (1.7± acres)
BUILDING OUTLINES
Date: 2020-SEP-10
File: 5668 V3
Requested by: NG
Drawn by: IP
District: EKT
Scale: 1:1250
Reference Dwg No.: Misc. Plan No. 14483/7
Land declared surplus - Appendix A
Council Decision Feb 27 13.pdf
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. 14483 / 8