Agenda – Council – July 22, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 6, 2021

Item No. 3 Sale of Discounted City-Owned Lots (LEAP)

STANDING COMMITTEE RECOMMENDATION:

On July 14, 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 an extension of time of up to 180 days be granted for the Winnipeg Public Service to report back on opportunities for the sale of discounted City-owned lots that achieve energy efficiency pursuant to the City's Local Energy Access Program (LEAP) requirements in areas outside the Housing Improvement Zones using the high needs area mapping done through community services city wide

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 – July 6, 2021

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 14, 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 July 6, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development submitted the following to Council:

1. That an extension of time of up to 180 days be granted for the Winnipeg Public Service to report back on opportunities for the sale of discounted City-owned lots that achieve energy efficiency pursuant to the City's Local Energy Access Program (LEAP) requirements in areas outside the Housing Improvement Zones using the high needs area mapping done through community services city wide

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 January 28, 2021, 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 Director, Planning, Property and Development (the Director) be authorized to establish a process and directly approve the sale of surplus City-owned lands within the Housing Improvement Zones as identified on the map attached hereto as Appendix A, directly to Non-Profit Housing Providers (NPHP), on the following conditions:

    A. That the sale will facilitate affordable residential infill development, mixed-use development that includes affordable housing, and/or neighbourhood revitalization in alignment with City policies.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 6, 2021

DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

B. That if the property is not built on, or development is not completed, within 2 years of the transfer of title, that the property will revert back to the City.

C. That the properties be sold at no less than 50% of the assessed value (the "Purchase Price"), provided the Purchase Price (or cumulative Purchase Price) exceeds the City's inventory cost (or cumulative inventory cost).

D. The City, at its sole discretion, may sell a City-owned residential lot where the inventory cost exceeds the Purchase Price, provided the City has unsuccessfully marketed the residential lot for sale at market value.

E. That where a housing provider can demonstrate a certified green building is intended to be constructed to the satisfaction of the City, the sale price of the City-owned lot shall be $1.00 (regardless of inventory costs).

2. That the City enter into, execute and deliver the required purchase and sale agreements with NPHP's and such other agreements as determined necessary by the City Solicitor / Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director to negotiate and approve the terms and conditions of the purchase and sale agreements or Ancillary Agreements, in accordance with this report and such other terms and conditions or other agreements deemed necessary by the City Solicitor / Director of Legal Services to protect the interests of the City.

4. That the Public Service reserves the right to sell City-owned lands identified in Appendix A at market value to non-NPHP's.

5. That the Public Service be authorized to sell no more than 15 lots for $1.00, this includes the nine lots that are to be sold in accordance with the July 23, 2020 Council Decision, and six additional lots to be sold in accordance with Recommendation 1.E of this report.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 6, 2021

DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

6. That the Public Service be directed to report back in 180 days on opportunities for the sale of discounted City-owned lots that achieve energy efficiency pursuant to the City's Local Energy Access Program (LEAP) requirements in areas outside the Housing Improvement Zones using the high needs area mapping done through community services city wide.

7. That the Council Decision dated July 23, 2020 with respect to Item 16 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated July 13, 2020 be amended as follows:

    A. That Recommendation 1.B be rescinded and replaced with the following:

        "1.B. The properties be sold for $1.00"

    B. That Recommendation 1.D be rescinded and replaced with the following:

        "1.D. That if the property is not built on, or development is not completed, within 2 years of the transfer of title, that the property will revert back to the City;"

    C. That Recommendation 1.E be amended to extend the amount of time to receive the signed purchase agreement to June 30, 2021.

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