Minute No. 673
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

Item No. 2 Proposed Acquisition of Land located on Academy Road north of Centennial Street
(River Heights – Fort Garry Ward)

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 proposed acquisition of land located on Academy Road north of Centennial Street, identified as "Subject Property" on Misc. Plan No. 14793/1 attached hereto as Schedule A, for $1.00 be approved.

2. That the City enter into, execute and deliver a Purchase and Sale Agreement with Her Majesty the Queen in right of Canada, 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 Chief Administrative Officer to negotiate and approve the terms and conditions of the Purchase and Sale Agreement and the Ancillary Agreements, 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.

4. 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 September 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 September 14, 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.

Andrew Woolford, on behalf of the Assiniboia Residential School Legacy Group, submitted a communication dated September 2, 2021, in support of the matter.

On July 6, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development laid the matter over to its meeting on September 14, 2021.

ADMINISTRATIVE REPORT

Title: Proposed Acquisition of Land located on Academy Road north of Centennial 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

The property located at 621 Academy Road was the site of former Winnipeg Assiniboia Residential School (ARS). Although much of the ARS property has been sold, the Federal Government continues to own the portion of the property identified as “Subject Property” in Schedule A.

A group of former students of the ARS formed the Assiniboia Residential School Legacy Group (the “Legacy Group”). The Legacy Group would like to install a meeting circle, reproduction of the original school sign and interpretive panel installation on the Subject Property to acknowledge the history of the site.

On June 1, 2020, the RCMP formally offered the Subject Property to the City of Winnipeg for $1.00 for the purposes of advancing the Assiniboia Residential School Legacy Group Commemorative Marker Project. Subject to Council approval of the acquisition, the Subject Property will fall under the jurisdiction of the Public Works Department - Parks and Open Space Division. Public Works will have care, control and maintenance over the Subject Property.

RECOMMENDATIONS

1. That the proposed acquisition of land located on Academy Road north of Centennial Street, identified as “Subject Property” on Misc. Plan No. 14793/1 attached hereto as Schedule A, for $1.00 be approved.

2. That the City enter into, execute and deliver a Purchase and Sale Agreement with Her Majesty the Queen in right of Canada, 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 Chief Administrative Officer to negotiate and approve the terms and conditions of the Purchase and Sale Agreement and the Ancillary Agreements, 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.

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

The Policy for the Sale, Acquisition, Rental, Leasing and Management of Properties, adopted by Council on July 19, 1979 requires Council to approve all land acquisition programs.

IMPLICATIONS OF THE RECOMMENDATIONS

The proposed acquisition complies with the October 18, 1989 Council Policy that the City shall acquire land to meet the active and passive needs of public parks and recreation service. Such properties may be acquired through land dedication, lease agreements, donations of property, and direct purchase. The subject acquisition is through direct purchase.

If the acquisition is approved, the Public Works Department - Parks and Open Space Division will maintain the Subject Property as public open space. It has not been determined whether the Legacy Group will lease/licence the Subject Property or gift the improvements to the City. An administrative report addressing the Commemorative Marker Project will be brought forward at a later date once the Project plan has been further developed and the land acquired.

The Subject Property is being acquired for a nominal fee and will incur annual maintenance costs which will be the responsibility of the Public Works Department.

HISTORY/DISCUSSION

The property located at 621 Academy Road was the site of former Winnipeg Assiniboia Residential School (ARS). The School operated from 1958 to 1973.

Over the ensuing years, portions of the property were further subdivided and transferred to various owners.

The Subject Property identified on Schedule A, is still owned by the Federal Government under the jurisdiction of the Royal Canadian Mounted Police (RCMP).

A group of former students of the ARS formed Assiniboia Residential School Legacy Group (the “Legacy Group”). The Legacy Group would like to install a meeting circle, reproduction of the original school sign and interpretive panel installation on the Subject Property. The commemorative site will ensure the history of the residential school is acknowledged and preserved.

The placement of a commemorative marker is in harmony with the Principles of Reconciliation authored by the Truth and Reconciliation Commission of Canada and consistent with Winnipeg's Indigenous Accord.

Principles of Reconciliation (#3 & #10)

3. Reconciliation is a process of healing of relationships that requires public truth sharing, apology, and commemoration that acknowledge and redress past harms.

10. Reconciliation requires sustained public education and dialogue, including youth engagement, about the history and legacy of residential schools, Treaties, and Indigenous rights, as well as the historical and contemporary contributions of Indigenous peoples to Canadian society.

This initiative also aligns with the Truth and Reconciliation Commission Call to Action 79.3.

79. We call upon the federal government, in collaboration with Survivors, Indigenous organizations, and the arts community, to develop a reconciliation framework for Canadian heritage and commemoration. This would include, but not be limited to:

    iii. Developing and implementing a national heritage plan and strategy for commemorating residential school sites, the history and legacy of residential schools, and the contributions of Indigenous peoples to Canada's history.

On May 8, 2018, the RCMP initiated discussions with the City to proceed with the transfer of the Subject Property on Academy Road for the purposes of the future development of a commemorative marker for the Legacy Group.

On June 1, 2020, the RCMP formally offered the Subject Property to the City of Winnipeg for $1.00 for the purposes of advancing the Assiniboia Residential School Legacy Group Commemorative Marker Project.

An internal appraisal of the Subject City Property was completed and estimated a current market value of $220,000. The appraisal's highest and best use was determined to be for consolidation of a commercial use based on its zoning and location.

Subject to Council approval of the acquisition, the Subject Property will fall under the jurisdiction of the Public Works Department - Parks and Open Space Division. Public Works will have care, control and maintenance over the Subject Property.

It is noted that the Real Estate Transaction Management Framework indicates that a Phase I Environmental Site Assessment should be completed on certain acquisitions. The Federal Government acknowledges that an Environmental Phase I Assessment of the property was conducted and found no issues. A copy of the report was provided and has been reviewed by the Public Works Department - Parks and Open Space Division.

Should the proposed acquisition be approved, the transaction is expected to close in July 2021.

FINANCIAL IMPACT

Financial Impact Statement

Date: May 18, 2021

Project Name:

First Year of Program 2021

Proposed Acquisition of Land located on Academy Road north of Centennial Street

	2021	2022	2023	2024	2025
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ 2,500	$ 2,550	$ 2,601	$ 2,653
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ -	$ 2,500	$ 2,550	$ 2,601	$ 2,653
Less: Existing Budget Amounts	-	2,500	2,550	2,601	2,653
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Direct costs represent estimated annual maintenance costs to be accommodated within the Public Works Department's existing operating budget beginning in 2022 and assumed to increase by an inflation rate of 2%/annum.

Mike McGinn May 18, 2021

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Indigenous Relations Division
Public Works Department – Parks and Open Space
Legal Services Department (as to Legal Issues)

OURWINNIPEG POLICY ALIGNMENT

Direction 5: Acknowledge that Aboriginal Winnipeggers bring a diverse richness of cultures, traditions, languages, teachings, values, skills and perspectives to our city.

Enabling Strategies:

> Collaborate with Aboriginal communities to enhance current practices and policies to respect cultural differences.
> Collaborate with Aboriginal Winnipeggers to ensure that all Aboriginal residents have opportunities to live, work and play in our city.
> Work with community partners to raise the profile of Aboriginal culture in our community.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #3 – Community Climate Resiliency

Opportunities for additional climate resilience actions need to be considered in a formal Climate Adaptation Strategy.

Key Directions
7.1 Implement Opportunities to Improve Winnipeg's Resilience and Adaptability to the Effects of a Changing Climate
7.2 Increase and Preserve Tree Canopy
7.3 Preserve and Manage Parks and Natural Areas to Support Climate Change Mitigation

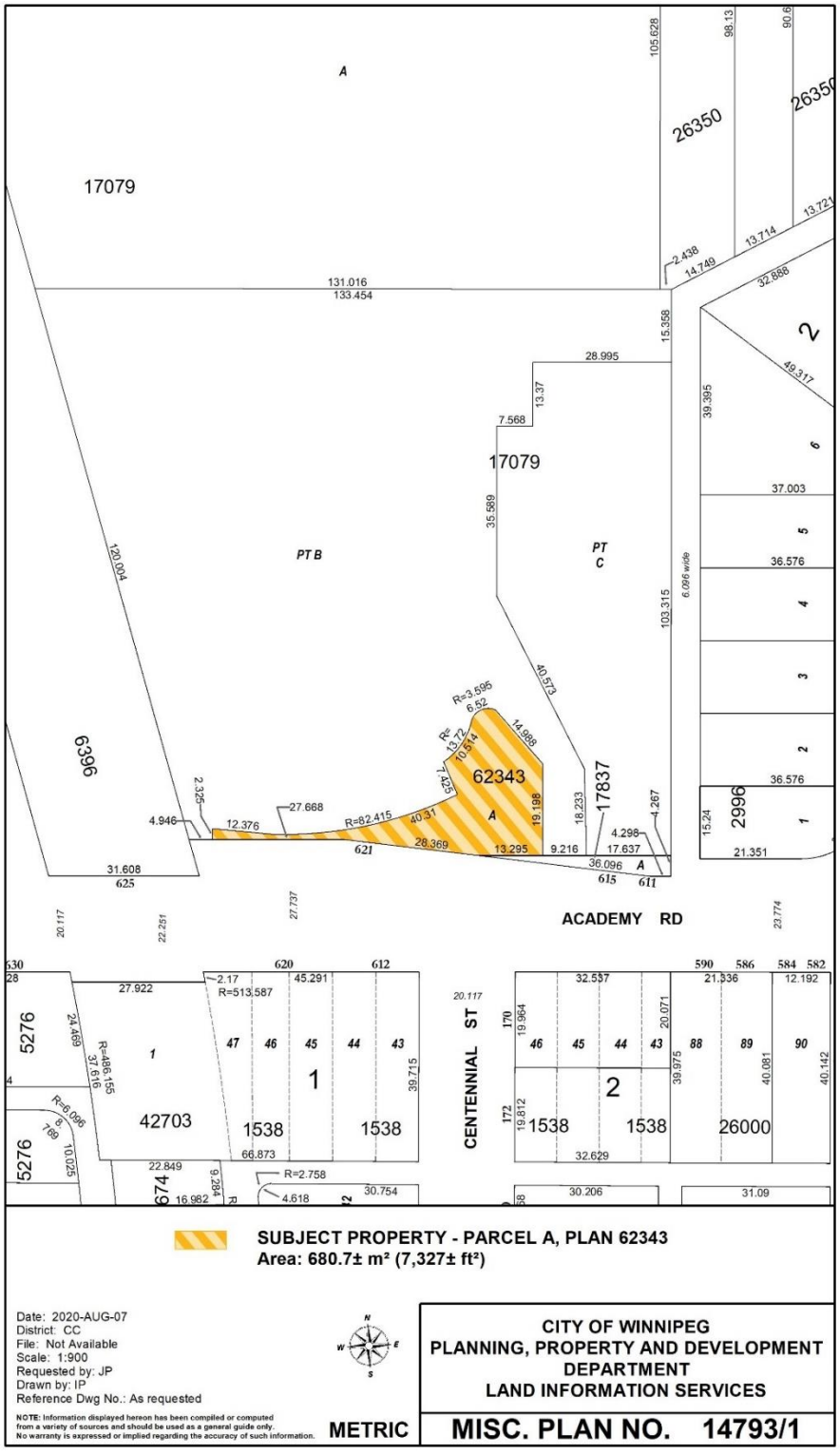
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Divine Manansala
Date: May 18, 2021
File No: 9081

Attachments:

Schedule A - Misc. Plan 14793/1

Schedule A


ACADEMY RD
CENTENNIAL ST
PT B
PT C
17079
26350
6396
62343
17837
2996
42703
1538
26000
5276
SUBJECT PROPERTY - PARCEL A, PLAN 62343
Area: 680.7± m² (7,327± ft²)
Date: 2020-AUG-07
District: CC
File: Not Available
Scale: 1:900
Requested by: JP
Drawn by: IP
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.
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 14793/1