Agenda – Council – October 28, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – October 13, 2021

Item No. 4 Sale of City Owned Property – 49 Higgins Avenue (Point Douglas Ward)

STANDING COMMITTEE RECOMMENDATION:

On October 20, 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 a direct sale of 49 Higgins Avenue at fair market value be approved to the adjacent property owner(s) for the purpose of supporting new jobs and Economic Development, with the condition that this property be developed within three years of the sale.

2. That the sale be completed after the adoption of Complete Communities 2.0.

3. 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 – October 13, 2021

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 20, 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.

The following persons submitted communications with respect to the matter:

- Catherine Flynn submitted a communication dated October 19, 2021.
- Councillor Eadie, Mynarski Ward, submitted a communication dated October 20, 2021.

STANDING COMMITTEE RECOMMENDATION:

On October 13, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development submitted the following to Council:

1. That a direct sale of 49 Higgins Avenue at fair market value be approved to the adjacent property owner(s) for the purpose of supporting new jobs and Economic Development, with the condition that this property be developed within three years of the sale.

2. That the sale be completed after the adoption of Complete Communities 2.0.

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

Al Dueck, Duxton Windows & Doors, submitted a presentation titled “Win/Win Opportunity for Winnipeg!”, in support of the matter.

COMMUNITY COMMITTEE RECOMMENDATION:

On October 4, 2021, the Lord Selkirk-West Kildonan Community Committee passed the following motion:

WHEREAS the City of Winnipeg can support economic development and job growth by providing vacant City-owned land;

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – October 13, 2021

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

AND WHEREAS City Council has declared the City-owned property located at 49 Higgins Avenue (the Subject City Property) as surplus to its needs which allows the Public Service to market this property through a public offering, which has not yet been undertaken;

AND WHEREAS the Subject City Property is directly adjacent to two long standing family owned businesses in the area that have expressed interest in acquiring the Subject City Property at fair market value to expand their businesses;

AND WHEREAS the Subject City Property has an assessed value of $1,228,000.00 which is subject to change once an external appraisal is completed;

AND WHEREAS on September 29, 2021, Council approved a new Real Estate Policy Framework (the Policy) that enables the City to pursue a direct sale of a property for an Economic Development Transaction;

AND WHEREAS an Economic Development Transaction is defined as a sale of City-owned property for a development proposal requiring completion within three years, where a minimum of $1 million from other levels of government has been secured for the said development;

AND WHEREAS the direct sale of the Subject City Property to the two adjacent businesses would support new jobs and economic development, but is unlikely to secure $1 million from other levels of government and therefore would not satisfy the criteria for a direct sale under the Policy;

AND WHEREAS there is still merit in Council considering a direct sale of the Subject City Property to the adjacent businesses at fair market value to support new jobs, investment and economic growth in the downtown area which is generally consistent with the overall intent and spirit of the Policy;

AND WHEREAS the Subject City Property is located in South Point Douglas which is defined as a Major Redevelopment Site in Complete Communities 2.0, which requires that most development be guided by a front-end inclusive planning process, culminating in a Secondary Plan;

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – October 13, 2021

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

AND WHEREAS a portion of the net sale proceeds from the sale of the Subject City Property could be used to support the costs of preparing a Secondary Plan for South Point Douglas;

THEREFORE BE IT RESOLVED that the Lord Selkirk Community Committee recommend to the Standing Policy Committee on Property and Development, Heritage and Downtown Development that Council:

1. Approve a direct sale of 49 Higgins Avenue at fair market value to the adjacent property owner(s) for the purpose of supporting new jobs and Economic Development, with the condition that this property be developed within 3 years of the sale.

2. Require the sale be completed after the adoption of Complete Communities 2.0.

3. Waive the Council-approved criteria for disbursements charged to the Land Operating Reserve in this instance and authorize the Fund Manager to fund the costs for the development of South Point Douglas Secondary Plan out of the Land Operating Reserve to a maximum of $300,000 from the net sale proceeds of 49 Higgins Avenue.