Minute No. 243
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 7, 2022

Item No. 10 Declaration of Surplus Land – 809 Alexander Avenue (Point Douglas 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 City-owned property located at 809 Alexander Avenue, identified as "Subject City Property" on Misc. Plan 4635/1 attached hereto as Schedule A, be declared surplus to the needs of the City.

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 – February 7, 2022

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 February 16, 2022, 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 February 7, 2022, 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.

ADMINISTRATIVE REPORT

Title: Declaration of Surplus Land – 809 Alexander Avenue

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	N/A	M. Jack

EXECUTIVE SUMMARY

The Public Service recommends that the City-owned property located at 809 Alexander Avenue, identified as "Subject City Property" on Misc. Plan 4635/1 attached hereto as Schedule A, be declared surplus to the needs of the City.

Should Council declare the Subject City Property surplus, it is the intention of the Public Service to market the property publicly in accordance with the "Declaration as Surplus and Sale of City Property" policy.

The Ward Councillor has been notified as to the intentions of the Public Service.

RECOMMENDATIONS

1. That the City-owned property located at 809 Alexander Avenue, identified as "Subject City Property" on Misc. Plan 4635/1 attached hereto as Schedule A, be declared surplus to the needs of the City.

2. 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

Pursuant to the "Declaration as Surplus and Sale of City Property" policy adopted by Council on September 29, 2021, Council approval is required to declare land surplus to the City's needs.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no direct financial implications associated with declaring the Subject City Property surplus.

The Public Service intends to market the Subject City Property publicly in accordance with the "Declaration as Surplus and Sale of City Property" policy, adopted by Council on September 29, 2021.

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

HISTORY/DISCUSSION

The Subject City Property was acquired in 1980 through the Neighbourhood Improvement Plan for Infill Housing. The improvement on site was demolished after the property was acquired.

In 1987 the Subject City Property was offered to the Manitoba Housing Renewal Corporation (MHRC) for its infill housing program. The MHRC considered the site unsatisfactory and did not pursue the offer.

The Subject City Property garnered no developer interest between 2000 and 2011 when the property was within the program boundaries of the Winnipeg Housing and Homelessness Initiative.

The Subject City Property was circulated to all City Departments in December 2021 and no civic need was identified.

Notwithstanding it's history, it is the intention of the Public Service to market the Subject City Property publicly in accordance with standard City sale policies.

The Ward Councillor has been notified as to the intentions of the Public Service.

FINANCIAL IMPACT

Financial Impact Statement Date: January 24, 2022

Project Name:

Declaration of Surplus Land – 809 Alexander Avenue

COMMENTS:

There are no direct financial implications associated with the recommendations in this report.

Mike McGinn Jan. 24, 2022

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Legal Services (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

The Subject City Property is located in a Mature Community, within the Complete Communities Direction Strategy.

Mature Communities represent some of the most “complete” existing communities in Winnipeg. They present some of the best opportunities to accommodate infill development, to increase housing choice, and to maximize the use of existing infrastructure. In many cases, these neighbourhoods are already well serviced by public transit and infrastructure.

The proposed sale of the Subject City Property is in alignment with this section of the OurWinnipeg Policy since the Subject City Property is buildable on its own and will spur infill development in this community if sold.

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.

The Subject City Property is in the vicinity of public transit corridors, and the proposed sale of the Subject City Property will increase infill development in this community.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Goal 2 – The City Actively Plans for and Partners in Affordable Housing.

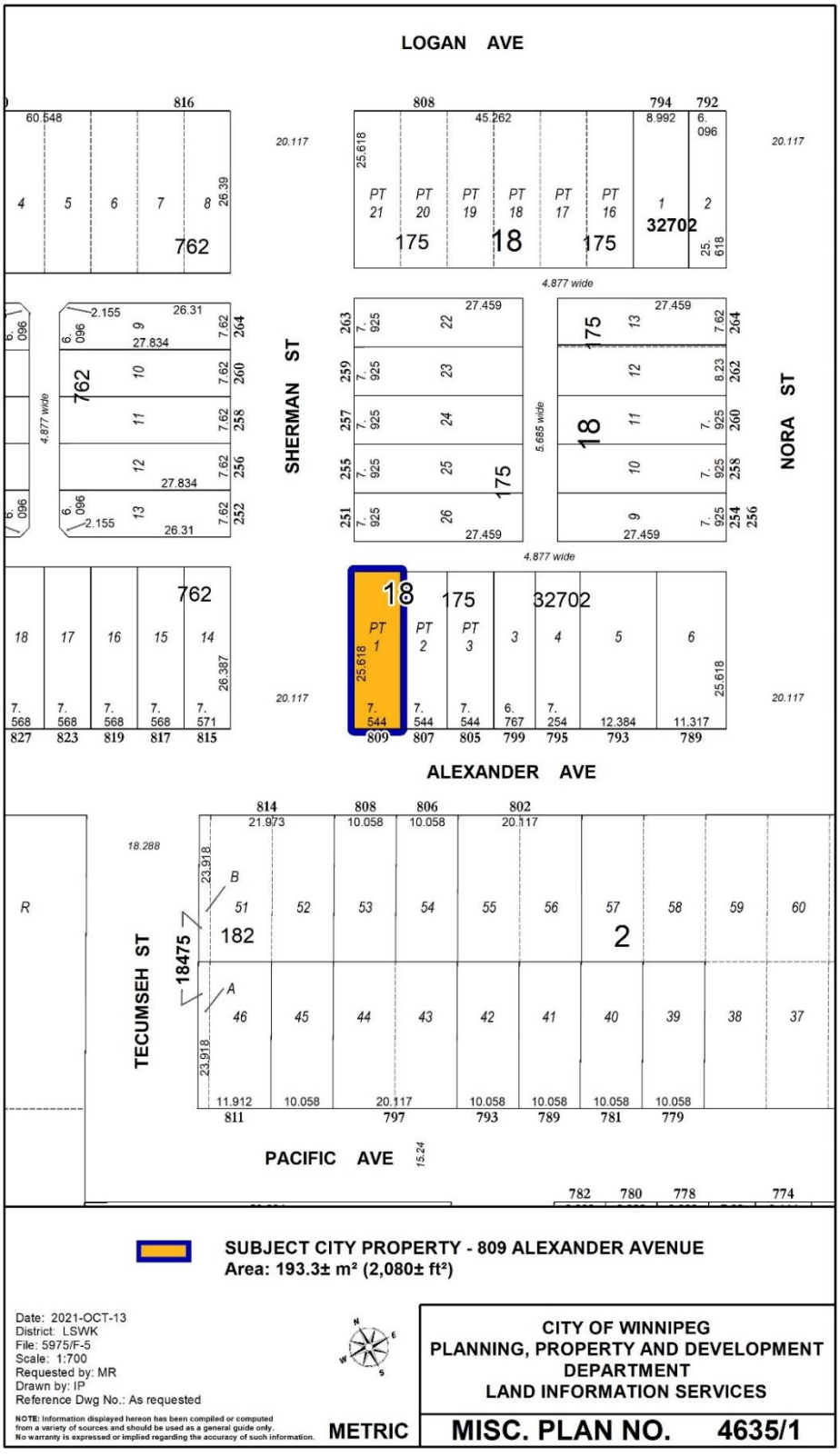
The “Declaration as Surplus and Sale of Property” policy requires that bid submissions from affordable housing providers be prioritized against all other bids.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate
Prepared by: Michelle Robertson, Real Estate Officer
Date: January 25, 2022
File No:

Attachments: Schedule A - Misc. Plan 4635/1

Schedule A


LOGAN AVE
SHERMAN ST
NORA ST
ALEXANDER AVE
PACIFIC AVE
TECUMSEH ST
762
175
18
32702
182
2
SUBJECT CITY PROPERTY - 809 ALEXANDER AVENUE
Area: 193.3± m² (2,080± ft²)
Date: 2021-OCT-13
District: LSWK
File: 5975/F-5
Scale: 1:700
Requested by: MR
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. 4635/1