Minute No. 49
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 10, 2021

Item No. 15 Determining Appropriate Available Property for Homes for Heroes

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, as amended, and adopted the following:

1. That a one acre parcel in the southern portion of the City-owned property located on the north side of Transcona Boulevard, identified as "Subject City Property" on Misc. Plan 14268/19 attached hereto as Schedule A, be declared surplus to the needs of the City.

2. That sections 3.1.A and 3.2.A.ii of the Declaration as Surplus and Sale of Property Council Policy be waived for the direct sale of the one acre parcel of the "Subject City Property" as identified on Misc. Plan 14268/19 to Homes For Heroes, for $400,000.00.

3 That Recommendation 2.A.iii of Item 4 of the Report of the Standing Policy Committee on Property and Development dated January 14, 2014, as approved by Council on February 26, 2014, be rescinded.

4. That the purchaser execute the Offer to Purchase agreement for the one acre parcel of the Subject City Property and enter into a Zoning Agreement with the City prior to June 30, 2022.

5. That the purchaser be responsible for the cost of site remediation on the one acre parcel of the Subject City Property.

6. That the purchaser be responsible for servicing and subdivision costs, and securing easements if required, for the one acre parcel of the Subject City Property.

7. That the one acre parcel of the Subject City Property revert to the City once the development has reached the end of the project's life or the purchaser has failed to develop the one acre parcel of the Subject City Property prior to January 2023.

8. 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 – November 10, 2021

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.

In amendment,

Moved by Councillor Klein,
Seconded by Councillor Nason,

WHEREAS some flexibility is required in order to ensure signalized access to the proposed East of the Red RecPlex;

AND WHEREAS Homes For Heroes has reviewed the proposed changes and has no concerns regarding the impact on their proposed development;

THEREFORE BE IT RESOLVED THAT Item 15 of the Report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development Report dated November 10, 2021 be amended as follows:

1. In Recommendation 1, delete the words “the one acre south half” and replace with “a one acre parcel in the southern portion”

2. In Recommendations 2 and 5, delete the words “south half” and replace with “parcel”

3. In Recommendations 4, 6 and 7, delete the words “south half” and replace with “one acre parcel” in all instances

The motion for the adoption of the amendment was put.

Councillor Klein called for the yeas and nays, which were as follows:

Yea: His Worship Mayor Bowman, Councillors Allard, Browaty, Chambers, Eadie, Gillingham, Gilroy, Klein, Lukes, Mayes, Nason, Orlikow, Rollins, Santos, Schreyer and Sharma 16

Nay: 0

and the amendment was declared carried.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 10, 2021

DECISION MAKING HISTORY (continued):

The motion for the adoption of the item, as amended, was put.

Councillor Klein called for the yeas and nays, which were as follows:

Yea: His Worship Mayor Bowman, Councillors Allard, Browaty, Chambers, Eadie, Gillingham, Gilroy, Klein, Lukes, Mayes, Nason, Orlikow, Rollins, Santos, Schreyer and Sharma 16

Nay: 0

and the item, as amended, was declared carried.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 17, 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 November 10, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development did not concur in the recommendation of the Winnipeg Public Service and submitted the following to the Executive Policy Committee and Council:

1. That the one acre south half of the City-owned property located on the north side of Transcona Boulevard, identified as "Subject City Property" on Misc. Plan 14268/19 attached hereto as Schedule A, be declared surplus to the needs of the City.

2. That sections 3.1.A and 3.2.A.ii of the Declaration as Surplus and Sale of Property Council Policy be waived for the direct sale of the one acre south half of the "Subject City Property" as identified on Misc. Plan 14268/19 to Homes For Heroes, for $400,000.00.

3. That Recommendation 2.A.iii of Item 4 of the Report of the Standing Policy Committee on Property and Development dated January 14, 2014, as approved by Council on February 26, 2014, be rescinded.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 10, 2021

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

4. That the purchaser execute the Offer to Purchase agreement for the south half of the Subject City Property and enter into a Zoning Agreement with the City prior to June 30, 2022.

5. That the purchaser be responsible for the cost of site remediation on the one acre south half of the Subject City Property.

6. That the purchaser be responsible for servicing and subdivision costs, and securing easements if required, for the south half of the Subject City Property.

7. That the south half of the Subject City Property revert to the City once the development has reached the end of the project's life or the purchaser has failed to develop the south half of the Subject City Property prior to January 2023.

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

On October 13, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development directed the Winnipeg Public Service to review and report back within 30 days on declaring the parcel of city owned land (identified in Roll Number 04007261480) surplus to the City's needs.

David Howard, President & CEO, Homes For Heroes Foundation, submitted a presentation titled "Homes For Heroes Foundation" with respect to the matter.

On September 14, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development directed the Winnipeg Public Service to provide a verbal report in 30 days on the recommendation of the Assiniboia Community Committee.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 10, 2021

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION:

On September 2, 2021, the Assiniboia Community Committee passed the following motion:

WHEREAS The number of vulnerable residents is rising in our City;

AND WHEREAS statistics suggest that over 200 vulnerable residents on the streets of Winnipeg are Canadian Veterans who served overseas and returned with PTSD;

AND WHEREAS the Homes for Heroes Foundation has been working with cities across Canada to implement a proven program that helps these women and men who served our country, it provides a home, on site counselling, and a sense of community;
AND WHEREAS Homes for Heroes Foundation has the funding secured to build a caring community to help our veterans who live on the streets of Winnipeg until all are home safe, no one will be left behind;

THEREFORE BE IT RESOLVED that the Standing Policy Committee on Property and Development, Heritage and Downtown Development be requested to direct the Winnipeg Public Service to work with Homes for Heroes Foundation to determine appropriate available properties to facilitate their specific housing program and needs within the City of Winnipeg.

ADMINISTRATIVE REPORT

Title: Declaration of Surplus Land – Transcona Boulevard (Lot 2 Block 1 Plan 60095, Roll Number 04007261480)

Critical Path: Standing Policy Committee on Property and Development, Heritage and Downtown Development

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet	J. Kiernan	N/A	M. Jack

EXECUTIVE SUMMARY

On October 13, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development directed the Public Service to report back on declaring Lot 2 Block 1 Plan 60095 (the "Subject City Property" as identified on Misc. Plan 14268/19 in Schedule A) surplus to the City's needs.

The Subject City Property was circulated for civic comments and received one objection. The Community Services Department advised that it would be premature to declare the property surplus prior to completion of the East of the Red Recreation Plex feasibility study/business plan review project and Council's consideration of the options to be included therein.

Based upon the civic comments, it is recommended that the Subject City Property not be declared surplus to the City's needs.

The Ward Councillor advised that he had multiple concerns about the viability of the East of the Red Recreation Plex and did not have enough information on this matter.

RECOMMENDATIONS

1. That the City-owned property located on the north side of Transcona Boulevard, identified as "Subject City Property" on Misc. Plan 14268/19 attached hereto as Schedule A, not be declared surplus to the needs of the City.

REASON FOR THE REPORT

On October 13, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development (SPC PDHDD) directed the Winnipeg Public Service to review and report back within 30 days on declaring the parcel of City-owned land (Roll Number 04007261480) surplus to the City's needs.

The Declaration of Surplus and Sale of Property Policy, adopted by Council on September 29, 2021, requires Council approval to declare land surplus to the City's needs. Since the Public Service does not recommend that the Subject City Property be declared surplus, the critical path ends at SPC PDHDD.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no implications from concurring in the Public Service recommendation.

Should SPC PDHDD not concur in the Public Service recommendation and recommend that the Subject City Property be declared surplus, Council approval is required.

HISTORY/DISCUSSION

On May 24, 2006, Council declared the City's former works yard located at 1500 Plessis Road surplus to the City's needs.

In 2013, the Public Service applied for a subdivision and rezoning of 1500 Plessis Road under File DASZ 39/2013, proposing to create three lots on the north side of Transcona Boulevard (one of which is the Subject City Property) and two lots on the south side of Transcona Boulevard.

On February 18, 2014, the Standing Policy Committee on Property and Development approved the sale of 2.4 acres of the former works yard to Winnipeg Housing Rehabilitation Corporation (WHRC) for the site to the west of the Subject City Property (Roll Number 4007261475) for $1.00. It is noted that the sale to WHRC has not been completed; the purchaser continues to work on the development of a business plan for the site.

On February 26, 2014, Council approved DASZ 39/2013. The Council approval rescinded the 2006 declaration of surplus of the Subject City Property. The approval also restricted the land use for the Subject City Property to a transit station through a Zoning Agreement requirement.

On April 29, 2021, Council adopted the Winnipeg Transit Master Plan, which outlines future planning and infrastructure needs over a 25-year period for the Transit Department. Per the Master Plan, the Subject City Property is no longer required by Transit.

The Subject City Property was circulated to all City Departments and one civic objection was identified.

The Community Services Department is currently updating the East of the Red Recreation Plex feasibility study and business plan review project for a new regional aquatic recreation centre on the City land to the east of the Subject City Property. The business plan may recommend the development of additional City land to potentially finance the project (subject to Council approval). The feasibility study and business plan are ongoing and Community Services advises that it would be premature to declare the Subject City Property surplus to City needs in advance of a completed study/plan and Council's consideration of the options that will be contained therein.

The Ward Councillor advised that he has multiple concerns about the viability of the East of the Red Recreation Plex and did not have enough information on the matter.

Based upon the civic comments, it is recommended that the Subject City Property not be declared surplus to the City's needs.

Notwithstanding the recommendation, the Public Service completed an informal financial assessment of the Subject City Property. It is estimated that the market value of the property is between $1.1 million and $1.4 million based on a highest and best multi-family residential use. If the Subject City Property were sold, the market value would need to be determined by an accredited appraiser and may differ from the above-noted values. The Subject City Property also contains a significant amount of fill on-site (street sweepings) which would need to be removed and transported to the Brady Landfill. The removal of fill may result in a price adjustment to the market value of the property.

As at the writing of this report, the Public Service is aware of other proposals to subdivide the Subject City Property (or other City properties) to enable development along Transcona Boulevard. In the event that the report recommendation is amended, Council's previous direction to restrict the land use to a transit station on the Subject City Property would need to be rescinded and a direct sale would require a waiver of the "Declaration as Surplus and Sale of Property Policy". Subdividing any of the lots on the north side of Transcona Boulevard may generate additional civic comments and/or implications, which would need to be captured through a new civic circulation.

FINANCIAL IMPACT

Financial Impact Statement

Date: October 26, 2021

Project Name:

Declaration of Surplus Land – Transcona Boulevard (Lot 2 Block 1 Plan 60095, Roll Number 04007261480)

COMMENTS:

There are no direct financial implications associated with this report. Rescinding the declaration of surplus may include an opportunity costs, based on an informal financial assessment, of between $1.1 million and $1.4 million, the market value range based on a highest and best multi-family residential use. A formal appraisal, taking into account any site remediation costs, may vary from this estimate and that variation may be material in nature.

Mike McGinn Oct. 26, 2021

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

OurWinnipeg defines the Subject Property as a Major Redevelopment Site which has the following key direction:

- Major Redevelopment Sites will provide transformative opportunities for the development of complete communities with significant residential and employment densities and attractive urban design, capitalizing on vacant or underutilized sites within the existing urban fabric.

The majority of the Subject Property has been redeveloped into a mixed-use site.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

4.4 Support Redevelopment of Former Commercial and Industrial Lands into Active Use

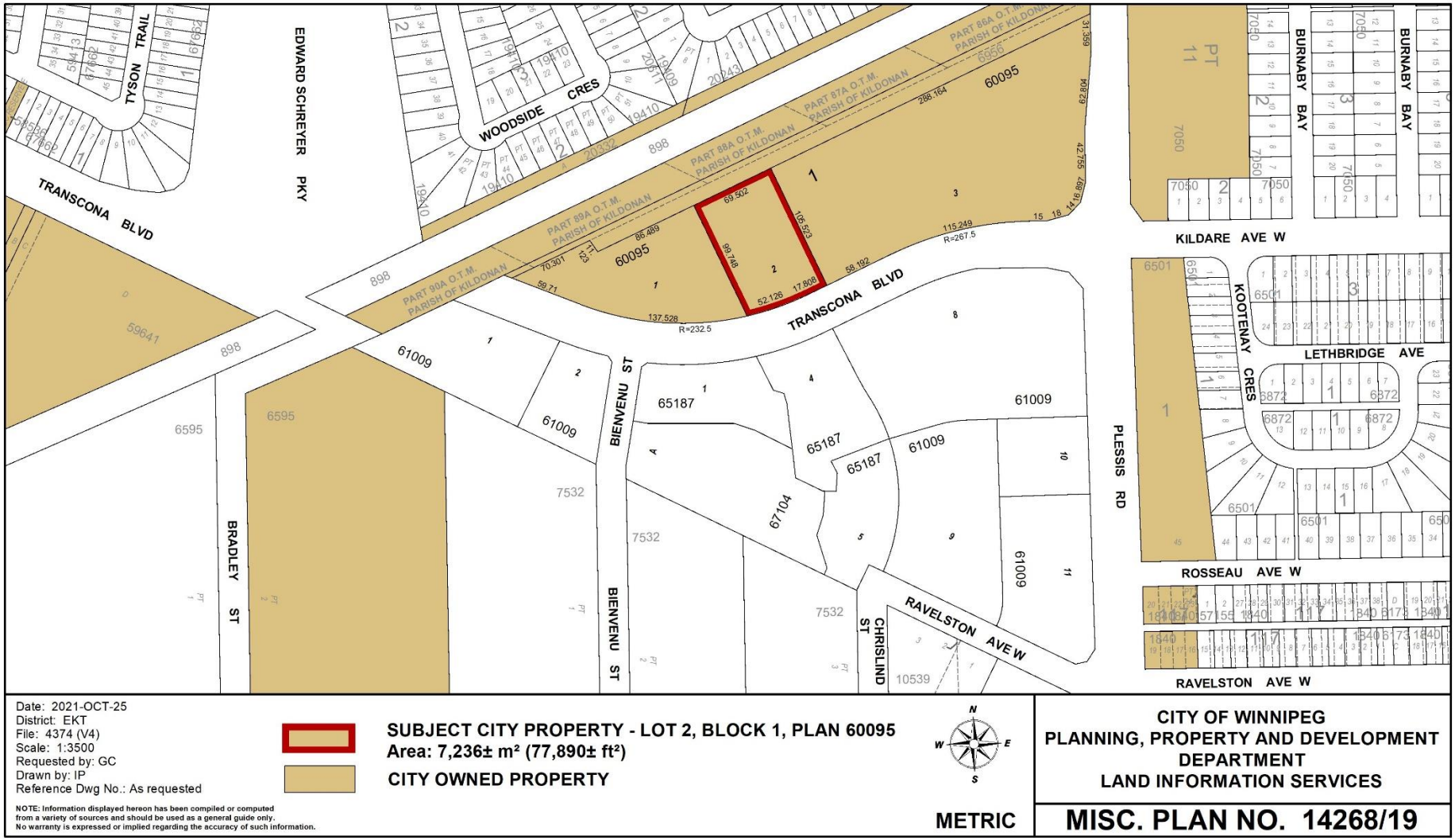
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Gord Chappell, Real Estate Administrator
Date: October 29, 2021
File No:

Attachments:

Schedule A – Misc. Plan 14268/19

Schedule A


TYSON TRAIL
EDWARD SCHREYER PKY
WOODSIDE CRES
TRANSCONA BLVD
BURNABY BAY
KILDARE AVE W
KOOTENAY CRES
LETHBRIDGE AVE
PLESSIS RD
ROSSEAU AVE W
RAVELSTON AVE W
BIENVENU ST
BRADLEY ST
CHRISLIND ST
PART 90A O.T.M. PARISH OF KILDONAN
PART 89A O.T.M. PARISH OF KILDONAN
PART 88A O.T.M. PARISH OF KILDONAN
PART 87A O.T.M. PARISH OF KILDONAN
PART 86A O.T.M. PARISH OF KILDONAN
Date: 2021-OCT-25
District: EKT
File: 4374 (V4)
Scale: 1:3500
Requested by: GC
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.
SUBJECT CITY PROPERTY - LOT 2, BLOCK 1, PLAN 60095
Area: 7,236± m² (77,890± ft²)
CITY OWNED PROPERTY
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 14268/19