Minute No. 483
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 9, 2022

Item No. 3 Amendment to Council Decision – Declaration of Surplus Land – City-Owned Property Located at 1350 Pembina Highway (Fort Rouge-East 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 declaration of surplus for the City-owned property identified as "Former Police Station – 1350 Pembina Highway" on attached Schedule A be rescinded.

2. That the lands identified as "Subject City Property – Proposed Lot 1" and "Additional City Lands" on Misc. Plan 14266/11 (attached as Schedule B) be declared surplus to the needs of the City.

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 – May 9, 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.

Carried

Councillors Klein, Nason and Rollins asked to be recorded as having voted against the item in accordance with Rule 47(7) of the Procedure Bylaw.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 18, 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 May 9, 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: Amendment to Council Decision – Declaration of Surplus Land – City-Owned Property Located at 1350 Pembina Highway

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	M. McGinn (Acting)	N/A	M. Jack

EXECUTIVE SUMMARY

As part of Council's June 27, 2012, approval of the Police Building Replacement Project, the City-owned land identified as "Former Police Station – 1350 Pembina Highway" on Misc. Plan 14266 (attached as Schedule A) was declared surplus to the City's needs.

The Public Service has prepared the property for disposition and completed extensive consultation with the Pembina Trails School Division (the "School Division"), which owns the adjacent property to the east.

The School Division originally expressed an interest in purchasing the property; however, a sale was not completed. Despite the School Division not pursuing a purchase, they have requested that a portion of the City-owned property be opened as right-of-way for the purpose of developing a lane for school bus operations and other vehicular traffic. The proposed right-of-way has functioned as an informal lane for decades, used by the adjacent land owners and the City at large.

It is intended that the City-owned land identified as "Subject City Property – Proposed Lot 1" and "Additional City Lands" (attached as Schedule B) will be publicly marketed for sale in accordance with City policy. The "Additional City Lands" will be opened and improved as right-of-way by the future purchaser. Proposed Lot 2 will be retained by the City. For greater clarity, the land recommended to be declared surplus is identified as "Surplus City Land" on Misc. Plan 14266/12 (attached as Schedule C).

In order to accommodate the aforementioned, Council approval is required to rescind the previous declaration of surplus (Schedule A), and replace it with the revised area (Schedule B).

RECOMMENDATIONS

1. That the declaration of surplus for the City-owned property identified as “Former Police Station – 1350 Pembina Highway” on attached Schedule A be rescinded.

2. That the lands identified as “Subject City Property – Proposed Lot 1” and “Additional City Lands” on Misc. Plan 14266/11 (attached as Schedule B) be declared surplus to the needs of the City.

3. 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

Council approval is required to declare land surplus and rescind a decision that previously declared land surplus to the needs of the City.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no immediate financial implications to the recommendations of this report. The Public Service intends to sell the “Subject City Property – Proposed Lot 1” and “Additional City Lands” on the open market and in accordance with standard City policies. “Subject City Property – Proposed Lot 2” will be retained by the City and is improved with the Fort Garry Library. The implications of any sale will be subject to a future report.

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

HISTORY/DISCUSSION

The “Subject City Property – Proposed Lot 1” and “Additional City Land” (collectively known as the “City Land”) is improved with a two-story building that was occupied by the Winnipeg Police Service (District 6 Station) until approximately 2013.

On June 27, 2012, the City property identified as Former Police Station – 1350 Pembina Highway (attached as Schedule A) was declared surplus to the City’s needs.

The City Land forms part of a civic campus which includes the Fort Garry Library, the former police station and Gary Hobson Memorial Park which is jointly used by Vincent Massey Collegiate. The disposition of the City land is complicated by the fact that an informal lane has been created through the years to allow access to the campus/school site. The Public Service explored numerous options to formalize the existence of the informal lane which has resulted in some fluidity with property boundaries.

The City has had on-again/off-again negotiations with the Pembina Trails School Division (the "School Division") who expressed an interest in purchasing the City Land. However, a sale was not completed and the School Division has now advised that they are no longer interested in acquiring the property.

Despite the School Division not pursuing a purchase, they have requested that a portion of the City Land be opened as right-of-way for the purpose of developing a lane for school bus operations and other vehicular traffic. The Public Service supports this request and the School Division has committed to dedicating a portion of their property for the opening and pay their proportionate share of the costs. The Fort Garry Library and Gary Hobson Memorial Park will benefit from the proposed lane as well.

The Subject City Property – Proposed Lot 1 and Additional City Lands were circulated to all City Departments and no civic need was identified.

Should the recommendations contained in this report be approved, the Public Service intends to proceed with the following:

- Subject City Property – Proposed Lot 1 and Additional City Lands (Schedule B) be marketed and sold on the open market and in accordance with standard City policies;
- Subject City Property – Proposed Lot 2 (Schedule B) be retained by the City for operations of the Fort Garry Library;
- Additional City Lands (Schedule B) will be opened as right-of-way at the cost, expense and effort of the Purchaser and in cooperation with the Division;
- Proposed Acquisition of School Division Lands (Schedule B) will be opened as right-of-way at the cost, expense and effort of the Purchaser and in cooperation with the School Division.

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

FINANCIAL IMPACT

Financial Impact Statement

Date: March 30, 2022

Project Name:

Amendment to Council Decision – Declaration of Surplus Land – City-Owned Property Located at 1350 Pembina Highway

COMMENTS:

There are no direct financial implications associated with the recommendations contained in this report. The financial implications of any sale will be the subject of a future report.

Mike McGinn Mar. 30, 2022

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services (as to Legal Issues)
- Public Works Department

OURWINNIPEG POLICY ALIGNMENT

The Subject City Property is located within the *Areas of Stability – Mature Communities* policy area, within the Complete Communities Direction Strategy. Mature communities present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure. Areas of Stability will accommodate low to moderate density infill development to support more efficient use of land, infrastructure, and services as well as enhance housing choice and affordability

Supporting Direction and Enabling Strategies for Areas of Stability include the following:

- Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character, and built form.

- Support the subdivision of a parcel of land into two or more lots when it is done in a context sensitive manner.

- Encourage intensification to occur at centres and along corridors.

- Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.

- Support Complete Communities by ensuring diverse and high-quality housing stock.

- In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, semi-detached homes, and townhouses.

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.

“Explore opportunities for the City of Winnipeg to take a more direct role in advancing mixed use development that may include developing City-owned lands, assembling land for resale, partnering on development, or using City funds to leverage private investment.”

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The information and recommendations presented in this report align with and advance the Winnipeg Poverty Reduction Strategy (2021 – 2031) as follows:

They align with the following Goals and Objectives:

Poverty Reduction Strategy – Goal 3

"Equity is Embedded in all City Employment and Income Opportunities."

The recommendations of this report align with the Winnipeg Poverty Reduction Strategy as a proposed sale of this property would allow a vacant building to be restored or redeveloped, resulting in potential growth of job and employment opportunities.

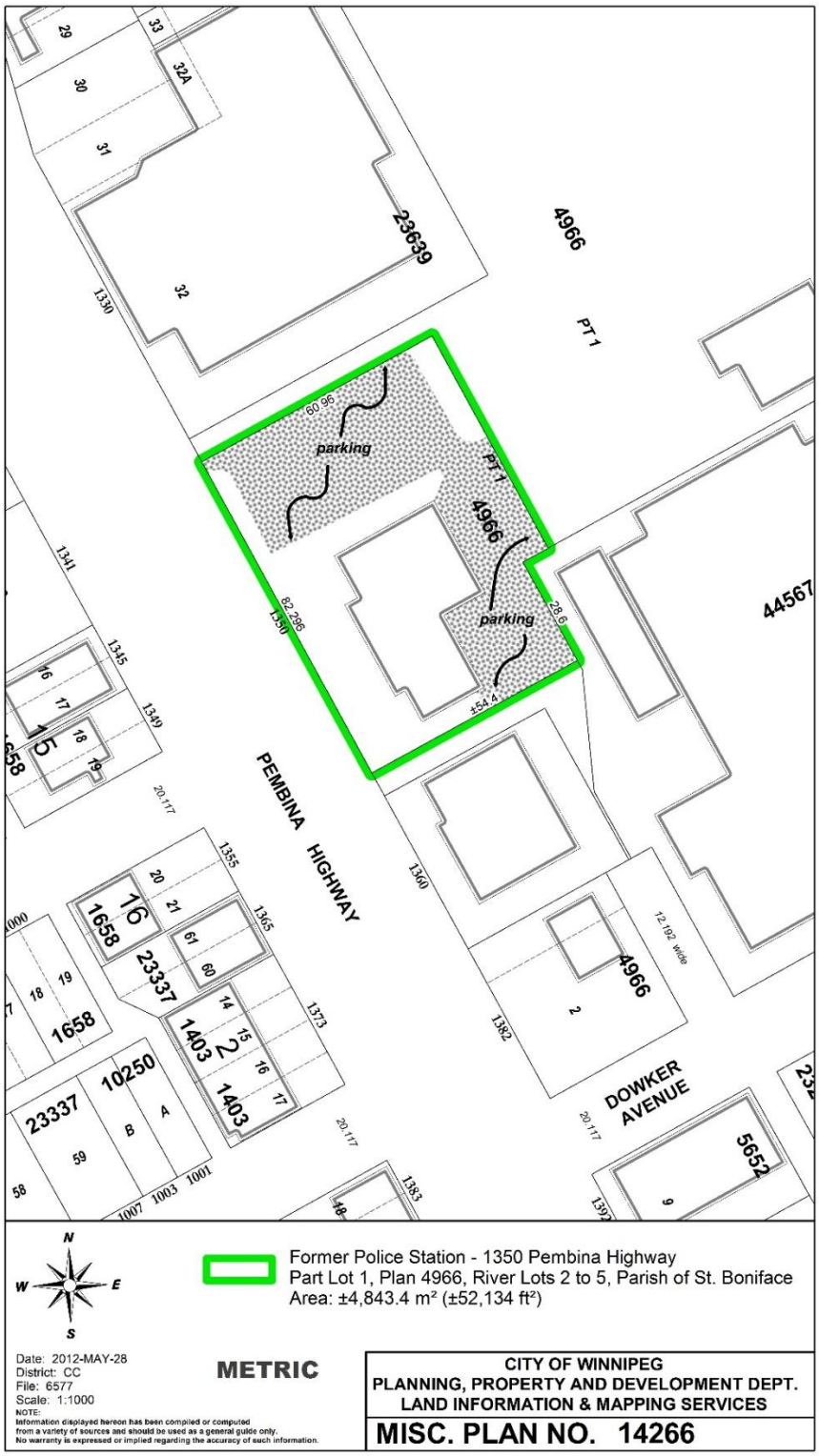
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Division
Prepared by: Nikola Vujadin, Real Estate Officer
Date: March 30, 2022
File No: 6577(V2)

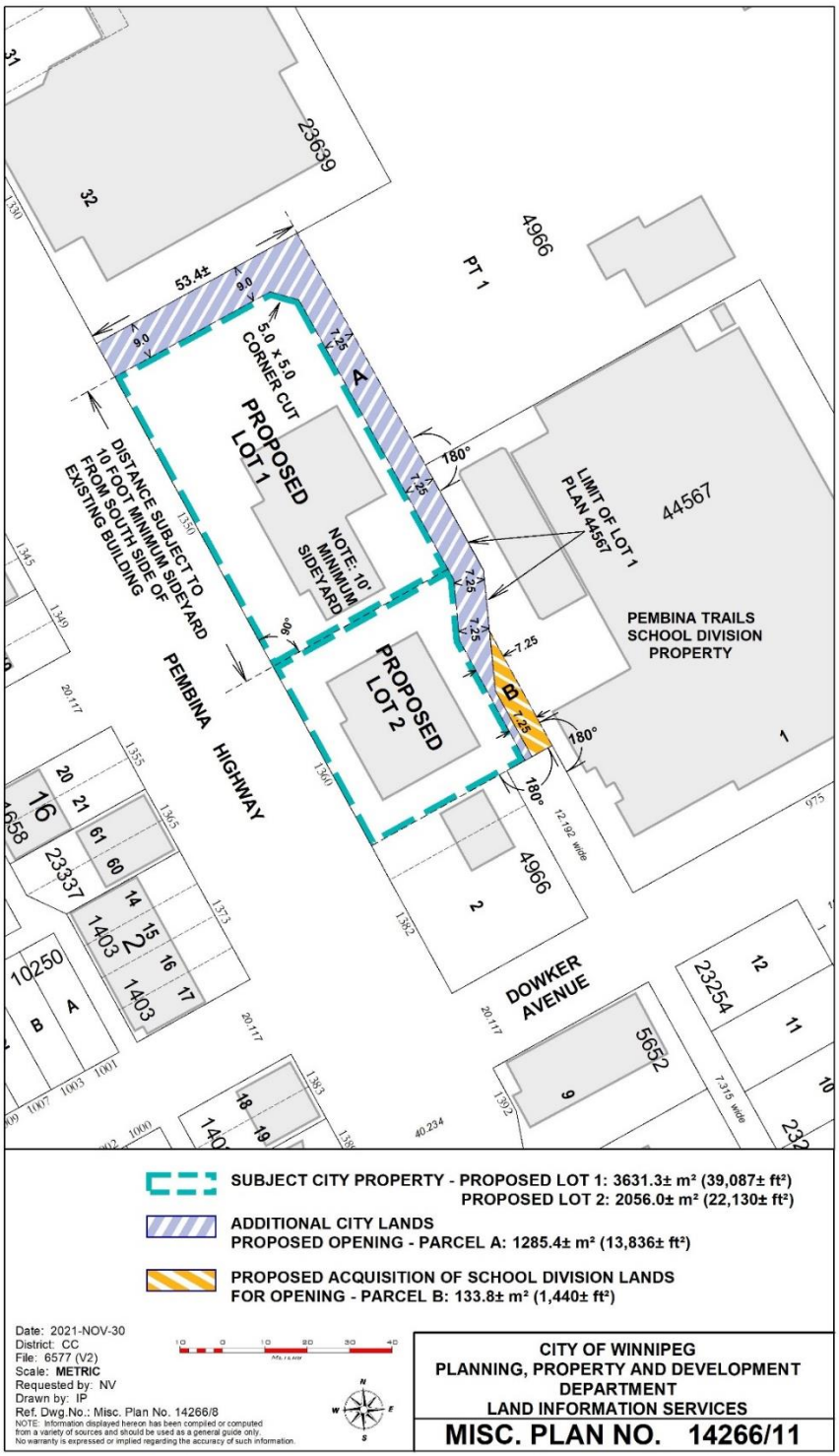
Attachments:

Schedule A – Misc. Plan 14266
Schedule B – Misc. Plan 14266/11
Schedule C – Misc. Plan 14266/12

Schedule A


parking
parking
PT 1
4966
23639
44567
PEMBINA HIGHWAY
DOWKER AVENUE
60.96
62.296
28.6
±54.4
1330
1341
1345
1349
1350
1355
1360
1365
1373
1382
1383
20.117
12.192 wide
Former Police Station - 1350 Pembina Highway
Part Lot 1, Plan 4966, River Lots 2 to 5, Parish of St. Boniface
Area: ±4,843.4 m² (±52,134 ft²)
N
W
E
S
Date: 2012-MAY-28
District: CC
File: 6577
Scale: 1:1000
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 DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14266

Schedule B


PROPOSED LOT 1
PROPOSED LOT 2
5.0 x 5.0 CORNER CUT
DISTANCE SUBJECT TO 10 FOOT MINIMUM SIDEYARD FROM SOUTH SIDE OF EXISTING BUILDING
NOTE: 10' MINIMUM SIDEYARD
LIMIT OF LOT 1 PLAN 44567
PEMBINA TRAILS SCHOOL DIVISION PROPERTY
PEMBINA HIGHWAY
DOWKER AVENUE
PT 1
4966
44567
23639
5652
23254
SUBJECT CITY PROPERTY - PROPOSED LOT 1: 3631.3± m² (39,087± ft²)
PROPOSED LOT 2: 2056.0± m² (22,130± ft²)
ADDITIONAL CITY LANDS
PROPOSED OPENING - PARCEL A: 1285.4± m² (13,836± ft²)
PROPOSED ACQUISITION OF SCHOOL DIVISION LANDS
FOR OPENING - PARCEL B: 133.8± m² (1,440± ft²)
Date: 2021-NOV-30
District: CC
File: 6577 (V2)
Scale: METRIC
Requested by: NV
Drawn by: IP
Ref. Dwg.No.: Misc. Plan No. 14266/8
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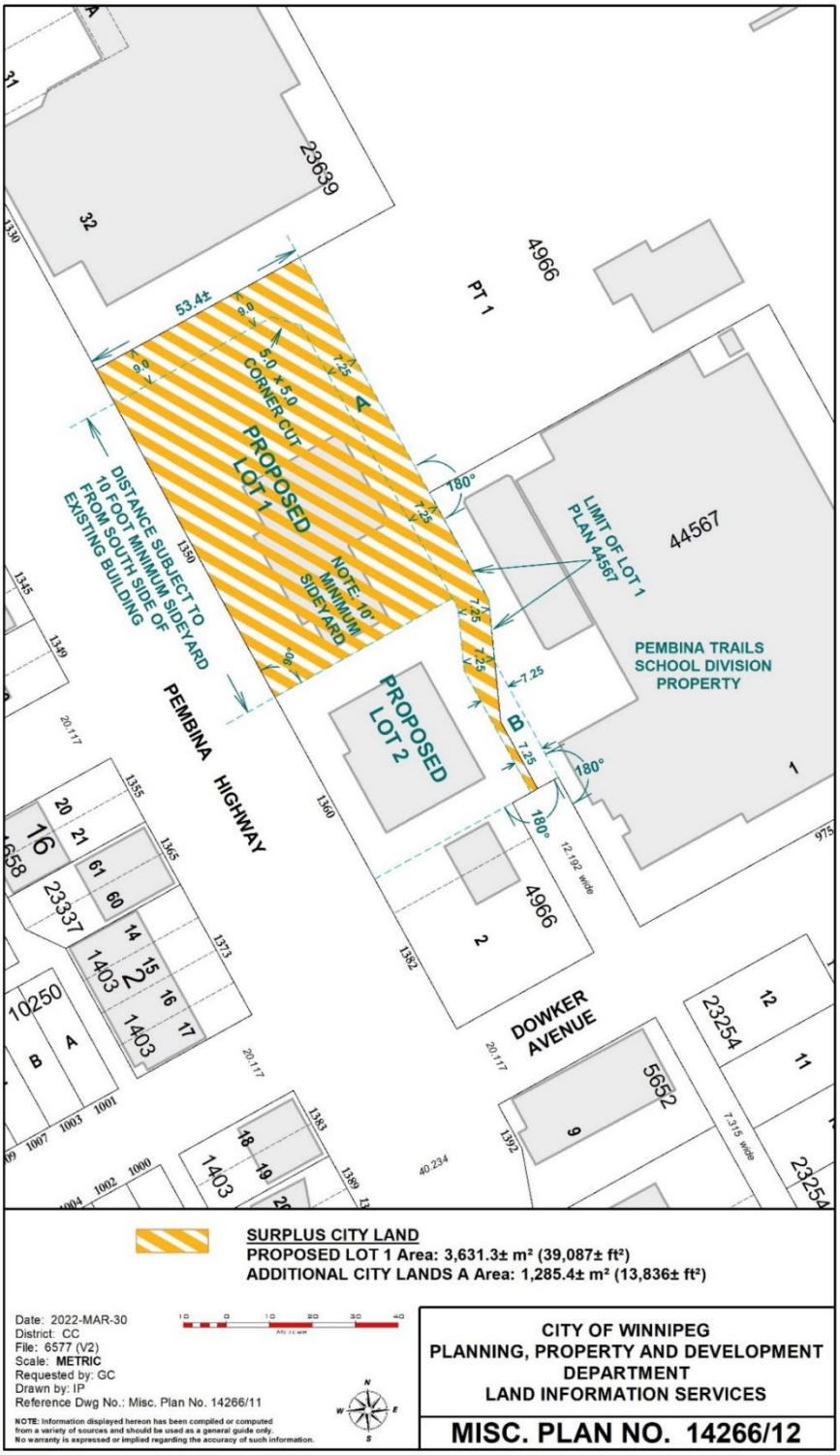
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 14266/11

Schedule C


PROPOSED LOT 1
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LIMIT OF LOT 1 PLAN 44567
PEMBINA TRAILS SCHOOL DIVISION PROPERTY
PEMBINA HIGHWAY
DOWKER AVENUE
PT 1
4966
44567
23639
23337
23254
5652
10250
SURPLUS CITY LAND
PROPOSED LOT 1 Area: 3,631.3± m² (39,087± ft²)
ADDITIONAL CITY LANDS A Area: 1,285.4± m² (13,836± ft²)
Date: 2022-MAR-30
District: CC
File: 6577 (V2)
Scale: METRIC
Requested by: GC
Drawn by: IP
Reference Dwg No.: Misc. Plan No. 14266/11
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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 14266/12