Minute No. 590
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 6, 2022

Item No. 2 Declaration of Surplus Land – Part of 575 Larsen Avenue (Elmwood-East Kildonan 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 575 Larsen Avenue, identified as "Proposed Lot 1" on Misc. Plan 12734/11 attached hereto as Schedule A, be declared surplus to the needs of the City.

2. That subject to Recommendation 1, the net proceeds of the "Subject City Property – Proposed Lot 1" be credited to the Land Operating Reserve Fund in accordance with the "Recreation, Leisure and Library Facilities" policy.

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 – June 6, 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 June 15, 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 June 6, 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.

Sharon Redsky, on behalf of Diane Redsky, Ma Mawi Wi Chi Itata Centre, submitted a communication in support of the matter.

ADMINISTRATIVE REPORT

Title: Declaration of Surplus Land – Part of 575 Larsen 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 575 Larsen Avenue, identified as Proposed Lot 1 on Misc. Plan 12734/11 attached hereto as Schedule A, be declared surplus to the needs of the City.

The current building tenant, Ma Mawi Wi Chi Itata Centre Inc. ("Ma Mawi"), has expressed interest in acquiring Proposed Lot 1. In accordance with the "Declaration of Surplus and Sale of Property" policy, the Public Service may pursue a direct sale with a purchaser should the sale facilitate one of the Calls to Action or Principles of Reconciliation. Ma Mawi has provided a letter to the Public Service (attached as Schedule B) indicating how a proposed sale would address the Principles of Reconciliation.

Subject to the property being declared surplus by Council, it is the intention of the Public Service to negotiate a sale with Ma Mawi. Should the sale not conclude, the Subject City Property will be publicly marketed.

The balance of the property at 575 Larsen Avenue will be retained by the City. The Ward Councillor was notified as to the intentions of the Public Service.

RECOMMENDATIONS

1. That the City-owned property located at 575 Larsen Avenue, identified as "Proposed Lot 1" on Misc. Plan 12734/11 attached hereto as Schedule A, be declared surplus to the needs of the City.

2. That subject to Recommendation 1, the net proceeds of the "Subject City Property – Proposed Lot 1" be credited to the Land Operating Reserve Fund in accordance with the "Recreation, Leisure and Library Facilities" policy.

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

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.

The allocation of sale proceeds within "Recreation, Leisure and Library Facilities" policy and the Transformative Reserve Fund conflict with one another where a City property is leased to a third party but was previously used for recreation, leisure or library purposes.

IMPLICATIONS OF THE RECOMMENDATIONS

The Public Service intends to sell Proposed Lot 1 in accordance with City policies. 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.

The proposed sale will include conditions requiring that the wading pool, washrooms and pump room are to be leased back to the City.

The net proceeds of the sale are recommended to be credited to the Land Operating Reserve Account and held for future investment in community facilities pursuant to the "Recreation, Leisure, and Library Facilities" policy adopted by Council on May 18, 2005. The Policy specifies that "any proceeds from property sales that may arise as a result of facility rationalization will be reinvested into City-run recreation, leisure, and library facilities." As the Proposed Lot 1 was originally used for leisure purposes, as opposed to third party leasing, crediting sale proceeds to the Transformative Reserve Fund is not recommended.

Based on the Parks and Recreation zoning, an eventual sale of the Proposed Lot 1 will require an administrative report for approval from two-thirds of all members of Council pursuant to Section 205(2) of the City of Winnipeg Charter.

HISTORY/DISCUSSION

The building was originally constructed in 1930 (with building additions in 1971 and 1983) and is known as the East End Cultural and Leisure Centre. The site is approximately 113,423 square feet and is zoned PR2. The existing 8,305 square foot building is in poor condition and contains one tenant on a short-term lease. Community Services no longer programs the facility, aside from the wading pool on Proposed Lot 1.

In 2016, the City engaged architectural/engineering consultants to assess what would be required to bring the facility up to a reasonable condition and meet existing code and accessibility requirements. Estimates ranged from approximately $2.5 million for renovation of the existing building to over $5 million for complete replacement.

Subsequently, on April 18, 2019, the Community Services Department notified the Planning, Property and Development Department that the building was surplus to their needs and that they only require seasonal use (lease) of the wading pool, pump room, and washrooms. Presently, Ma Mawi Wi Chi Itata Centre Inc. ("Ma Mawi") operates a food bank / food security program at the facility on a short-term use agreement. Ma Mawi has expressed interest in acquiring Proposed Lot 1. In accordance with the "Declaration of Surplus and Sale of Property" policy, the Public Service may pursue a direct sale with a purchaser should the sale facilitate one of the Calls to Action or Principles of Reconciliation. Ma Mawi has provided a letter to the Public Service (attached as Schedule B) indicating how a proposed sale would address the Principles of Reconciliation.

Proposed Lot 1 was circulated to all City Departments and no civic need was identified other than Community Service's request for a seasonal lease of the wading pool, pump room, and washrooms. The City will retain Proposed Lot 2 but is prepared to offer a lease of the parking lot facility to the purchaser.
The Public Works Department identified the "Proposed Opening Area" as a requirement to provide both lots with adequate frontage on a public street and for garbage/snow removal. Subject to the property being declared surplus by Council, it is the intention of the Public Service to negotiate a sale with Ma Mawi. Should the sale not conclude, the Subject City Property will be publicly marketed.

The sale of Proposed Lot 1 will specifically identify that the purchaser be responsible to subdivide the Subject City Property and open the "Proposed Opening Area" as a condition of the sale. Additionally, the sale agreement will include a condition and acknowledgement that the purchaser shall enter into a lease with the City for continued seasonal use of the wading pool, pump house and washrooms. The existing washrooms will be for the exclusive use of the City during the pool operating season of July and August; the purchaser will be required to construct new washrooms to meet user needs for the rest of the facility and to meet any code requirements.

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

FINANCIAL IMPACT

Financial Impact Statement Date: April 13, 2022

Project Name:

Declaration of Surplus Land – Part of 575 Larsen Avenue

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn April 13, 2022
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Legal Services (as to legal issues)
Community Services Department
Public Works Department
Public Works Department - Parks and Open Spaces

OURWINNIPEG POLICY ALIGNMENT

The Subject City Property – Proposed Lot 1 is located within the Areas of Stability – Mature Communities policy area within Complete Communities Direction Strategy. Mature Communities will accommodate mostly moderate growth and change that fits with the existing form and character of its location.

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

- Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.
- Support a mix of commercial services and employment uses that serve the community.
- Support the subdivision of a parcel of land into two or more lots when it is done in a context sensitive manner.
- Build upon the local heritage of mature neighbourhoods, including the sustainable reuse of existing building stock and other historic elements.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #5 – Low Carbon and Energy Efficient Buildings

5.1 Increase Energy Performance of Existing Buildings.

To extend the life of the former leisure centre, the purchaser will more than likely make significant capital improvements to the building which will improve its efficiency.

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:

Goal 4: Community Well-Being Supports for those in Greatest Need are Increased
Goal 6: All City Services are Equitable, Inclusive and Accessible
Goal 7: Food Security and Food System Resilience is Expanded

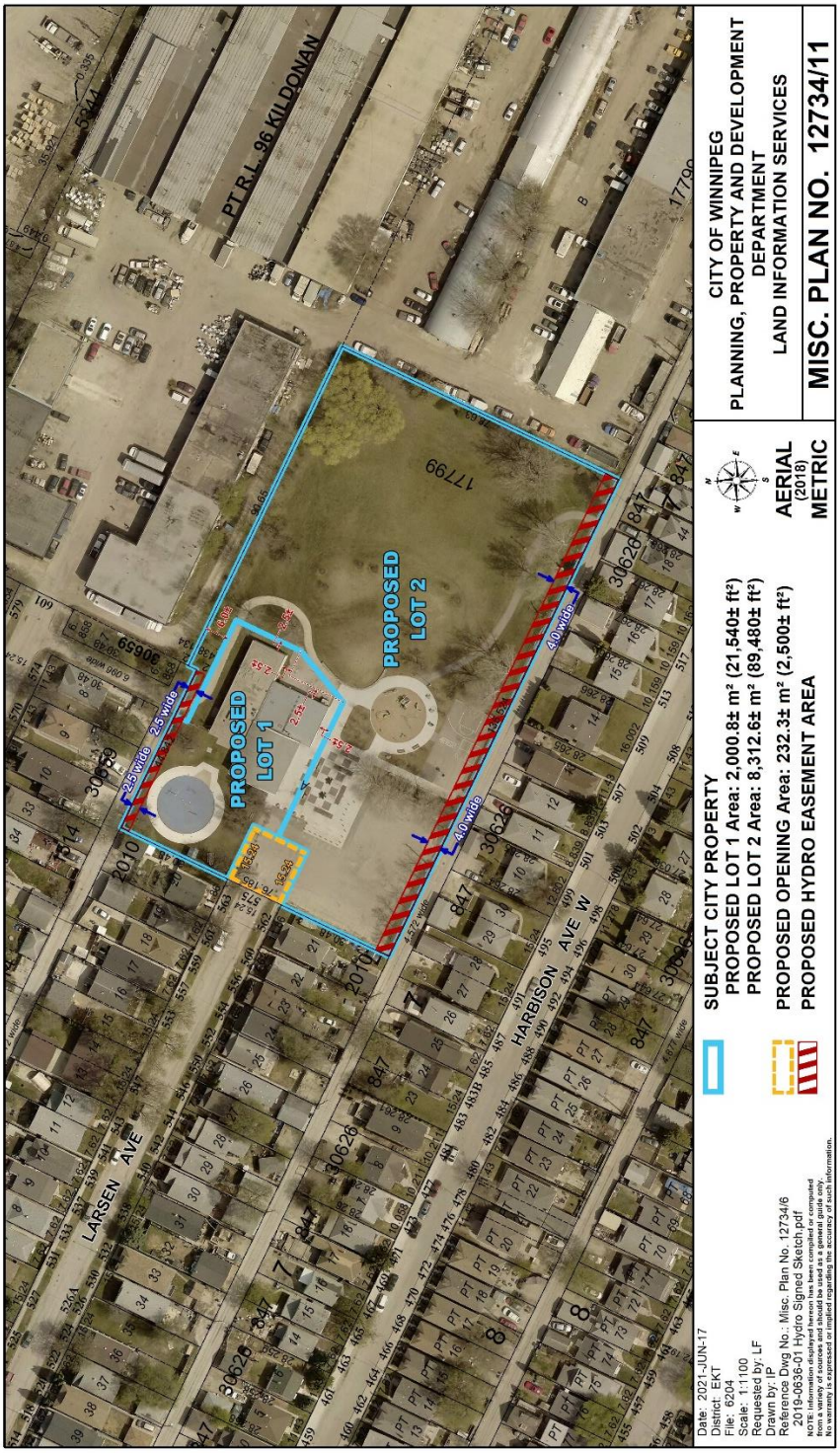
A direct sale to Ma Mawi ensures that the tenant remains in the building and continues to offer programming to vulnerable residents.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Leah Furedi, Senior Negotiator
Date: April 25, 2022
File No: 6204/V2

Attachments: Schedule A – Misc. Plan 12734/11
Schedule B – Ma Mawi letter to the City

SCHEDULE A


PTR L. 96 KILDONAN
PROPOSED LOT 1
PROPOSED LOT 2
2.5 wide
2.5 wide
4.0 wide
4.0 wide
HARBISON AVE W
LARSEN AVE
SUBJECT CITY PROPERTY
PROPOSED LOT 1 Area: 2,000.8± m² (21,540± ft²)
PROPOSED LOT 2 Area: 8,312.6± m² (89,480± ft²)
PROPOSED OPENING Area: 232.3± m² (2,500± ft²)
PROPOSED HYDRO EASEMENT AREA
AERIAL (2018)
METRIC
Date: 2021-JUN-17
District: EKT
File: 6204
Scale: 1:1100
Requested by: LF
Drawn by: IP
Reference Dwg No.: Misc. Plan No. 12734/6
2019-0636-01 Hydro Signed Sketch.pdf
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.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 12734/11

Schedule B

March 17, 2022

MA MAWI WI CHI ITATA CENTRE
We all work together to help one another.

John Kiernan, Director
Planning, Property & Development
City of Winnipeg
3rd Floor, 65 Garry Street, Winnipeg, MB R3C 4K4

Letter of intent: 575 Larsen Avenue

Good day John,

Ma Mawi Wi Chi Itata Centre Inc. (Ma Mawi) is seeking to acquire a City of Winnipeg community recreation facility located at 575 Larsen Avenue in Elmwood on Treaty 1 Territory to establish a culturally appropriate holistic Family Care Centre. Elmwood is the second largest Indigenous community in Winnipeg. Ma Mawi has offered community and family programming in this neighbourhood since 2019.

We believe strongly in our collective ability to play a leading role in Winnipeg's journey towards truth and reconciliation. It is in the spirit of Reconciliation, that by securing 575 Larsen we can create a safe environment ~~to~~ for Indigenous families and children. We expect to impact more than 20,000 local children and families per year. They will take part in structured programs, food security and cultural activities in the renovated indoor and outdoor spaces. Plans include a playroom for children, family rooms, community kitchen, programming spaces, and an outdoor cultural space. Ma Mawi has existing funding agreements from the Province of Manitoba, and United Way of Winnipeg to cover the ongoing operating costs.

Since 2017, the City of Winnipeg has actively sought a path to honor the Truth and Reconciliation Calls to Action and the Murdered and Missing Indigenous Women and Girls Calls for Justice. Not only does this request support the above-mentioned Calls, it supports the United Nations Declaration of the Rights of Indigenous people (UNDRIP), adopted by the United Nations on September 2007 and fully endorsed by Canada on May 2016. This important declaration preserves the rights that "constitute the minimum standards for the survival, dignity, and well-being of the indigenous people of the world" (Article 43). The Truth and Reconciliation Calls to Action refer to UNDRIP as "the framework for reconciliation" in Canada. Our project provides a timely opportunity for Indigenous families and children to thrive in their own culture.

The sale of 575 Larsen to Ma Mawi will further the City of Winnipeg's efforts towards Reconciliation by providing critical infrastructure to strengthen culturally appropriate programs with a full range of spiritual, mental, physical, and emotional services. The

Indigenous population is increasing continually, and it is projected Winnipeg's Indigenous population may well exceed 100,000 people in the coming years. It is in the interest of all to work in a spirit of reconciliation and ensure our families have equal opportunities to flourish.

The City of Winnipeg is an important partner in this effort. By supporting the Family Care Centre at 575 Larsen, children and families will benefit from ongoing solutions that draw from the collective wisdom, talents, skills, and experiences of our Indigenous community in building healthy neighbourhood networks and communities.

Specifically, our project addresses the Principles of Truth and Reconciliation by investments in the rebuilding of Indigenous culture and providing hope towards a better future for Indigenous people living in Winnipeg.

Principle 1: The United Nations Declaration on the Rights of Indigenous Peoples is the framework for reconciliation at all levels and across all sectors of Canadian society.

- 575 Larsen owned and operated by Ma Mawi will provide a positive environment where Indigenous and non-Indigenous children and families can learn and rebuild healthy relationship.

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

- 575 Larsen owned and operated by Ma Mawi will be a safe space for Indigenous families and children to discuss truth and heal from the destructive legacies of colonization.

Principle 4: Reconciliation requires constructive action on addressing the ongoing legacies of colonialism that have had destructive impacts on Indigenous peoples' education, cultures and languages, health, child welfare, the administration of justice, and economic opportunities and prosperity.

- 575 Larsen owned and operated by Ma Mawi will address the root causes and intergenerational trauma fostering a positive environment in rebuilding our community with Indigenous learning and healing.

Principle 6: All Canadians, as Treaty peoples, share responsibility for establishing and maintaining mutually respectful relationships.

- 575 Larsen signifies a strong commitment for Indigenous people to establish an environment and infrastructure to share our Treaty responsibility and knowledge, as equal and sovereign people.

Principle 7: The perspectives and understandings of Indigenous Elders and Traditional Knowledge Keepers of the ethics, concepts, and practices of reconciliation are vital to long-term reconciliation.

- 575 Larsen owned and operated by Ma Mawi will be a vital place where Elders and knowledge keepers can share their rich cultural knowledge and pass it down for future generations to come.

Principle 8: Supporting Indigenous peoples' cultural revitalization and integrating Indigenous knowledge systems, oral histories, laws, protocols, and connections to the land into the reconciliation process are essential.

- 575 Larsen owned and operated by Ma Mawi will provide the Indigenous community opportunities to revitalize culture with a full range of spiritual, mental, physical, and emotional programs.

Principle 9: Reconciliation requires political will, joint leadership, trust building, accountability, and transparency, as well as a substantial investment of resources.

- The City of Winnipeg has an opportunity to demonstrate the political will, joint leadership, trust building and accountability required to transform our city and the land we share into an environment where Indigenous children and families can thrive.

Ma Mawi Wi Chi Itata translated in Ojibway means "we all work together to help one another". The Family Care Centre values will come from the words and hearts of families, children, youth, Elders and members of our community who consistently work tirelessly for the growth and development of our community.

We are a credible, experienced, committed organization with a proven track record of success in supporting Indigenous people living in Winnipeg. By working together, we are well-positioned to provide high quality programming to help bring community together in the spirit of Truth and Reconciliation.

This is reconciliation in action. It is a journey that we can both be honoured to be a part of.

Miigwech, Ekosoni, Marsi, Wopida, Masi Cho, and Thank You.

In Friendship,

Diane Redsky, Executive Director
Ma Mawi Wi Chi Itata Centre, Inc.

I acknowledge the ancestral traditional territory of Treaty #1 and Homeland of the Metis Nation that I have the privilege of living on. I also acknowledge Treaty #3 traditional territory of my ancestors and Shoal Lake First Nation #40 which is primary water source for Winnipeg.