Minute No. 653
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 4, 2022

Item No. 4 Amendment to Council Decision – Declaration of Surplus Land – City-Owned Property Located at 1121 Wabasha Street (Transcona 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 located at 1121 Wabasha Street, approved by Council on February 27, 2013, and identified as "Approx. Area = 7000 SM" on attached Schedule A, be rescinded.

2. That the direction for the Public Service to undertake the processes required to rezone the property identified as "Approx. Area = 7000 SM" on attached Schedule A, approved by Council on February 27, 2013, be rescinded.

3. That, subject to two-thirds approval from all members of Council, the City-owned property located at 1121 Wabasha Street, identified as "Subject City Property" on Misc. Plan 14483/11 (Schedule B) be declared surplus to the needs of the City.

4. That the Council decision to reinvest the net proceeds derived from the sale of the Roland Michener Arena in the Transcona Centennial Waterplay Park and Pool be rescinded.

5. That the net proceeds of the sale be allocated as follows:

    A. Up to $200,000 be reinvested into the restoration of the Transcona Stadium Complex site, upon the redevelopment of the "Subject City Property".

    B. The remaining net proceeds be reinvested in the Transcona Ward portion of the Parks and Recreation Enhancement Program.

6. 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 – July 4, 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

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 13, 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 July 4, 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 1121 Wabasha Street

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	C. Kloepfer	M. Jack

EXECUTIVE SUMMARY

As part of Council's February 27, 2013, approval of the East End Arena Expansion Project, the Roland Michener Arena site and its parking lot were declared surplus to the City's needs. The Public Service was directed to rezone and market the properties with the net sale proceeds to be reinvested in the Transcona Centennial Waterplay Park and Pool.

The Public Service attempted to sell the arena site in 2013 and again in 2018. In both instances no favourable submissions were received.

On July 22, 2021, the Public Service presented recommendations to Council to increase the surplus site boundaries of the Roland Michener Arena to create a more attractive development opportunity to facilitate its sale.

The recommendations of the July 22, 2021 report were not adopted and Council instructed the Public Service to report back to the East Kildonan-Transcona Community Committee with a plan for site optimization.

In consultation with the East Kildonan-Transcona Community Committee, the Public Service recommends decreasing the footprint of the surplus arena site by approximately 1340 m². Council approval is required to rescind the previous declaration of surplus (Schedule A), and replace it with the revised area (Schedule B).

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

RECOMMENDATIONS

1. That the declaration of surplus for the City-owned property located at 1121 Wabasha Street, approved by Council on February 27, 2013, and identified as "Approx. Area = 7000 SM" on attached Schedule A, be rescinded.

2. That the direction for the Public Service to undertake the processes required to rezone the property identified as “Approx. Area = 7000 SM” on attached Schedule A, approved by Council on February 27, 2013, be rescinded.

3. That, subject to two-thirds approval from all members of Council, the City-owned property located at 1121 Wabasha Street, identified as “Subject City Property” on Misc. Plan 14483/11 (Schedule B) be declared surplus to the needs of the City.

4. That the Council decision to reinvest the net proceeds derived from the sale of the Roland Michener Arena in the Transcona Centennial Waterplay Park and Pool be rescinded.

5. That the net proceeds of the sale be allocated as follows:

    A. Up to $200,000 be reinvested into the restoration of the Transcona Stadium Complex site, upon the redevelopment of the “Subject City Property”.

    B. The remaining net proceeds be reinvested in the Transcona Ward portion of the Parks and Recreation Enhancement Program.

6. 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 rescind a decision that previously declared land surplus to the needs of the City.

Pursuant to the “Declaration as Surplus and Sale of Property” policy, adopted by Council on September 29, 2021, and amended on May 26, 2022, Parkland or City Property used for cemetery purposes require approval from two-thirds of all members of Council to be declared surplus to the City’s needs.

IMPLICATIONS OF THE RECOMMENDATIONS

The Public Service intends to sell the Subject City Property (Schedule B) on the open market and in accordance with the Declaration as Surplus and Sale of Property policy.

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.

Subject to approval of Recommendation 4, net proceeds of the sale will be invested in the adjacent Transcona Stadium and Transcona Ward portion of the Parks and Recreation Enhancement Program, in keeping with the intent of the Recreation, Leisure and Library Facilities policy. There are no outstanding costs for Transcona Centennial Waterplay Park and Pool Project.

If the report Recommendations are approved, the purchaser of the Subject City Property will be required to subdivide and rezone the site. Additionally, the demolition of the arena will be the

responsibility of the purchaser, including the demolition of a portion of the arena which extends into the City's remaining holding. The City will be responsible for reconstructing the exterior maintenance garage wall and related electrical work.

HISTORY/DISCUSSION

As part of Council's February 27, 2013, approval of the East End Arena Expansion Project, the Roland Michener Arena was declared surplus to the City's needs ("Subject Lands to Declare Surplus" identified on Schedule A). The Public Service was directed to market the property.

The Public Service attempted to sell the Roland Michener Arena in 2013 and again in 2018 by issuing a Request for Proposal. Both attempts to sell the property were unsuccessful and the Public Service continued to consult with internal stakeholders in an effort to create a more attractive site for redevelopment.

On July 22, 2021, the Public Service recommended increasing the Roland Michener Arena surplus land area to include a portion of City-owned land fronting Horton Avenue East. In this option, the Public Service proposed to undertake the demolition of the arena and sever the shared electrical service prior to marketing the land. The recommendations were not adopted and Council instructed the Public Service to report back within 90 days to the East Kildonan-Transcona Community Committee with a plan for site optimization.

Stakeholder departments were consulted to provide comments in response to the Council direction, resulting in the site configuration shown as "Subject City Property" (Schedule B).

The proposed surplus area shown on Schedule B is smaller than the land boundaries shown in Schedule A. These site boundaries were determined for the purpose of:

i) Allowing continued access to the maintenance garage loading bay, which will permit for garbage and waste collection and would comply with minimum parking lot width requirements.
ii) Keeping the generator, which powers the lights on the baseball field, located to the south west of the area, on City-owned land.
iii) Retaining the portion of the park located at the south west corner of Wabasha Street and Horton Avenue East to optimize the existing greenspace, provide clear sight lines into the park, and leave sufficient space for a playground, passive sitting area, or multi-use unprogrammed space.

The Horton baseball diamond located at the corner of Horton Avenue East and Wabasha Street will become an undersized field. Removal of its infrastructure and restoration will be required.

Up to $200,000.00 from the proceeds of the sale are recommended to be reinvested in the restoration of the Transcona Stadium Complex site upon the redevelopment of the Subject City Property. The remaining net proceeds are recommended to be reinvested into the Transcona Ward portion of the Parks and Recreation Enhancement Program, consistent with the Recreation, Leisure and Library Facilities policy.

The severing of the utilities that join the arena to the maintenance garage and ball diamond is recommended to be performed by the City (in addition to the reconstruction of the maintenance garage exterior wall) at the estimated cost of $50,000. Demolition of the main arena structure is

proposed to be the responsibility of the Purchaser (this represents a change from the previous recommendation to Council). Subdivision and rezoning costs will be done at the Purchaser's expense.

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

FINANCIAL IMPACT

Financial Impact Statement

Date: May 27, 2022

Project Name:

First Year of Program 2022

Amendment to Council Decision – Declaration of Surplus Land – City-Owned Property Located at 1121 Wabasha Street

	2022	2023	2024	2025	2026
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 250,000	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	250,000	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Direct costs consist of $200,000 for the restoration of the park located at the southwest corner of Horton Avenue East and Wabasha Street and an estimated $50,000 to sever the utilities between the arena and park maintenance building. While recognizing that net proceeds of disposition will likely be greater upon marketing the subject property, for the purposes of this analysis, it is assumed that they will equal the costs to be incurred by the City upon its disposition and subsequent development.

Mike McGinn May 27, 2022

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Assets and Project Management Department - Municipal Accommodations
- Community Services Department
- Public Works Department - Parks and Open Space
- Legal Service (as to legal issues)

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

Decreasing the footprint of the surplus area and reinvesting the net proceeds in the enhancement of the Transcona Stadium and the Transcona Parks and Recreation Enhancement Program is in alignment with the Winnipeg Poverty Reduction Strategy.

Goal 6: All City Services are Equitable, Inclusive and Accessible
Recreation services and access to nearby greenspace contribute to enhanced individual and community well-being, social inclusion and positive health outcomes in the short term, while also providing a long-term investment in a healthy city for the future.

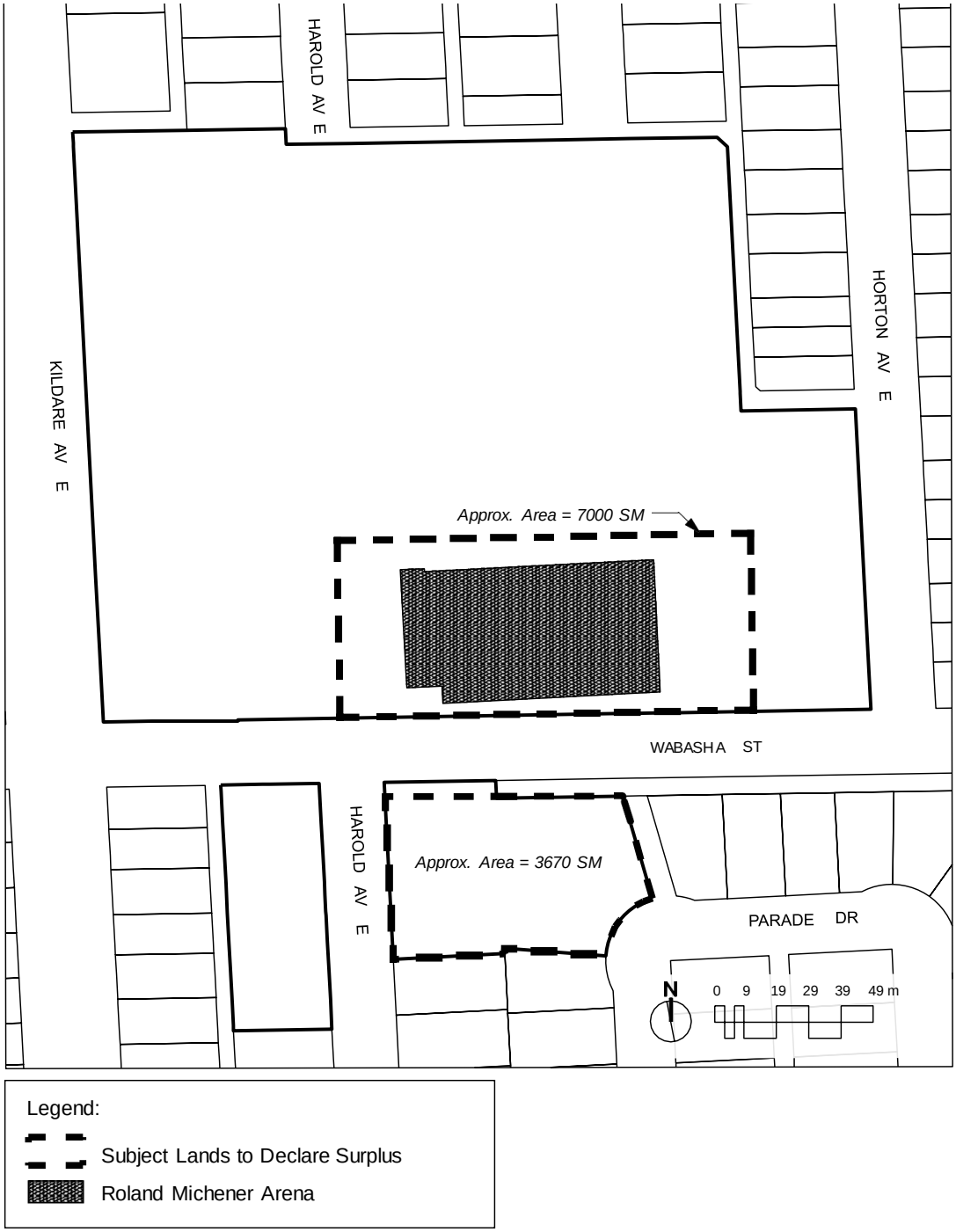
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Division
Prepared by: Neil Gifford, Real Estate Officer
Date: May 27, 2022
File No: 5668 V4

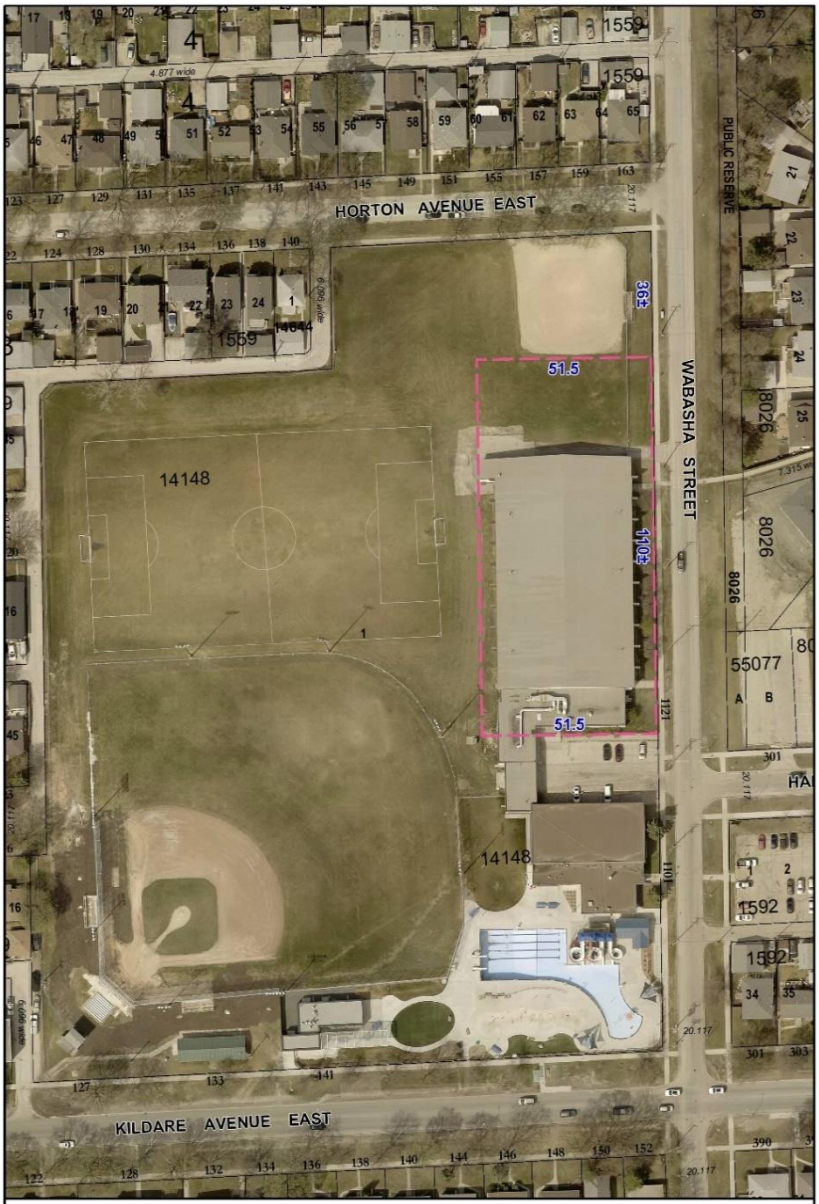
Attachments:

Schedule A – 2013 Site Plan
Schedule B – Misc. Plan 14483/11

Schedule A


HAROLD AV E
KILDARE AV E
HORTON AV E
Approx. Area = 7000 SM
WABASHA ST
HAROLD AV E
Approx. Area = 3670 SM
PARADE DR
N
0 9 19 29 39 49 m
Legend:
Subject Lands to Declare Surplus
Roland Michener Arena

Schedule B


HORTON AVENUE EAST
KILDARE AVENUE EAST
WABASHA STREET
PUBLIC RESERVE
14148
1559
8026
55077
1592
36±
110±
51.5
51.5
SUBJECT CITY PRPERTY - Area: 5,660± m² (1.4± acres)
Date: 2021-SEP-28
District: EKT
File: 5668 V3
Scale: 1:1250
Requested by: NG
Drawn by: IP
Reference Dwg No.: Misc. Plan No. 14483/10
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.
AERIAL (2018) METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 14483 / 11