Minute No. 81
Report – Standing Policy Committee on Property and Development – November 30, 2022

Item No. 4 Declaration of Surplus Land – 3172 Portage Avenue (Charleswood-Tuxedo-Westwood Ward)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the City-owned property located at 3172 Portage Avenue, identified as "Subject City Property" on Misc. Plan 10374/10, 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 – November 30, 2022

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 7, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On November 30, 2022 the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

On June 6, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development laid the matter over for 90 days.

ADMINISTRATIVE REPORT

Title: Declaration of Surplus Land – 3172 Portage 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 3172 Portage Avenue, identified as “Subject City Property” on Misc. Plan 10374/10, attached hereto as Schedule A, be declared surplus to the needs of the City.

If the Subject City Property is declared surplus by Council, it is the intention of the Public Service to demolish the existing building and market the property through a public offering in compliance with the “Declaration as Surplus and Sale of Property” policy. The Subject City Property will require a subdivision, which would be at the sole cost and responsibility of the Purchaser.

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

RECOMMENDATIONS

1. That the City-owned property located at 3172 Portage Avenue, identified as “Subject City Property” on Misc. Plan 10374/10, 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

The Declaration as 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.

IMPLICATIONS OF THE RECOMMENDATIONS

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.

In addition to the City's standard sale conditions, the Purchaser will be responsible to complete a subdivision of the Subject City Property.

HISTORY/DISCUSSION

The Subject City Property was acquired from the RM of Assiniboia through Unicity. The Subject City Property is zoned C2 – Commercial Community and consists of a single storey modular building, formerly serving as the St. James Leisure Centre. Adjacent to the former St. James Leisure Centre is Fire Hall #20 and the St. James Historical Museum.

The former Leisure Centre has since been deemed unsuitable for continued use based on its deteriorating condition and mold issues and has been vacant since November 2018. The Public Service intends to demolish the existing building and sell the Subject City Property as vacant land for redevelopment. The existing building is failing rapidly and demolition would eliminate the liability for the City associated with holding this property.

Funds to complete the demolition will be drawn from the Land Operating Reserve and recovered through proceeds of the sale. The estimated cost of demolition is $105,000.00 and the appraised value for the Subject City Property exceeds $300,000.00.

An analysis was completed to establish the boundaries of the Subject City Property to ensure the appropriate limiting distance can be maintained between any new development on the Subject City Property and the existing buildings on the remaining City-owned Property. The City will retain ownership of the remaining City-owned Land.

The Subject City Property was circulated to all City Departments and no civic need was identified. The Winnipeg Fire Paramedic Service was consulted and it was determined that the Subject City Property is not required for their current or future property requirements.
If the Subject City Property is declared surplus by Council, the Public Service intends to demolish the building and market the property publicly in accordance with the Declaration as Surplus and Sale Policy.

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

FINANCIAL IMPACT

Financial Impact Statement Date: April 1, 2022

Project Name:

Declaration of Surplus Land – 3172 Portage Avenue

COMMENTS:

There are no direct financial implications associated with this report.

Mike McGinn April 1, 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 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:

Goal 3 - Poverty Reduction Strategy

"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 vacant land to be redeveloped, resulting in potential growth of job and employment opportunities.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Kim Fox, Senior Negotiator
Date: April 8, 2022
File No: 5099/47(V5)

Attachments: Schedule A – Misc. Plan 10374/10

Schedule A


PORTAGE AVE
PT R.L. 113
ST. CHARLES
FIREHALL
NO. 20
BANTING DR
21821
7103
11450
1724
10799
SUBJECT CITY PROPERTY Area: 820.6± m² (8,830± ft²)
LEASED AREA - MUSEUM Area: 1,569.0± m² (16,890± ft²)
FIREHALL NO. 20
CITY OWNED PROPERTY
Date: 2022-MAR-29
District: ASBA
File: 5099/47 (V2)
Scale: 1:650
Requested by: KF
Drawn by: IP
Reference Dwg No.: Misc. Plan No. 10374/9
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 (2021) METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 10374/10