Agenda – Executive Policy Committee – March 13, 2023

Report – Standing Policy Committee on Property and Development – March 2, 2023

Item No. 3 Annual Review of Part II Section 3 (Land Value) of the 2002 Development Agreement Parameters

STANDING COMMITTEE RECOMMENDATION:

On March 2, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That the annual market value for Part II, Section 3 (Land Value) of the Development Agreement Parameters be $150,000 per acre for Non-Industrial developments.

2. That the annual market value for Part II, Section 3 (Land Value) of the Development Agreement Parameters be $75,000 per acre for Industrial developments.

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

Agenda – Executive Policy Committee – March 13, 2023

Report – Standing Policy Committee on Property and Development – March 2, 2023

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On March 2, 2023, 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.

ADMINISTRATIVE REPORT

Title: Annual Review of Part II Section 3 (Land Value) of the 2002 Development Agreement Parameters

Critical Path: Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Chappell (Acting)	M. Pittet (Acting)	C. Kloepfer	M. Jack

EXECUTIVE SUMMARY

According to Part II, Section 3 (Land Value) of the 2002 Development Agreement Parameters, the City is required to annually determine the appraised market land value for raw acreage that has imminent development potential.

An appraisal was completed, and the Public Service is recommending that the 2023 appraised market value be $150,000 per acre for Non-Industrial land, and $75,000 per acre for Industrial land. The recommended values increased from the previous year based on market value increases.

RECOMMENDATIONS

1. That the annual market value for Part II, Section 3 (Land Value) of the Development Agreement Parameters be $150,000 per acre for Non-Industrial developments.

2. That the annual market value for Part II, Section 3 (Land Value) of the Development Agreement Parameters be $75,000 per acre for Industrial developments.

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 Part II, Section 3 (Land Value) of the Development Agreement Parameters adopted by Council on July 17, 2002, the cost or value of land acquired by the City through Development Agreements is to be determined annually by the City.

IMPLICATIONS OF THE RECOMMENDATIONS

The City's cost to purchase land in accordance with Part II, Section 3 (Land Value) of the Development Agreement Parameters will increase from the previous year.

HISTORY/DISCUSSION

On July 17, 2002, Council adopted the Development Agreement Parameters; Part II, Section 3 (Land Value) which states:

> "The cost or value of land will be determined by the City annually upon the appraised market value of raw acreage that has imminent development potential."

The interpretation of the phrase "imminent development" is considered to be lands, recently purchased, with a development expectation within the foreseeable future (approximately one to three years), as opposed to any immediate development.

The Land Value section of the Parameters is applied to several clauses within Part II, Section 18 (Street Rights-of-Way).

An appraisal was completed, and the Public Service recommends that the 2023 appraised market value be $150,000 per acre for Non-Industrial land, and $75,000 per acre for Industrial land. The recommended values have increased from $130,000 and $70,000 respectively from the previous year based on market value increases.

FINANCIAL IMPACT

Financial Impact Statement

Date: January 11, 2023

Project Name:

Annual Review of Part II Section 3 (Land Value) of the 2002 Development Agreement Parameters

COMMENTS:

There are no direct financial implications associated with the recommendations contained in this report.

Mike McGinn Jan. 11, 2023
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

N/A

OURWINNIPEG POLICY ALIGNMENT

City Building:

6.29 New Communities:

Plan New Communities to identify and include a defined level of service for public infrastructure and resource requirements, or approved alternative, to achieve complete communities, including an integrated and sustainable transportation system, recreation, parks, libraries, emergency services, and digital communications technology.

6.40 Commercial Areas:

Facilitate the redevelopment, infill, and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while also accommodating local commercial amenities in new neighborhoods, to ensure completeness from its inception.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

N/A

SUBMITTED BY

Department: Planning, Property & Development
Division: Real Estate and Land Development
Prepared by: Jess Kuczera, Acting – Supervisor of Property Management and Appraisals
Date: January 13, 2023
File No: 5000/26 - B V4