Minute No. 511
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 8, 2021

Item No. 4 Declaration of Surplus Land - City-owned Property at 49 Higgins Avenue (Point Douglas 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 49 Higgins Avenue, identified as "Subject City Property - Parcel C, Plan 29713" on Misc. Plan 13896/2 be declared surplus to the City's needs.

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

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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 16, 2021, 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 8, 2021, 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.

Al Dueck, President, Duxton Windows & Doors, submitted a communication titled “Win/Win opportunity for Winnipeg!” dated June 8, 2021, with respect to the matter.

ADMINISTRATIVE REPORT

Title: Declaration of Surplus Land - City-owned Property at 49 Higgins 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. Ruta, Interim CAO

EXECUTIVE SUMMARY

The Public Service recommends that the City-owned property located at 49 Higgins Avenue, identified as “Subject City Property - Parcel C, Plan 29713” on Misc. Plan 13896/2 attached hereto as Schedule A, be declared surplus to the City’s needs. If the property is declared surplus by Council, it is the intention of the Public Service to sell the property on the open market in accordance with the “Offers to Purchase City-Owned Property” policy subsequent to the adoption of Complete Communities 2.0 (if approved by Council).

The Ward Councillor was consulted regarding the intentions of the Public Service.

RECOMMENDATIONS

1. That the City-owned property located at 49 Higgins Avenue, identified as “Subject City Property - Parcel C, Plan 29713” on Misc. Plan 13896/2 be declared surplus to the City’s needs.

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 Policy for the Sale, Acquisition, Rental, Leasing and Management of Properties, adopted by Council on July 19, 1979, requires Council approval to declare land surplus to the City’s requirements.

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.

There are no direct financial implications associated with this recommendation.

Complete Communities identifies the Subject City Property within a Major Redevelopment Site. The Subject City Property has existing "M2" building rights but requires an adopted secondary plan in order for any redevelopment to occur (Major Redevelopment Site requirement). If Complete Communities 2.0 is approved by Council, new policies for South Point Douglas will allow for minor intensification. Final disposition of the Subject City Property is premature until Complete Communities 2.0 is adopted.

HISTORY/DISCUSSION

The Subject City Property, legally described as Parcel C Plan 29713, is situated at 49 Higgins Avenue. Formerly referred to as the Ogilvie Mills site, the vacant property is located east of Main Street in close proximity to the northern fringe of the Downtown Core District. The Subject City Property is under the jurisdiction of the Planning, Property and Development Department and was acquired in 2003 by way of Tax Sale – Tax Sale # 100/137.

Within the past few years, the Department received several unsolicited offers to acquire this property. In February 2021 the Subject City Property was circulated to all City Departments. The Urban Planning Branch provided the following comments:

- The disposition of the Subject City Property remains premature until Complete Communities 2.0 is adopted.
- Changes in land use are not permitted until a Secondary Plan has been prepared for the South Point Douglas area.
- It is important to note, however, that Complete Communities 2.0 contains new policies for South Point Douglas that will allow for minor intensification, including building expansions, provided that such expansion meets the following criteria:
    - The proposed development will be compatible with the surrounding area and not create an adverse effect on the use, safety and convenience of the adjacent area;
    - The proposed development will not interfere with the redevelopment of the surrounding area in conformance with the Major Redevelopment Site policies;
    - The proposed development will not detract from the general intent of the Major Redevelopment Site policies;
    - The proposed development will not include any residential uses; and
    - The proposed development satisfies servicing regulations.

The property was circulated and no other civic need was identified nor are any easements required.

Should Council declare the Subject City Property surplus, it is the intention of the Department to offer the Subject City Property for sale on the open market in accordance with the "Offers to Purchase City-owned Property" policy subsequent to the adoption of Complete Communities 2.0 (if approved by Council).

The Ward Councillor was consulted regarding the intentions of the Public Service.

FINANCIAL IMPACT

Financial Impact Statement

Date: May 5, 2021

Project Name:

Declaration of Surplus Land - City-owned Property at 49 Higgins Avenue

COMMENTS:

There are no direct financial implications associated with the declaration of property as surplus to the needs of the City.

Mike McGinn May 5, 2021

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

49 Higgins is zoned M2-Manufacturing General and falls under the South Point Douglas Major Redevelopment Site (MRS) policy designation under Complete Communities Bylaw 68/10.

The Complete Communities Direction Strategy maps MRS' under Section 03, and requires a "Planning Process" to occur, prior to the City accepting development application for sites within the mapped areas. This is interpreted to mean that, Council must adopt a Secondary Plan to guide future land use and rezoning's.

Relevant sections include the following:

1. Under OurWinnipeg, Section 01-1a, Direction 2 - Develop and Maintain an Urban Structure Planning Tool.

2. Under Complete Communities, Section 03-3 - Major Redevelopment Sites

The draft Complete Communities 2.0 (yet to be adopted) contains some flexibility for land use change in the South Point Douglas MRS, however it stipulates that residential uses are prohibited until a Secondary Plan is adopted.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

STRATEGIC OPPORTUNITY #4

Key Directions and Actions 4.4

"Support Redevelopment of Former Commercial and Industrial Lands into Active Use (Primary Responsibility: Planning, Property and Development Department)"

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development Division:
Prepared by: Clifford Bignall, Real Estate Officer
Date: May 7, 2021
File No: 810 (V2)

Attachments: Schedule A – Misc. Plan No. 13896/2

Schedule A – Misc. Plan No. 13896/2

