Agenda – Executive Policy Committee – April 16, 2024

Report – Standing Policy Committee on Property and Development – April 11, 2024

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 4 Declaration of Surplus Land – Parcel A Plan 38549 (Roll # 04006983100), Adjacent to and East of Cal Gardner Drive (Transcona Ward)

STANDING COMMITTEE RECOMMENDATION:

On April 11, 2024, 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 City-owned property, Parcel A Plan 38549 identified as "Subject City Property – Parcel A, Plan 38549 Area 18,733±m² (4.6± acres)" on Misc. Plan No. 10662/13, 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.

Agenda – Executive Policy Committee – April 16, 2024

Report – Standing Policy Committee on Property and Development – April 11, 2024

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On April 11, 2024, 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: Declaration of Surplus Land – Parcel A Plan 38549 (Roll # 04006983100), Adjacent to and east of Cal Gardner Drive

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

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Savage (Acting)	H. Borys	N/A	M. Jack

EXECUTIVE SUMMARY

The Public Service recommends that the City-owned property identified as "Subject City Property – Parcel A, Plan 38549 Area 18,733±m² (4.6± acres)" on Misc. Plan 10662/13 (Schedule A), be declared surplus to the City's needs. If the property is declared surplus by Council, the site will be marketed and sold in accordance with Council policy. Affordable housing will be prioritized amongst all options.

The Subject City Property may be marketed by the Real Estate Branch or the anticipated Land Enhancement Office.

The Ward Councillor has been notified as to the intent of the Public Service and does not support the sale. The Councillor's preference, as well as the Parks and Open Spaces Division, is to keep the Subject City Property as a park. If the property is declared surplus, Parks will require that portions of the site be dedicated for public use through a development application.

RECOMMENDATIONS

1. That the City-owned property, Parcel A Plan 38549 identified as "Subject City Property – Parcel A, Plan 38549 Area 18,733±m² (4.6± acres)" on Misc. Plan No. 10662/13, 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

Pursuant to the "Real Estate - Declaration as Surplus and Sale of Property" policy adopted by Council on September 29, 2021, Council approval is required 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.

If the Subject City Property is declared surplus by Council, it is the intention of the Public Service to initially market the City-owned lands to affordable housing providers.

HISTORY/DISCUSSION

The Subject City Property, Parcel A Plan 38549 located adjacent to and east of Cal Gardner Drive, is under the jurisdiction of the Water and Waste Department. It was acquired through expropriation prior to 1972 for the Water and Waste Department and used as a snow dump site until September 1, 2000. Prior to the Eastern Corridor Study, it was anticipated that a rapid transit station would be built on the site.

From September 1, 2000, to March 31, 2022, the Subject City Property was leased to Manitoba Liquor and Lotteries for overflow parking for the Club Regent Casino. The land has been vacant since the expiration of the lease.

On July 15, 2023, the Subject City Property was circulated to allow City departments to confirm civic need and provide comments. The Parks and Open Space Division requested the entire Subject City property be retained for future park use. The Subject City Property is not currently a park, nor is it under the jurisdiction of Public Works, but the site does include pathway connections. It will be a requirement of any future sale that the purchaser subdivide and dedicate portions of the site for pathway connections and future greenspace.

If the property is declared surplus by Council the site will be marketed and sold in accordance with Council policy. Affordable housing will be prioritized amongst all options. The sale of this property will align with the Strategic Priorities Action Plan 2023-2026 Policy 3.4: "Construct more affordable and social housing through partnerships with private sector, not-for-profit, and other governments." Should the site not be sold to an affordable housing provider, the Subject City Property will be marketed to the general public.

The Ward Councillor was informed of the Public Service's intentions and does not support the sale of the Subject City Property.

FINANCIAL IMPACT

Financial Impact Statement

Date: March 8, 2024

Project Name:

Declaration of Surplus Land – Parcel A Plan 38549 (Roll # 0400698310), Adjacent to and east of Cal Gardner Drive

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn Mar. 8, 2024

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services Department (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

The development of the Subject Property will align with OurWinnipeg 2045 policies listed below:

Goal: Good Health and Well-Being
4.4 Affordable and Supportive Housing Options
Enable collaborative partnerships that provide a continuum of existing or new affordable housing, making use of municipal supports such as fiscal, regulatory and measurement tools to ensure those most in need have increased access throughout the resident and building life-cycle.

6.2 Complete Communities Characteristics
The characteristics of complete communities must be identified and defined in Complete Communities, and will include, at minimum, equitable access to: safety and security, affordable housing for all incomes, local employment opportunities, health-supportive amenities, access to nature, social interaction opportunities, sustainable transportation options, and digital communication technology infrastructure to align with this Plan's goals

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

4.4 Support Redevelopment of Former Commercial and Industrial Lands into Active Use

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:

Goal 2: The City actively plans for and partners in affordable housing
“Housing is a cornerstone of healthy communities and of a strong city; it is a basic need and is central to our quality of life.”

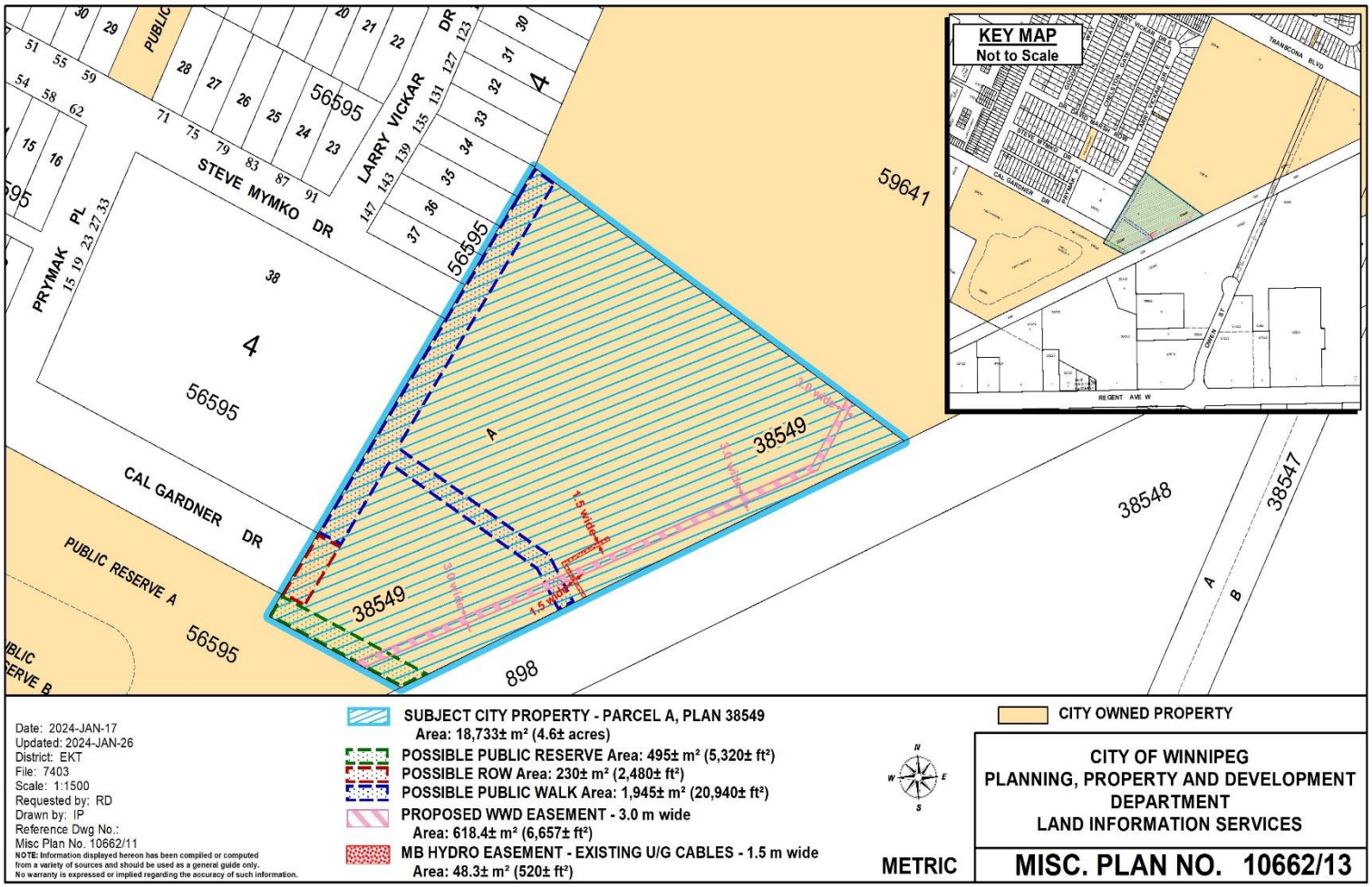
Goal 4: Community well-being supports for those in greatest need are increased
“Life circumstances, including economic and social circumstances, have a direct correlation with physical and mental health.”

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Réjeanne Dorge, Real Estate Officer
Date: March 11, 2024
File No: 7043 (V3)

Attachment: Schedule A – Misc. Plan 10662/13

Schedule A


KEY MAP
Not to Scale
STEVE MYMKO DR
LARRY VICKAR DR
PRYMAK PL
CAL GARDNER DR
PUBLIC RESERVE A
56595
38549
38548
38547
59641
898
A
B
1.5 wide
3.0 wide
Date: 2024-JAN-17
Updated: 2024-JAN-26
District: EKT
File: 7403
Scale: 1:1500
Requested by: RD
Drawn by: IP
Reference Dwg No.:
Misc Plan No. 10662/11
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.
SUBJECT CITY PROPERTY - PARCEL A, PLAN 38549
Area: 18,733± m² (4.6± acres)
POSSIBLE PUBLIC RESERVE Area: 495± m² (5,320± ft²)
POSSIBLE ROW Area: 230± m² (2,480± ft²)
POSSIBLE PUBLIC WALK Area: 1,945± m² (20,940± ft²)
PROPOSED WWD EASEMENT - 3.0 m wide
Area: 618.4± m² (6,657± ft²)
MB HYDRO EASEMENT - EXISTING U/G CABLES - 1.5 m wide
Area: 48.3± m² (520± ft²)
CITY OWNED PROPERTY
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 10662/13