Agenda – Council – May 30, 2024

Report – Standing Policy Committee on Property and Development – May 9, 2024

Item No. 2 Request to Rescind Proposed Sale of City-owned Property at 219 Provencher Boulevard and 212 Dumoulin Street – RFP 982-2019 to Manitoba Possible
(St. Boniface Ward)

STANDING COMMITTEE RECOMMENDATION:

On May 22, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the declaration of surplus for the City-owned property located at 219 and 233 boulevard Provencher and 212 rue Dumoulin, approved by Council on October 24, 2007 and identified as "City-owned Property (Carré Civique de Saint-Boniface)" on Misc. Plan 12063/42 (attached as Schedule A), be rescinded.

2. That the Public Engagement Report, attached as Schedule B, be the basis of decisions made to implement the intent of this report.

3. That the Terms of Reference for the creation of the Carré Civique de Saint-Boniface Board, as set out in Schedule C, be approved.

4. That the proposed Chairperson, Vice-Chairperson and remaining committee members for the Carré Civique de Saint-Boniface Board, attached as Schedule D, be approved.

5. That the Public Service, in consultation with the Carré Civique de Saint-Boniface Board, develop evaluation criteria for a long-term lease of the City-owned Property for approval by the Standing Policy Committee on Property and Development.

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 – May 9, 2024

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 22, 2024, 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 May 9, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- In Recommendation 2, delete the words "received as information." and replace with "the basis of decisions made to implement the intent of this report."

and submitted the matter to the Executive Policy Committee and Council.

The following persons submitted communications in support of the matter:

- Daniel Boucher, Directeur général de la Société de la francophonie manitobaine
- Michael Weretyk, Winnipeg Sketch Club
- Walter Kleinschmit, Secretary, Les Ami.e.s du carré civique de Saint-Boniface
- Michel Chartier, President, Les Ami.e.s du carré civique de Saint-Boniface

COUNCIL DECISION:

On February 22, 2024, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That an extension of time of 90 days be granted for the Winnipeg Public Service to report back on public engagement regarding sale and/or lease options for the future use of 219 Provencher Boulevard and 212 Dumoulin Street.

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 – May 9, 2024

DECISION MAKING HISTORY (continued):

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 13, 2024, 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 February 1, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the following to the Executive Policy Committee and Council:

1. That an extension of time of 90 days be granted for the Winnipeg Public Service to report back on the matter.

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

COUNCIL DECISION:

On July 13, 2023, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the sale approved by the Standing Policy Committee on Property and Development, Heritage and Downtown Development on February 12, 2021, for the City-owned properties located at 219 Provencher Boulevard and 212 Dumoulin Street to Manitoba Possible, identified as "Subject City Property" on Misc. Plan 12063/31 (attached as Schedule A to this report), be rescinded.

2. That the Public Service be directed to undertake public engagement regarding sale and/or lease options for the future use of 219 Provencher Boulevard and 212 Dumoulin Street and report back in 180 days regarding the future use of 219 Provencher Boulevard and 212 Dumoulin Street based on public engagement for sale and/or lease options.

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

ADMINISTRATIVE REPORT

Title: Final Report on the Request to Rescind Proposed Sale of City-owned Property at 219 Provencher Boulevard and 212 Dumoulin Street – RFP 982-2019 to Manitoba Possible

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

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet	H. Borys	N/A	M. Jack

EXECUTIVE SUMMARY

Veuillez noter que la version française de ce rapport est incluse dans l'annexe E. (Please note that a French version of this report is included as Schedule E.)

In 2023, Council directed the Public Service to undertake public engagement on sale and/or lease options for the future use of 219 Provencher and 212 Dumoulin. The two buildings form part of the Carré Civique de Saint-Boniface (Saint-Boniface Civic Square).

A series of stakeholder meetings were conducted in 2023 and 2024. Three community workshops (one in person, two on-line) occurred in 2024. Over 1,000 survey responses were provided to the City.

The majority of participants indicated that 219 Provencher and 212 Dumoulin should remain as City-owned property. Participants also indicated the buildings are (“somewhat” to) “very” important. Respondents preferred the City enter into a long-term lease with a community organization. A summary of the engagement is attached in Schedule B. Potential uses for the buildings ranged from public services to commerce.

The Carré Civique holds significant value to the City and Province. It is recommended that the surplus declaration for the entire City Owned Property identified in Schedule A be rescinded.

As for the future of the site, it is recommended that a community organization operate as the property manager. A property manager will be able to balance financial and community needs while respecting culture and heritage. Oversight of the property manager will be provided by the proposed Carré Civique de Saint-Boniface Board. The Board will include local Councillors, the Société de la Francophone Manitobaine nominees, and a public servant (non-voting). The mandate of the Board will be to provide guidance on land use.

A Request for Proposals will be issued to select a property manager should the recommendations of this report be approved.

RECOMMENDATIONS

1. That the declaration of surplus for the City-owned property located at 219 and 233 boulevard Provencher and 212 rue Dumoulin, approved by Council on October 24, 2007 and identified as “City-owned Property (Carré Civique de Saint-Boniface)” on Misc. Plan 12063/42 (attached as Schedule A), be rescinded.

2. That the Public Engagement Report, attached as Schedule B, be received as information.

3. That the Terms of Reference for the creation of the Carré Civique de Saint-Boniface Board, as set out in Schedule C, be approved.

4. That the proposed Chairperson, Vice-Chairperson and remaining committee members for the Carré Civique de Saint-Boniface Board, attached as Schedule D, be approved.

5. That the Public Service, in consultation with the Carré Civique de Saint-Boniface Board, develop evaluation criteria for a long-term lease of the City-owned Property for approval by the Standing Policy Committee on Property and Development.

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

On July 13, 2023, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the sale approved by the Standing Policy Committee on Property and Development, Heritage and Downtown Development on February 12, 2021, for the City-owned properties located at 219 Provencher Boulevard and 212 Dumoulin Street to Manitoba Possible, identified as “Subject City Property” on Misc. Plan 12063/31 (attached as Schedule A to this report), be rescinded.

2. That the Public Service be directed to undertake public engagement regarding sale and/or lease options for the future use of 219 Provencher Boulevard and 212 Dumoulin Street and report back in 180 days regarding the future use of 219 Provencher Boulevard and 212 Dumoulin Street based on public engagement for sale and/or lease options.

On February 22, 2024, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and granted a 90-day extension of time for the Public Service to report back on public engagement regarding sale and/or lease options for the future use of 219 Provencher Boulevard and 212 Dumoulin Street.

IMPLICATIONS OF THE RECOMMENDATIONS

Rescinding the declaration of surplus ensures that the land and buildings cannot be sold without Council first re-declaring the lands as surplus.

The Public Service will continue to manage the property until such time as an external manager is selected.

There are no financial implications of the recommendations until such time that a business plan is developed by the property manager.

HISTORY/DISCUSSION

The Carré Civique de Saint-Boniface (Saint-Boniface Civic Square) is comprised of 219, 227 and 233 Provencher Boulevard, along with 212 Dumoulin Street. All buildings within the Carré Civique are designated as Historical Building Resources which protects the structures from demolition. Weaving its way through the Carré Civique, is le Jardins des sculptures (sculpture garden) which is a more recent addition to the property and represents/promotes Francophone art and culture.

On October 24, 2007, Council declared the Carré Civique surplus to the City's needs. Marketing of 227 Provencher Boulevard and 212 Dumoulin Street both commenced in 2010.

On October 4, 2011, the Standing Policy Committee on Property and Development approved the sale of 212 Dumoulin Street. The sale of 212 Dumoulin Street could not be concluded with the purchaser and was terminated in 2015.

On December 12, 2012, Council approved the sale of 227 Provencher Boulevard. This building has since been converted into a medical office and is no longer owned by the City.

On November 13, 2019, the Public Service issued RFP 982-2019 to solicit purchase proposals for 219 Provencher Boulevard and 212 Dumoulin Street. The buildings were approved for sale to Manitoba Possible in early 2021 but the purchaser was unable to complete the transaction due in part to complications arising from the COVID pandemic.

On July 13, 2023, Council rescinded the sale to Manitoba Possible and directed the Public Service to undertake public engagement for sale or lease options at 219 Provencher Boulevard and 212 Dumoulin Street.

Public engagement occurred from August 2023 to March 2024. It included five key stakeholder meetings, three community workshops, three stakeholder-led events, a survey with 1,284 responses, and a digital story tool with 41 submissions. All public engagement opportunities were available in French and English and full details can be found in Schedule B.

The overwhelming consensus of participants (French, English, Saint-Boniface residents, non-Saint-Boniface residents) is that 219 Provencher and 212 Dumoulin should remain as City-owned property and that the buildings are (somewhat to) very important. The ownership model preferred by respondents was a long-term lease with a community organization.

The results of the community workshops closely align with the views of the key stakeholders. Having the opportunity to meet with key stakeholders on several occasions, the Public Service was offered greater insight on the importance of the buildings. In addition to a gathering space for Francophones, Carré Civique is a symbolic landmark in Manitoba where art, culture and heritage intersect. It was communicated that the prior attempts to sell the Carré Civique didn't appreciate the importance of the buildings or the impact a sale would have on Manitoba residents.

Entering into a long-term lease with a community organization with oversight from an advisory board as proposed will ensure Francophone involvement in the operation of the buildings. Following the spirit of the engagement, it is recommended that the long-term lease encompass the remaining City-owned portion of the Carré Civique. Full management of the Carré Civique by a community organization will allow the property to be programmed in a cohesive manner.

Although the Public Service is aware of a specific group who is interested in managing the site, issuing a Request for Proposals will allow the Public Service to collaborate with the newly proposed Carré Civique de Saint-Boniface Board. While the proposed Board will not have decision making authority, the Board will provide general guidance regarding the use of the property. The Board would be comprised of local Councillors, the Société de la Francophone Manitobaine nominees, and a public servant (non-voting) and would report to the Standing Policy Committee on Property and Development through the Planning, Property and Development Department. Should the Public Service recommendations be approved, the evaluation criteria for the long-term lease would be reviewed by the Board prior to submission to the Standing Policy Committee on Property and Development. Development of the Request for Proposals evaluation criteria will be informed by discussions and feedback from the key stakeholders.

In order to make the foregoing possible, Council must first rescind the declaration of surplus on 219 and 233 Provencher Boulevard and 212 Dumoulin Street.

Operational and/or capital funding for the Carré Civique is sure to be an item for discussion once the property manager is selected. Until a business plan is developed, it is difficult to speculate the City's level of involvement at this time. The buildings are currently maintained by Municipal Accommodations and expenses charged to the City's commercial rental account.

The Ward Councillor was advised as to the intentions of the Public Service.

FINANCIAL IMPACT

Financial Impact Statement

Date: March 28, 2024

Project Name:

Final Report on the Request to Rescind Proposed Sale of City-owned Property at 219 Provencher Boulevard and 212 Dumoulin Street – RFP 982-2019 to Manitoba Possible

COMMENTS:

There are no financial implications of the recommendations until such time that a business plan is developed by the property manager.

Mike McGinn Mar. 28, 2024
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services (as to legal issues)
- Office of Public Engagement

OURWINNIPEG POLICY ALIGNMENT

Environment Resilience
2.14 Heritage Conservation: Identify, designate and conserve heritage resources and districts, including lands and artifacts significant to Indigenous Peoples, that illustrate the broad range of heritage values, as defined in Complete Communities, while supporting efforts toward carbon-neutrality, energy efficiency, and embodied carbon reduction.

Economic Prosperity
3.8 Culture and Heritage Value: Enhance the economic and cultural value of arts and heritage resources in the community, by promoting awareness, education, viable adaptive re-use, and other effective conservation tools.

City Building
6.43 Heritage Conservation: Conserve cultural, natural, and heritage resources and districts, as defined in Complete Communities, and Indigenous land-based practices to celebrate sense of place through community history, architecture, civic identity and cultural perspectives.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Facilitate Compact, Complete Development and Increase Density
4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the Poverty Reduction Strategy (PRS), as well as the corresponding 2021-2023 Implementation Plan, and it was determined that the Strategy is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Gord Chappell
Date: April 5, 2024
File No: 4904 V5

Attachments:

Schedule A – Misc. Plan 12063/42

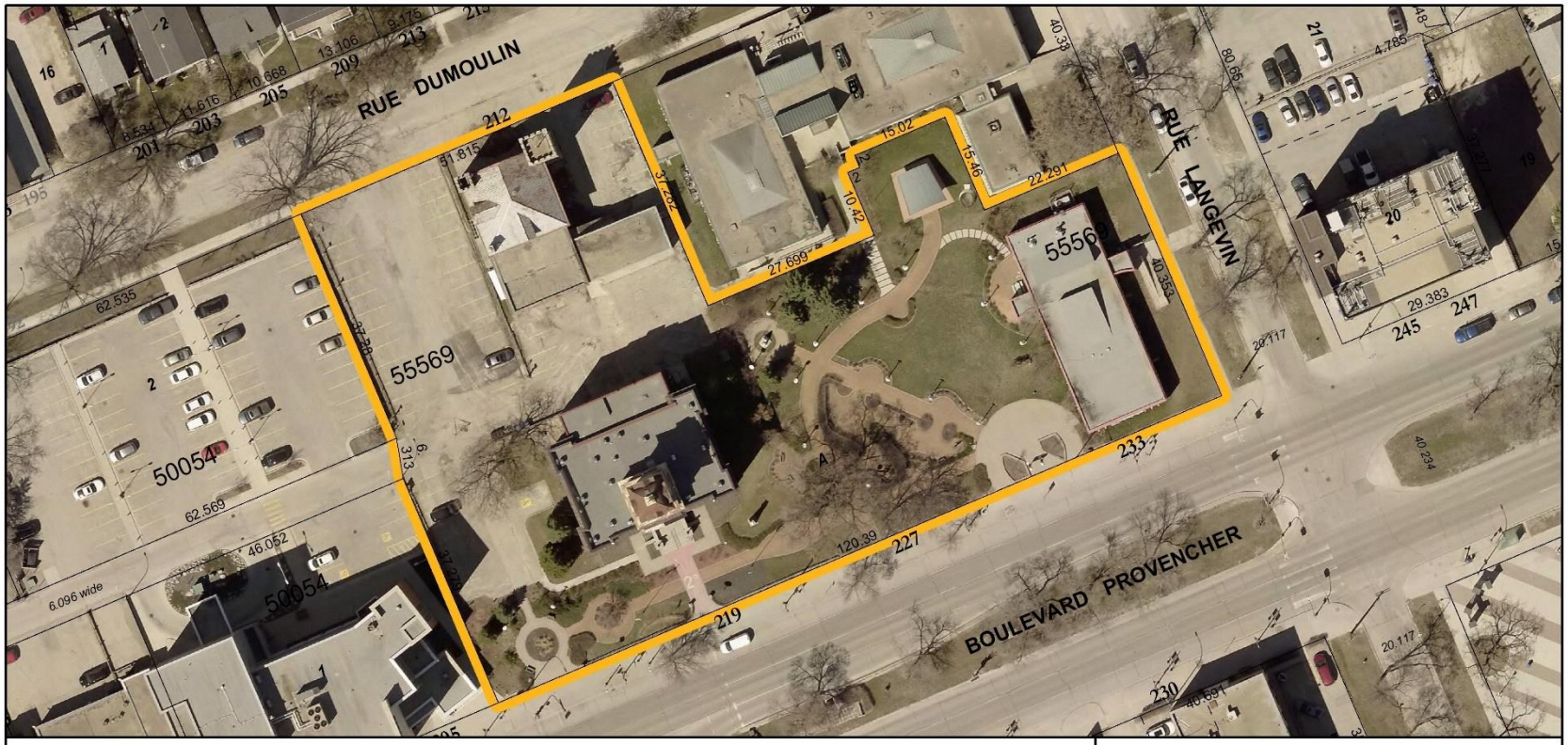
Schedule B – Public Engagement Summary

Schedule C – Proposed Terms of Reference for the Carré Civique de Saint-Boniface Board

Schedule D – Proposed Carré Civique de Saint-Boniface Members

Schedule E – French Translation of the Report

Schedule A



Date: 2024-MAR-20
District: RIEL
File: 4904 & 5099/35
Scale: 1:700
Requested by: GC
Drawn by: IP
Reference Dwg No.: Misc. Plan No. 12063/35

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.

CITY OWNED PROPERTY (CARRÉ CIVIQUE DE SAINT-BONIFACE)

AERIAL (2021) METRIC

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES

MISC. PLAN NO. 12063 / 42

Schedule C

Carré Civique de Saint-Boniface Board

Proposed Terms of Reference

INTERPRETATION

In this document:

“Board” means the Carré Civique de Saint-Boniface Board;

“Carré Civique de Saint-Boniface” means the City-owned property located at 219 Provencher Boulevard, 233 Provencher Boulevard, 212 Dumoulin Street and includes the sculpture garden and parking lots;

“City” means the municipal corporation of The City of Winnipeg, continued under section 8 of The City of Winnipeg Charter, S.M. 2002, c. 39;

“Council” means the council of The City of Winnipeg;

“Designated Committee” means the committee of Council responsible for providing policy advice to Council in respect of planning and land use, which, on the date these terms of reference are enacted, is the Standing Policy Committee on Property and Development;

“Organizational Meeting of Council” means that meeting of Council held in November each year as set out by Procedure By-law No. 50/2007;

“Property Department” means the City department having jurisdiction over the leasing of City property to external parties, which, on the date these terms of reference are enacted, is the Real Estate Branch of the Planning, Property and Development Department;

“Property Manager” means the party responsible for the management and leasing of the Carré Civique de Saint-Boniface and could be the City department having jurisdiction over leasing/management or an external third party;

“Société de la francophone manitobaine” means organization that serves as the official spokesperson for the Francophone community in Manitoba.

“Ward Councillor” means the elected official that represents one of the electoral wards within the City of Winnipeg within which the City-owned property is located;

AUTHORITY
The Board shall serve in an advisory capacity to the City with respect to the use of Carré Civique de Saint-Boniface, providing reports through the City’s Property Department, as necessary, to the Designated Committee.

FUNCTION
The Board’s Function is to:

- Provide guidance on the use of Carré Civique de Saint-Boniface to the City's Property Department; and

- Monitor site activities, programing, leasing/licensing, and land use of Carré Civique de Saint-Boniface.

RESPONSIBILITIES
The Board is responsible to:

- Provide guidance to the City's Property Department, in an advisory capacity, on whether the management or any proposed use of the of Carré Civique de Saint-Boniface aligns with the intended use of the property as determined by Council;

- Request property updates from the Property Manager as necessary; and

CHAIRPERSON
The Board will be led by a Chairperson and Vice-Chairperson, both to be appointed by Council.

The role of the Chairperson is to:

- approve agenda items for meetings;

- call meetings to order;

- maintain order; and

- state all motions, to put them to a vote and announce the results of voting.

The role of the Vice-Chairperson is to act as the Chairperson when the Chairperson is absent or unavailable.

COMMITTEE COMPOSITION
The Board shall not exceed 5 members and will be comprised of:

- the Saint-Boniface Ward Councillor;

- one of the remaining Riel Community Ward Councillors;

- two representatives nominated by Société de la francophone manitobaine; and

- one non-voting representative from the Winnipeg Public Service.

Three Board members (with voting rights) are required for quorum.

APPOINTMENTS
Subsequent to the initial Board appointments, future Board appointments will be determined via administrative report to the Designated Committee.

MEMBERSHIP CHANGES — RESIGNATIONS, REPLACEMENTS, VACANCIES
Members may resign at any time by giving written notice to the Chair of the Board and the City Clerk's Department.

Recommendations from the Board to fill mid-term vacancies shall be submitted to Council through the Standing Policy Committee on Property Development for appointment for the remaining portion of any term of office.

VOTING
Voting is by majority rule.
A tie vote means that a motion or decision is defeated.

A member who may be in a conflict of interest situation is required to declare the conflict and refrain from voting and participating in the discussion with respect to that particular issue.

Schedule D

Proposed Carré Civique de Saint-Boniface Board Members

Chairperson	SFM (TBD)
Vice-Chairperson	Matt Allard
Board Member (Non-City)	SFM (TBD)
Board Member (City)	Markus Chambers
Non-Voting Member (City)	Marc Pittet