Agenda – Executive Policy Committee – November 13, 2024

Report – Standing Policy Committee on Property and Development – November 8, 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 Rescind Declaration of Surplus for Old Exhibition Arena (80 Sinclair Street) and St. Boniface East Community Centre (1051 Brussels Avenue) (Mynarski and St. Boniface Wards)

STANDING COMMITTEE RECOMMENDATION:

On November 8, 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 declaration of surplus for the City-owned property located at 1051 Brussels Avenue, approved by Council on April 30, 2003, and identified as "St. Boniface East Community Centre Site 6492 SQ.M.+/-" on Misc. Plan 10966 (attached as Schedule A to this report), be rescinded.

2. That the declaration of surplus for the City-owned property located at 80 Sinclair Street, approved by Council on February 27, 2013, and identified as "Subject City Property" on Misc. Plan 11955/10 (attached as Schedule B to this report), be rescinded.

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 – November 13, 2024

Report – Standing Policy Committee on Property and Development – November 8, 2024

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 8, 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: Rescind Declaration of Surplus for Old Exhibition Arena (80 Sinclair Street) and St. Boniface East Community Centre (1051 Brussels Avenue)

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

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet	J. Veitch (Acting)	T. Graham	S. Armbruster, Interim CAO

EXECUTIVE SUMMARY

In 2003, Council declared the St. Boniface East Community Centre surplus to the City's needs, signaling an intent to sell the property. The Public Service has determined that the property would be difficult to develop based on planning and servicing constraints. In recognition of Council's commitment to add 1,000 acres of parkland, the property could be utilized for reforestation or naturalization.

In 2013, Council declared Old Exhibition Arena surplus to the City's needs, signaling an intent to sell the property. Council has since approved an investment in the Arena as part of the North District Police Station construction project. The Arena is intended to be occupied by Community Services and its tenants/partners.

The Public Service recommends that the declaration of surplus for Old Exhibition Arena and the St. Boniface East Community Centre be rescinded.

RECOMMENDATIONS

1. That the declaration of surplus for the City-owned property located at 1051 Brussels Avenue, approved by Council on April 30, 2003, and identified as "St. Boniface East Community Centre Site 6492 SQ.M.+/-" on Misc. Plan 10966 (attached as Schedule A to this report), be rescinded.

2. That the declaration of surplus for the City-owned property located at 80 Sinclair Street, approved by Council on February 27, 2013, and identified as "Subject City Property" on Misc. Plan 11955/10 (attached as Schedule B to this report), be rescinded.

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

Council approval is required to rescind a decision that previously declared land surplus to the needs of the City.

IMPLICATIONS OF THE RECOMMENDATIONS

The net proceeds of recreational buildings are to be reinvested into the development of other recreational amenities. Rescinding the declaration of surplus will result in no sale proceeds being realized for Old Exhibition Arena.

The net proceeds of parkland are to be credited to the Land Dedication Reserve Fund. Rescinding the declaration of surplus will result in no sale proceeds being realized for the St. Boniface East Community Centre Land.

HISTORY/DISCUSSION

St. Boniface East Community Centre (1051 Brussels Avenue)

On April 30, 2003, Council declared the St. Boniface East Community Centre lands identified on Misc. Plan 10966 as surplus to the City's needs. The property was declared surplus because the recreational needs of the community were met by the Archwood Community Centre and there was not an adequate level of recreational demand in the immediate area.

At the time of declaration, the Public Service identified the inconsistency between existing land uses and the present land designation/zoning at the time. It was recommended that the St. Boniface East Community Centre lands not be disposed of until a larger redevelopment plan for the area was proposed.

The City land continues to be a difficult property to develop based on its land use designation (Mature Community) without a buffer from heavy industrial uses. Redevelopment of the site would require significant services and coordination with numerous land owners.

If the land is retained, it could be used for park purposes such as reforestation and/or naturalization.

Based on the foregoing, it is recommended that the declaration of surplus for the St. Boniface East Community Centre lands be rescinded.

Old Exhibition Arena (80 Sinclair Street)

On February 27, 2013, Council declared the Old Exhibition Arena as surplus to the needs of the City. The Arena was not to be marketed until the newly developed Seven Oaks Arena was ready for occupancy and a disposition strategy for Old Exhibition Arena was created.

In preparing to market the property, it was discovered that a condition exists from the City's original purchase agreement that limits the City's ability to sell the land. While the Public Service

was considering how to address the sale condition, discussions regarding a new North District Police Station on the Old Exhibition Lands commenced.

On November 18, 2020, Council approved the construction of the North District Police Station at the Old Exhibition Grounds. The proposal considered an investment to the Old Exhibition Arena and surrounding land in the amount of $5,900,000. Council later approved the recreation investment to a total of $14,100,000 through the Recreation and Library Facilities Investment Strategy.

Considering Council's investment into the Old Exhibition Arena and the City's potential inability to sell the land, it is recommended that the declaration of surplus be rescinded.

FINANCIAL IMPACT

Financial Impact Statement

Date: September 18, 2024

Project Name:

Rescind Declaration of Surplus for Old Exhibition Arena (80 Sinclair Street) and St. Boniface East Community Centre (1051 Brussels Avenue)

COMMENTS:

There are no direct financial implications associated with this report.

Mike McGinn Sep. 18, 2024

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Public Works – Parks and Open Spaces Division
- Community Services

OURWINNIPEG POLICY ALIGNMENT

This report aligns with OurWinnipeg 2045 and states the following:

2.19 Leverage Green Infrastructure
Value, protect and integrate green infrastructure solutions within the urban environment, to achieve highest and best use for biodiversity and ecosystem integrity, mitigate servicing capacity constraints, and accommodate only park, recreation, open space, or City operations related uses in City-owned land used as parks or under parks jurisdiction.

3.16 Optimize Facility Access
Maximize the use of existing municipal assets to promote recreation, community development, and social interaction, while optimizing equitable access, infrastructure reinvestments, service delivery methods and resource management.

4.11 Equitable Service Access
Prioritize equitable access to recreation and parks systems, services, and infrastructure, in order to: enable active living; connect people and nature; create supportive environments; build community capacity; and achieve desired health outcomes, with a focus on children and youth.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

This report aligns with the following goals of the Winnipeg Climate Action Plan

5.1 Increase Energy Performance of Existing Buildings
7.2 Increase and Preserve Tree Canopy

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 6
All City Services are Equitable, Inclusive and Accessible

10-year Objectives:

A. Residents have equitable access to City services, in particular demographic groups who experience marginalization.
B. Community development models and collaborative approaches are enhanced or initiated for service planning & delivery in areas of higher poverty.
C. Use of City's tools and resources are maximized to reduce systemic inequities.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Gord Chappell, Real Estate Administrator
Date: September 18, 2024

Attachments:

Schedule A – Misc. Plan 10966
Schedule B – Misc. Plan 11955/10

Schedule A


SINCLAIR ST
DUFFERIN AVE
JARVIS AVE
SUBJECT CITY PROPERTY
Area: 5861.5± m² (1.46± acres)
METRIC
Date: 2015-DEC-16
District: LSWK
File: 307(8)
Scale: 1:1500
Requested by: JP
Drawn by: IP
Reference Dwg No.: N/A
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.
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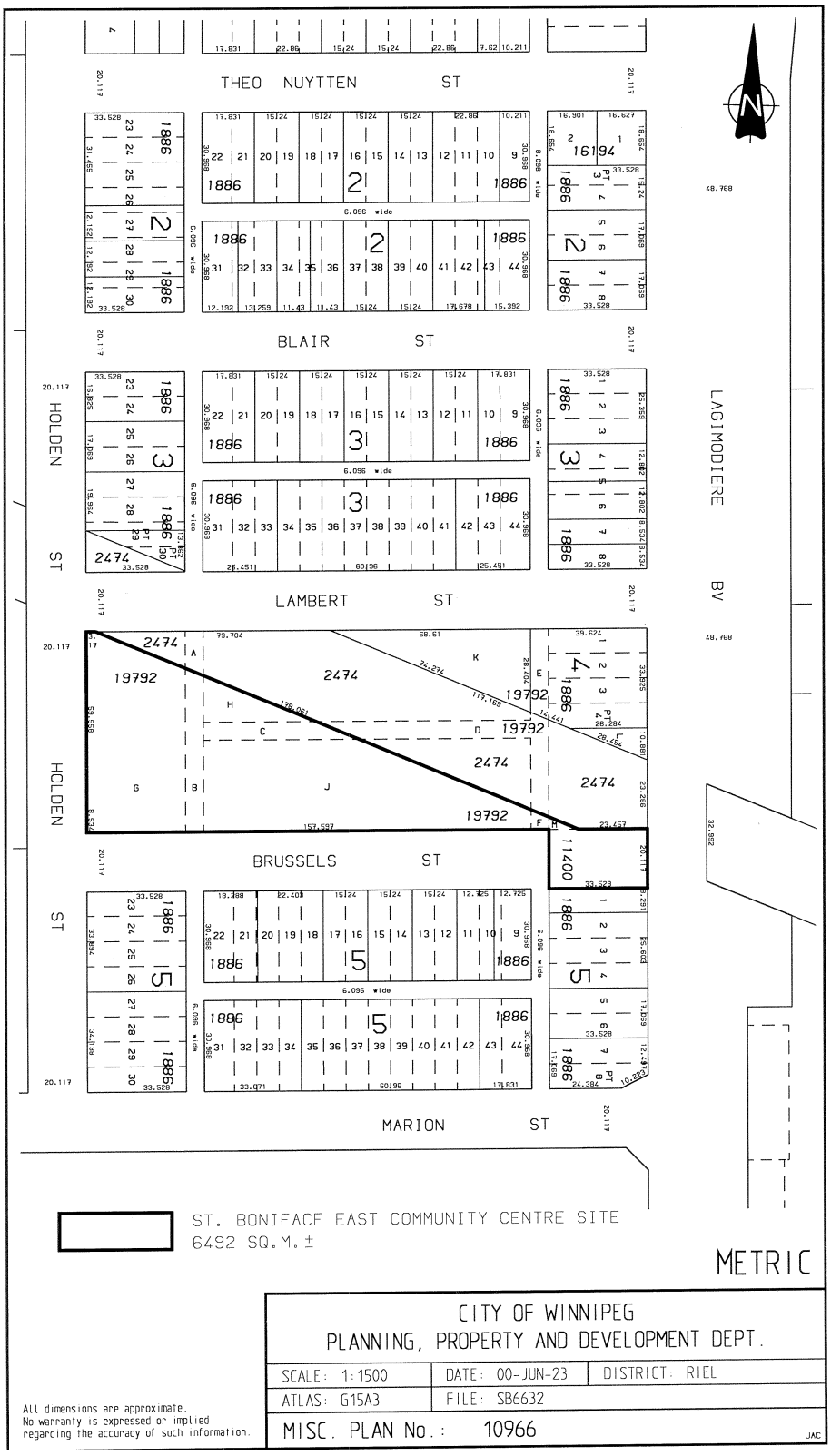
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION, GEOMATICS AND MAPPING SERVICES
MISC. PLAN NO. 11955/10

Schedule B


THEO NUYTTEN ST
BLAIR ST
LAMBERT ST
BRUSSELS ST
MARION ST
HOLDEN ST
LAGIMODIERE BV
ST. BONIFACE EAST COMMUNITY CENTRE SITE
6492 SQ.M.±
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
SCALE: 1:1500
DATE: 00-JUN-23
DISTRICT: RIEL
ATLAS: G15A3
FILE: SB6632
MISC. PLAN No.: 10966
JAC
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.