Agenda - Executive Policy Committee - July 20, 2005

Report - Standing Policy Committee on Property and Development - July 5, 2005

Item No. 29 The City's Acceptance of an Ecological Gift of Natural Lands along the LaSalle River
File G-7

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2005, the Standing Policy Committee on Property and Development concurred in the administrative recommendation and submits the following to Council:

1. That the City accept a donation of natural land at 15, 25 and 35 Minerva Avenue, identified as "Trans Canada Pipeline Ltd." on Misc. Plan No. 12239 for the purpose of parks and open space from Trans Canada Pipelines Ltd. under the Federal Ecological Gift Program, subject to terms and conditions satisfactory to the Director of Planning, Property and Development and the City Solicitor/Manager of Legal Services.

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 - July 20, 2005

Report - Standing Policy Committee on Property and Development - July 5, 2005

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2005, the Standing Policy Committee on Property and Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

Re: **The City's Acceptance of an Ecological Gift of Natural Lands along the LaSalle River**

For submission to: **Standing Policy Committee on Property and Development**

Original report signed by: **Director of Planning, Property and Development**

Report date: June 21, 2005

Recommendation(s):

That the City accept a donation of natural land at 15, 25 and 35 Minerva Avenue, identified as "Trans Canada Pipeline Ltd" in Misc. Plan No. 12239, for the purpose of parks and open space from Trans Canada Pipelines Ltd. under the Federal Ecological Gift Program, subject to terms and conditions satisfactory to the Director of the Planning, Property and Development Department and the City Solicitor.

REPORT SUMMARY

Key Issues:

- Trans-Canada Pipelines Ltd. has agreed to offer an ecological gift of three parcels of land, appraised at $230,000, along the southeast bank of the LaSalle River under the Federal Ecological Gifts Program (a type of charitable donation).

- The acquisition of the Subject Property through the Ecological Gifts Program represents the first example of a novel technique that allows the acquisition and protection of ecologically significant land at small cost to the City.

- The Parks and Open Space Division of the Public Works Department would manage these parcels according to Ecological Gift Program guidelines to protect their ecological integrity. These natural lands, which would be taken into the park natural areas inventory and managed within the existing current budget, will help to provide a land link along the LaSalle River to LaBarriere Park.

- Funding to cover the WLTO charges, realty tax adjustments and Finance and Administration charges in the amount of $4,500 has been identified in the Parks and Open Space, Public Works Department operating budget.

Implications of the Recommendation(s):

General implications:

X	**None**
	For the organization overall and/or for other departments
	For the community and/or organizations external to the City of Winnipeg
	Involves a multi-year contract

Comment(s):

-

Policy implications:

X	**No**
	Yes

Comment(s):

-

Environmental implications:

	No
X	**Yes**

Comment(s):

- Plan Winnipeg 5C-04 directs the City to protect environmentally sensitive lands.

Human resources implications:

X	**No**
	Yes

Comment(s):

-

Financial implications:

X	**Within approved current and/or capital budget**
	Current and/or capital budget adjustment required

Comment(s):

-

REASON FOR THE REPORT:

The Planning, Property and Development Department has an offer of a donation of land to be used for parks and open space purposes. Council's approval is required for land acquisitions when a previously approved Council land acquisition program does not exist.

HISTORY:

On February 6, 2004 Trans Canada Pipelines Ltd. expressed an interest in donating several parcels of riverbank land on the LaSalle River to the City of Winnipeg. The City Naturalist assessed the land and recommended that it was ecologically significant and therefore qualified as an ecological gift.

DISCUSSION:

In the course of crossing the LaSalle River with a natural gas pipeline, Trans-Canada Pipelines Ltd. gained possession of three parcels of property, identified as "Trans Canada Pipeline Ltd." in Misc. Plan No. 12239, adjacent to and south of the crossing site. With the adjacent pipeline complete, these properties are no longer suited for residential development. Any houses or other buildings have been removed from these properties. These three parcels of land comprise a total of 18.82 acres.

The Ecological Gifts Program was first introduced in the late 90's as a type of charitable gift program, which was designed to preserve and protect ecologically sensitive lands in Canada. Donors receive federal tax credit benefits, which can carry over up to five years. Qualified recipients include a municipality such as the City of Winnipeg. The Canada Revenue Agency is responsible for implementing this program under the Income Tax Act.

For land to be gifted through the Federal Ecological Gift Program it must meet criteria to be considered ecologically sensitive. The property in question was assessed by the City of Winnipeg, Naturalist Services Branch in August 2004. It was found to have an intact river bottom forest with a species composition reflecting the natural heritage of this region. Through the site assessment and consultation with the Canadian Wildlife Service the site has been determined to meet Ecological Gift Program criteria.

The Parks and Open Space Division of the Public Works Department protects and manages ecologically sensitive natural lands within the City of Winnipeg. The City Naturalist has had consultations with Trans-Canada Pipelines Ltd. and agreement was been reached that Trans-Canada Pipelines Ltd. will seek to turn the property over to the City of Winnipeg through the Federal Ecological Gifts Program.

Dennis T. Browaty & Associates Ltd. conducted an appraisal of the properties in August 2004. The values of the parcels were appraised at $75,000 for 15 Minerva Ave., $80,000 for 25 Minerva Ave. and $75,000 for 35 Minerva Ave.

Acquisition of this site will help connect city property along the east bank of the LaSalle River. The Camp Amisk section of LaBarriere Park lies adjacent to the south and additional city riverbank property is located to the north.

Ecological Gift Program guidelines for acquiring and maintaining the integrity of the property will need to be followed. However, maintenance of the property under these guidelines is not a departure from the way natural areas on Parks land are currently managed.

In conclusion, this is an opportunity to acquire a river bottom forest natural area along the LaSalle River for park expansion and protection of our ecologically significant natural lands at small cost to the City.

Financial Impact Statement

Date: June 17, 2005

Project Name:

The City's Acceptance of an Ecological Gift of Natural Lands along the LaSalle River

First Year of Program 2005

	2005	2006	2007	2008	2009
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
External	-	-	-	-	-
Grants (Identify)	-	-	-	-	-
Reserves, Equity, Surplus, Other	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 4,500	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 4,500	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	4,500	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

The estimated funding requirements of $4,500 to cover the WLTO charges, realty tax adjustments and Finance and Administration charges has been identified in the Parks and Open Space, Public Works Department operating budget.

"Original signed by"
Mike McGinn, CA
Manager of Finance

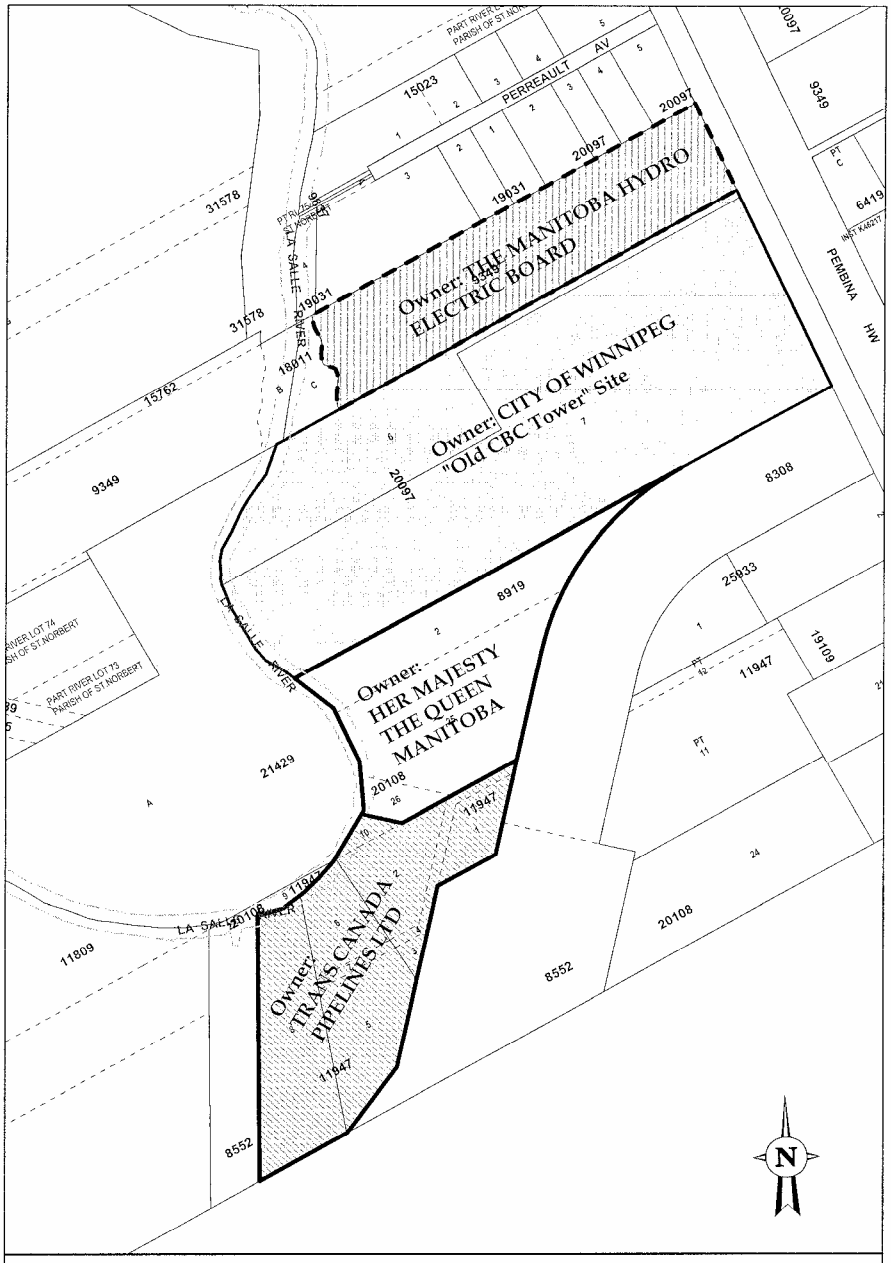
IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

Public Works Department, Parks and Open Space Division

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Planning and Land Use
Prepared by: Kevin Nixon, Parks Strategic Planner
PPD File #: 6971

Document name: 0:\Reports Directive\Planning and Land Use\Parks, Riverbanks and Community Initiatives\Kevin Nixon\First Ecological Gift.doc



Owner: Manitoba Hydro Electric Board
Area: ±6.656 Hectares (±16.447 Acres)

Owner: Her Majesty the Queen Manitoba
Area: ±6.549 Hectares (±16.183 Acres)

Subject City Property
(Old CBC Tower Site)
Area: ±20.690 Hectares (±51.127 Acres)

Owner: Trans Canada Pipelines Ltd
Area: ±7.817 Hectares (±19.316 Acres)

Date: 2004-MAY-07
District: RIEL
File: Not Available
Scale: 1:6000

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 OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 12239