REPORT OF THE STANDING POLICY COMMITTEE

ON PROPERTY AND DEVELOPMENT

DATED JUNE 15, 1999

On motion of Councillor Steek, the Report of the Standing Policy Committee on Property and Development, dated June 15, 1999, was considered.

Moved by Councillor Steek,
That the Consent Agenda, Clause 1, be adopted.

Carried.

Proposed Leave and License Agreement for the Use of the Mill Street right-of-way - Riverside Park Management Ltd. - City Centre Community
File FI-2.2(32) (Vol. 6)

903 - 1. The Standing Policy Committee on Property and Development was advised that by letter dated May 17, 1999, Riverside Park Management Ltd. submitted a proposal to use the Mill Street right-of-way in conjunction with the CanWest Global Park.

On June 3, 1999, the Standing Policy Committee on Property and Development requested the Administration to negotiate a Leave and License Agreement on land located on the Mill Street right-of-way, in order to provide access to CanWest Global Park, and report back to the Special Meeting on June 15, 1999.

The proposal submitted by Riverside Park Management Ltd. involves a request for a leave and license agreement for $1.00 (with no taxes payable) over the entire Mill Street right-of-way south of Lombard Avenue. The request is based on the need to incorporate the use of the lands with other City-owned lands situated north of the CanWest Global Baseball Stadium, as outlined on Misc. Plan No. 10657.

This area is required to address Stadium Operations and design and landscape issues as follows:

1. To address site safety and security issues, a fenced access/staging area for support service/ delivery vehicles between Lombard Avenue and the Stadium is required so as to separate out general pedestrian/vehicle traffic from large service and delivery vehicles. By controlling access to the right-of-way area via the installation of a fence and gate along the south limit of the Lombard Avenue right-of-way, the access to the area may be controlled.

2. To coordinate the design and landscaping of the adjacent stadium lands with the entire area between the Stadium lands and Mill Street and north to Lombard Avenue.

The following are the particulars of the Mill Street right-of-way and the proposed terms of the Leave and License Agreement:

Purpose:	Stadium Operations and Landscaping
Owner:	The City of Winnipeg
Legal Description:	All that area outlined as “subject property” on Misc. Plan No. 10657
Term:	Annual
Cancellation:	30 days
Rental:	$1.00 including realty taxes
Size:	± 1,365.6 square metres (14,700 square feet)
Terms:	In addition to the City’s standard terms of leave and license the tenant would be required to accept the following special term: “To provide access to the Canadian National Railway for the inspection and repair of the existing Overhead Railway Track Structure.”

Report of the Standing Policy Committee on Property and Development dated June 15, 1999

The Mill Street right-of-way is located between the CanWest Global Stadium and Lombard Avenue, as outlined on Misc. Plan No. 10657. The right-of-way appears to be improved with full municipal services including a concrete street and boulevards.

The Public Works Department reviewed the request and provided the following comments with respect to vehicular traffic and rail line operations access via the Mill Street right-of-way. The Mill Street right-of-way provides legal access to two separate lanes to the west and to Lombard Avenue to the north. Lane No. 2 is physically improved and provides access to two separate vehicle parking areas located north and south of same with an access to Westbrook Street and a secondary access to Mill Street as outlined on Misc. Plan No. 10657. Lane No. 1 is not physically improved, however, it provides secondary access to Westbrook Street and Mill Street for the parking lot located north of the lane. This parking lot currently has access to Lombard Street. In addition, it was noted that the Mill Street right-of-way does provide access to the CNR Overhead Track Structure which is constructed above a portion of the right of way.

The Public Works Department advised that it does not have an objection to the granting of a leave and license agreement over the entire Mill Street right-of-way, however, it advises that the agreement must protect any existing underground services, and access to the CNR Overhead Track Structure by the Canadian National Railway which is constructed over a portion of the Mill Street right-of-way.

As well, the Property and Development Services Department recommended that if a leave and license agreement is to be granted that Riverside Park Management Ltd. first obtain the agreement of the adjacent land owners with respect to access over the Mill Street right-of-way as may be required.

In addition to determining the potential for using the right-of-way, the Property and Development Services Department also examined the costs associated with the leave and license agreement. For discussion purposes, the estimated cost of the agreement would range between $7,000.00 to $14,000.00 per year assuming a 50 % discount of value plus realty taxes of $7,000.00 per year. As such, the annual cost of the agreement is estimated at $14,000.00 to $21,000.00 per year.

As an alternative, Riverside Park Management Ltd. might consider the initiation of a street closing application of the public right-of-way, and if successful, to subsequently add the subject lands to the existing Riverside Park Management Ltd. Stadium Lease Agreement under the same terms and conditions. This alternative would provide certainty of land use (25 years) and be in accordance with the financial terms under which the stadium lands were made available to the Riverside Park Management Ltd. As well, this alternative would provide an opportunity for adjacent owners to participate in a public process regarding the closure of the Mill Street right-of-way.

Council approval of the terms and conditions of a leave and license agreement is required.

The Standing Policy Committee on Property and Development recommends:

I. That a Leave and License Agreement be entered into with Riverside Park Management Ltd. for the “subject property” as outlined on Misc. Plan No. 10657, in accordance with the terms as outlined, with the rental to be $1.00 including realty taxes, and with standard terms and conditions of a leave and license agreement, subject to Riverside Park Management Ltd. providing written confirmation that the adjacent property owners are agreeable to this proposed leave and license, and until such time as Council determines if the “subject property” should be added to the existing Riverside Park Management Ltd. Stadium Lease Agreement.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

In amendment,

The Executive Policy Committee concurs in part with the recommendation of the Standing Policy Committee on Property and Development with an amendment that the Licensee be required to pay a rental fee of $1.00 plus realty taxes.

Adopted by consent.

REPORT OF THE STANDING POLICY COMMITTEE

ON PROPERTY AND DEVELOPMENT

DATED SEPTEMBER 28, 1999

On motion of Councillor Steek, the Report of the Standing Policy Committee on Property and Development, dated September 28, 1999, was considered clause by clause.

Moved by Councillor Steek,

That the Consent Agenda, Clauses 1,2,4 and 5, be adopted.

Carried.

Proposed Land Exchange and Declaration of Parks Property as Surplus - land adjacent to 154 Seine Street - Riel Community File FI-2.4(35) (Vol. 7)

904 - 1. The Standing Policy Committee on Property and Development has been advised that the owner of 154 Seine Street has approached the Property and Development Services Department proposing the exchange of the rear portion of 154 Seine Street for the adjacent City-owned frontage, as outlined on Plan No. 01/27/99.

The subject property is located in the Norwood East neighbourhood. The Norwood East neighbourhood is currently in a surplus situation with regards to open space. The total population in the Norwood East Neighbourhood is approximately 4,580 (1996). In accordance with the Open Space Standard of 3.86 acres per 1,000 people, the neighbourhood should have 17.7 acres of open space for neighbourhood parks and recreation purposes. Currently the neighbourhood includes 30.1 acres of open space. This represents an open space inventory 12.4 acres more than the minimum standard. Furthermore, the open space is evenly distributed throughout the neighbourhood. Therefore it is the view of the Administration that the property fronting on Seine Street can be recommended as surplus property. This would allow for further new residential development in the neighbour-hood. The applicant would be required to rezone the subject property as residential.

The acquisition of the rear portion of 154 Seine Street would result in significant benefits to the City. It would provide another valuable and usable piece of riverbank property that would allow for future public access. A large part of the property is within the flood fringe. Public ownership of the floodplain is preferred. The riverbank at this location has been reported to contain high quality vegetation. There are significant riverbank erosion problems in this area and this acquisition could allow for some innovative stabilization options. The cash differential could be used for other worthwhile land acquisitions or development projects within the Riel Community.

The proposed land exchange will result in an amount payable to the City, which will be credited to the Riel Community Committee Land Dedication Reserve Fund. This amount has yet to be negotiated and as a result a full financial implication report is not possible at this time.

On July 13, 1999, the Riel Community Committee considered and concurred in the recommendations contained in the report dated June 29, 1999, from the Manager of Planning and Land Use, Property and Development Services Department, as set out below.

On September 28, 1999, the Standing Policy Committee on Property and Development considered and concurred in the recommendations of the Riel Community Committee as set out below, with the following amendment, namely, the Property and Development Services Department report back to the Standing Policy Committee on the negotiations for the land exchange.

Pursuant to Section 156(2) of The City of Winnipeg Act, all sales of property designated or acquired for park purposes requires approval of at least two-thirds majority of the Members of Council.

The Standing Policy Committee on Property and Development recommends:

I. That the parks property adjacent to 154 Seine Street, identified as “City Land Proposed for Exchange” on Plan No. 01/27/99, be declared surplus to parks and recreation needs.

Report of the Standing Policy Committee on Property and Development dated September 28, 1999

II. That the Property and Development Services Department be authorized to negotiate the exchange of the rear portion of 154 Seine Street, plus a payment to the City representing the value differential, for the adjacent City frontage as outlined on Plan No. 01/27/99, and report back to the Standing Policy Committee on Property and Development. The amount of the value differential is to be credited to the Riel Community Land Dedication Reserve Fund.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Adopted by consent.

Proposed Sale and Declaration of Parks Property as Surplus - portion of Lindsay Wilson Park situated north of Boisselle Bay - Riel Community
File FI-2.4(35) (Vol. 7)

905 - 2. The Standing Policy Committee on Property and Development has been advised that the property owners of 54 to 74 Boisselle Bay have approached the City to acquire lands.

During the preparation of working drawings for the development of Lindsay Wilson Park it was determined that some of the residences on Boisselle Bay were encroaching along the western edge of the Park as outlined on the Location Plan dated June 29, 1999. Meetings were held with the affected residents through 1997 and 1998 to resolve these issues.

It was decided that the encroachments at 26 to 54 Boisselle Bay would best be resolved by selling the land, as outlined on Plan No. 3-98A, to the respective residents. As a result, on March 25, 1998, Council declared the land adjacent to 26 to 54 Boisselle Bay surplus to parks and recreation requirements.

The option of a lease or sale of a portion of public reserve was also offered to the residents at 58 to 74 Boisselle Bay. At the time only two of the five owners expressed an interest in this scenario. The sale or lease of public reserve to only two of the five would have created irregular jogs in the property boundary that would result in maintenance and safety concerns. For this reason none of the public reserve adjacent to 58 to 74 Boisselle Bay was declared surplus.

Recently all six of the owners of 54 to 74 Boisselle Bay have decided that they are interested in the original proposal and would like now to purchase or lease the subject property.

On July 13, 1999, the Riel Community Committee considered and concurred in the recommendations contained in report dated June 29, 1999, from the Manager of Planning and Land Use, Property and Development Services Department, as set out below.

Pursuant to Section 156(2) of The City of Winnipeg Act, all sales of property designated or acquired for park purposes requires approval of at least two-thirds majority of the Members of Council.

The Standing Policy Committee on Property and Development concurred in the recommendations of the Riel Community Committee and recommends:

I. That the subject property adjacent to 54 to 74 Boisselle Bay, outlined on the Location Plan dated April 1999, be declared surplus to parks and recreation purposes.

II. That subject to the land being declared surplus, the Director of Property and Development Services be requested to initiate negotiations with the property owners of 54 to 74 Boisselle Bay to finalize a sale or lease of the subject property, as outlined on the Location Plan dated April 1999.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Adopted by consent.

Report of the Standing Policy Committee on Property and Development dated September 28, 1999

Proposed Amendments to the By-law to regulate issuance of Demolition Permits and the Winnipeg Building By-law
File EB-1.5 (Vol. 17)

906 - ***Note: Clause 3 has been laid over by the Executive Policy Committee.***

Laid over by the Executive Policy Committee

Proposed Rezoning - land located at 2245 Brookside Boulevard, southeast corner of Brookside Boulevard and Jefferson Avenue - Lord Selkirk-West Kildonan Community
File DAZ 220/99 [c/r DAV 582/99D]

907 - 4. The Standing Policy Committee on Property and Development has been advised that an application has been received from 3906559 Manitoba Limited (Maple Leaf Construction Ltd. c/o Blake Fitzpatrick), 777 Erin Street, Winnipeg, to amend Zoning By-Law No. 6400/94 by rezoning the land from an "C3-1" Commercial District to an "M3" Industrial District to allow for the construction of an asphalt manufacturing facility.

Present site description: The subject land is located at the southeast corner of Jefferson Avenue and Brookside Boulevard in an Industrial Policy Area under Plan Winnipeg. The site has 201 metres (660 feet) of frontage along Brookside and 378 metres (1,240 feet) of depth for a total overall area of 18.7 acres.

Existing Land Use and Zoning: It is currently zoned "C3-1" Highway Commercial but is vacant and undeveloped.

Surrounding Land Use and Zoning: To the north is "A" Agricultural land, largely unoccupied and designated "Rural" under Plan Winnipeg. To the west of the site is a mix of Agricultural and developed Highway Commercial land in the R.M. of Rosser. To the immediate east and south of the site is land that is to become part of the Inksbrook Industrial Park.

All land as far east as King Edward Street and as far south as Inkster Boulevard is designated "Industrial" land - most of it as yet undeveloped.

The applicant, Maple Leaf Construction Ltd., proposes to develop an asphalt batching plant at the subject location to replace their existing operation in St. James. The site has direct access to Brookside Boulevard but it has no municipal services at this point in time. Servicing of this site is to come from the Inskbrook development to the south as the ongoing industrial subdivision evolves. The time frame for the subject industrial development is undetermined but is likely to be imminent. The applicant wants to relocate the operation hopefully as soon as fall of this year simultaneous with the current site being phased out. They would therefore like to develop the Brookside Boulevard site prior to services being in place on the understanding that they will contribute to the installation of services in the future. Due to time constraints and the length of time inherent in obtaining the rezoning of the subject parcel of lands, the applicants have also made application for a use variance which, if approved, will permit them to establish their operation in three to four weeks. The Administration recommended that the subject use variance be approved for a maximum two years which will allow the subject rezoning ample time to be processed and a by-law to be enacted.

As outlined in the previous section, the applicants propose to rezone the subject 18.7 acre property at the southeast corner of Brookside Boulevard and Jefferson Avenue in order to facilitate the establishment of an asphalt manufacturing plant. If successful, the applicants will relocate their current operation in St. James to the subject location - sometime later this year. The site is currently zoned "C3-1" Highway Commercial which does not permit any heavy industrial - particularly asphalt manufacturing operations. Therefore a rezoning to "M3" Industrial is required to accommodate the proposed use. The plant itself is to be sited in the east half of the property with proposed access and egress via Brookside Boulevard. The building itself will stand 62 feet high and preliminary

Report of the Standing Policy Committee on Property and Development dated September 28, 1999

plans indicate that there will be 61 parking stalls on the north side of the plant abutting Jefferson Avenue. A 5,000 gallon water tank and the gravel storage area will occupy a large area on the south side of the building.

The Planning and Land Use Division of the Property and Development Services Department is also of the opinion that to allow the proposed development to proceed would not be in contravention of Plan Winnipeg.

An asphalt plant is an acceptable use at this location, and the proposed rezoning will receive administrative support if allowed to proceed. There are limited other suitable locations for such heavy industrial use. Access to this site is excellent and new environmental controls and performance standards established by the Province of Manitoba are now in place which ensure that there will be little, if any, adverse effect on adjoining lands.

A long term plan for servicing this site exists, under which services will come from the Inksbrook Industrial Park as it develops northward from Inkster Boulevard. The timing for servicing, however, depends entirely on the market for industrial land in this area and how quickly the lots within the Inksbrook subdivision are sold. Services could be in place in as early as two (2) years or as much as 20 years. The applicant has agreed to contribute towards these municipal services through a development agreement when the services become available. Their commitment to eventually meeting the servicing requirements of Plan Winnipeg allows them to meet the spirit of these policies, if not the letter.

And it should be noted that the asphalt plant can operate safely with minimal services. The Administrative Coordinating Group has reviewed the application and determined the required minimum services, including private sewer and water (for employee washroom facilities only) as well as an interim plan for land drainage and site access. The site can also be adequately serviced from fire protection.

Further, the applicant is not subdividing the property to create a new lot. Although subdivision may occur in the future as the area is serviced, the current proposal deals only with an existing lot. And finally, if approved, the City will retain an important industry (Maple Leaf Construction Ltd.) within its boundaries. This is an industry which primarily serves Winnipeg.

As indicated, the proposed asphalt plant can operate with minimal services, but to ensure that other industrial uses do not locate on the site prior to the installation of full services, the zoning agreement will recommend that use of land be restricted to the single proposed use.

A similar restriction will be recommended as a condition of approval of the accompanying use variance (part of File DAV 582/99D).

A Public Hearing was held before the Lord Selkirk-West Kildonan Community Committee on September 14, 1999. Three persons were heard in support of the application, and no one registered in opposition thereto.

The Lord Selkirk-West Kildonan Community Committee recommended that the proposed rezoning be approved for the following reasons:

1. The proposed rezoning is appropriate at the referenced location.

2. The applicant is an long standing member of the Community who performs a variety of services for the City of Winnipeg.

The Standing Policy Committee on Property and Development concurred in the recommendations of the Lord Selkirk-West Kildonan Community Committee and recommends:

I. That Zoning By-law No. 6400/94 be amended by rezoning the subject land, as outlined on Schedule “A” for File DAZ 220/99 dated September 7, 1999, to an “M3” Industrial District, subject to the following:

   A. That the applicant enter into a zoning agreement with the City of Winnipeg pursuant to Subsection 591(1) of The City of Winnipeg Act, to provide for the following:

      1. That use of the land be restricted to the manufacture of asphalt/tar or asphalt/tar products.

Report of the Standing Policy Committee on Property and Development dated September 28, 1999

2. That final site plans indicating the location of proposed buildings, approaches, parking, storage areas, and signage be submitted to be approved by the Lord Selkirk-West Kildonan Community Committee and the Property and Development Services Department prior to issuance of any building permits.

II. That the Developer be required to enter into a Servicing Agreement with the City of Winnipeg containing all conditions outlined in the report of the Administrative Coordinating Group dated September 7, 1999, as amended, namely:

1. The Developer shall, prior to the issuance of the building permit to erect the proposed asphalt plant, pay 50% of its share of the cost of surface improvements installed or to be installed by the City and others in Brookside Boulevard abutting the proposed development. On the basis of the 1999 rates therefor that share is calculated as follows:

i)	Concrete pavement	0.5 x 662.7' x $135.00 per foot =	$44,732.25
ii)	Ornamental street lighting	0.5 x 662.7' x $32.50 per foot =	$10,768.88
iii)	Sidewalk	0.5 x 662.7' x $17.30 per foot =	$5,732.36
iv)	Boulevard	0.5 x 662.7' x $15.80 per foot =	$5,235.33
v)	G.S.T. (7%) on i) to iv) above		4,652.82

When additional development on the site is approved, the Developer shall pay the other 50% on the basis of the rates therefor prevailing at the time payment is made. The monies collected shall be earmarked for construction in Jefferson Avenue.

2. The City shall not permit access from the site to Meridian Drive unless and until the Developer has paid its share of the cost of surface improvements constructed by others in Meridian Drive on the basis of the Local Improvement rates prevailing at the time payment is made.

3. a) The Developer shall, at no expense to the City, construct in concrete pavement a median opening on Brookside Boulevard near the south limit of the proposed development including a southbound left turn storage lane as determined by and to the satisfaction of the Director of Public Works.

b) The City shall endeavour within its power to recover 50% of the Developer's costs of installing the works described in a) when the property to the south of the proposed development is rezoned and/or subdivided.

4. a) On an interim basis, run-off from the proposed development will be allowed to drain to the ditch in Jefferson Avenue provided that the flows are restricted to pre-development rates.

b) That the land drainage charge (TSR) calculated at $9,674.00 per acre be payable upon approval of additional development on the site, said payment to be secured by an arrangement registered as a caveat against subject property.

c) Additional development on the site shall not be permitted until watermain, wastewater sewer and land drainage sewer services are available in Meridian Drive. At that time the Developer shall pay its share of the local improvement rates prevailing therefor at the time of payment. The Developer shall also plug and abandon the interim outfall to the ditch and connect to the land drainage sewer in Meridian Drive.

5. The Developer shall pay the full cost of engineering services provided by or on behalf of the City in connection with the installation of services required to serve the proposed development.

6. The Developer shall pay $1,650.00 to defray the City's administration and related costs associated with the preparation and implementation of the servicing agreement.

III. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.

IV. That, in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Report of the Standing Policy Committee on Property and Development dated September 28, 1999

V. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

VI. That the rezoning by-law shall come into effect when the Zoning Agreement has been registered by caveat as a first charge against the subject land at the Winnipeg Land Titles Office, provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

VII. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

VIII. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

Adopted by consent.

(See Minute No. 930 for attachment)

Proposed Street Name Change - Grandmont Boulevard to Cross Creek Place - Riel Community
File SC-3.14(35) (Vol. 2)

908 - 5. On May 21, 1986, Council adopted Clause 13 of the Report of the former Committee on Environment dated May 5, 1986, which approved the application under File DASZ 57/86, being an application to subdivide and rezone the land located at the northeast corner of Grandmont Boulevard and Waverley Street. Originally the subject lands outlined on Schedule “A” dated June 25, 1999, were zoned "C2" and approved by Council on July 17, 1980. Subsequently DASZ 57/86 rezoned and subdivided the subject lands to establish a new cul-de-sac and eight single family building lots; but was not assigned a new street name, but became a continuation of Grandmont Boulevard. Map 2, submitted for information purposes, outlines that this is the only cul-de-sac along Grandmont Boulevard which remains unnamed.

The residents of Grandmont Boulevard are now requesting that this portion of Grandmont Boulevard, as outlined on Schedule "A" dated June 25, 1999, be changed to "Cross Creek Bay" to alleviate the confusion which has arisen on this portion of Grandmont Boulevard.

The Property and Development Services Department has no objection to the street name request as "Cross Creek Bay" does not duplicate or sound like any existing streets. This name was chosen by the residents from the Riel Community Committee reserve street name list.

On September 7, 1999, the Riel Community Committee considered report dated June 25, 1999, from the Subdivision Officer, Property and Development Services Department, and concurred in the recommendations as set out below, with the following amendment: “Grandmont Boulevard” be changed to “Cross Creek Place”.

The Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and recommends:

I. That the currently registered street name “Grandmont Boulevard”, as outlined on Schedule “A” dated June 25, 1999, be changed to “Cross Creek Place”, and that in approving this change, Council authorize the following:

A. That the Director of Property and Development Services be requested to provide the necessary legal description to the City Solicitor/Manager of Legal Services for the purpose of preparing a by-law.

B. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law for approval by Council for registration in the Winnipeg Land Titles Office and that street name change become effective upon third reading.

Report of the Standing Policy Committee on Property and Development dated September 28, 1999

C. That the City Solicitor/Manager of Legal Services, upon passage and adoption of the by-law by Council, be authorized to publish the street name change in two daily newspapers having a general circulation throughout the City of Winnipeg.

D. That the City Clerk be requested, upon passage of the by-law, to provide the relevant Community Clerk with a copy of the by-law and this clause for the purpose of changing all pertinent records and notifying all persons affected by the by-law.

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

Adopted by consent.

(See Minute No. 931 for attachment)

REPORT OF THE STANDING POLICY COMMITTEE

ON PROPERTY AND DEVELOPMENT

DATED SEPTEMBER 30, 1999

On motion of Councillor Steek, the Report of the Standing Policy Committee on Property and Development, dated September 30, 1999, was considered clause by clause.

Moved by Councillor Steek,

That the Consent Agenda, Clauses 1,2,3,4 and 5, be adopted.

Carried.

Proposal to develop the Union Bank Tower Building and the Leland Hotel site - City Centre Community
File FI-2.4(32) (Vol. 8)

909 - 1. On September 22, 1999, Council adopted the following:

I. That the proposal from Pace-Greentree Builders Inc. and Man-Shield Construction Inc. not be accepted at this time.

II. That the issue of redevelopment of the Union Bank Tower Building be referred to CentreVenture for their comments and vision on development of the property.

On September 30, 1999, the Standing Policy Committee on Property and Development considered an administrative report dated September 23, 1999, wherein it stated that Pace-Greentree Builders Inc. requested that the matter receive further consideration.

On September 30, 1999, the Standing Policy Committee heard representation from Guy Hobman, President, Pace-Greentree Builders Inc. and Man-Shield Construction Inc., and Jeff Chipman, Longboat Capital Ltd. (a division of Megill-Stephenson Company) in support of an amended Offer to Purchase the Union Bank Tower Building and Leland Hotel site. The amendment to the offer was the deletion of the condition requiring the City of Winnipeg to lease approximately 24,600 square feet of space in the subject building.

On September 30, 1999, the Standing Policy Committee on Property and Development requested the proponent to meet with CentreVenture to obtain their position on the proposal. The Standing Policy Committee also requested that CentreVenture share their position on the proposal with Executive Policy Committee, when Executive Policy Committee reviews the Standing Policy Committee's recommendation on the matter.

The Standing Policy Committee on Property and Development recommends:

I. That the proposal from Pace-Greentree Builders Inc., which has been revised to delete the requirement for the City of Winnipeg to lease approximately 24,600 square feet of space in the Union Bank Tower Building at 500/504 Main Street, be accepted.

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

In amendment,

The Executive Policy Committee concurs in the recommendation of the Standing Policy Committee on Property and Development with the following amendments and additions thereto, namely:

I. That the proposal as outlined in Schedule "B" from Pace-Greentree Builders Inc., which has been revised to delete the requirement for the City of Winnipeg to lease approximately 24,600 square feet of space in the Union Bank Tower Building at 500/504 Main Street, be accepted as an unsolicited proposal.

II. That Council be requested to declare the Leland Hotel site, located at 218/222 William Avenue (part river lot 7/8, St. James, together with easement) surplus.

Report of the Standing Policy Committee on Property and Development dated September 30, 1999

III. That acceptance of the purchase/sale agreement be subject to such final terms and conditions as may be negotiated and are satisfactory to the Chief Administrative Officer.

IV. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

Copy of Schedule "B" is on file in the office of the City Clerk.

Adopted by consent.

(See Minute No. 932 for attachment)

Proposed Sale of Eleven City Properties located on the east and west sides of Main Street - Lord Selkirk-West Kildonan Community File FI-2.4(34) (Vol. 5)

910 - 2. The Standing Policy Committee on Property and Development has been advised that the North Main Task Force has been working for over a year on the redevelopment and to some degree, the redefinition of Main Street. Given the need for Aboriginal investment, and for an overall marketing strategy, national and international, the Task Force thought it appropriate to use the expertise of a private agent in the development and implementation of a marketing strategy and business retention and recruitment strategy for the Main Street area.

In January 1999, Royal LePage Stevenson was awarded a contract by the Property and Development Services Department for the provision of these services.

The Property and Development Services Department recommends the marketing for sale of the eleven City-owned properties described on Appendix "A", subject to other City Departments being canvassed to ensure that they have no objections to the proposed sale.

The decision as to whether the eleven subject City properties, located on the east and west sides of Main Street and as outlined on Misc. Plan No. 10728, are to be declared surplus to the City's requirements, rests with Council prior to sale. In accordance with the interpretation of Council's directive of July 18, 1979, lands acquired in tax sale can be dealt with by the Standing Policy Committee on Property and Development (Properties No. 1 to 6 inclusive, and Property Nos. 8, 10 and 11); however, land designated as parkland (Property No. 9) or purchased for a City purpose (Property No. 7), requires Council to declare the lands surplus.

Pursuant to Section 156(2) of The City of Winnipeg Act, all sales of property designated or acquired for park purposes requires approval of at least two-thirds majority of the Members of Council. (Pertinent to Property No. 9 only)

The Standing Policy Committee on Property and Development recommends:

I. That the subject City properties outlined as Property Nos. 1 to 11 on Misc. Plan No. 10728, be declared surplus to the City's requirements, subject to confirmation pursuant to a canvass of City Departments.

II. That the subject City properties outlined as Property Nos. 1 to 11 on Misc. Plan No. 10728, be listed for sale by Royal LePage Stevenson, in accordance with their mandate as specified in their December 21, 1998, proposal for the provision of real estate services relevant to the successful implementation of a business retention and recruitment strategy for the Main Street area.

III. That the Proper Officers of the City and/or its representatives be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

Adopted by consent.

(See Minute No. 933 for attachment)

Report of the Standing Policy Committee on Property and Development dated September 30, 1999

Flora Place Housing Development - Lord Selkirk-West Kildonan Community
File FI-2.4.4.1 (Vol. 6)

911 - 3. The Standing Policy Committee on Property and Development has been advised that in 1947, the City of Winnipeg in conjunction with the Federal Government of Canada created the 100 detached single-family unit Flora Place Housing Development for returning Veterans of the Second World War.

The housing development is generally bounded by Flora Place to the north, Sinclair Street to the east, Old Exhibition Park to the south, and adjacent to the Manitoba Housing and Renewal Corporation housing complex to the west.

Following the construction of the Units in 1947, the City of Winnipeg managed the asset via the City of Winnipeg Housing Authority. The Housing Authority continued to rent the units to persons of low or fixed incomes, and the City funded repairs to the units until 1980. In 1980, the City of Winnipeg entered into a lease agreement with the Manitoba Housing and Renewal Corporation for the upgrading, maintenance and management of the units.

On June 3, 1999, the Standing Policy Committee on Property and Development concurred in recommendations contained in an administrative report and created a Task Force, along with approved terms of reference for a study regarding the Flora Place Housing Development issue. Representatives from the Flora Place Tenants' Association and the Community Economic Development Association (CEDA) were included as participants in the Task Force.

The Flora Place Housing Development Task Force Report:

In accordance with the June 3, 1999, directive of the Standing Policy Committee, the Task Force was convened and organized with representation from the Province of Manitoba, City of Winnipeg, Flora Place Tenants' Association, Community Economic Development Association and the Public Interest Law Centre. During the period between June and September 1999, the Task Force undertook to complete a study in accordance with the terms of reference approved by the Standing Policy Committee. The Study included a review of the following: the historical development of Flora Place; a review of governmental and non-governmental positions; existing housing programs; existing property management budgets; existing neighborhood and community conditions; current building conditions; current servicing conditions; housing need; redevelopment concepts, generation of alternatives and options and analysis of same; and the creation of recommendations with respect to the Flora Place Housing Development.

Following the completion of the aforementioned tasks, a report was compiled and finalized. The report is being concurrently forwarded for review and approval by the Province of Manitoba and the City of Winnipeg.

The major findings of the Task Force Report are as follows:

- That the remaining tenants (33) at the Flora Place Housing Development highly value the housing units and wish to remain living at Flora Place.

- That existing Federal, Provincial and Municipal housing stock, rental subsidy and home ownership programs do not provide an opportunity for the Flora Place Housing Development to be redeveloped or rehabilitated and it serves as an example to identify the current void in such programming to address similar housing challenges within the Inner City.

- That no capital funding is currently allocated in the Federal, Provincial (Manitoba) or Municipal (City of Winnipeg) capital budgets to undertake the construction of new social housing units or to undertake a major rehabilitation of existing housing units at Flora Place.

- That the annual operating subsidy to the Flora Place Housing Development is $43,278.14 per year.

- That the Dufferin and Burrows-Central Neighborhoods were characterized as major improvement and major rehabilitation neighborhoods respectively in the 1985 Winnipeg Area Characterization and they were predominately single family neighborhoods with several multiple family developments interspersed. As well, the Neighbourhoods have a high proportion of housing units constructed prior to 1946 and median income levels substantially below the City average and following the undertaking of neighborhood improvement programs possessed the characteristics of stabilized population and improved literacy levels.

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- That the Neighborhoods are served by a wide variety of community facilities, including the Old Exhibition Arena, North End Centennial Pool, North End Seniors Centre and the Old Exhibition Recreation Site.

- That the majority of the Flora Place Housing Development housing units have come to the end of their physical and economic life cycle.

- That a building inspection and condition assessment indicated that 49 housing units should be demolished immediately, and that a further 18 to 21 units required substantive repairs and that the remaining 30 to 33 units could be utilized for a five year period with minor repairs.

- That the existing infrastructure/servicing was in satisfactory condition and could be used to support the remaining 33 remaining units and that the majority of the services could be used to support an alternate redevelopment of the property.

- That the Province of Manitoba has a surplus of 600 social housing units in the City of Winnipeg representing a vacancy of 7.8%, and 56 units within the Flora Place Study area, representing a 16.6% vacancy in the area.

- That the major concept parameters for redevelopment include the following: the need for a short, medium and long term plan for the site; the integration of Tenants' Association input into concepts; the integration of Inner City housing stock issues; the integration of neighborhood and community housing needs; the integration of building and servicing conditions into the concepts; the integration of the stay option for the remaining tenants; the integration of the Provincial Surplus Vacancy position; and current financial budget allocation decisions which do not identify any new funding for new social housing.

- That four major alternatives and options were identified including full rehabilitation, partial rehabilitation, full redevelopment to single family housing units and a mixed housing development including the retention of the eastern cluster of existing housing units.

- That the Mixed Housing Alternative was the highest rated alternative following the evaluation of each alternative and option.

- That alternative management and operational models should be reviewed to determine the most appropriate model for the Flora Place Housing Development Site.

<u>The Flora Place Housing Development Proposal from the Province of Manitoba</u>:

Prior to the creation of the Task Force on the Flora Place Housing Development, representatives of the Property and Development Services Department and Manitoba Housing met to discuss the Flora Place matter. The purpose of initiating the discussions was not only to discuss the appropriate mechanism for studying Flora Place, but to establish the micro framework upon which to build a solution and to coordinate communications on this highly sensitive matter.

During the completion of the Task Force Study, representatives of the Province of Manitoba (Manitoba Housing) and the City of Winnipeg (Property and Development Services Department) met to discuss current issues related to the Flora Place Housing Development and various options for implementing the recommended alternative and plan of action.

The Province of Manitoba stated that it would prefer to abandon the current lease agreement that expires in 2005 and return the Flora Place Housing Development site to the City. The Province of Manitoba indicated that its objective was two fold: (1) to return the property to the City being as the City is the Owner on the basis that the majority of the housing development has reached the end of its economic life cycle; and (2) to provide an opportunity for the City to redevelop the site as part of an "Inner City Housing Strategy".

These informal discussions resulted in a proposal from Manitoba Housing, which is intended to reflect not only their current obligations but also participation in the preparation of the Flora Place Housing Development site to accommodate future development within the context of addressing those macro issues effecting the "Inner City". The proposal is summarized as follows:

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The Province of Manitoba provides an approximate $1.0 Million housing package comprised of the following:

- Write-off $512,481.00 in long term Flora Place Housing Project debt.
- Provide a cash payment to the City of Winnipeg of $50,000.00 as an amount of cash equivalent to the future value of the remaining five-year subsidy.
- The Province of Manitoba will undertake to demolish a further 57 housing units in addition to the 10 housing units demolished in the Summer of 1999 all at its sole cost estimated at $251,250.00 at the request of the City.
- Agree to share the cost of undertaking minor repairs to the remaining 33 housing units on a 50/50 basis estimated at a project cost of $250,000.00 (50% share = $125,000.00).

The subject proposal is provided for the consideration of the City of Winnipeg at this time, and if accepted, the Province of Manitoba would be prepared to develop a more detailed proposal and timetable for implementation in conjunction with the City.

The Flora Place Housing Development "Proposed Plan of Action":

In order to proceed forward with "action" related to the Flora Place Housing Development, the following Plan of Action is proposed for implementation. The plan would be implemented in conjunction with the Province of Manitoba and the Flora Place Tenants' Association (Steps "d" thru "g") and would be undertaken in accordance with the following steps:

a) Flora Place Task Force Report to be considered by Council on October 20, 1999, and to be coincidently considered by Minister of Housing and Provincial Cabinet.

b) Recommendation from the Standing Policy Committee on Property and Development on the Flora Place administrative report dated September 21, 1999, to be considered by Council on October 20, 1999.

c) Subject to approval of a) and b), finalization of the proposal from the Province of Manitoba for subsequent consideration by Council on October 20, 1999, thru November 5, 1999.

d) Development of detailed plans for demolition of 57 housing units and repair of 33 housing units within the eastern cluster - October 1, 1999 thru November 15, 1999.

e) Implementation of Plans - November 18, 1999, thru May 31, 2000.

f) Consideration of Alternative Management and Operating Models - 33 Tenanted Units - October 21, 1999, thru December 31, 1999.

g) Detailed Development of Alternative Site Concepts utilizing external consultants and creation of Request for Proposals - January 1, 2000, thru June 30, 2000.

The purpose of the foregoing is to report on the results of the Flora Place Task Force Study and to propose a plan of action to guide further actions. As such, there are no financial implications to report on at this time.

The administrative report dated September 21, 1999, recommended that the Proposed Plan of Action be approved for implementation, and that the Director of Property and Development Services be authorized to negotiate and finalize a proposal from Manitoba Housing regarding Flora Place.

The Standing Policy Committee on Property and Development recommends:

I. That the immediate rehabilitation and relocation of the thirty-three (33) housing units to form a cluster of units at the far eastern portion of the Flora Place Housing Development site for the purpose of providing, as a first priority, a means for existing tenants to remain living at Flora Place for a period of at least five (5) years, be approved.

II. That an implementation plan be developed to guide the immediate rehabilitation and relocation of the foregoing thirty-three (33) housing units.

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III. That inasmuch as the City is supportive of the immediate repair of seven (7) [of the thirty-three (33)] housing units at the Flora Place Housing Development, the Province of Manitoba be requested to proceed with their immediate repair.

IV. That the proposal be the subject of a public meeting, to be held within the immediate community and be coordinated by the Flora Place Tenants' Association and the Administration, with the comments and recommendations therefrom to be reported to the Lord Selkirk-West Kildonan Community Committee and the Standing Policy Committee on Property and Development.

V. That the Director of Property and Development Services be authorized to negotiate and finalize a proposal from Manitoba Housing regarding Flora Place.

VI. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

A copy of the Flora Place Housing Development Study is on file in the City Clerk's Department.

Adopted by consent.

Health Sciences Centre Critical Services Redevelopment - Proposed Removal of Johnston Park Caveat - Lord Selkirk-West Kildonan Community
File FI-2(34) (Vol. 6)

912 - 4. On November 16, 1994, Council approved the proposal by the Health Sciences Centre requiring the City to remove its caveat on Johnston Park in exchange for three alternate sites suitable for park development, and authorized the then Director of Land Surveys and Real Estate to enter into negotiations with the Health Sciences Centre to finalize terms and conditions relative to the proposal. There has been a significant time lag and various critical changes since then which should be considered by the current City Council.

The Standing Policy Committee on Property and Development was advised that on March 23, 1959, Council approved the transfer of the lands then referred to as "Alexandra Square" (renamed Johnston Park on September 8, 1970) to the Winnipeg General Hospital for $1.00 on the condition that the lands be used solely for parks and roadway purposes. Information on file suggests that the then Winnipeg Board of Parks and Recreation recommended the conveyance of the lands as a method of transferring maintenance of the lands to then Winnipeg General Hospital (now the Health Sciences Centre).

The parties entered into an agreement dated March 4, 1960, providing for the conveyance of the lands by the City to the Hospital for $1.00, which agreement formed the basis of the Johnston Park caveat registered as No. 176852 against title to the lands.

The information available indicates that in 1969, the then Winnipeg General Hospital requested a partial withdrawal of the Johnston Park caveat to allow for the construction of the University of Manitoba's Basic Sciences Building which would/did encroach unto Johnston Park. The concept was that there would be a partial withdrawal of the Johnston Park caveat and that the General Hospital would replace the Johnston Park lands lost to the encroachment. A partial discharge of the Johnston Park caveat for Parcel 7, Plan 11412, as outlined on Misc. Plan No. 4924/9, was registered on July 12, 1971, against title to the lands. The lands used by the Hospital for construction of the building were transferred to the University of Manitoba, but were never replaced.

In October 1979, the Health Sciences Centre applied to the City to have the entire Johnston Park caveat removed to permit development of the park area for Hospital purposes. On June 17, 1981, Council, adopted a recommendation to allow only a partial discharge on the Johnston Park caveat to permit construction of a new 2,776 square feet Health Sciences Centre building (Thorlakson Building). The intent was that the Health Sciences Centre would replace the 2,776 square feet of lands with substitute lands in the area. The partial discharge never did take place and the building exists as an encroachment into the Johnston Park caveat area. The Health Sciences Centre never did provide the City with replacement lands as contemplated.

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During the early 1980's representatives of the Health Sciences Centre and the City of Winnipeg met to discuss and negotiate terms and conditions involving the City's removal of the Johnston Park caveat in exchange for the Centre transferring some of its adjacent lands to the City. Although Council on August 19, 1981, approved a land exchange proposal, and a formal agreement was prepared and signed by the City, the Health Sciences Centre never did execute the agreement. The matter has remained unresolved to date.

In 1991, the Health Sciences Centre approached the City, once again, for a partial withdrawal of the caveat to permit construction of a new underground tunnel and pedestrian walkway. The City's then Committee Finance and Administration on July 16, 1991, approved the Health Sciences Centre's request. A formal agreement was executed by the parties. The eventual agreement by the parties was that an agreement would suffice and a partial withdrawal of the Johnston Park caveat would not be required.

By letter dated June 17, 1993, the Health Sciences Centre advised that it wished to pursue, once again, negotiations for the removal of the Johnston Park caveat in exchange for providing the City with various Health Sciences Centre lands in the adjacent area to allow for construction of the "William Avenue Project". Conceptually the negotiations reached the stage where the general terms of an agreement were arrived at by the parties.

On November 16, 1994, Council approved the proposal by the Health Sciences Centre requiring the City to remove its caveat on Johnston Park in exchange for three alternate sites suitable for park development, and authorized the then Director of Land Surveys and Real Estate to enter into negotiations with the Health Sciences Centre to finalize terms and conditions relative to the proposal.

By letter dated October 19, 1995, the Health Sciences Centre advised the former Land Surveys and Real Estate Department that it was unable to finalize the proposal because it was unable to secure the substantial amount of block funding from the Province of Manitoba that would be required to finalize the transaction as approved by Council. In view of the funding shortfall the Health Sciences Centre proposed significant changes to the proposal approved by Council. The revised terms and conditions proposed by the Health Sciences Centre were unacceptable to the City and as a result the matter became dormant until early 1999 when, once again, the Health Sciences Centre advised it wished, to activate negotiations to allow for a development project now termed the "Critical Services Redevelopment Project" (formerly the William Avenue Project).

Since November 1994, there have been numerous critical changes that have impacted on the previous Council approved proposal, namely:

Firstly, some members of the current City Council, have never had an opportunity to review this matter and as such it is appropriate that the current City Council review the matter.

Secondly, at the time of the previous Council approval the Health Sciences Centre had theoretically two options for developing the Critical Services Redevelopment Project; the preferred option was constructing on the Johnston Park site; the second option was constructing on the north side of William Avenue on the lands the Health Sciences Centre-owned lands, outlined on Misc. Plan No. 4924/9 as Lots 1 and 2, Plan 33726. These lands had been held by the Health Sciences Centre in the event an exchange proposal for Johnston Park could not be reached. Since that time the Health Sciences Centre sold Lot 2, Plan 33726 to the Winnipeg Blood Transfusion Centre, and that site is now developed with a building which is expected to open sometime in fall of 1999. As such, the Johnston Park site is now the only reasonable development option for the Health Sciences Centre.

Thirdly, the previous exchange proposal had in addition to the Health Sciences Centre providing various lands in the immediate area, also proposed that the Centre pay for rather extensive park-development of the lands that the Centre was to provide. At the time, the former Parks and Recreation Department identified park development costs of $329,151.00 (in 1994 dollars). It was proposed that the Health Sciences Centre provide these monies for development of the park areas and that the City would assume the ongoing maintenance responsibilities. Additionally, the proposal was that Health Sciences Centre would provide an area equivalent to the Johnston Park site area or pay the cash the equivalent of the land value difference, if any. The Health Sciences Centre has suggested that the park development proposed by the former Parks and Recreation Department was far too elaborate, expensive and high maintenance. Their consultant has prepared a lower cost, low-maintenance park development for Parcels A and B, as outlined on Misc. Plan No. 4924/9. The Health Sciences Centre also advises that based on its consultant's report, it finds Parcels C and E are unsuitable for park development given the nature of the surrounding land uses. The Health Sciences Centre is prepared to compensate the City $20,383.00 for its costs in acquiring the "Partnership lands" which were to have been acquired by the Centre but because of the delay were eventually acquired by the City. Additionally, the Centre is willing to compensate the City $50,100.00 for the reduced area of Parcel B, as outlined on Misc. Plan No. 4924/9, that was reduced by 3,750 square feet

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(conveyed to Winnipeg Blood Transfusion Centre) from the area to be provided to the City as previously approved by Council.

Fourthly, since the last proposal the Health Sciences Centre has acquired and demolished one of the privately-owned houses in Parcel "A", Plan 4924/9 and is prepared to convey those lands to the City. The Health Sciences Centre is also still prepared to compensate the City for the acquisition of the remaining privately owned dwelling on Parcel "A" as well as costs to acquire free and clear, the interests of "Anne J. Stark" on Parcel "A", as outlined on Misc. Plan No. 4924/9.

Another major development since the previous Council approval has been that Winnipeg Hydro has expressed a very significant interest in acquiring Parcel "A", as outlined on Misc. Plan No. 4924/9. According to the Director of Winnipeg Hydro, the Parcel "A" site is strategically located in relation to the existing Winnipeg Hydro duct work and provides the optimum location for Winnipeg Hydro to build a new area substation and relocate signal changing equipment that will eventually have to be relocated from the old central yards site to permit future redevelopment of the central yards site. Winnipeg Hydro is prepared to compensate the Lord Selkirk-West-Kildonan Community the fair market value of the Parcel "A" lands. The monies realized from the transfer of the Parcel "A" lands, as well as the $64,200.00 that may be provided by the Health Sciences Centre in lieu of the Centre having to develop the site as park, can be utilized on higher priority parks acquisition or development within other areas of the Lord Selkirk-West Kildonan Community. Additionally, the Health Sciences Centre would be obligated at its expense to develop Parcel "B" as park by October 30, 2000, and convey it at no cost to the City. The Health Sciences Centre will also be retaining a park area of approximately 18,900 square feet in front of the hospital as part of its Critical Services Redevelopment Project.

The Planning and Land Use Division of the Property and Development Services Department would not under usual circumstances support park development of Parcel "B" as it is deficient in area (less than one acre) and the degree of the proposed development would be somewhat lower than current standards. However, taking into account that this would not be used as park in a traditional sense but rather as green space for predominately the patient, staff and families of the Health Sciences Centre, and that the overall transaction for the most part is beneficial to both parties and the City and Province at large. The Property and Development Services Department recommends approval of the proposal as outlined on Schedule "A".

Although the Johnston Park caveat encumbers approximately 105,560 square feet of the land, in actuality the green space component of Johnston Park as it exists today is 49,500 square feet or 46.9% of the Johnston Park caveat area, the balance for the most part is roadway with some parking and building encroachments. The park development of Parcel "B", as outlined on Misc. Plan No. 4924/9, should it occur together with the park area to be developed by the Health Sciences Centre would comprise approximately 41,775 square feet of green space, which is just slightly smaller than to the 49,500 square feet of green space that now exists. If the transfer of Parcel "A", as outlined on Misc. Plan No. 4924/9, to Winnipeg Hydro is approved by Council it is likely that some of the lands will be surplus to Hydro's need and some of these lands may also be developed as green space.

The Health Sciences Centre Board at its meeting held September 17, 1999, considered and approved the proposed exchange, as outlined on Schedule "A".

The Health Sciences Centre requests that City Council consider the matter at its earliest opportunity because its consultant has advised it is imperative that various roadway realignments and other preliminary work begin on the Johnston Park lands in the fall of 1999 before the frost sets in. The Health Sciences Centre would require the City's consent to proceed prior to finalization of a formal agreement.

The exchange proposal presented was arrived at after a long series of meetings and negotiations. The proposal is supported by the Property and Development Services Department as being fair and reasonable and in the City's best interests. More importantly, however, it allows the Health Sciences Centre to proceed with its "Critical Services Redevelopment" program which will involve capital expenditures of approximately $107 Million and improve and enhance the delivery of Health Care Services to the residents of Manitoba and other clients.

The proposed agreement with Health Sciences Centre does not require the City to maintain Parcels "C" and "E" as a park. Therefore, the City will be free to add this land to its adjacent holdings to the north and west for subsequent sale and redevelopment.

The relevance of Section 156(2) of The City of Winnipeg Act, dealing with the requirement that a 2/3 majority of Council is required to approve the sale or disposition of lands designated for parks purposes was addressed by the Acting City Solicitor at the November 16, 1994, Council meeting. The Acting City Solicitor reported that Section

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156(2) of The City of Winnipeg Act applies only to lands owned and used by the City for parks and cemetery purposes and as the property in question is not owned by the City, Section 156(2) does not apply.

The Standing Policy Committee on Property and Development recommends:

I. That the proposal between the Health Sciences Centre and the City of Winnipeg, respecting the City's removal of the Johnston Park Caveat in exchange for the Health Sciences Centre providing lands, cash and development services, as outlined on Schedule "A", be approved.

II. That any monies paid to the City relative to this transaction, other than monies for private property acquisition within Parcel "A" as outlined on Misc. Plan No. 4924/9, or development of green space in the Health Sciences Centre area, be placed in the Lord Selkirk-West Kildonan Community Committee Land Dedication Reserve Fund for utilization by the community to add or enhance public open space in the community-at-large.

III. That a portion of, or all of Parcel "A", as outlined on Misc. Plan No. 4924/9, once acquired by the City, be approved for transfer to the jurisdiction of Winnipeg Hydro for development of a future substation, subject to Winnipeg Hydro compensating the Lord Selkirk-West Kildonan Community Committee Land Dedication Reserve Fund on the basis of the fair market value of the land being transferred.

IV. That subject to the City receiving assurances and guarantees of performance, by the Health Sciences Centre which are satisfactory to the City Solicitor/Manager of Legal Services, the Health Sciences Centre be authorized to commence preliminary work on the Johnston Park lands pending completion and finalization of the transaction.

V. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of the necessary documents to finalize the transaction.

A copy of Schedule "A" is on file in the City Clerk's Department.

Adopted by consent.

Proposed Acquisition of 586/588 St. Mary's Road - St. Vital Parkway - Riel Community
File FI-2(35) (Vol. 8)

913 - 5. On May 27, 1998, Council requested the Director of Property and Development Services to bring forward to the Standing Policy Committee on Property and Development, proposals for acquisition of all riverbank properties, as they become available.

On June 3, 1999, the Standing Policy Committee on Property and Development was advised that the Property and Development Services Department received verbal notification that the property at 586/588 St. Mary's Road was available for sale. The Standing Policy Committee instructed the Property and Development Services Department to negotiate for the acquisition of the subject property, subject to the Riel Community Committee authorizing the utilization of the costs involved from the Riel Community Committee Land Dedication Reserve Fund.

On July 13, 1999, the Riel Community Committee considered report dated June 29, 1999, from the Manager of Planning and Land Use, Property and Development Services Department, which recommended the Riel Community Committee Land Dedication Reserve Fund be used to fund the acquisition of the subject property. The Riel Community Committee recommended that its Land Dedication Reserve Fund be used to fund the proposed acquisition, at fair market value and in the most expeditious manner possible.

On September 30, 1999, the Standing Policy Committee on Property and Development was advised that the current owners, Robert D. and Lorraine A. Rose submitted an Offer to Sell the subject property, as outlined on Misc. Plan No. 9058/1, to The City of Winnipeg.

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The Standing Policy Committee on Property and Development recommends:

I. That the Offer to Sell the property located at 586/588 St. Mary's Road, submitted by Robert D. and Lorraine A. Rose, be accepted at a price of $94,000.00 plus costs.

II. That the source of funding for the proposed acquisition of the riverbank parkway lands at 586/588 St. Mary's Road be the Riel Community Committee Land Dedication Reserve Fund, subject to available funding.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Adopted by consent.

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

MOTIONS

Moved by Councillor Prystanski,
Seconded by Councillor Smith,
914 - WHEREAS inner Winnipeg neighbourhoods are experiencing substantial problems with the quality of neighbourhood life due to external factors such as decreasing housing values, higher rates of crime including arson and perceived low opportunities for recreational activities;

AND WHEREAS the problems inner Winnipeg neighbourhood residents experience are compounded when considered jointly;

AND WHEREAS The City of Winnipeg is concerned with issues affecting the ability of residents to stay in their homes and neighbourhoods through programs offered from various City of Winnipeg departments;

AND WHEREAS a coordinating team be established to coordinate, identify and implement all various plans coming forward on Inner Winnipeg neighbourhood redevelopment;

THEREFORE BE IT RESOLVED that the coordinating team focus on the following, but not being limited to:

- improving the opportunities for owner occupied housing,
- improving opportunities children and families have to participate in recreational activities,
- ensuring the Winnipeg Police Services and the Emergency Response Service have the resources needed to support a safer inner Winnipeg neighbourhood;

AND BE IT ALSO RESOLVED that the task force consist of Councillor Prystanski as Chair, and Councillors Harvey Smith and Garth Steek and representatives of the various departments identified to help develop the strategic plan;

AND BE IT FURTHER RESOLVED that the Chair of the Inner Winnipeg Action Team meet with the Mayor to develop any financial requirements the team may need and report back to Council at its next regular meeting;

AND BE IT FURTHER RESOLVED that the action team report back to council within 60 days with the coordinated action plan.

Required to Stand as Notice of Motion in accordance with Rule 17.1 of the Procedure By-law

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

CONSIDERATION OF BY-LAWS

915 - On motion of Councillor Steek, the following by-laws were read a first, second and third time, the rule being suspended for the third reading of each by-law, and were passed and ordered to be signed and sealed, namely:

By-law No. 7505/99, a by-law of The City of Winnipeg to close Ash Street north of Wellington Crescent File DAC 12/97

By-law No. 7506/99, a by-law of The City of Winnipeg to open Whytewold Road north of Silver Avenue File DAO 16/98

By-law No. 7507/99, a by-law of The City of Winnipeg to open part of Kenaston and Bishop Grandin Boulevards south of Scurfield Boulevard File DAO 12/98

By-law No. 7508/99, a by-law of The City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on the southeast corner of Brookside Boulevard and Jefferson Avenue in the Lord Selkirk-West Kildonan Community File DAZ 220/99