Agenda - Council - May 16, 2007

Report - Standing Policy Committee on Property and Development – May 1, 2007

Item No. 2 Acquisition of Mountbatten School Site - Land Dedication Reserve (St. Vital Ward) File EP-2

STANDING COMMITTEE RECOMMENDATION:

On May 9, 2007, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Riel Community Committee and submits the following to Council:

1. That the cost for the acquisition of the property identified as "Subject Property" on Misc. Plan No. 13101 (Mountbatten School) in the amount of $20,000.00 be allocated from the Riel Land Dedication Reserve.

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

Report - Standing Policy Committee on Property and Development – May 1, 2007

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 9, 2007, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Riel Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 1, 2007, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 10, 2007, the Riel Community Committee concurred in the administrative recommendation and recommended to the Standing Policy Committee on Property and Development:

1. That the cost for the acquisition of the property identified as "Subject Property" on Misc. Plan No. 13101 (Mountbatten School) in the amount of $20,000.00 be allocated from the Riel Land Dedication Reserve.

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

RE: Riel Land Dedication Expenditure for the Proposed Acquisition of the Mountbatten School Site

FOR SUBMISSION TO: Riel Community Committee

ORIGINAL REPORT SIGNED BY: Manager of the Planning and Land Use Division of the Planning, Property and Development Department

REPORT DATE: March 30, 2007

RECOMMENDATION:

That the Riel Community Committee recommend to Council that the expenditure of up to $20,000 be approved for the acquisition of the property identified as “Subject Property” on Misc. Plan No 13101.

Report Summary

Key Issues:

The Administration recommends that the subject property is required from a parks and open space perspective.

The Administration recommends that the subject property be acquired without the building currently on the site.

Implications of the Recommendation(s):

General Implications

( ) None

(X) For the organization overall and/or for other departments

(X) For the community and/or organizations external to the City

( ) Involves a multi-year contract

Comment(s): The City will be responsible for maintenance and upkeep of the property. This will require additional resources in the future.
The community will have land suitable for the development of recreational facilities.

Policy Implications

( ) No

(X) Yes

Comment(s): Supports the following policy statements from Plan Winnipeg:

5C-01: Maintain and Expand the Public Park system
3D-02: Invest Strategically in New Infrastructure
5D-01: Promote Active Living

Regulatory Implications

(X) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

Environmental Implications

(X) No

( ) Yes

Comment(s):

Human Resources Implications

( ) No

(X) Yes

Comment(s): The City will be responsible for maintenance and upkeep. This will require additional resources in the future to be considered as part of future operating budget submissions.

Financial Implications

(X) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s): The City will be responsible for maintenance and upkeep. This will require additional resources in the future to be considered as part of future operating budget submissions.

Report

REASON FOR THE REPORT:

A request of Council for the utilization of the Riel Land dedication Reserve fund requires a recommendation from the Riel Community Committee.

HISTORY:

A community group has approached the Louis Riel School Division in order to secure the subject property for future community use as park and open space. The City Administration recommends that the subject property is required for this purpose and is prepared to take on the responsibility for the maintenance of the property exclusive of the building currently on the site.

DISCUSSION:

The St. Germain and Vermette areas are contained within the St. Vital Perimeter south neighbourhood, which is bounded by the Perimeter Highway on the north, the Red River on the west and the RM's of Ritchot and Springfield on the south and east respectively. The St. Germain area is centered on St. Mary's Road while the Vermette area is concentrated along St. Anne's Road.

This neighbourhood currently has approximately 30 acres of land designated for the purpose of parks and open space. This figure includes the 5 acres of the Subject Property at the Mountbatten School site; 16 acres of City-owned land along the Seine River for passive recreation and for the protection of the Seine River channel and Ecologically Significant Natural Lands, and 10 acres of undeveloped City-owned land for future parks and recreation needs. The 10 acres of land available for parks and recreation purposes are divided into three widely separated parcels, none of which are large enough to accommodate anything more than a single softball diamond or youth soccer pitch. The Subject Property is approximately 5 acres in size and is large enough to accommodate a softball diamond, soccer pitch and playground if the softball diamond and soccer pitch share space.

Approximately one third of the Subject Property is zoned C1 Commercial and fronts onto St. Mary's road. The remaining land is zoned A5 Agricultural. It cannot be subdivided because under the current Secondary Plan for the area, the minimum lot size is five acres. It cannot be rezoned to another category such as a multiple family category because under the current regulations, that would require a full range of services, which are not currently available in this area.

The subject property is owned by the Louis Riel School Division and has been' used as a school until several years ago. The School Division has declared the property surplus. The School Division has indicated that they would be willing to demolish the old school currently on the site and gift the land to the City for $1.00 if the City would be willing to help fund the demolition of the building up to a maximum of $15,000. The acquisition of the subject property will result in some additional costs such as Land Transfer Tax (approximately $2,400). The area Councilor is agreeable to this arrangement and is willing to recommend that $20,000 be identified from the Riel Land Dedication Reserve Fund for this acquisition.

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

Public Works Department

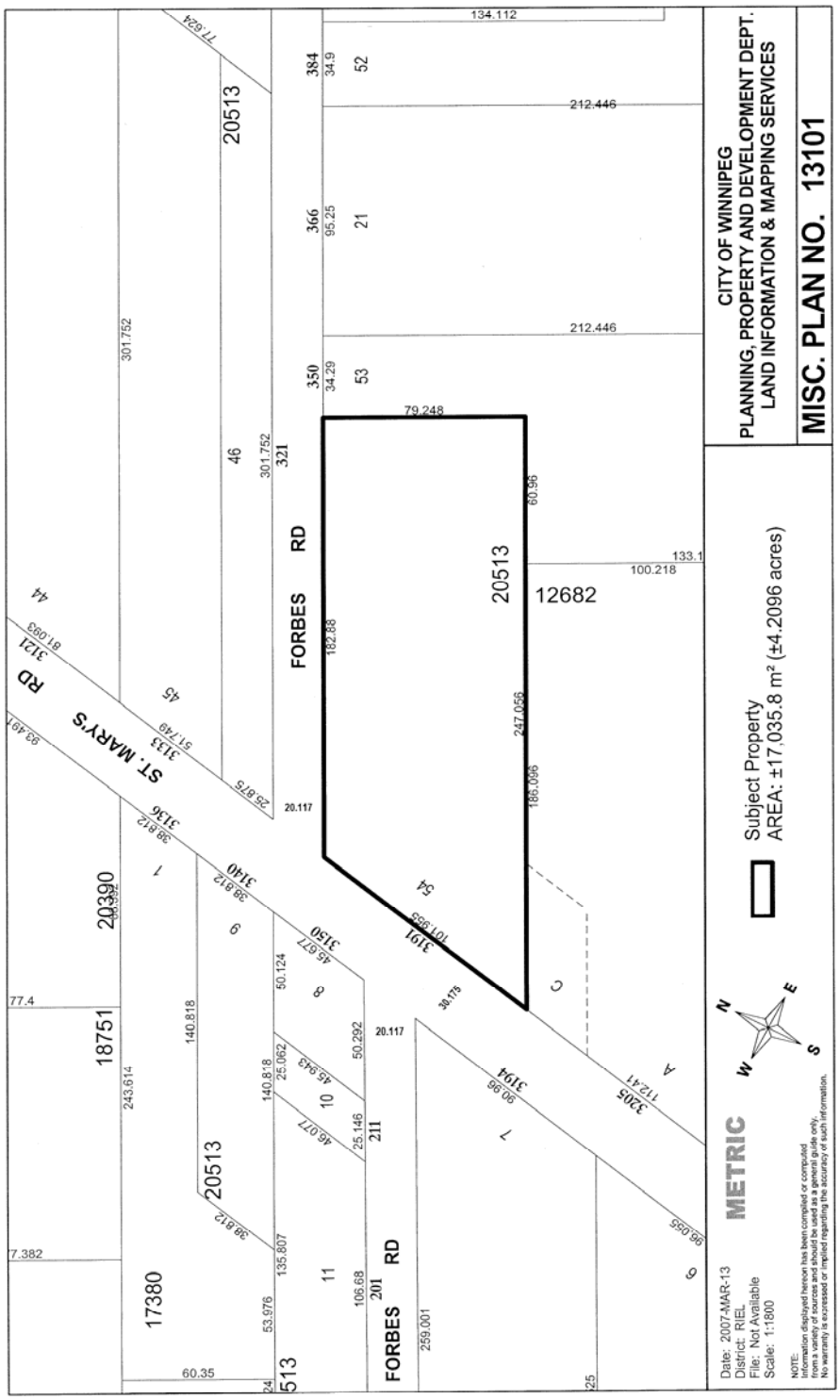
External Consultation With:

N/A

THIS REPORT SUBMITTED BY:

Department: Planning, Property and Development
Division: Planning and Land use
Prepared by: Kevin Nixon, Parks Strategic Planner
PPD File No.

2024


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13101
Subject Property
AREA: ±17,035.8 m² (±4.2096 acres)
METRIC
Date: 2007-MAR-13
District: RIEL
File: Not Available
Scale: 1:1800
NOTE:
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FORBES RD
ST. MARY'S RD
20513
12682
20390
18751
17380
513
201
211
79.248
212.446
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