Proposed Transfer of Jurisdiction of City-owned Property located south of Pacific Avenue, west of Paulin Street from the Public Works Department to the Planning, Property and Development Department - Lord Selkirk-West Kildonan Community

Files FI-2.2(32) (Vol. 7) and FI-2.2(34) (Vol. 4)

1. The Standing Policy Committee on Property and Development has been advised that the subject property is currently under the jurisdiction of the Public Works Department and is being held for the future extension of Hargrave Street. The Public Works Department advised that this project is no longer part of the long-range transportation plan and would not object to the transfer of property to the Planning, Property and Development Department. Therefore, the Planning, Property and Development Department reported on an initiative to create an expanded parking lot at the subject location and the necessity to transfer control of the land to the Department. Council approval of the transfer of jurisdiction is required.

The particulars of the subject property are as follows:

Location:	Between Pacific and Ross Avenues, west of Paulin Street
Registered Owner:	The City of Winnipeg
Legal Description:	Lots 1 to 3, Plan 51; Lots 6-8, Plan 51; Parcel B, Plan 13049, Lots 61-68, Plan 32037
Certificate of Title No.:	1386683, 1386630, 1386687, 1386688, and 1386629, G25983, E26319B
Zoning:	"M-1" Light Industrial; "R-2" Two-Family Residential
Site Size/Area:	7,818.7± square metres (84,159.9± square feet)
Property Description:	Part of the property, shown outlined on Misc. Plan No. 10775/2, already operates as a serviced parking lot. The western portion is open green space.

Most of the subject property was acquired in 1979-1980 from the Urban Renewal Partnership Corporation for development as a parking lot and other suitable uses and for street right-of-way purposes (i.e. the proposed Hargrave-Carlton Extension Project).

The portion shown outlined on Misc. Plan 10775/2 was leased to private sector users for parking purposes from 1981 to 1991.

Then from 1991 until the present time the Parking Administration Branch operated this property as a non-accessory parking lot providing parking to City employees. The site is asphalt paved, fenced and has on site lighting and security. Ingress/egress is via Pacific Avenue. The western portion of the subject property has remained as open green space.

Over the years the City had received several requests to either purchase or lease the subject property but because this property was required for Public Works, no sale materialized.

Although the subject property is in the CentreVenture program area, this property is not included as a property to be optioned to CentreVenture Development Corporation in the City/Centre Venture Asset Agreement.

In mid December 1999, the Real Estate Division of the Planning, Property and Development Department received a request from Shelter Canadian Properties Limited (via CentreVenture Development Corporation) wishing to lease the subject property. On February 3, 2000, the Standing Policy Committee on Property and Development, amongst four decisions on this matter, did not approve a parking lease of the City-owned properties located at the northwest corner of Ross Avenue and Paulin Street and a portion of the former Transfer Track Lands between James and McDermot Avenues, outlined and identified as "subject City property" respectively on Misc. Plan 10775 and 10776, to Shelter Canadian Properties Limited.

On January 25, 2001, the Real Estate Division received a communication from the Parking Administration Branch, Support Services Division of the Planning, Property and Development Department advising that they would like to actively pursue use of the City-owned vacant lands to the west of the existing surface parking lot at Paulin Street and Ross Avenue. They advised that with the impending loss of the lots at Adelaide Street and Elgin Avenue and Amy and James Streets, used for employee parking, and the construction of the Red River College Downtown Campus, expansion of the lot at Paulin's along with changes to the operation of the Civic Centre Car Park, would allow them to effectively respond to the impending increased demand of the public for parking in the area, along with the City's corporate needs.

A circular letter was sent to other Civic Departments to determine if they had any objections or comments in regard to this matter. The following responses were received:

The Public Works Department advised that the northerly extension of Hargrave Street is no longer part of their long-range transportation plan. Hence, the subject property is surplus to the Department's needs and they would not object to the sale thereof.

The Development Management Branch, Development and Inspections Division of the Planning, Property and Development Department advised that they would like to flag the possibility that this property could be used for parking in conjunction with the Red River Community College (RRCC) development on Princess Street. They requested that the disposal of this property be put on hold until the parking issue is explored with the RRCC stakeholders.

The Urban Planning Branch, Planning and Land Use Division of the Planning, Property and Development Department advised that the property (the western portion) is zoned "R2" Two-Family District. It is grassed and is used informally as passive green space by residents of the adjacent housing development (to the west). Surface parking lots have been developed to the immediate east (City-owned) and to the north (across Pacific Avenue). A variety of warehouse, manufacturing, and residential uses are also evident in the immediate vicinity. The area to the west exhibits evidence of substantial investment in public or non-profit housing (circa late 1970s-1980s).
The Urban Planning Branch also advised that any redevelopment of this property would have to respect the residential context to the west. This residential area is not a vestige of an older neighbourhood in decline. Instead, it is a neighbourhood comprised of relatively recent vintage housing and associated neighbourhood amenities - including playgrounds, daycares, etc.
Redevelopment of the property for parking purposes could, if it is respectful of and sensitive to its context, be an asset to this area-especially given its proximity to the Red River College Princess Street

Campus. This property is located less than a five-minute walk from the intersection of Princess Street and William Avenue. Because of its location at the edge of a residential neighbourhood, and because no building demolition would be required, redevelopment as a parking facility could be ideal.

The Urban Planning Branch further advised that consideration should be given to the development of a multi-level parking facility at this location, integrated with the City-owned parking lot to the east. Consideration should also be given to how such a parking facility would be utilized. For example, should the priority be for establishing casual (hourly) parking, or should parking spaces be leased on a monthly basis? Also, would users other than those generated by the RRC Campus be accommodated? Although a multi-level parking facility would be preferable, any proposed surface parking facility would be required to meet the minimum parking area standards. These standards include: paved (asphalt or concrete) surface, land drainage (catch basins, etc.), perimeter fencing (lightproof, wood or metal, definitely no chain link with barbed wire), landscaping, controlled private approaches, etc. It should be noted, non-accessory parking facilities (surface or multi-level) are not permitted in "R2" zoned districts.

The Water and Waste Department advised that there is a 300mm combined sewer located within the property and that an easement would be required if the property were finally sold.

The Civic Accommodations Division of the Planning, Property and Development Department advised that they would have no objection to the proposed transfer of jurisdiction.

The Zoning Branch, Development and Inspections Division of the Planning, Property and Development Department advised that if a parking structure or lot is to be developed on the lands, rezoning to "C" Commercial would be required. The Parking Administration Branch would be prepared to initiate this process. Further, as a buffer would be required between the residential property to the west and the intended parking lot development, the Branch will begin discussions to achieve this, if the transfer of jurisdiction is approved.

If the proposed parking lot expansion project were not to proceed or it was determined that the College would best be served by proceeding with development on their own then a potential sale could be considered at that time.

Considering the aforementioned information, it would appear appropriate to transfer jurisdiction of the subject property from the Public Works Department to the Planning, Property and Development Department (i.e. the Parking Administration Branch, Support Services Division).

On November 1, 2001, the Standing Policy Committee on Property and Development considered the foregoing administrative commentary, and was verbally advised that immediately prior to the Standing Policy Committee meeting a local developer had approached the CentreVenture Development Corporation with regard to developing a housing project on this site. Subsequently the Standing Policy Committee laid over the matter over and requested the Planning, Property and Development Department to submit a supplementary report.

On November 22, 2001, the Standing Policy Committee on Property and Development was advised of the following:

<u>A Possible Residential Development Project</u>

The Planning, Property and Development Department contacted the CentreVenture Development Corporation to attempt to obtain more information about the potential residential development project.

As a consequence, the Department was able to discuss the matter with a local developer (who wishes to remain anonymous at this time) who has a vision of constructing a multi-residential housing project on this site (i.e. row housing, townhouses). His vision would include rental housing for Red River College students/professors as well as affordable housing for the community as a first phase and possibly ownership as a second phase. He would like to see area community groups as well as the local businesses taking an active role in the development in order to meet the needs of the community.

The proponent believes four things are needed in order to have a successful housing project:

- Land
- Sponsoring Group
- Need
- Financing

This developer would also like to see CentreVenture Development Corporation be actively involved in the development negotiations. He recognizes that CentreVenture has had some success in the development of the downtown and are building momentum and he, speaking as a developer is comfortable in dealing with CentreVenture.

This developer also recognizes that there is a lack of parking in this area and this will increase once the Red River College Campus is in full operation.

He also admits that the majority of students of the Red River Community College Campus will not be looking for permanent housing in this area.

There was no indication that a formal application would be forthcoming.

The subject city property is not located within the Centre Venture program area.

<u>The Current Utilization of the Westerly Portion of the Subject City Property</u>
The prior administrative commentary indicating that the western portion of the subject property has remained as open green space. A concern might be the issue of removing "open green space" from the community and replacing it with a parking lot.

A Real Estate Division field inspection indicates that this part of the property is a vacant field and does not appear to be utilized as either a passive or active green space.
The Planning and Land Use Division has advised that there are already four small-developed park spaces within two blocks of the subject property. The Division has confirmed its opinion that the subject city property is not required for additional parks space.

<u>Development of the City-owned Vacant Lands to the west of the Existing Surface Parking Lot for Parking Purposes</u>
The Real Estate Division also consulted with the Support Services Division of the Department which advised on November 6, 2001 that Support Services was asked to assist in finding or addressing the parking supply related to the Red River College project. One option, deemed to be cost effective in its development, provides potential for positive economic return and is seen to be suitably located in the view of Red River College's administration, was the expansion of the Pacific Avenue and Paulin Street parking lot.

Acquisition and development of this property would allow the City to relocate a certain number of customers now parking at the Civic Centre Car Park and thus liberate a number of casual and monthly spaces at this structure. A good number of the newly acquired spaces at the Paulin Avenue and Pacific Street lot will also be available for students and staff of Red River College. The College favours the idea of a nominally adjacent surface lot, as parking rates are expected to be less on the peripheral of the campus area than they will for covered and heated spaces nearest the college.

Summary Opinion of the Planning, Property and Development Department

In considering the aforementioned information the Department is still of the opinion that there is a demonstrated need and departmental support for the continued operation and City ownership of these lands, and would still recommend transferring the subject property from the Public Works Department to the Planning Property and Development Department in order to develop the western portion of the subject property as a parking lot in conjunction with the existing parking facility on the eastern portion. The Department supports this recommendation on the basis of the following reasons:

- To effectively respond to the impending increased demand for parking in this area, viewed as addressing the parking requirements of both employees in the City Hall area, and students of the Red River Downtown Campus, once it opens in the fall of 2002.
- The Parking Administration Branch has had discussions with both representatives of the college and the Province of Manitoba and have agreed that the most promising solution to meeting both their estimated initial requirements and the City's present demands for parking is a combination of the subject property and the Civic Centre Car Park with the City continuing as owner.
- If it were determined that the College would best be served by proceeding with development on their own the potential sale could be considered at that time.
- Both the Development Management Branch and the Urban Planning Branch of the Planning, Property and Development Department favour redevelopment of the property for parking purposes, if respectful of and sensitive to its context given its proximity to the Red River College Campus.
- Because its location being at the edge of a residential neighbourhood, and because no building demolition would be required, redevelopment as a parking facility could be ideal.
- A sufficient number of parks already exist in this area.
- Although residential development is a consideration, all parties, including the aforementioned developer would agree that this area is in need of parking especially with the anticipated opening of the Red River College Campus.

The Standing Policy Committee on Property and Development recommends:

I. That the proposed transfer of jurisdiction of the City-owned property as shown on Misc. Plan No. 10775/2 from the Public Works Department to the Planning, Property and Development Department be approved.

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.