Agenda - Executive Policy Committee - October 31, 2007

REPORTS

Item No. 4 Legion Memorial Park - Parking Lot Redevelopment (St. James-Brooklands Ward) File PR-7(31) [c/r DCU 128433A/2007C]

COMMUNITY COMMITTEE RECOMMENDATION:

On October 16, 2007, the Assiniboia Community Committee recommended to the Standing Policy Committee on Finance that the Legion Memorial Park - Parking Lot Redevelopment Project be referred to the 2008 Capital Budget Process, and submitted the matter to the Executive Policy Committee.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On October 16, 2007, the Assiniboia Community Committee received as information the Winnipeg Public Service report dated October 5, 2007, provided in accordance to condition 2 of DCU 128433A/2007C.

Further on October 16, 2007, the Assiniboia Community Committee recommended to the Standing Policy Committee on Finance that the Legion Memorial Park - Parking Lot Redevelopment Project be referred to the 2008 Capital Budget Process, and submitted the matter to the Executive Policy Committee.

INTER-OFFICE MEMORANDUM

Planning, Property and Development Department

Planning and Land Use Division
Unit 15, 30 Fort Street

Winnipeg

Date:	October 5, 2007
To:	Carlos Gameiro, Assiniboia Community Committee Clerk
From:	Tom Fred, Project Management Coordinator
RE:	**LEGION MEMORIAL PARK – PARKING LOT REDEVELOPMENT CONDITIONAL USE ORDER, FILE DCU 128433/2007C**

By way of this letter, it is requested that the above referenced matter be placed on the Assiniboia Community Committee Minutes for the upcoming October 16, 2007 meeting.

Condition No. 2, listed below, is the specific topic of this request and the related documents are attached in advance of this meeting.

On May 23, 2007, the Board of Adjustment approved the Conditional Use Order, DCU 128433A/2007C, subject to the following conditions:

1. That if the Variance granted by this Order is not established within two (2) years of the date hereof, this Order, in respect of that Variance shall terminate.

2. That the Administration be directed to provide updated cost estimates and plans to the Assiniboia Community Committee prior to October 31, 2007 to facilitate the improvement of the onsite parking at the Legion Memorial Park.

As the Applicant for this Conditional Use Order, I will be in attendance at the October 16, 2007 meeting to present the parking lot proposal and answer any questions pertaining to same.

Thank you in advance.

Sent By Email

APPENDIX A – BRIEF HISTORY

Legion Memorial Park has been in existence since the late 1950's. Over the past fifty years, the land for this park has been acquired by the City of Winnipeg through the purchase of individual residential properties. The park currently includes a number of athletic fields, a recreation field house (470 Rutland Street), children's playground, community gardens and associated parking. When the City constructed the field house in 1964, it was build directly on the Rutland Street right-of-way at which time still provided access to a number of private residences.

Since May 1, 1996, the St. James Rods Football Club has been utilizing the Legion Memorial Park field house and adjacent athletic fields for their football program subject to a Facility Use Agreement with the City of Winnipeg. In 2004, the Football Club identified the need to construct an addition to the field house in order to accommodate their growing programming.

On June 20, 2006 the Parks and Open Space Division provided formal approval to the St. James Rods Football Club for the renovation and construction of an addition to 470 Rutland Street upon receipt of the necessary building permits and confirmation of total project funding.

On June 28, 2006, City Council approved the formal closure of Rutland Street, north of Silver Avenue, which was a condition of the Zoning and Permits Branch prior to accepting a building permit application from the Football Club.

On February 9, 2007, the president of the St. James Rods Football Club received notification that the field house addition and renovation project will require a Conditional Use Variance prior to the Zoning and Permits Branch approval of the building permit application.

On March 22, 2007, the Planning and Land Use Division submitted an application for a Conditional Use Variance, DCU 128433/2007C, in conjunction with the St. James Rods Football Club building permit application.

On May 23, 2007, the Board of Adjustment approved the Conditional Use Order, DCU 128433A/2007C, subject to the following conditions:

1. That if the Variance granted by this Order is not established within two (2) years of the date hereof, this Order, in respect of that Variance shall terminate.

2. That the Administration be directed to provide updated cost estimates and plans to the Assiniboia Community Committee prior to October 31, 2007 to facilitate the improvement of the onsite parking at the Legion Memorial Park.

On July 19, 2007, a hearing was held by the Appeal Committee in response to a Letter of Appeal submitted by James W. Jones. Upon consideration of the evidence and submissions made, the Appeal Committee dismissed the Appeal and confirmed Conditional Use Order DCU 128433/2007C.

APPENDIX 2 – RECOMMENDED PROJECT STAGING

Due to financial limitations, it is recommended that the Legion Memorial Park – Parking Lot Redevelopment be divided into two (2) stages of construction.

Stage 1 – Site Grading, Land Drainage and Base Preparation

The first stage of development will involve the following list of components:

- Consultant assignment for a comprehensive parking lot design, preparation of the Stage 1 construction documents and contract administration.
- Removal of chain link fencing along the north side of the existing parking area.
- Excavation of proposed parking area, including removal and legal disposal of fill.
- Compaction of the sub-base to the required construction specifications.
- Supply and installation of two (2) catch basins, including slow drain devices.
- Supply and installation of 250mm dia. P.V.C. sewer pipe to new catch basins.
- Connection to existing combined sewer system, including necessary permits.
- Supply and installation of geotextile fabric mat.
- Supply and installation of first layer of compacted sub-base course material.

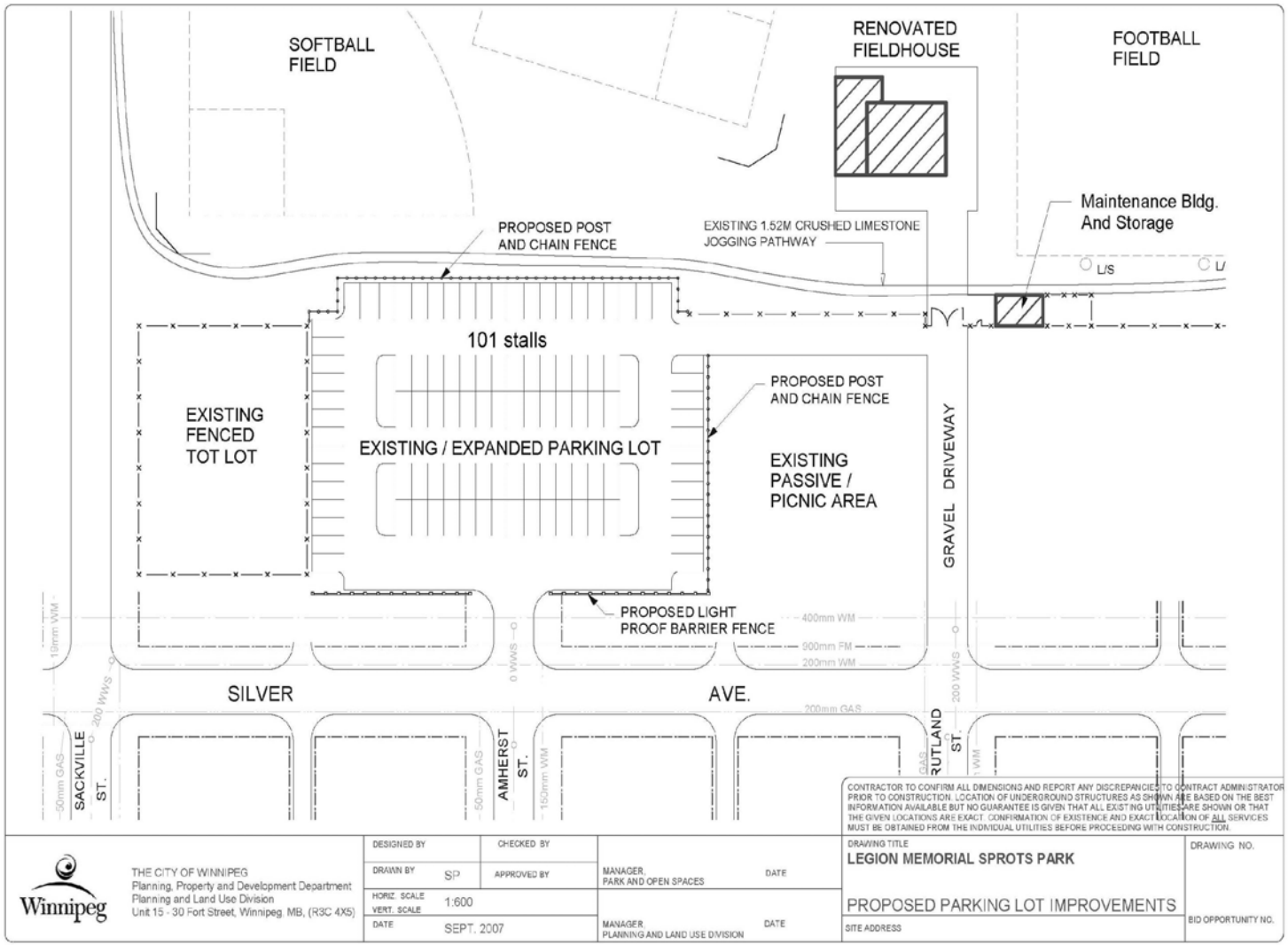
Based on the above listing of components and the current excessively high construction prices, the estimated construction cost for Stage 1 will be $140,525 as per the attached cost estimate.

Stage 2 – Base Course, Asphalt Paving and Additional Amendities

The second stage of development will involve the following list of components:

- Consultant assignment for the preparation of the Stage 2 construction documents and contract administration.
- Supply and installation of final layer of compacted sub-base coarse material.
- Supply and installation of compacted base coarse.
- Supply and installation of poured-in-place concrete barrier curbing.
- Supply and installation of 75mm Type 1A asphalt paving.
- Supply and installation of parking stall line painting.
- Supply and installation of light barrier fencing along south side of parking lot.
- Supply and installation of post and chain fencing along north side of parking lot.
- Supply and installation of two (2) parking light standards, including electrical connection.
- Supply and installation of related landscaping, including existing turf and pathway repairs.

Based on the above listing of components and the current excessively high construction prices, the estimated construction cost for Stage 2 will be $177,475 as per the attached cost estimate.


SOFTBALL FIELD
RENOVATED FIELDHOUSE
FOOTBALL FIELD
Maintenance Bldg. And Storage
PROPOSED POST AND CHAIN FENCE
EXISTING 1.52M CRUSHED LIMESTONE JOGGING PATHWAY
L/S
101 stalls
EXISTING FENCED TOT LOT
EXISTING / EXPANDED PARKING LOT
PROPOSED POST AND CHAIN FENCE
EXISTING PASSIVE / PICNIC AREA
GRAVEL DRIVEWAY
PROPOSED LIGHT PROOF BARRIER FENCE
400mm WM
900mm FM
200mm WM
200mm GAS
SILVER
AVE.
SACKVILLE ST.
AMHERST ST.
RUTLAND ST.
CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION. LOCATION OF UNDERGROUND STRUCTURES AS SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE BUT NO GUARANTEE IS GIVEN THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THE GIVEN LOCATIONS ARE EXACT. CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION.
Winnipeg
THE CITY OF WINNIPEG
Planning, Property and Development Department
Planning and Land Use Division
Unit 15 - 30 Fort Street, Winnipeg, MB, (R3C 4X5)
DESIGNED BY
CHECKED BY
DRAWN BY SP
APPROVED BY
HORIZ. SCALE 1:600
VERT. SCALE
DATE SEPT. 2007
MANAGER, PARK AND OPEN SPACES DATE
MANAGER, PLANNING AND LAND USE DIVISION DATE
DRAWING TITLE
LEGION MEMORIAL SPROTS PARK
PROPOSED PARKING LOT IMPROVEMENTS
SITE ADDRESS
DRAWING NO.
BID OPPORTUNITY NO.

PRELIMINARY COST ESTIMATE

Planning, Property and Development Department

Planning and Land Use Division

Unit 15, 30 Fort Street

Name	**Legion Memorial Park**
Project	**Proposed Parking Lot Redevelopment**
Date	**September 26, 2007**
Type	**Class "D" Estimate**

Item No.	Description	Unit	Approx. Quantity	Unit Price	Amount
	Stage 1 – Site Grading, Land Drainage and Base Preparation				
1	Consultant assignment for the comprehensive parking lot design, preparation of the Stage 1 construction documents and contract administration.	l.s.	1	$13,500.00	$18,100.00
2	Excavation of existing gravel parking lot	m^3	1650	$7.00	$11,550.00
3	Sub grade Compaction	m^2	3500	$1.25	$4,375.00
4	Catch basin Installation	each	2	$4,000.00	$8,000.00
5	250 mm P.V.C. Pipe	lin m	200	$250.00	$50,000.00
6	Connection into Existing L.D.S.	l.s.	1	$5,000.00	$5,000.00
7	Geotextile Fabric Mat	m^2	3500	$3.00	$10,500.00
8	Sub Base Coarse - stage 1	tonne	1500	$22.00	$33,000.00
	Construction Contingency @ 10%				$14,052.50
	Stage 1 - Preliminary Construction Cost Estimate				**$140,525.00**
	Stage 2 – Base Course, Asphalt Paving and Additional Amendities				
9	Consultant assignment for the preparation of the Stage 2 construction documents and contract administration.	l.s.	1	$13,600.00	$13,600.00
10	Sub Base Coarse - stage 2	tonne	1500	$22.00	$33,000.00
11	Base Coarse	m^3	200	$60.00	$12,000.00
12	Asphalt - Type 1A	tonne	700	$95.00	$66,500.00
13	Barrier Curb	lin m	225	$95.00	$21,375.00
14	Parking Lot Line Painting	l.s.	1	$2,000.00	$2,000.00
15	Light Barrier Fence on South Side of Parking Lot	lin m	80	$100.00	$8,000.00
16	Parking Lot Lighting	each	2	$7,500.00	$15,000.00
17	Topsoil and Sod	m^2	400	$10.00	$4,000.00
18	Repairs to existing crushed limestone pathway	m^2	100	$20.00	$2,000.00
	Construction Contingency @ 10%				$17,747.50
	Stage 2 - Preliminary Construction Cost Estimate				**$177,475.00**
	TOTAL PROJECT COST ESTIMATE				**$318,000.00**

Winnipeg

THE CITY OF WINNIPEG
CONDITIONAL USE APPEAL ORDER
APPEAL COMMITTEE

DCU 128433A/2007C

Before:	Appeal Committee Councillor Swandel, Chairperson Councillor Vandal Councillor Wyatt
Hearing:	July 19, 2007 July 5, 2007 West Committee Room, 510 Main Street
Applicant:	The City of Winnipeg (Tom Fred)
Premises Affected:	470 Rutland Street
Legal Description:	Lots 1/29, Block 10, Plan 1296 30/31 StJ Lot 1 & S 5F of said Lot 2, reserved to widen Silver Ave., hereinafter called "the land"
Property Zoned:	"PR1" Parks and Recreation District
Zoning Atlas Sheet:	AA19
Nature of Application:	For a Conditional Use under The Winnipeg Zoning By-law 6400/94 to permit the expansion of an athletic field by the construction of an addition to the field house

…/ 2

ORDER MADE BY THE BOARD OF ADJUSTMENT:

The Board of Adjustment approved a Conditional Use, File DCU 128433/2007C, to the City of Winnipeg, for premises located at 470 Rutland Street, to permit on "the land," the expansion of an athletic field by the construction of an addition to the field house, subject to the following conditions:

1. That if any Variance granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Variance, shall terminate.

2. That the Administration be directed to provide updated cost estimates and plans to the Assiniboia Community Committee prior to October 31, 2007, to facilitate the improvement of the onsite parking at the Legion Memorial Park.

Pursuant to the provisions of The City of Winnipeg Charter, James W. Jones, appealed to the Appeal Committee against Conditional Use Order DCU 128433/2007C and after Notice, the appeal was adjourned on July 5, 2007 and heard on July 19, 2007.

Upon consideration of the evidence adduced and submissions made, the Appeal Committee is of the opinion that, subject to the condition(s) imposed under this Appeal Order if any, Section 254 and criteria (a) to (d) of Subsection 247(3) of The City of Winnipeg Charter, set out below, are satisfied:

(a) is consistent with Plan Winnipeg, and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway; and

(d) is compatible with the area in which the property to be affected is situated.

ORDER:

The Appeal Committee hereby orders that the Appeal is dismissed and that Conditional Use Order DCU 128433/2007C dated May 25, 2007, is confirmed.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

…/ 3

DATE OF ORDER: July 20, 2007

CERTIFIED BY:



Carlos Gameiro
Acting Clerk of the Appeal Committee

THE FOLLOWING PERSONS MADE REPRESENTATIONS:

In Support of the Appeal:

James W. Jones

In Opposition to the Appeal:

Tom Fred, The City of Winnipeg, Planning Property and Development Department
John Wintrup, Planner, The City of Winnipeg, Planning, Property and Development Department
Jim McMillan
Richard Dudek

For the City:

Mr. J. Carter, Solicitor, Legal Services Division, Corporate Services Department