Report - Standing Policy Committee on Property and Development – November 13, 2007

Item No. 1 Demolish Improvements - 755 Tache Avenue
File EB-1.5

STANDING COMMITTEE RECOMMENDATION:

On November 14, 2007, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That the Director of the Planning, Property and Development Department be authorized to undertake the demolition and site clean up of 755 Tache Avenue.

2. That the Council decision of June 20, 2007, be amended so that the net proceeds of the sale of the City properties, identified on Misc. Plan No. 12964/1, be utilized for riverbank park development at 755 Tache Ave instead of the site clean up.

3. That $212,400 from the 2007 Riverbank Greenway Programs Capital Account be identified for the demolition and site clean up of 755 Tache Ave.

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DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 14, 2007, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On November 13, 2007, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

RE: **Authority to Demolish Improvements at 755 Tache Avenue**

FOR SUBMISSION TO: **The Standing Policy Committee on Property and Development**

ORIGINAL REPORT SIGNED BY: **The Acting Director of the Planning, Property and Development Department**

REPORT DATE: **October 25, 2007**

RECOMMENDATION:

1. **That the Director of the Planning, Property and Development Department be authorized to undertake the demolition and site clean up of 755 Tache Avenue.**

2. **That Council amend its decision of June 20, 2007, so that the net proceeds of the sale of the City properties, identified on Misc. Plan No. 12964/1, be utilized for riverbank park development at 755 Tache Ave instead of the site clean up.**

3. **That $212,400 from the 2007 Riverbank Greenway Programs Capital Account be identified for the Demolition and site clean up of 755 Tache Ave.**

Report Summary

Key Issues:

The clean-up and riverbank park development at 755 Tache Ave are a high priority of the Public Service, Ward Councilor and the area residents.

Funding is available to fund the building demolition and site clean-up of the subject site.

Implications of the Recommendation(s):

General Implications

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

Comment(s):

Policy Implications

X	No
	Yes

Comment(s):

Regulatory Implications

X	None
	Eliminates or reduces regulatory impact
	Proposes regulatory impact

Comment(s):

Environmental Implications

X	No
	Yes

Comment(s):

Human Resources Implications

X	No
	Yes

Comment(s):

Financial Implications

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

Comment(s):

Report

REASON FOR THE REPORT:

Authority from the Standing Policy Committee on Property and Development is required to demolish or remove any City owned building or structure, which is on a site required for a stated public purpose.

HISTORY:

For many years, the City has been interested in acquiring riverbank property on the west side of Tache Avenue between Provencher and the CNR Highline for the Boni-Vital Parkway.

In 2002, an extensive community consultation process was conducted in the St. Boniface and North St. Boniface neighbourhoods through the Building Communities Initiative. One of the most highly prioritized projects identified by area residents was for the acquisition, clean-up and development of a riverbank park for the riverbank lands between Rue La Verendrye and Rue Aubert (755 Tache Ave).

On June 6th, 2006, the Standing Policy Committee on Property and Development instructed the Director of Planning, Property and Development to actively pursue all options for the acquisition of the subject property commonly known as 755 Tache Avenue, shown outlined on Misc. Plan No. 9546/2, to facilitate development of the Boni-Vital Parkway.

At it's meeting on December 6, 2006, Council approved the acquisition of the property known as 755 Tache Avenue for the purposes of the Boni-Vital Parkway.

At its meeting on June 20, 2007, Council approved a land sale in North St. Boniface, outlined on Misc. Plan No. 12964/1, in which the net proceeds were to be utilized for the clean-up of 755 Tache Ave.

DISCUSSION:

There are cost issues associated with the site at 755 Tache Ave. These include building demolition, site clean-up, and site development costs. Demolition and clean-up costs have been estimated recently (October 2007) at $212,400. Site development costs (riverbank park development) have been estimated to be $219,000 (May 2007).

Funding for the demolition and site clean-up of 755 Tache Ave has been identified through the proceeds of a land sale. At its meeting on June 20, 2007, Council approved a land sale in North St. Boniface, outlined on Misc. Plan No. 12964/1, in which the net proceeds were to be utilized for the clean-up of 755 Tache Ave. However, this funding is subject to the new owners being successful with their rezoning application. In

addition, this funding will only be available after the land title transfer, which may not occur until late 2008. These facts make it impossible to utilize this funding source for the short term. This funding source could be available for the park development after building demolition and site clean up is completed.

Funding to cover the cost of the riverbank park development is available in the 2007 Riverbank Greenways Programs Capital account. However, park development cannot begin until the building has been demolished and the site cleaned up.

It is proposed that the funding currently available for the park development be utilized for the demolition and site clean-up of 755 Tache Ave ($212,400) and the funding that will be available later in 2008, as a result of the land sale, be utilized for park development ($219,000) instead of building demolition and site clean-up.

Financial Impact Statement

Date: October 11, 2007

Project Name:

Authority to Demolish Improvements at 755 Tache Avenue

First Year of Program **2007**

	2007	2008	2009	2010	2011
Capital					
Capital Expenditures Required	$ 218,772	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	218,772	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ 18,596	$ 18,596	$ 18,596	$ 18,596
Less: Incremental Revenue/Recovery	6,372	-	-	-	-
Net Cost/(Benefit)	$ (6,372)	$ 18,596	$ 18,596	$ 18,596	$ 18,596
Less: Existing Budget Amounts	(6,372)	18,596	18,596	18,596	18,596
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Capital expenditures in 2007 consist of the estimated contractor costs of $212,400 + short-term financing costs of $4,248 and corporate admin fees of $2,124, the latter two of which are offset by corporate recoveries. Direct costs beginning in 2008 represent debt & finance charges on the 2007 capital expenditure and will be charged to the current budget of PP&D.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

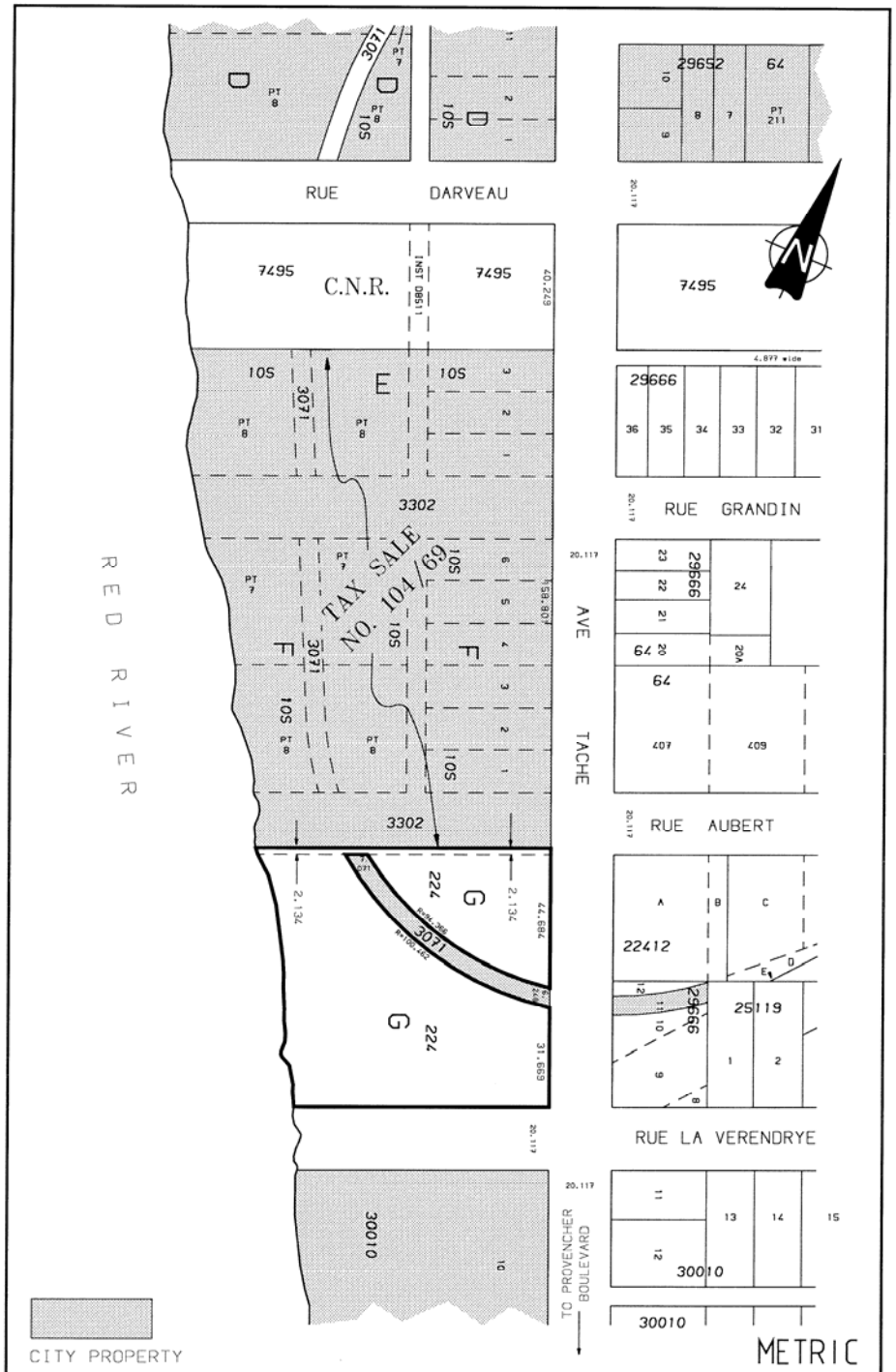
Public Works Department

External Consultation With:

None

THIS REPORT SUBMITTED BY:

Department: Public WorksDivision
Division: Transportation Engineering
Prepared by: Kevin Nixon, Active Transportation Coordinator
Processed by:
File No.:
File Name:O:\Reports Directive\Planning and Land Use\Parks, Riverbanks and Community Initiatives\Kevin Nixon\755 Tache - Demolition and Site Cleanup - 10 25 08 (2).doc



CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.

SCALE: 1:1500	DATE: 02-AUG-14	DISTRICT: RIEL
ATLAS: F13C	FILE: 8234 V-2	
MISC. PLAN No.: 9546/2		

JAC



PLACE (POINTE) HÉBERT
NORTH ST. BONIFACE

Subject City Properties

METRIC

Date: 2006-AUG-2
District: RIEL
File: 5413 / AA V3
Scale: 1:1500

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

MISC. PLAN NO. 12964 / 1