Minute No. 132
Report - Standing Policy Committee on Property and Development - November 27, 2007

Item No. 11 Declaration of Property as Surplus – South Side of Augier Avenue West of St. Charles Street
File FI-2.4(31)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the City-owned property shown outlined on Misc. Plan No. 12706/2, be declared surplus to the City's requirements.

2. That the Winnipeg Public Service be instructed to market the subject City-owned property for sale to the general public on terms and conditions acceptable to the City, for development of low density single storey residential uses.

3. 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 - November 27, 2007

DECISION MAKING HISTORY:

Moved by Councillor Swandel,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 12, 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 27, 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.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 18, 2007, the Assiniboia Community Committee recommended to the Standing Policy Committee on Property and Development that the Winnipeg Public Service be requested to report back to Standing Committee on the feasibility of declaring the property on the south side of Augier Avenue just west of St. Charles Street, surplus to the City's needs and recommend possible residential uses for the site, i.e. single family, bare land condo, multiple family etc.

RE: Feasibility of Declaring Property as Surplus – South Side of Augier Avenue West of St. Charles Street
Assiniboia Community
St. Charles Ward

FOR SUBMISSION TO: Standing Policy Committee on Property and Development

ORIGINAL REPORT SIGNED BY: Director of Planning, Property and Development

REPORT DATE: November 16, 2007

RECOMMENDATION:

1. That Council declare the City-owned property shown outlined on Misc. Plan No. 12706/2, attached, surplus to the City's requirements.
2. That subject to the approval of Recommendation No. 1, the Winnipeg Public Service be instructed to market the subject City-owned property for sale to the general public on terms and conditions acceptable to the City, for development of low density single storey residential uses.
3. That the Proper Officers do all things necessary to implement the intent of the foregoing.

Report Summary

Key Issues:

- On October 2, 2007, Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee, namely, that the Winnipeg Public Service be requested to report back to the Standing Committee meeting scheduled for November 27, 2007, on the feasibility of declaring the property on the south side of Augier Avenue just west of St. Charles Street, surplus to the City's needs and recommend possible residential uses for the site i.e. single family, bare land condo, multiple family, etc.
-
- The Winnipeg Public Service has consulted with City Departments and has determined that there is no objection to a future proposed sale of the subject City-owned Property shown outlined on Misc. Plan No. 12706/2.
-
- The Department is recommending that Council declare the City-owned property shown outlined on Misc. Plan No. 12706/2, attached, surplus to the City's requirements, and that the property be marketed for sale to the general public on terms and conditions acceptable to the City, for development of low density single storey residential uses.

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:

On October 2, 2007, Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee, namely, that the Winnipeg Public Service be requested to report back to the Standing Committee meeting scheduled for November 27, 2007, on the feasibility of declaring the property on the south side of Augier Avenue just west of St. Charles Street, surplus to the City's needs and recommend possible residential uses for the site - i.e. single family, bare land condo, multiple family, etc.

Approval of at least two-thirds of the members of Council is required for all sales of property designated or acquired for park or cemetery purposes.

HISTORY:

The subject City property (2.4894 acres) shown outlined on Misc. Plan No. 12706/2, is part of a larger City holding of 19.178 acres shown shaded on Misc. Plan No. 12706. A majority of the total City property was acquired by the City in 1992 for Parks and Recreation purposes.

Details of the subject City property are as follows:

Location:	South Side Augier Avenue, west of St. Charles Street
Description:	Vacant Land
Legal Description:	Pt. Public Reserve Plan 17490
Site Size:	2.4894 acres
Zoning:	"PR1" - Parks District

The Public Service has consulted with City Departments and has determined that there is no objection to a future sale of the property shown outlined on Misc. Plan No. 12706/2; however, there is a need to retain the balance of the City property shown shaded on Misc. Plan No. 12706 as a green corridor for community open space uses, including possible future access from Augier Avenue to the Assiniboine River.

DISCUSSION:

The subject City property is designated as a Neighbourhood Policy Area in Plan Winnipeg, and is intended to include a residential mix of uses at a scale and density compatible with each other.

Land Use:

The subject City property is zoned “PR1” Parks and Recreational District and is under Parks and Open Spaces jurisdiction. A 2/3 majority vote of Council is required to declare PR1 land as surplus to the City’s needs.

The Department advises that it would be supportive of rezoning the property to provide for limited low density residential development, (i.e., single family residential, bungalow style condominiums, etc.). Multiple family proposals in this general area in the past have met with intense neighbourhood opposition, the main concern being the additional traffic generated through the neighbourhood streets. In terms of rezoning, the lowest multiple family district ‘RM-1’ would allow 43 units on the site. The Department would request that any rezoning plan for this site include public consultation by way of an open house forum with the community and area Councillor that would deal with all neighbourhood issues such as the increased volume of street traffic from the development.

Services:

The existing services of wastewater sewer and water would need to be upgraded depending on the density of the development. Existing wastewater services in Gagnon Street are insufficient and would need to be upgraded from 200 mm to a minimum standard of 250mm, depending on the development density. Existing water service is not adequate for either single family or multiple family developments and will require upgrading. Any Purchaser of the property would have to retain the services of a qualified engineering consultant to examine the requirements for upgrading the system in this area to meet the minimum fire protection flows. Any upgrading would be at the Purchaser’s cost and expense. Existing land drainage sewers appear to be adequate, however, in the case of multi-family development, some on-site retention would likely be required.

Conclusion:

The Winnipeg Public Service has consulted with City Departments and has determined that there is no objection to a future proposed sale of the subject City-owned property shown outlined on Misc. Plan No. 12706/2. Proposed low density single storey residential use (preferably single family) will need to address the neighborhood concerns of increased traffic and upgrading of existing municipal services that will be required to service the new development.

Financial Impact Statement Date: November 13, 2007

Project Name:

Feasability of Declaring Property as Surplus - South Side of Augier avenue, West of St. Charles Street

COMMENTS:

The recommendations in this report include that Council declare the City-owned property shown outlined on Misc. Plan No. 12706/2, attached, surplus to the City's requirements and that subject to the approval of Recommendation No. 1, the Winnipeg Public Service be instructed to market the subject City-owned property for sale to the general public on terms and conditions acceptable to the City, for development of low density single storey residential uses.

There are no financial implications associated with these recommendations.

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

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

Water and Waste Department

External Consultation With:

N/A

THIS REPORT SUBMITTED BY:

Department Planning Property and Development
Division Real Estate
Prepared by: Barry Lucyk
PPD File No. 4950A

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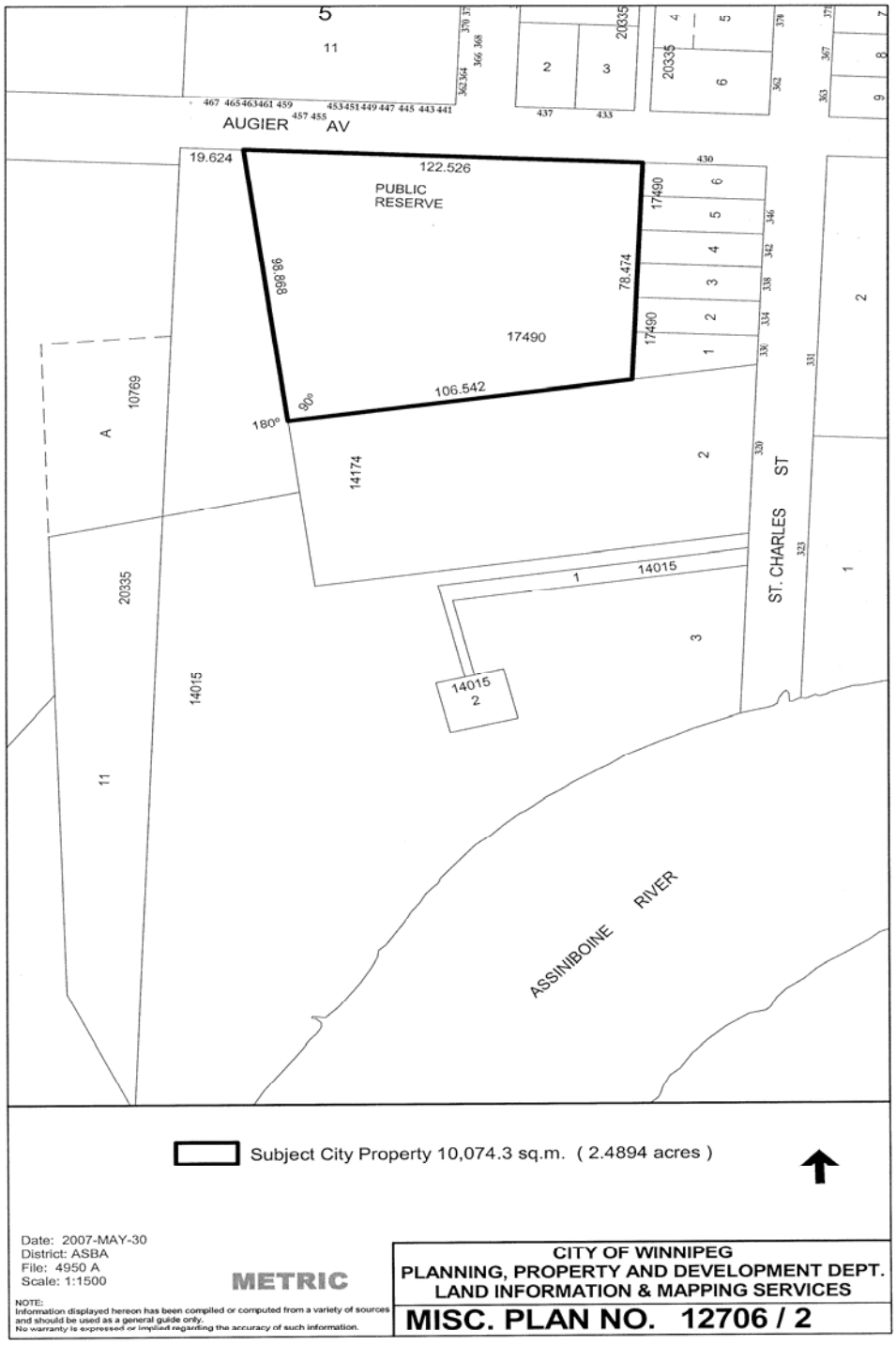
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A
14174
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ST. CHARLES ST
ASSINIBOINE RIVER
Subject City Property 10,074.3 sq.m. (2.4894 acres)
Date: 2007-MAY-30
District: ASBA
File: 4950 A
Scale: 1:1500
METRIC
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only.
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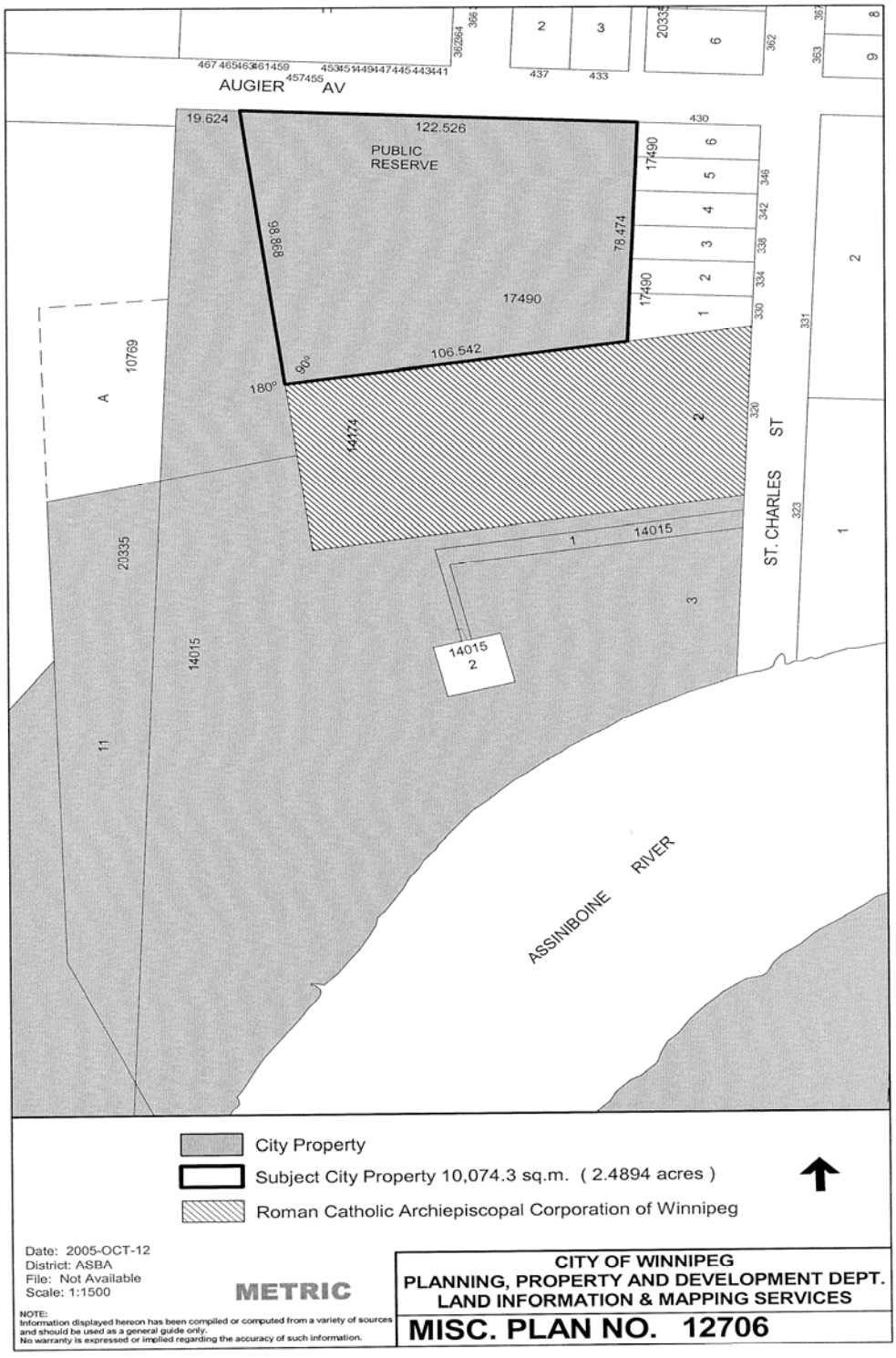
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12706 / 2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ST. CHARLES ST
ASSINIBOINE RIVER
City Property
Subject City Property 10,074.3 sq.m. (2.4894 acres)
Roman Catholic Archiepiscopal Corporation of Winnipeg
Date: 2005-OCT-12
District: ASBA
File: Not Available
Scale: 1:1500
METRIC
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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12706