Agenda - Council – April 23, 2008

Report "A" - Standing Policy Committee on Downtown Development - March 4, 2008

Item No. 1 Engagement Strategy for Canadian Museum for Human Rights Parking
(Fort Rouge - East Fort Garry Ward)
File PR-9.8

STANDING COMMITTEE RECOMMENDATION:

On April 9, 2008, 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 Planning, Property and Development Department be authorized to initiate an Engagement Strategy with affected stakeholders in order to investigate, identify and assess medium and longer term parking strategies for the Forks district.

2. That Parcel 4 lands as outlined in the map contained in the report from the Acting Director of Planning, Property and Development dated January 11, 2008, be utilized in the interim for parking purposes to meet the needs of Riverside Park Management, the Canadian Museum for Human Rights and the Forks, until such time as an alternative parking option has been implemented.

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

Report "A"- Standing Policy Committee on Downtown Development - march 4, 2008

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 9, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On March 4, 2008, the Standing Policy Committee on Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

RE: Engagement Strategy for CMHR Parking

FOR SUBMISSION TO: Standing Policy Committee on Downtown Development

ORIGINAL REPORT SIGNED BY: Jim Paterson, FCSLA A/Director of Planning, Property and Development

REPORT DATE: January 11, 2008

RECOMMENDATION:

1. That the Planning, Property and Development Department be authorized to initiate an Engagement Strategy with affected stakeholders in order to investigate, identify and assess medium and longer term parking strategies for the Forks district; and

2. That Parcel 4 lands (map attached) be utilized in the interim for parking purposes to meet the needs of Riverside Park Management (RPM), the Canadian Museum for Human Rights (CMHR) and the Forks, until such time as an alternative parking option has been implemented.

Report Summary

Key Issues:

- As a part of a Statement of Intentions between the Federal Government, the Forks and the City of Winnipeg, as adopted by Council on June 20, 2007 the Federal Government requires some assurance that the parking / transportation needs for the CMHR are satisfied.
- The subject City property (Parcel 4) is identified as being critical to satisfy the projected parking requirements following the completion of the CMHR. Council may need to approve that the Parcel 4 remain accessible for public parking until such time as alternative parking arrangements can be provided.
- The Pioneer and Waterfront Development Principles and Guidelines identify the Parcel 4 site as a key opportunity site with potential for a variety of uses and activities to provide a transition from the dense urban qualities of the downtown area to the west and the more open, campus-like setting of the Forks. The site is extremely valuable as a key image site. Surface parking is the least desirable use for the long term but likely the most practical short term option for this site.
- There is a current lease for the Parcel 4 lands with Riverside Management (terminating in Sept 2008).
- Parcel 4 is currently valued at $7,700,000

Implications of the Recommendation(s):

General Implications

( ) None

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

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

(x) Involves a multi-year contract

Comment(s): There is a current lease for the Parcel 4 lands with Riverside Management (terminating in Sept 2008).

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:

The Public Service is seeking direction from the Standing Policy Committee on Downtown Development to initiate an engagement strategy with affected stakeholders in order to investigate, identify and assess medium and longer term parking strategies for the Forks District; and to further direct the Chief Administrative Officer to investigate and report back on the Parcel 4 lands to be utilized in the interim for parking purposes to meet the needs of Riverside Park Management (RPM), the Canadian Museum for Human Rights (CMHR) and the Forks, until such time as an alternative parking option has been implemented.

The Standing Policy Committee on Downtown Development has jurisdiction to consider matters related to real property located entirely or primarily in the area covered by the Downtown Winnipeg Zoning Bylaw, including approving terms and conditions for the leasing of land (see Organizational Bylaw 7100/97, 13.2). The Standing Policy Committee on Downtown Development was established in 2004.

HISTORY:

On July 9, 1999 the Board of Adjustment granted Conditional Use approval to permit the establishment of a non-accessory parking facility use on the subject City-owned property (Parcel 4); they further approved the parking lot having gravel surfacing with no wheel stops or bumper guard fencing.

On July 17, 2002, Council approved the recommendations in a Report from the Executive Policy Committee which included delegated authority to the Chief Administrative Officer to enter into a short term lease agreement with Riverside Park Management Inc. for the use of Parcel 4 situated south of Water Avenue and west of Waterfront Drive.

The Department subsequently entered into a lease agreement with Riverside Park Management Inc. in 2002 and Council approved an extension with the following terms and conditions:

Owner:	City
Tenant:	Riverside Park Management Inc.
Location:	South of Water Avenue, west of Waterfront Drive
Use:	Vehicle Parking
Zoning:	Character Sector
Term:	Commencing July 1, 2001, expiring September 30, 2008
Area:	5.7 Acres
Rent:	$1.00 annum plus GST

	Realty Taxes: Tenant to pay realty taxes (2007 Municipal and School, approximately $76,890)
Insurance:	Tenant to provide Comprehensive General Liability in the amount of $2.0 Million dollars including all necessary endorsements, as well as, all property policies and endorsements as yet to be determined.
Tenant Responsibilities:	To pay all costs for the operation and maintenance of the parking lot and to provide access for city events upon notification by the City.

The contract with Riverside Management terminates in September 2008.

DISCUSSION:

- Parcel 4 is currently zoned “Character Sector” and has a 2007 Assessed value of $1,636,000. Total taxes are $76,890 and the Municipal portion of Realty taxes is $27,000.
- Currently, Parcel 4 is being used as a non-accessory parking lot. Riverside Management has continued access to the public parking to satisfy their game day needs, as well as to provide a revenue stream currently received from the parking. The Parcel 4 lot does not currently provide for free parking. Impark manages the lot and a ticket dispensing machine is in place.
- The FORKS / City / Province are responsible for the parking / transportation issues under the terms of the Definitive Agreement with the Federal Government.
- The FORKS recently commissioned a Transportation study that indicates that both during and following the construction of the CMHR, that parking will not be an issue, assuming public access remains to the City-owned Parcel 4.
- While the CMHR is not likely to be underway until late 2008 or earlier 2009 with the opening sometime in 2012, approximately 200 + ‘free’ public parking stalls will be removed once the construction on the CMHR begins. The Forks would expect to offer the same free parking to their customers, when provided on Parcel 4.
- CMHR would have preferred to have the parking developed beneath their facility, but 70 archaeological boreholes were placed within the CMHR site, and all 70 sites show signs of archaeological remains. Rather than the expensive and time-consuming requirement for extensive archaeological investigation prior to development, the CMHR will develop within the railway cinder profile on top of the valuable archaeological material and will therefore not pursue internal parking.
- The engagement strategy with affected stakeholders will attempt to answer several questions associated with interim parking for CMHR, the FORKS and Parcel 4.

Key questions:

1) Should Parcel 4 remain as a surface parking lot for a specified period of time? If so, for what period of time? One could suggest that in extending the period that Parcel 4 is being utilized for public parking purposes, the City will be incurring additional financial impacts as a result of the site not being developed to its highest and best use (with property and business taxes being paid).
2) Should the use of the land be parceled out, reserving a portion of the land for Riverside Management while reserving a section for the CMHR and the FORKS?
3) Should the City renegotiate and extend the current lease with Riverside Management or should the City's Parking Authority manage the lot? How should the cost structure, management, and revenue sharing be determined and split?
4) If the public parking on Parcel 4 is to be provided at no cost, will the lot be filled with downtown office workers wishing to escape the cost of monthly parking?
5) If Council were to agree that Parcel 4 is to remain in use as a surface parking lot for the longer term, should it be left as an unimproved gravel lot? (There would be a $ 2 M + cost to properly develop the lot for surface parking). Will the CMHR be satisfied with a gravel pad servicing the parking needs for their patrons?
6) Should the City parcel off a portion of the land and issue an Expression of Interest for highest and best use development proposals for Parcel 4?

The Public Service recommends that an Engagement Strategy with the affected stakeholders be initiated to comment on the above noted questions and to further investigate, identify and assess medium and longer term parking strategies for the District and report back to Council with a recommendation.

Financial Impact Statement Date: December 20, 2007

Project Name:

Engagement strategy for CMHR parking

COMMENTS:

The recommendations contained in this report are that the Planning, Property and Development Department be authorized to initiate an Engagement Strategy with affected stakeholders in order to investigate, identify and assess medium and longer term parking strategies for the District; and that Parcel 4 lands be utilized in the interim for parking purposes to meet the needs of Riverside Park Management (RPM), the Canadian Museum for Human Rights (CMHR) and the Forks, until such time as an alternative parking option has been implemented.

There are no material 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:

N/A

External Consultation With:

N/A

THIS REPORT SUBMITTED BY:

Department: Planning, Property and Development
Division: Office of the Director
Prepared by: Barry Thorgrimson
PPD File No.

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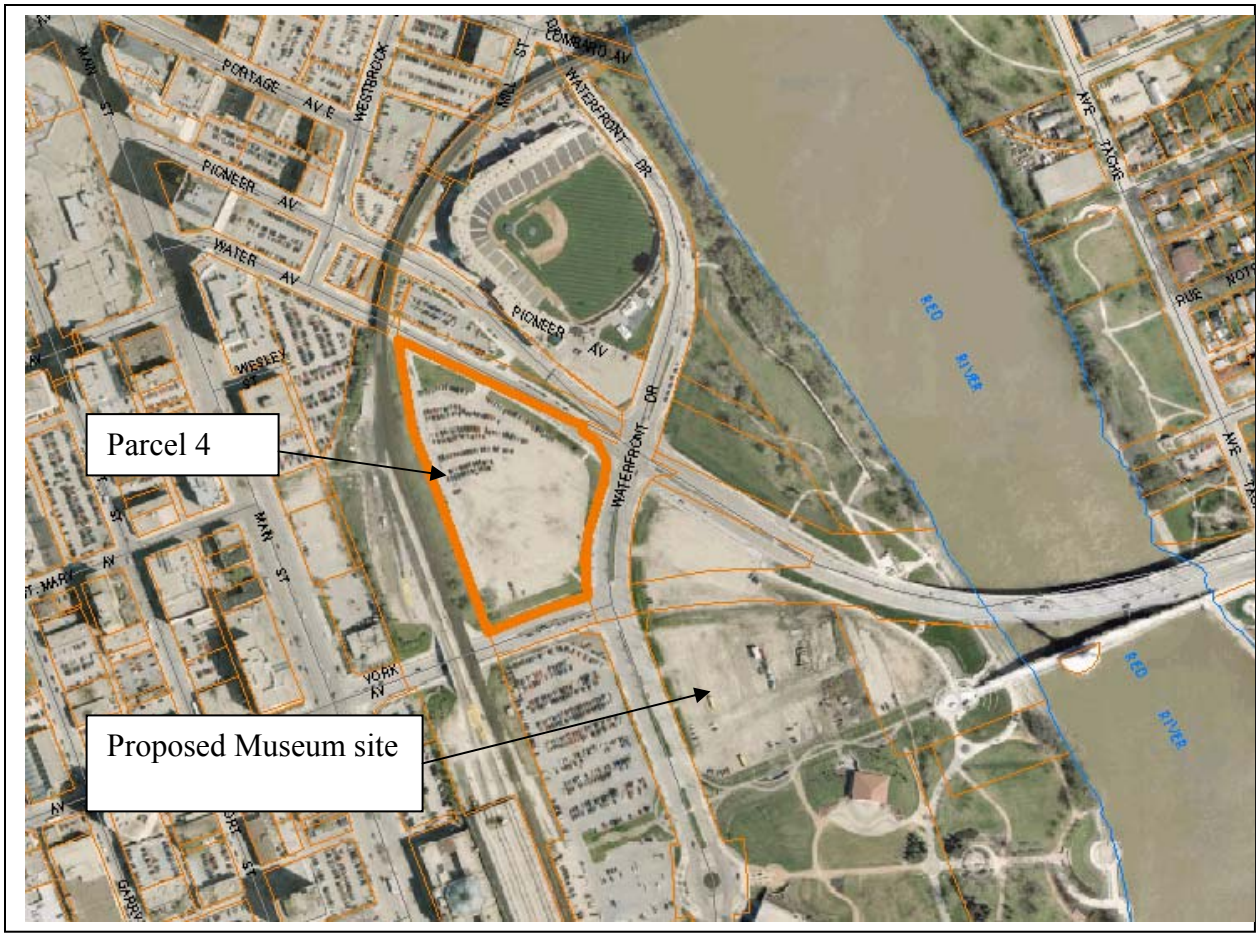
Parcel 4
Proposed Museum site
PORTAGE AV E
PIONEER AV
WATER AV
WESTBROOK
COMMERCE AV
WATERFRONT DR
MAIN ST
WESLEY ST
YORK AV
RED RIVER