Minute No. 42
Report - Standing Policy Committee on Downtown Development - October 27, 2008

Item No. 1 **Closing - Part of Waterfront Drive at Macdonald Avenue (Point Douglas Ward) File DAC 12/2008**

COUNCIL DECISION:

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

1. That the proposed street closing as shown on Misc. Plan No. 13398 be approved and that the land be declared surplus to the City's needs.

2. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the closing in accordance with Misc. Plan No. 13398, subject to the approval of the Standing Policy Committee on Downtown Development of the terms and conditions of the conveyance of the land.

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 Downtown Development - October 27, 2008

DECISION MAKING HISTORY:

Moved by Councillor Pagtakhan,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 12, 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 October 27, 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.

PUBLIC HEARING SUMMARY

File:	DAC 12/2008
Before:	Standing Policy Committee on Downtown Development Councillor Pagtakhan, Chairperson Councillor Gerbasi Councillor Steeves Councillor Fielding
Public Hearing:	October 27, 2008 West Committee Room Council Building, 510 Main Street
Applicant:	Green Seed Development Corp. (Mr. Mark Penner)
Premises Affected:	part of Waterfront Drive at MacDonald Avenue
Exhibits Filed:	1. Report from the Real Property Officer dated October 8, 2008 2. Inspection Report

REPRESENTATIONS:

In Support:

Nil

In Opposition:

Nil

For the City:

Mr. P. Sheegl, Deputy Chief Administrative Officer
Mr. D. Joshi, Director, Planning, Property and Development

Exhibit "1" referred to in File DAC 12/2008

RE: **DAC 12/2008 – PROPOSED CLOSING OF PART OF WATERFRONT DRIVE AT MACDONALD AVENUE**

FOR SUBMISSION TO: The Standing Policy Committee on Downtown Development

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

REPORT DATE: October 8, 2008

RECOMMENDATION:

1. **That the proposed street closing as shown on Misc. Plan No. 13398 be approved and that the land be declared surplus to the City's needs.**
2. **That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the closing in accordance with Misc. Plan No. 13398, subject to the approval of the Standing Policy Committee on Downtown Development of the terms and conditions of the conveyance of the land.**
3. **That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.**

Report Summary

Key Issues:

Green Seed Development Corp. wishes to close and purchase the portion of Waterfront Drive so identified on the attached copy of Miscellaneous Plan No. 13398. The proposed closing is to be consolidated with the applicant's adjoining holding for the development of a condominium project.

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

( ) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s): All costs related to this proposal will be the responsibility of the Applicant. There are no financial implications for the City of Winnipeg.

Report

REASON FOR THE REPORT:

All street and lane closings within the boundaries of the Downtown Winnipeg area, as defined by By-Law 100/2004, require the consideration of the Standing Policy Committee on Downtown Development.



HISTORY:

The Planning, Property and Development Department has received a request from Green Seed Development Corp. to close and purchase the portion of Waterfront Drive so identified on the attached copy of Misc. Plan No. 13398. The proposed closing is to be consolidated with the applicant's adjoining holding, being Parcels "P" and "N", Plan 43293 WLTO for the development of a condominium project.

The subject portion of Waterfront Drive was created by Plan No. 43293 WLTO in 2004 and was reserved for street and transportation purposes. The Public Works Department no longer requires the property, and the City is now in position to sell the land, once closed, to the developer.

DISCUSSION:

Administrative Approval

The proposal has been considered by all affected City departments and public utilities. There are no administrative objections or conditions to the closing.

Easements

There are no services within the closing area. No easements will be required.

Financial Impact Statement Date:

Project Name:

DAC 12/2008 – PROPOSED CLOSING OF PART OF WATERFRONT DRIVE AT MACDONALD AVENUE

COMMENTS:

All costs related to this proposal will be the responsibility of the Applicant. There are no financial implications for the City of Winnipeg.

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

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:
There was no internal consultation involved in the preparation of this report.

External Consultation With:
Centra Gas and Manitoba Hydro.
MTS Allstream and Shaw Cablesystems did not respond to requests for comments on this proposal.

THIS REPORT SUBMITTED BY:
Department: Planning, Property and Development
Division: Development and Inspections
Prepared by: Bohdan Buyachok, Real Property Officer
PPD File No. 8777

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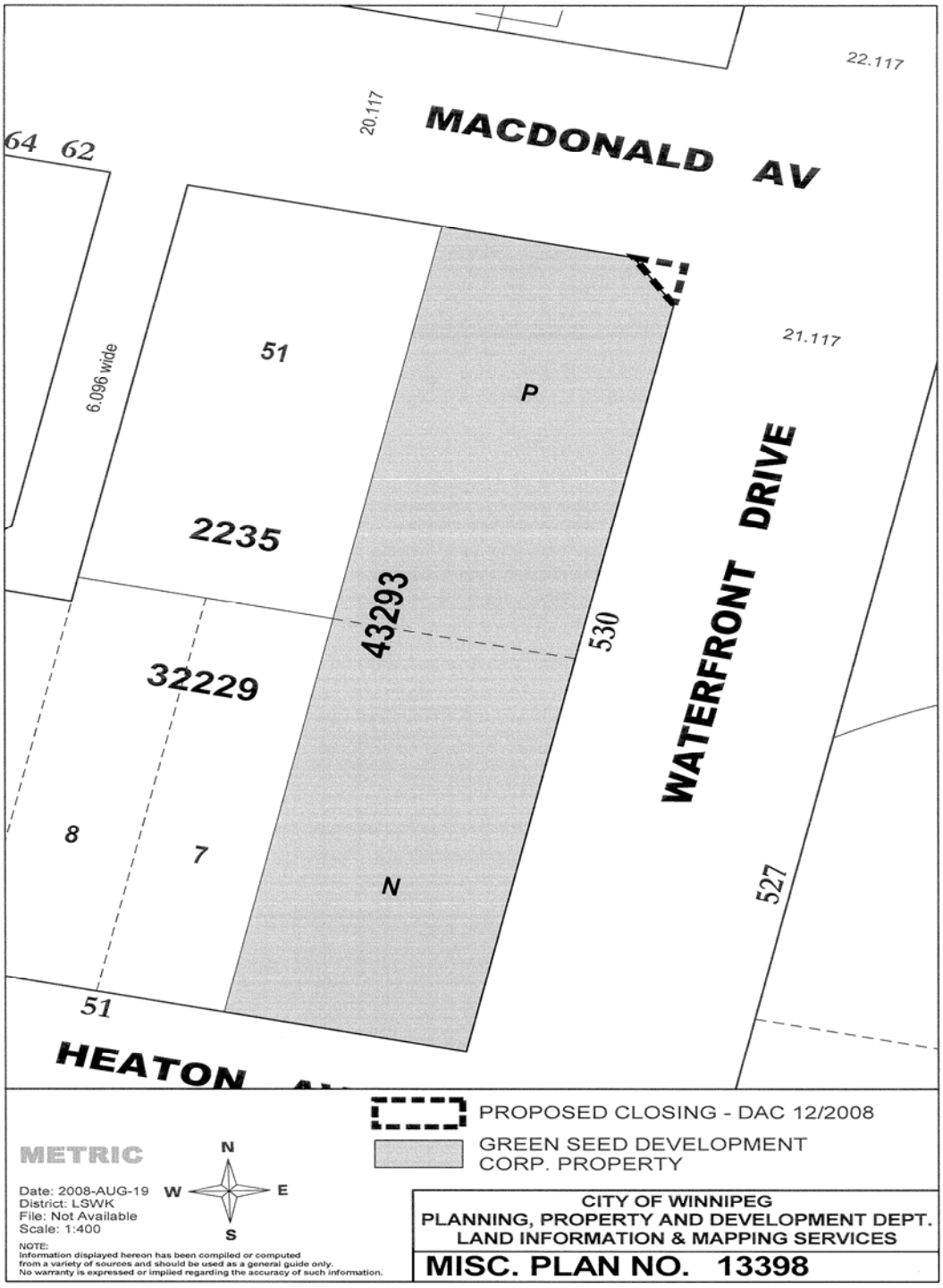
22.117
20.117
MACDONALD AV
64
62
6.096 wide
51
P
21.117
2235
43293
530
WATERFRONT DRIVE
32229
8
7
N
527
51
HEATON
PROPOSED CLOSING - DAC 12/2008
GREEN SEED DEVELOPMENT CORP. PROPERTY
METRIC
N
W
E
S
Date: 2008-AUG-19
District: LSWK
File: Not Available
Scale: 1:400
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13398