Report - Standing Policy Committee on Property and Development - April 10, 2003

Item No. 5 **Proposal to declare the St. Boniface East Community Centre site located at 1051 Brussels Avenue as Surplus**
File FI-2.4 (Vol. 8)

STANDING COMMITTEE RECOMMENDATION:

On April 23, 2003, 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 St. Boniface East Community Centre site located at 1051 Brussels Avenue, as outlined on Misc. Plan No. 10966, be declared surplus to the City's requirements.

2. That the Director of Planning, Property and Development be authorized to market for sale the subject City property as shown on Misc. Plan No.10966.

3. That the Director of Planning, Property and Development be authorized to demolish the community centre buildings on the subject City property.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Pursuant to Section 205(2) of The City of Winnipeg Charter, the disposal of land used for park or cemetery purposes requires approval by a vote of two-thirds of all Members of Council.

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 23, 2003, 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 April 10, 2003, the Standing Policy Committee on Property and Development did not concur in the administrative recommendation contained in report dated June 23, 2000, and recommended:

1. That the St. Boniface East Community Centre site located at 1051 Brussels Avenue, as outlined on Misc. Plan No. 10966, be declared surplus to the City's requirements.

2. That the Director of Planning, Property and Development be authorized to market for sale the subject City property shown on Misc. Plan No.10966.

3. That the Director of Planning, Property and Development be authorized to demolish the community centre buildings on the subject City property.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto,

and submitted its recommendation to Executive Policy Committee and Council.

On June 29, 2000, the Standing Policy Committee on Property and Development laid over consideration of an administrative report dated June 23, 2000, relative to a proposal to declare the St. Boniface East Community Centre site, as outlined on Misc. Plan No. 10966, as surplus to the City's requirements, and instructed the Planning, Property and Development Department to implement a community consultation process to address those issues as outlined in the administrative report, and report back.

RE: PROPOSAL TO DECLARE ST.BONIFACE EAST COMMUNITY CENTRE SITE LOCATED AT 1051 BRUSSELS AVENUE AS SURPLUS

APPROVED FOR SUBMISSION TO THE STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

Joseph J. Rogowski, Manager
Real Estate Division
Planning, Property and Development Department

June 23, 2000

cc: Gail Stephens, Chief Administrative Officer
Robert P. Gannon, Chief Financial Officer
Ernie Gilroy, Manager, Executive Policy Committee Secretariat

IN CAMERA'

File No. SB 6623

Riel Community
St Boniface Ward

RE: PROPOSAL TO DECLARE ST.BONIFACE EAST COMMUNITY CENTRE SITE LOCATED AT 1051 BRUSSELS AVENUE AS SURPLUS

RECOMMENDATIONS:

1. That the recommendation to declare the St. Boniface East Community Centre site as surplus to the City's needs be laid over;
2. That the Planning, Property and Development Department be instructed to implement a community consultation process to address those issues as discussed herein for report back.

REASON:

This report is being provided to advise the Standing Policy Committee on Property and Development on the status of the subject matter and to suggest an immediate plan of action.

HISTORY:

As identified on the attached Misc. Plan 10966, the St Boniface East Community Centre is 1.6 acres in size and is bounded by the GWWD Rail line to the north, Lagimodiere Boulevard to the east, Brussels Avenue to the south and Holden Avenue to the west. The site is developed with various recreational amenities including a community centre building, hockey pen, play structure and outdoor wading pool.

The Community Services Department prepared a report dated November 1, 1999 regarding the St Boniface East Community Centre Site. The Community Services Department advised that the community centre recreation needs of the Holden Neighhbourhood residents can be met by the Archwood Community Centre and that there is not an adequate level of recreational demand for the hockey pen or wading pool to justify costs of operating same. Accordingly, the Community Services Department recommended that the entire site be declared as surplus and to dispose of it. By closing this facility, the Community Services Department will achieve operational savings.

At its meeting held on December 7, 1999, the Riel Community Committee considered the Community Services Department report regarding the St. Boniface East Community Centre and approved the following motion:

> "1. That the Riel Community Committee approve the consolidation of the former St. Boniface East Community Centre boundaries into the boundaries for Archwood Community Centre;
>
> 2. That the funding for population as specified in the Universal Funding Formula for Community Centres be re-distributed to Archwood Community Centre according to the Centre's revised boundaries."

The Community Services Department has now terminated the provision of recreational services at this location and has closed this facility.

The matter of closing the St. Boniface East Community Centre and expanding the Archwood Community Centre and expanding the Archwood Community Centre catchment area has been considered and approved by the Riel Community Committee at their meeting held on December 7, 1999 which has jurisdiction to approve changes Community Centre boundaries; however, the matter of declaring the property as surplus and the provision of recreational services has not been considered by the Standing Policy Committee on Protection and Community Services.

DISCUSSION:

At the request of the Community Services Department, the Real Estate Division circularized the subject property to all Civic Department(s) by memorandum(s) dated January 25, 2000 and May 16, 2000 to determine if there was any civic requirements for this property.

The results of the circularization indicate that three major issues must be resolved prior to declaring the property as surplus as follows:

Water and Waste Department:

The Department has no objections to the sale of the lands provided that none of the rail right of way lands located to the north of the St Boniface East Community Centre Site are included in a potential sale, and, that no potential leases or encroachments over the right of way lands will be granted.

Planning and Land Use Division- Development Management Branch:

The subject City owned lands are situated in the Holden Neighbourhood and under Plan Winnipeg 2010, the neighbourhood is designated as a Neighborhood land use policy area. This land use policy area is located immediately adjacent to the Mission Industrial land use area.

Given that the adjacent land uses are “industrial”, it is likely that the Holden neighborhood land use policy area may change over time from a “residential” to “industrial” land use. As such, the Senior Planner indicates that the potential land uses of the subject City owned property would likely be of an industrial nature. However, given that (7) seven homes are currently located on the south side of Brussels Avenue east of Holden Street, an application for the industrial use of the subject City owned lands would not be supportable. Therefore, it would be premature to dispose of the property until such time as an application is received involving the (7) seven residential lots and houses and the subject City owned lands.

Accordingly, a plan is needed to guide future actions in this portion of the St Boniface Community inclusive of the following:

- ***What is the vision for the Holden Neighborhood ?***
- ***What is the timeframe for implementation ?***
- ***What are potential short, medium and long term land uses for the City owned lands ?***

Planning and Land Use Division – Urban Planning Branch:

The Open Space Planner indicated that the site may be considered to be surplus relative to the community centre system; however, consideration should be given to neighborhood open space

need within the Holden Neighborhood. With respect to the Holden Neighborhood, the Planner indicated that sufficient open space for the neighborhood might exist north of the GWWD Rail Line right of way and as such, the subject City owned property possibly be considered to be surplus to the neighbourhood open space requirements. However, the Planner indicated that the play structure located on site should likely be retained on a portion of the site or relocated to City owned lands located immediately north of the GWWD Rail Line right of way.

As such, there are issues to be resolved as follows:

- ***Consultation with Neighbourhood regarding the play structure/ open space;***
- ***Identification of alternatives and discussion;***
- ***Creation of a plan of action.***

Concluding Comments:

The Real Estate Division is of the view that the Community and Corporate objectives for this particular property should be clarified before the property is declared surplus and marketed for sale. Otherwise, there will be significant uncertainty related to the appraisal of value and to the pricing and marketing strategy. Also, without the establishment of the community and corporate expectations respecting the acceptable redevelopment alternatives that would apply to this site, there will be continuing uncertainty for both the community and prospective purchasers.

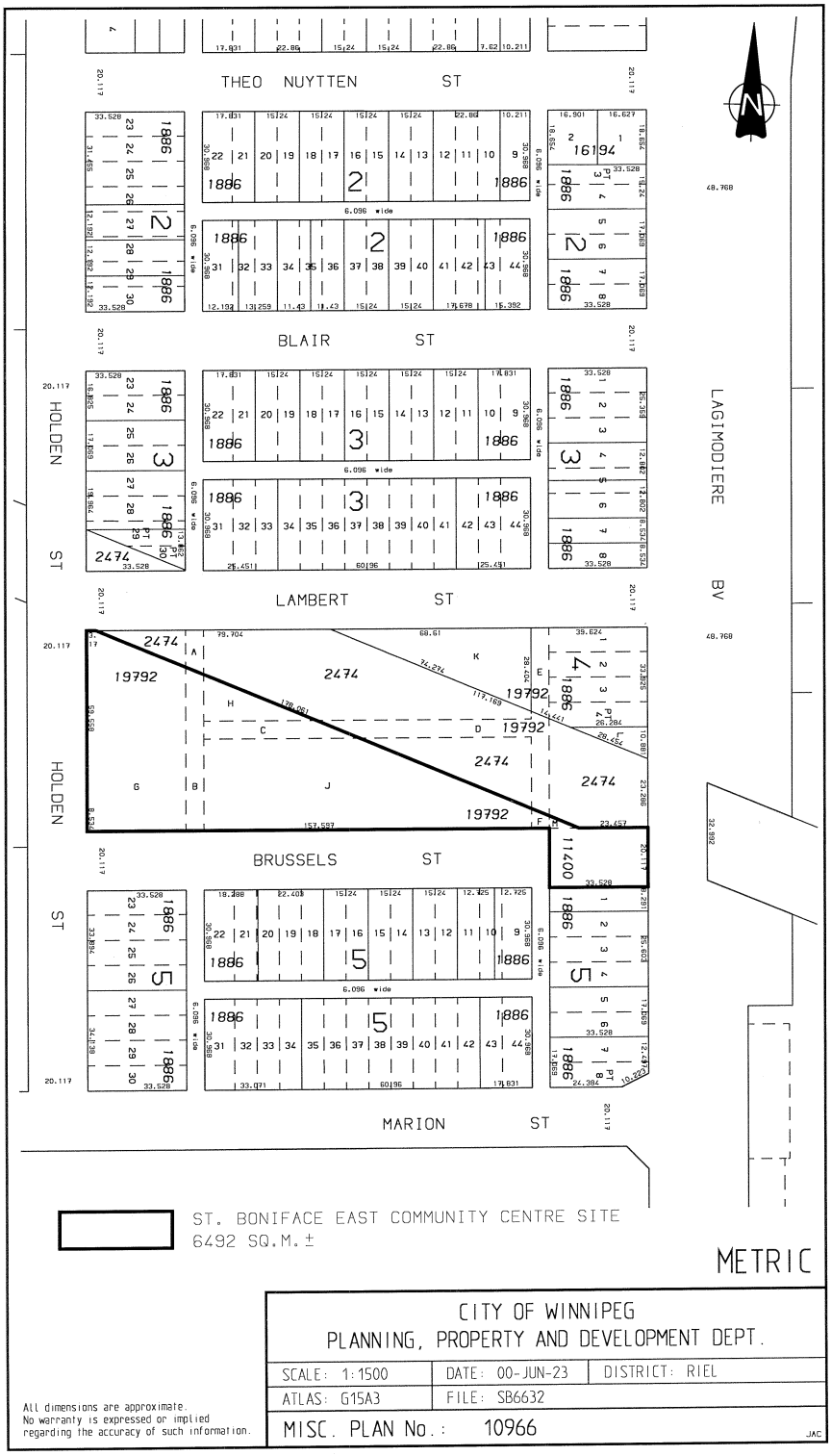
Accordingly, the Division recommends that prior to declaring this property surplus, the Planning, Property and Development Department proceed to public consultation to further examine the acceptable redevelopment alternatives as may be applicable for this property together with those other issues as previously mentioned herein.

FINANCIAL IMPLICATIONS:

This is in informational report and as such there are no financial implications to report on.

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REPORT PREPARED BY:
D. Armstrong, Senior Negotiator
Real Estate Division
Property & Development Services Department
June 23, 2000


THEO NUYTTEN ST
BLAIR ST
LAMBERT ST
BRUSSELS ST
MARION ST
HOLDEN ST
HOLDEN ST
LAGIMODIERE BV
ST. BONIFACE EAST COMMUNITY CENTRE SITE
6492 SQ.M.±
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
SCALE: 1:1500
DATE: 00-JUN-23
DISTRICT: RIEL
ATLAS: G15A3
FILE: SB6632
MISC. PLAN No.: 10966
JAC
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.