Minute No. 208
Report – Standing Policy Committee on Property and Development – January 14, 2014

Item No. 20 **Establishment of a Royalwood Parks Enhancements Capital Program Budget**
(St. Boniface Ward)

COUNCIL DECISION:

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

1. That a 2013 capital program budget for park enhancements within the Royalwood subdivision in the amount of $450,000 funded by a contribution from Grandin Park Development Ltd., be established.

2. 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 – January 14, 2014

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 22, 2014, 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 January 14, 2014, 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.

ADMINISTRATIVE REPORT

Title: Establishment of a Royalwood Parks Enhancements Capital Program Budget

Critical Path: Standing Policy Committee on Property and Development - Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Kiernan	B. Thorgrimson	M. Ruta	D. Joshi A/CAO

RECOMMENDATIONS

1. That Council approve the establishment of a 2013 capital program budget for parks enhancements within the Royalwood subdivision in the amount of $450,000 funded by a contribution from Grandin Park Development Ltd.

REASON FOR THE REPORT

Council approval is required to to establish Capital Project and/or Program Budgets.

IMPLICATIONS OF THE RECOMMENDATIONS

- A budget for a Royalwood Parks Enhancements capital program will be established.
- No additional capital funding is required as the project is 100% funded by a developer contribution.
- A portion of these funds have been used for the construction of Shorehill Drive Park, which includes design and construction of park pathways, a playground, a toboggan hill, site drainage works, site furnishings and landscaping.
- Residual funding is to be used for enhancements to other parks within the Royalwood subdivision consistent with the intent of the developer's contribution.

HISTORY

On January 29, 2003, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the *"Proposed Plan of Subdivision and Rezoning - land located south of John Bruce Road, east of the Seine River - Proposed Acquisition of Environmentally Sensitive Lands (Bois des Esprits) File DASZ 19/2000."*

The report submitted by the Administrative Coordinating Group to Riel Community Committee included that the *"Developer shall dedicate as public open space 8% of the land within the proposed subdivision excluding retention basins and land being purchased by the City for the Seine River Waterway and Bois des Esprits. (The Developer is entitled to a credit of approximately 2.1 acres by virtue of an over-dedication within Phase 1 of Royalwood.)"*

Schedule "C" of AG 19/00, Clause 3 (a) states *"The Developer shall dedicate 17.58 acres of land for parks and recreation purposes made up of 9.93 acres for a neighbourhood park and 7.65 acres for the Seine River Parkway treestand within the Public Reserves adjacent to Seine River Waterway lands."*

Discussion

As per the Council approved Development Agreement, the Developer was required to grade, level and sod the Shorehill Drive Park site in Royalwood. Due to an option on adjacent lands by the school division the City of Winnipeg requested that the developer delay site development of the park lands. When the school division did not exercise their option on the adjacent lands the Developer requested that the City of Winnipeg directly undertake the parks development. The City agreed due to the now required community consultation and special attention needed for the site's existing natural areas subject to the Developer first provided the City with agreed upon amount of $450,000 . This amount reflected the value of improvements (grade, level, sod and land drainage) for which the developer was responsible and as governed by the Development Agreement Parameters ($45,000 per acre for the 9.93 acre site).

Upon receipt of the funds from the Developer, the Public Service engaged a Landscape Architect to complete the design and provide contract administration services. To date, development work at Shorehill Drive Park has been substantially completed with only turf maintenance left to be completed this fall with final inspection in spring 2014.

The Shorehill Drive Park project involved first and foremost the preservation of the existing forest and native grasses within the site along with park enhancements including site grading, leveling, enviro-turf establishment, pathways, park furniture, signage, landscaping and a playground suited primarily for 2-5 year old children.

Due to favourable bid prices received for this work, approximately $120,000 remains from the Developer's contribution. Since the contribution was made pursuant to development agreement AG 19/00, an agreement pertaining to the development of the Royalwood, it follows that the residual developer contribution be utilized to enhance amenities within this subdivision. In this regard, consultations with the Ward Councillor and representatives of the Parks and Open Spaces Division of the Public Works Department have occurred. Subject to Council approval of

the recommendation contained in this report, additional park enhancements within the Royalwood subdivision will be undertaken in 2014. The Public Service will be recommending specific enhancements to the Ward Councillor in advance of the 2014 construction season.

FINANCIAL IMPACT

Financial Impact Statement

Date: November 12, 2013

Project Name:

First Year of Program **2013**

Establishment of a Royalwood Parks Enhancements Capital Program Budget

	2013	2014	2015	2016	2017
Capital					
Capital Expenditures Required	$ 330,000	$ 120,000	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ 330,000	$ 120,000	$ -	$ -	$ -
Funding Sources:					
Cash-to-Capital	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Developer Contribution	330,000	120,000	-	-	-
Total Funding	$ 330,000	$ 120,000	$ -	$ -	$ -
Total Additional Capital Budget Required	$ 450,000				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: The recommendation is that a capital budget be established for Royalwood Parks Enhancements as set out in this report. The budget of $450,000 is fully funded by a contribution from Grandin Park Development Ltd.

"Original signed by"
Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this report there was consultation with:

Corporate Finance Department

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Design
Prepared by:	Rob Zanewich, Project Manager
Date:	December 19, 2013
File No.	

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