Agenda - Executive Policy Committee - September 17, 2003

REPORTS

Item No. 2 **Reallocation of the Uncommitted Balance in the Assiniboia Community Land Dedication Reserve as at December 31, 2002**
File EP-2

ADMINISTRATIVE RECOMMENDATION:

That, as a result of the revision of Community boundaries that went into effect with the election of the present Council, the uncommitted balance in the Assiniboia Community Committee Cash-in-Lieu of Land Dedication Reserve at December 31, 2002, be re-allocated to the Assiniboia and City Centre Community Committees as outlined in the report. This would result in a transfer of $102,508.23 from Assiniboia to City Centre.

Re: Reallocation of the Uncommitted Balance in the Assiniboia Community Committee Land Dedication Reserve as at December 31, 2002

For submission to: **Executive Policy Committee**

Original report signed by: **Director of Planning, Property and Development**

Report date: August 8, 2003

Recommendation(s):

That, as a result of the revision of Community boundaries that went into effect with the election of the present Council, the uncommitted balance in the Assiniboia Community Committee Cash-in-Lieu of Land Dedication Reserve at December 31, 2002, be re-allocated to the Assiniboia and City Centre Community Committees as outlined in this report. This would result in a transfer of $102,508.23 from Assiniboia to City Centre.

REPORT SUMMARY

Key Issues:

- A large land area has moved from the Assiniboia Community to the City Centre Community without any Land Dedication Reserve funding.
- The same method of reallocation is being recommended as was applied the last time community boundaries changed as at December 31, 1992, with modifications.

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 of Winnipeg**
	Involves a multi-year contract

Comment(s):

- Will impact monies available for community projects as between Assiniboia and City Centre Communities

Policy implications:

X	**No**
	Yes

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):

- No impact on overall City revenues or expenditures

REASON FOR THE REPORT:

Since City Council approval is required for every expenditure from the Cash-in-Lieu of Land Dedication Reserve, Council approval should be required to re-allocate funds as a result of the re-drawing of Community boundaries.

HISTORY:

As a result of the re-alignment of Ward and Community boundaries that applied in the last Civic Election, a large area of land in the Fort Garry area, previously part of Assiniboia Community – became part of City Centre Community.

Accordingly, on February 4, 2003, the City Centre Community passed a motion as follows - that "*the Director of Planning, Property and Development be requested to investigate and report back to the City Centre Community Committee on the matter with a view to determining whether contributions to the Assiniboia Land Dedication Reserve Fund from the affected area, for a specific period of time, could/should be transferred to the City Centre Land Dedication Reserve Fund*."

DISCUSSION:

After the request from the City Centre Community Committee was received by Planning Property and Development, a search was conducted for information related to how previous Community boundary revisions had impacted the re-distribution of Land Dedication Reserve Funds. For some time, the search was unsuccessful, and considerable revenue and expenditure data was assembled with respect to the Assiniboia Community's Land Dedication account. No obvious methods of re-distribution emerged from an analysis other than the method subsequently found to have been applied as at December 31, 1992, when the Community boundaries were last changed. At that time, the City moved from six to five Communities, but in the judgment of finance officials at the time, the only change that was material involved the redistribution of the former Assiniboine Park/Fort Garry uncommitted balance to the new communities of Assiniboia, Riel and City Centre. In that instance, it was decided to reallocate remaining funds as if the revised boundaries had existed when the applicable revenues came in. For this purpose, a first in/first out approach was used, whereby it was assumed that funds are committed on an oldest to newest basis. Accordingly, incoming revenue from development applications was analyzed in reverse chronological order from December 31, 1992 back to the point where the uncommitted balance was totally reallocated to the new Communities.

The administrative report outlining the last set of changes is included in this report. It is possible and appropriate to utilize the same method of redistribution related to the uncommitted balance of the Assiniboia Community as at December 31, 2002 – the point in time that is equivalent to the December 31, 1992 date. The circumstances now are similar to those in the last boundary changes in that while there are many individual small changes impacting communities, only one is material, and that is the large Fort Garry area that has moved from Assiniboia to City Centre. Therefore, in this case, the uncommitted balance in Assiniboia will get re-distributed to only two Communities – Assiniboia itself and City Centre. The detailed distribution appears on Attachment 1, and it has resulted in an uncommitted balance of $398,985 being reallocated as follows;

	Assiniboia Community	City Centre Community
Reallocation as per distribution schedule, Attachment 1	$266,476.66	$132,508.23
Adjustment for expenditure commitment – Westridge CC	30,000.00	(30,000.00)
Final recommended reallocation	**$296,476.66**	**$102,508.23**

There was one variation made to the standard revenue distribution formula based on individual circumstances, and that variation is explained in note 4 to the distribution schedule on Attachment 1. The Charleswood/Tuxedo Ward Councillor and the Land Development Branch of PP&D were consulted for an historical perspective on this matter.

The adjustment of $30,000 relates to an allocation to the Westridge Community Centre, which is now part of City Centre Community. The funds for this allocation were specifically identified to be provided from DASZ 17/2001, a development that was and still remains within the Assiniboia Community after the boundary realignment. Although it was intended that this expenditure be completed before the boundary change, Council did not approve the $30,000 allocation until

March 26, 2003. In consideration of these circumstances, and based on the principle that improvements occurring in a local area should be funded from within the local community, it is recommended that the amount being transferred from Assiniboia to City Centre be reduced by $30,000 to compensate Assiniboia for the $30,000 that will be charged against that Community in support of the Westridge Community Centre.

Financial Impact Statement **Date:** 28-Jul-03

COMMENTS:

The recommendation in this report has no impact on overall City Revenues or expenditures.

Gord Courage, Manager
Support Services Division

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH :

Chief Financial Officer

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Support Services
Prepared by: Gordon Courage
PPD File #:

Document name: o:\reports directive\support services\land dedication reallocation.doc

PROPOSED RE-ALLOCATION OF UNCOMMITTED LAND DEDICATION RESERVE BALANCE
ASSINIBOIA COMMUNITY - DECEMBER 31, 2002

Cash-in-Lieu of Land Dedication Receipts			100%	80% Reallocated To:		Balance of
Date	Details			Assiniboia Community	City Centre Community	Uncommitted Amount
	Uncommitted balance, December 31, 2002					398,984.89
Dec 31/02	Sale to Alexiuk - File 5068		32,510.03	26,008.02		372,976.87
Dec 31/02	Sale to Mackie - File 5068		32,510.04	26,008.03		346,968.83
Dec 10/02	Winpak - File 8060		17,730.00	14,184.00		332,784.83
Dec 05/02	NPQ Ltd. Portwood Rd./St. Alban's Rd.	AG 17/01	25,856.16	20,684.93		312,099.91
Dec 5/02	Canada Safeway - 3369-3393 Portage Ave.	DASSF 545/02	71,400.00	57,120.00		254,979.91
July 23/02	Lindenwoods Joint Venture	DASZ 9/02	88,966.27		71,173.02	183,806.89
June 24/02	Taylor McCaffrey - NS Roblin - S. of McCallum	DASSF 538/00	8,319.00	6,655.20		177,151.69
May 30/02	Waverly Holdings - Waverly/Bishop Grandin	DASZ 10/02	1,082.30		865.84	176,285.85
April 17/02	Canadian Western Bank - Whyte Ridge Ind. **(4)**	AG 44/79	136,266.53	109,013.22		67,272.63
Feb 20/02	4301447 Manitoba Ltd. - 535 St. Charles St.	DASZ 12/01	140.00	112.00		67,160.63
Jan 2/02	Silver Scissors - 447 Ferry Road	DASZ 12/01	500.00	400.00		66,760.63
Dec 17/01	Qualico - SS Sigma btwn Roseglen/Cloverdale	DASZ 14/96	7,864.07	6,291.26		60,469.37
Sept 28/01	Lindenwoods Joint Venture	DASZ 6/01	70,062.88		56,050.30	4,419.07
Jan 19/01	Lindenwoods Joint Venture	DASZ 15/00	9,840.00		4,419.07	0.00
Re-allocation of Uncommited December 31/02 Balance				**266,476.66**	**132,508.23**	**398,984.89**

Notes:

1) Only 80% of land dedication monies received are reallocated to the two areas because the remaining 20% was distributed to the four other Communities as per Council policy.

2) Funds were allocated on a first in/first out basis so that the uncommitted funds at December 31, 2002 were redistributed in reverse chronilogical order until the uncommitted balance was fully allocated.

3) The uncommitted balance and recent revenues related to the "Wilkes South" area were not included in the above analysis because all land dedication-related matters of this area had been accounted for separately from the remainder of the Assiniboia Community.

4) Revenue received from the the Whyte Ridge Industrial area (now part of City Centre Community) has been treated as relating to the Assiniboia Community as these funds were earmarked for the adjacent Whyte Ridge residential neighbourhood (still part of Assiniboia Community). In addition, proceeds received in 2002 included interest calculated since December 31, 1984, as the City had expected to receive the funds years earlier.



Part former Assiniboia Community Committee now part of City Centre Community Committee

Date: 2003-MAR-31
District: CC
File: Not Available
Scale: 1:40,000

METRIC

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. 11870

RE: DISTRIBUTION OF FORMER COMMUNITY COMMITTEE LAND DEDICATION RESERVE ACCOUNT FUNDS

RECOMMENDATION:

That the following be received as information.

REASON:

A report was requested by the Committee on Finance and Administration on February 28, 1994.

DISCUSSION:

With the reduction in Community Committees from six to five, the Finance Department asked the Parks and Recreation Department for direction on the reallocation of funds in the Recreation Programming and Contributions in Lieu of Land Dedication Reserves. The requested direction as to the disposition of funds was received in February 1993 with respect to the Recreation Programming Reserve (RPR). The reallocation of the RPR balance was based upon the same proportions as the current operating budgets for Recreation Programming which were immediately available. However, the requested direction with respect to the Contributions in Lieu of Land Dedication Reserve Fund (LDR) was not as readily determinable. It was felt by both the Parks and Recreation and the Finance Departments that the basis of allocation of the uncommitted balances in the LDR should be geographically based due to the nature of revenue generated to this reserve. Since the revenue results from subdivision applications with identifiable locations, it was felt that the remaining funds should be reallocated to the new Communities as if the new boundaries existed when the revenue was received.

The first-in, first-out approach was used to redistribute the uncommitted balance in the former Assiniboine Park/Ft. Garry Community to the new Assiniboine, Riel and City Centre Communities. This approach assumes that the funds in the account are committed on an oldest to newest basis. Therefore, revenue from development applications was analyzed in reverse chronological order from December 31, 1992, until the uncommitted balance was totally reallocated to the new Communities. Revenue relating to Headingley was excluded from this exercise.

Revenue from the other five former Communities was reallocated in its entirety to the new Communities that include approximately the same areas of the City. The Finance and Parks and Recreation Departments agreed that any differences in boundaries from these former Communities to the current Communities were too immaterial to justify the administrative costs of analyzing the revenue of several years to reallocate the uncommitted balances.

The foregoing approach resulted in the following reallocation of the uncommitted balances.

Former Communities	City Centre	Assiniboia	Lord Selkirk West Kildonan	East Kildonan Transcona	Riel	Total
City Centre/ Ft. Rouge	$118,080.18					$118,080.18
St. James/ Assiniboia		$179,192.84				179,192.84
Lord Selkirk/ West Kildonan			$130,595.19			130,595.19
East Kildonan/ Transcona				$456,248.44		456,248.44
St. Boniface/ St. Vital					$143,520.53	143,520.53
Assiniboine Park/ Ft. Garry	1,463.00	174,249.89			16,750.00	192,462.89
Total	**$119,543.18**	**$353,442.73**	**$130,595.19**	**$456,248.44**	**$160,270.53**	**$1,220,100.07**

THIS REPORT PREPARED BY:
The Finance Department-
Accounting Branch
June 17, 1994
GM\al
ref:funds.gm