Report - Standing Policy Committee on Property and Development - September 4, 2003

Item No. 29 Acquisition of 122 Burrows Avenue for Parkway Purposes
File FI-2(34)

STANDING COMMITTEE RECOMMENDATION:

On September 17, 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 Director of Planning, Property and Development be authorized to negotiate a proposed acquisition of the property commonly known as 122 Burrows Avenue for the purposes of the North Winnipeg Parkway, with all costs to be charged to the Land Acquisition for Riverbank Purposes Account.

2. That the Chief Administrative Officer be authorized to finalize an acquisition of the property commonly known as 122 Burrows Avenue for the purposes of the North Winnipeg Parkway at a price not to exceed its appraised market value, plus the usual related costs of closing, with all costs to be charged to the Land Acquisition for Riverbank Purposes Account.

3. That upon an acquisition of Title to the property commonly known as 122 Burrows Avenue, the Director of Planning, Property and Development be authorized to demolish the improvements on the subject property at his discretion should the property either be determined to be uneconomical to maintain or require demolition from a code compliance perspective, with all associated costs to be charged to the Land Acquisition for Riverbank Purposes Account.

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

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DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 17, 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 September 4, 2003, the Standing Policy Committee on Property and Development concurred in the administrative recommendation and submitted the matter to Executive Policy Committee and Council.

Re: Proposed Acquisition of 122 Burrows Avenue for Parkway Purposes

For submission to: Standing Policy Committee on Property and Development

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

Report date: August 28, 2003

Recommendation(s):

1. That the Director of the Planning, Property and Development Department be requested to negotiate a proposed acquisition of the property commonly known as 122 Burrows Avenue for the purposes of the North Winnipeg Parkway, with all costs to be charged to the Land Acquisition for Riverbank Purposes Account;

2. Subject to recommendation No. 1 herein, that the Chief Administrative Officer be authorized to finalize an acquisition of the property commonly known as 122 Burrows Avenue for the purposes of the North Winnipeg Parkway at a price not to exceed its appraised market value, plus the usual related costs of closing, with all costs to be charged to the Land Acquisition for Riverbank Purposes Account and that this recommendation be forwarded to Council;

3. Subject to recommendation Nos. 1 and 2 herein, and upon an acquisition of Title to the property commonly known as 122 Burrows Avenue, that the Director of the Planning, Property and Development Department be authorized to demolish the improvements on the subject property at his discretion should the property either be determined to be uneconomical to maintain or require demolition from a code compliance perspective, with all associated costs to be charged to the Land Acquisition for Riverbank Purposes Account and that this recommendation be forwarded to Council.

REPORT SUMMARY

Key Issues:

- Council has directed the Planning, Property and Development Department to report on available riverbank properties as soon as they are available so that the purchase opportunity is not missed.
- The subject property has been listed for sale since August 4, 2003.

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 of Winnipeg
	Involves a multi-year contract

Comment(s):

-

Policy implications:

X	**No**
	Yes

Comment(s):

-

Environmental implications:

X	**No**
	Yes

Comment(s):

-

Human resources implications:

	No
X	**Yes**

Comment(s):

- Staff resources will be required to be expended in the negotiation of this property acquisition.

Financial implications:

X	**Within approved current and/or capital budget**
	Current and/or capital budget adjustment required

Comment(s):

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REASON FOR THE REPORT:

Council has requested the Director of Planning, Property and Development to bring forward to Council a report on an as required basis identifying the availability of riverbank properties, and any proposals for the acquisition of riverbank properties that are adjacent to or in close proximity to priority Riverbank Parkways, and at the Director's discretion, any other proposals for acquisition of riverbank properties.

HISTORY:

On May 27, 1998, Council requested the former Director of Property and Development Services to bring forward to the Standing Policy Committee on Property and Development, proposals for acquisitions of all riverbank properties, as they become available.

Although not passed in the form of a resolution, the Director was advised that the policy means that every piece of property on a riverbank waterway, including Omand's Creek ,etc., in the City of Winnipeg, be brought to the attention of the Standing Policy Committee at its very next meeting, whether the agenda is set or not. And, should the Department be of the feeling that this property might sell before the next meeting, that it be immediately brought to the attention of the Chairperson who will then consult with the Members of the Committee and quite possibly call a special Committee meeting.

On January 6, 2000, the Standing Policy Committee on Property and Development requested the Director of Planning, Property and Development to prepare a report on (all) available riverbank properties for each regularly scheduled meeting of the Standing Policy Committee on Property and Development.

On April 6, 2000, the Standing Policy Committee on Property and Development rescinded its January 6, 2000, directive to the Director of Planning, Property and Development.

The Standing Policy Committee on Property and Development subsequently requested the Director of Planning, Property and Development to bring forward to the Standing Policy Committee on Property and Development a report on an as required basis identifying the availability of riverbank properties, and any proposals for the acquisition of riverbank properties that are adjacent to or in close proximity to priority Riverbank Parkways, and at the Director's discretion, any other proposals for acquisition of riverbank properties, and submit the matter to Council as information.

On April 26, 2000, Council adopted the April 6, 2000 directive from the Standing Policy Committee on Property and Development.

On August 26, 2003 a member of the Planning, Property and Development Department noticed that the property at 122 Burrows Avenue was listed for sale.

DISCUSSION:

The property at 122 Burrows Avenue is an estate sale, listed for $75,000, and has been on the market for 24 days as of August 28, 2003.

The subject property is identified on Misc. Plan No. 11995 and is located on the planned route of the North Winnipeg Parkway which is currently one of the six top priority parkways. Currently the bank topography (riverbank contour lines in 0.25 meter increments are shown on Misc. Plan No. 11995) and property lines of both 122 Burrows Ave and 115 Magnus Ave necessitate that the pathway must be constructed below the Normal Spring High Water Line (227.75 metres). This means that the pathway will experience frequent flooding at this location. Moreover, this in turn means that significant maintenance resources will have to be expended in the form of staff resources and funding. In addition, the pathway will be interrupted during each of these flood occurrences because a convenient alternate route for the Parkway does not exist in this area.

The Riverbank Management Engineer has advised that the riverbank in this area is a stability sensitive bank. Acquisition of both 122 Burrows and 115 Magnus is prudent from a parkway perspective in that this would allow for more latitude in strategic placement of any pathways. It will allow the City to construct the pathway away from a stability sensitive riverbank, which would minimize the impact of any retrogressive bank failures on the pathway. Closer construction that is not considerate of these elements has led to closure of sections of pathways and, in some cases, costly bank stabilization efforts to reinstate the pathways.

The Water and Waste Department advises that the City will still see water levels similar to that of 1997 in the City for the very large flood events, even with an expanded Floodway. Further the City cannot depend on summer river levels being controlled since the Province has not yet made any firm decisions that summer control will be incorporated in Floodway expansion. Therefore the acquisition of 122 Burrows Ave and 115 Magnus Ave are required to avoid the flooding problem at this location.

A Capital Cost Estimate, in the amount of $110,000, has been completed to address the funding requirements for this property acquisition. This estimate includes property acquisition costs, legal, appraisal, survey fees, land transfer tax, demolition costs of the existing improvements, site grading and sodding after demolition as well as a contingency allowance, G.S.T. and Finance and Administration Charges. This amount of funding is currently available in the Land Acquisition for Riverbank Purposes Account.

Financial Impact Statement

Date: August 28, 2003

Project Name:

Proposed Acquisition of 122 Burrows Avenue for Parkway Purposes

First Year of Program 2003

	2003	2004	2005	2006	2007
Capital					
Capital Expenditures Required	$ 110,000	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	110,000	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
External	-	-	-	-	-
Grants (Identify)	-	-	-	-	-
Reserves, Equity, Surplus, Other	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 3,575	$ 10,450	$ 10,450	$ 10,450	$ 10,450
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 3,575	$ 10,450	$ 10,450	$ 10,450	$ 10,450
Less: Existing Budget Amounts	3,575	10,450	10,450	10,450	10,450
Net Budget Adjustment Required		$ -	$ -	$ -	$ -

Additional Comments:

"Original signed by"
Gord Courage, Manager
Support Services Division

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

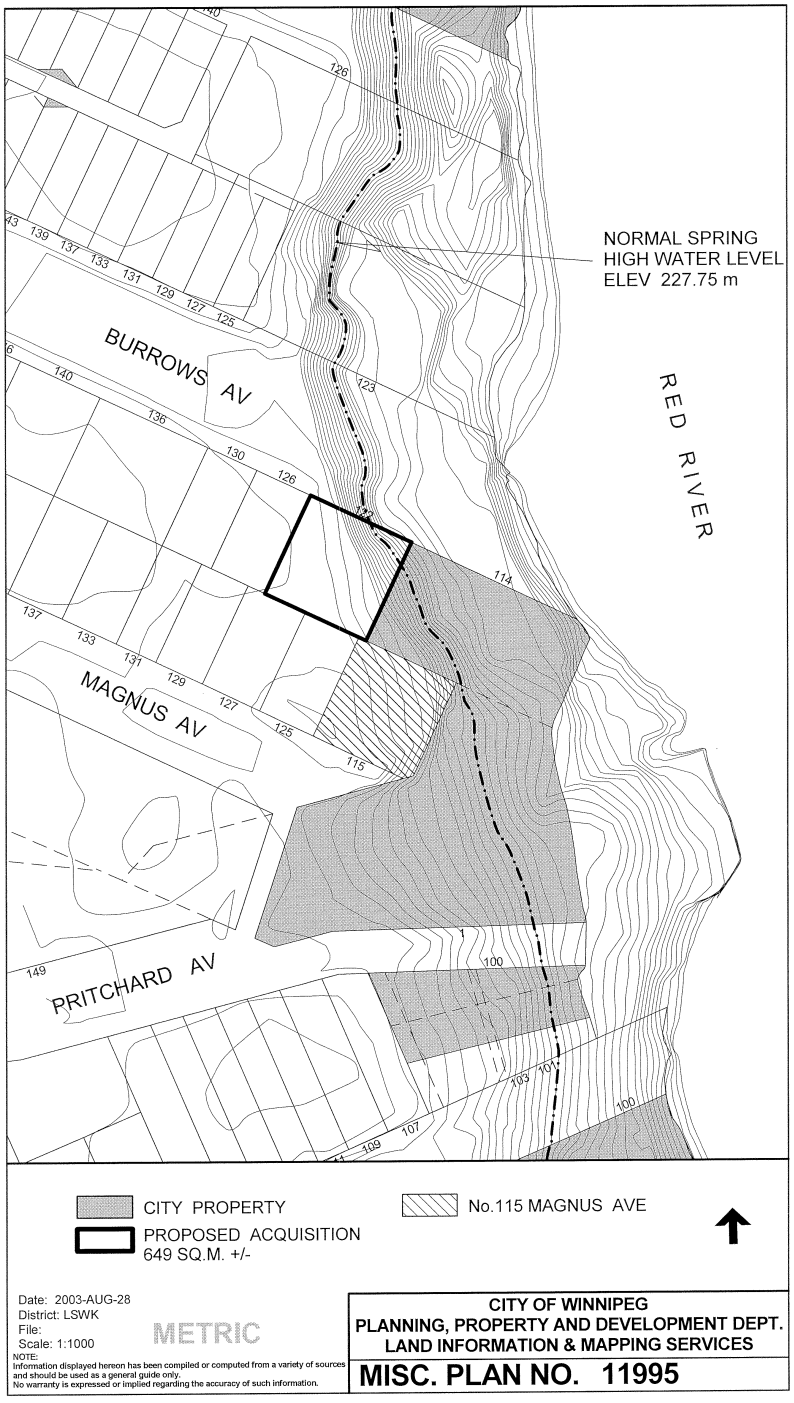
Public Works Department

Water and Waste Department

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Planning and Land Use
Prepared by: Kevin Nixon, Park Strategic Planner
PPD File #:

Document name: 0:\Reports Directive\Planning and Land Use\Parks, Riverbanks and Community Initiatives\Kevin Nixon\122 burrows.doc


NORMAL SPRING
HIGH WATER LEVEL
ELEV 227.75 m
RED RIVER
BURROWS AV
MAGNUS AV
PRITCHARD AV
CITY PROPERTY
PROPOSED ACQUISITION
649 SQ.M. +/-
No.115 MAGNUS AVE
Date: 2003-AUG-28
District: LSWK
File:
Scale: 1:1000
METRIC
NOTE:
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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 11995