Agenda - Riel Community Committee - October 7, 2003

REPORTS

Item No. 8 St. Boniface Golf Course - Proposed Demolition and Redevelopment of a New Clubhouse Building (ST. BONIFACE)
Files PR-6 and EB-1.5

ADMINISTRATIVE RECOMMENDATION:

The Planning, Property and Development Department has received a request from the St. Boniface Golf Club for the demolition and development of a new clubhouse building at 100 Youville Street.

Planning, Property & Development Department • Service de l'urbanisme, des biens et de l'aménagement

Real Estate Division • Division des biens immobiliers

In reply please refer to / Référence à rappeler :

S. Polet
(204) 986-8290
Fax / Téléc. : (204) 944-8476

September 25, 2003

Riel Community Committee
Council Building, 510 Main Street
Winnipeg, Manitoba
R3B 1B9

ATTENTION: MARC PITTET, COMMITTEE CLERK

Dear Sir:

RE: ST. BONIFACE GOLF COURSE – PROPOSED DEMOLITION AND REDEVELOPMENT OF A NEW CLUBHOUSE BUILDING
FILE 5099 60 V2 (PLEASE QUOTE WHEN REPLYING)

The St. Boniface Golf Club (hereinafter referred to as the Club) has a 25-year lease for its use and occupancy of City-owned lands. The lease commenced January 1, 200l. The leased lands are identified on the attached Misc. Plan No. Riel 8758/1 as "City Land Leased to the St. Boniface Golf Club." Situated upon these lands at 100 Youville Street is an existing clubhouse building.

In compliance with the terms of the lease agreement, the Club has made a request that it be authorized by the City/Landlord to demolish the existing single storey clubhouse building (approximate size is 10,216 square feet) and construct a new two-storey clubhouse building (approximate size to be 16,727 square feet).

The Real Estate Division, on behalf of Golf Course Services, has circulated the Club's proposal to the various civic departments and utilities. It has received the following comments:

-Civic Accommodations Division suggest that it might be better if the Club considered partnering with the adjacent Heather Curling Club; The Club has indicated that this has been considered and rejected as a viable option.

-Zoning and Permits Branch advise that a demolition permit and development permit will be required; The Club is aware of this requirement.

-Planning and Land Use Division advise that a Waterway Permit will be required for any proposed construction within 350 feet of the Seine River. Potential geotechnical issues must be considered once the development details and location of the facility have been finalized. The development will need to be considerate of the existing sensitive riverbank stability conditions. The Club is aware of this requirement.

-There has also been concern expressed that the recently installed irrigation system may require monitoring to ensure that it does not adversely impact the water level in the Seine River. Under terms of the lease the Club is bound to abide by waterway regulations.

Pursuant to the terms of the Lease Agreement, the Club's request and proposed development will require the approval of Council.

We therefore are herein submitting the Club's request and proposal to redevelop a new clubhouse for the next meeting agenda and consideration of the Community Committee.

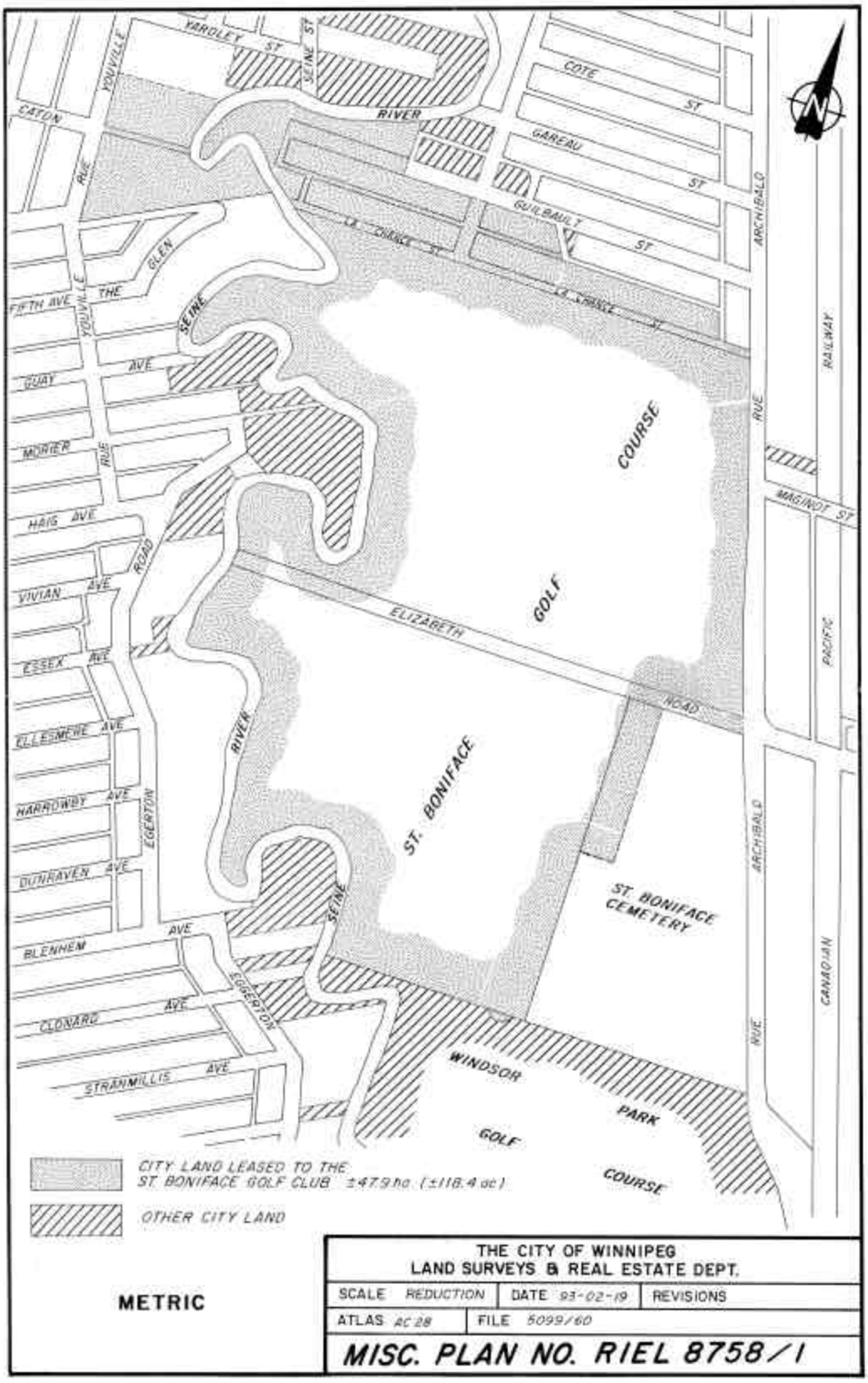
Should you require additional information please contact the writer.

Yours truly,

S. Polet,
Supervisor of Property Management

Enclosure Misc. Plan No. Riel 8758/1

cc: Mr. M. Sterdan, Golf Course Services
Mr. Shawn Bennett, President St. Boniface Golf Club



METRIC

THE CITY OF WINNIPEG
LAND SURVEYS & REAL ESTATE DEPT.

SCALE REDUCTION	DATE 93-02-19	REVISIONS
ATLAS AC 28	FILE 5099/60	

MISC. PLAN NO. RIEL 8758/1