Agenda - Executive Policy Committee - February 18, 2004

Report - Standing Policy Committee on Property and Development - February 5, 2004

Item No. 10 Sale of Former Jeanne D'Arc Parc to Habitat Chez-soi
File FI-2.4(35)

STANDING COMMITTEE RECOMMENDATION:

On February 5, 2004, the Standing Policy Committee on Property and Development passed a motion and recommends to Council:

1. That Council rescind that portion of its decision of December 17, 2003, pertaining to the instructions to the Administration to initiate a rezoning of Jeanne D'Arc Parc.

2. That the Administration be instructed to transfer the subject property to Habitat Chez-soi for the sum of One (1) Dollar, subject to the following conditions:

    A. That Habitat Chez-soi initiate an application to rezone the subject property to the appropriate use prior to commencing development of the subject property.

    B. That further to Council's policy on the Sale or Lease of City lands to non-profit organizations, title to the subject property shall revert back to the City should construction not commence prior to the expiration of a thirty-six (36) month period of time following enactment of the rezoning by-law.

    C. That Habitat Chez-soi be required to submit a Development Plan for approval by the Director of Planning, Property and Development prior to the issuance of a building permit.

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

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

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DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On February 5, 2004, the Standing Policy Committee on Property and Development passed the following motion, namely:

WHEREAS the subject property, legally described as Part of Lot, Plan 1974, northwest corner of Dollard Boulevard at Rue Jeanne D'Arc, was declared surplus to the requirements of the City at City Council on December 17, 2003, with a two-thirds majority of Council;

AND WHEREAS a request has been made by Habitat Chez-soi, a registered charitable organization to purchase the subject property for the sum of One (1) Dollar;

AND WHEREAS on October 31, 1990, Council adopted a policy that authorizes City lands to be sold at less than market value to non-profit organizations for a project that is of public benefit;

AND WHEREAS the intent of Habitat Chez-soi is to build a house on the subject property according to their mandate;

AND WHEREAS the City has previously sold properties declared surplus to Habitat Chez-soi for their mandated purposes;

NOW THEREFORE BE IT RESOLVED:

1. That Council rescind that portion of its decision of December 17, 2003, pertaining to the instructions to the Administration to initiate a rezoning of Jeanne D'Arc Parc.

2. That the Administration be instructed to transfer the subject property to Habitat Chez-soi for the sum of One (1) Dollar, subject to the following conditions:

    A. That Habitat Chez-soi initiate an application to rezone the subject property to the appropriate use prior to commencing development of the subject property.

    B. That further to Council's policy on the Sale or Lease of City lands to non-profit organizations, title to the subject property shall revert back to the City should

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DECISION MAKING HISTORY (Continued):

construction not commence prior to the expiration of a thirty-six (36) month period of time following enactment of the rezoning by-law.

C. That Habitat Chez-soi be required to submit a Development Plan for approval by the Director of Planning, Property and Development prior to the issuance of a building permit,

and submitted the matter to the Executive Policy Committee and Council.

COUNCIL:

On December 17, 2003, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the Parks property identified as Jeanne D'Arc Park on Misc. Plan No. 12084 be declared surplus to parks and recreation and the City's needs.

2. That the Planning, Property and Development Department be directed to initiate an application to rezone the subject property from a "PR-1" Parks and Recreation District to an "R2-T" Residential Transitional District prior to its sale for residential development.

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