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

**Item No. 7 Transfer of Jurisdiction - City Lands Located in South Transcona for Parks and Recreation Purposes (Recreational Complex)**
**File FI-2.4.4.1**

STANDING COMMITTEE RECOMMENDATION:

On February 18, 2004, 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 land identified as "Subject City Property under consideration for transfer to Parks and Recreation Jurisdiction" in Misc. Plan No. 9120/4 be transferred from the jurisdiction of the Water and Waste and Planning, Property and Development Departments to the jurisdiction of the Public Works Department for the purpose of the Transcona Recreation Park.

2. That upon full implementation and development of the Transcona Recreation Park, the Land Operating Reserve Account be reimbursed by the East Winnipeg Sports Association in the amount of $120,000.00 for the land under the jurisdiction of the Planning, Property and Development Department (unless such costs are waived at some future date).

3. That should the Transcona Recreation Park not be fully implemented and developed within a ten (10) year period of time, the "Subject City Property under consideration for transfer to Parks and Recreation Jurisdiction" in Misc. Plan No. 9120/4 be transferred to the jurisdiction of the Planning, Property and Development Department for alternate disposition.

4. 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 - February 5, 2004**

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 18, 2004, 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 February 5, 2004, the Standing Policy Committee on Property and Development did not concur in the administrative recommendation that the report be received as information and referred to the Standing Policy Committee on Public Works for information.

On February 5, 2004, the Standing Policy Committee on Property and Development concurred in the recommendation submitted by Councillor Wyatt with the following amendment, namely:

- That the words “respective departments” be deleted in the fourth line of recommendation 3 and replaced with the words “Planning, Property and Development Department for alternate disposition”,

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

On February 5, 2004, Councillor Wyatt requested the Standing Policy Committee on Property and Development to give favourable consideration to the following motion:

WHEREAS the portion of the Subject property under the jurisdiction of the Water and Waste Department is surplus to their needs;

AND WHEREAS the Planning, Property and Development Department do not anticipate a development need for the lands under their jurisdiction in the foreseeable future, and;

THEREFORE BE IT RESOLVED:

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

DECISION MAKING HISTORY (Continued):

1. That the land identified, as "Subject City Property under consideration for transfer to Parks and Recreation Jurisdiction" in Misc. Plan No. 9120/4 be transferred to Public Works, Parks and Open Space jurisdiction for the purpose of the Transcona Recreation Park, and;

2. That with the full implementation and development of the Transcona Recreation Park, the Land Operating Reserve Account be reimbursed $120,000 for the land under the jurisdiction of the Planning, Property and Development Department by the East Winnipeg Sports Association (unless such costs are waived at some future date), and;

3. That failing the implementation and development of the Transcona Recreation Park within a 10 year period of time, the "Subject City Property under consideration for transfer to Parks and Recreation Jurisdiction" in Misc. Plan No. 9120/4 be returned to their respective departments, and;

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

**Re: Proposed Transfer of Jurisdiction – City Lands Located in South Transcona for Parks and Recreation Purposes (Recreational Complex)**

**For submission to: Standing Policy Committee on Property and Development**

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

**Report date:** January 28, 2004

**Recommendation(s):**

That this report be received as information.

That this report be referred to the Standing Policy Committee on Public Works for information.

**REPORT SUMMARY**

**Key Issues:**

The portion of the Subject property under the jurisdiction of the Water and Waste Department is surplus to their needs.

The Planning, Property and Development Department do not anticipate a development need for the lands under their jurisdiction in the foreseeable future.

The land identified, as "Subject City Property under consideration for transfer to Parks and Recreation Jurisdiction" in Misc. Plan No. 9120/4 should be transferred to Public Works, Parks and Open Space jurisdiction.

The Land Operating Reserve Account should be reimbursed $120,000 for the land under the jurisdiction of the Planning, Property and Development Department.

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:

[X] **No**
[ ] **Yes**

**Comment(s):**

Financial implications:

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

**Comment(s):**

The report recommendations have no financial impact. Any costs associated with the implementation of specific report recommendations would be the subject of a future report for Standing Policy Committee consideration. However, no funding source has been identified for the recommended reimbursement of the Land Operating Reserve, in the amount of $120,000.

**REASON FOR THE REPORT:**

At its meeting of April 8, 2003, the Standing Policy Committee on Property and Development referred to the Administration for review and report back the request from Councillor Wyatt, Transcona Ward, to transfer approximately 56.5 hectares (139.8 acres) of City-owned lands located in South Transcona, as illustrated on the attached Misc. Plan No. 9120/4, from the Planning, Property and Development Department and the Water and Waste Department jurisdiction to Parks and Recreation jurisdiction.

**HISTORY:**

At its meeting of December 3, 2002, the East Kildonan-Transcona Community Committee directed the administration, together with the Ward Councillor and baseball/softball players, to investigate and report back on the following:

Possible softball/baseball park locations for a multiple diamond complex;

A multiple diamond complex consisting of at least 10 diamonds with parking, canteen, seating, change rooms, and proper ball diamond construction i.e. fields, cages, etc; and

Costs/budget of such a recreation complex.

At its meeting of April 8, 2003, the Standing Policy Committee on Property and Development referred to the Administration for review and report back, the request from Councillor Wyatt, Transcona Ward, to transfer approximately 56.5 hectares (139.8 acres) of City-owned lands located in South Transcona, as illustrated on the attached Misc. Plan No. 9120/4, from the Planning, Property and Development Department and the Water and Waste Department for parks and recreation purposes.

At its meeting of April 22, 2003, the East Kildonan-Transcona Community Committee recommended to Executive Policy Committee that funds in the amount of $4,600 be allocated from the East Kildonan-Transcona Land Dedication Reserve Fund for the purpose of retaining an engineering consultant to prepare a conceptual layout plan and cost estimate for the development of a baseball complex within the Transcona Ward.

At its meeting of April 22, 2003, the East Kildonan-Transcona Community Committee received as information Councillor Wyatt's request that consideration be given to striking an informal committee entitled "East Winnipeg Sports Association".

At its meeting of May 20, 2003, the East Kildonan-Transcona Community Committee recommended to Executive Policy Committee that funds in the amount of $50,000 be allocated from the East Kildonan-Transcona Land Dedication Reserve Fund to the East Winnipeg Sports Association to obtain matched funding from the Province of Manitoba for the development of the ball parks.

The East Winnipeg Sports Association has retained McGowan Russell Group to facilitate a community consultation process and to prepare a comprehensive business and sustainability plan for the proposed Transcona Recreation Park.

**DISCUSSION:**

The East Winnipeg Sports Association is investigating the feasibility of developing a Recreational Complex to serve the residents of Transcona. They are currently interested in the City owned land located South of Dugald Road and West of Murdock Road and identified as "Subject City Property under consideration for transfer to Parks and Recreation Jurisdiction" in the attached Misc. Plan No. 9120/4.

As per Council Policy adopted July 21, 1993, once any project has been authorized for implementation by Council, the Director of the Land Surveys and Real Estate, currently the Planning, Property and Development Department is authorized to approve transfers of jurisdiction on all City-owned properties, excluding Parks and Recreation properties. As such the transfer of jurisdiction of the land identified as "Subject City Property under consideration for transfer to Parks and Recreation Jurisdiction" in the attached Misc. Plan No. 9120/4 can be accomplished administratively should Council authorize the subject project. The subject property includes approximately 80 acres of land under the jurisdiction of the Land Operating Reserve Account (Planning, Property and Development Department) and approximately 60 acres that are under the jurisdiction of the Water and Waste Department. The entire subject property (140 acres) has been valued at $210,000 by the Real Estate Division of the Planning, Property and Development Department.

The Water and Waste Department has reported that the portion of land under their jurisdiction (60 acres), within the area identified as "Subject City Property under consideration for transfer to Parks and Recreation Jurisdiction" in the attached Misc. Plan No. 9120/4, is surplus to their needs and that it is not necessary that they be compensated for the subject lands currently under their jurisdiction. However, the rest of the subject lands (80 acres) are currently under the jurisdiction of the Planning, Property and Development Department and are contained within the Land Operating Reserve. These lands are valued at approximately $120,000 and are being carried in the inventory of the Land Operating Reserve at the City's historical costs, which, in total, are in excess of $127,000. If not recovered as part of the proposed transfer of jurisdiction, the inventory value of the property will have to be written off as a direct charge against 2004 operations of the Reserve. The Land Operating Reserve, which holds and improves land for resale, is presently in a weak financial state because of the need to absorb increasing unrecoverable costs of tax sale acquisitions.

## Financial Impact Statement

**Date:** January 23, 2004

**Project Name:**

Proposed Transfer of Jurisdiction - City Lands in South Transcona

**First Year of Program** 2004

| | 2004 | 2005 | 2006 | 2007 | 2008 |
|---|---|---|---|---|---|
| **Capital** | | | | | |
| Capital Expenditures Required | $ - | $ - | $ - | $ - | $ - |
| Less: Existing Budgeted Costs | - | - | - | - | - |
| 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 | $ - | $ - | $ - | $ - | $ - |
| Less: Incremental Revenue/Recovery | - | - | - | - | - |
| Net Cost/(Benefit) | $ - | $ - | $ - | $ - | $ - |
| Less: Existing Budget Amounts | - | - | - | - | - |
| Net Budget Adjustment Required | $ - | $ - | $ - | $ - | $ - |

**Additional Comments:**

This report has no financial implications because a subsequent report to be brought forward for consideration will identify all costs associated with the proposed recreation complex. However, no funding source has been identified for the proposed reimbursement of the Land Operating Reserve, in the amount of $120,000.

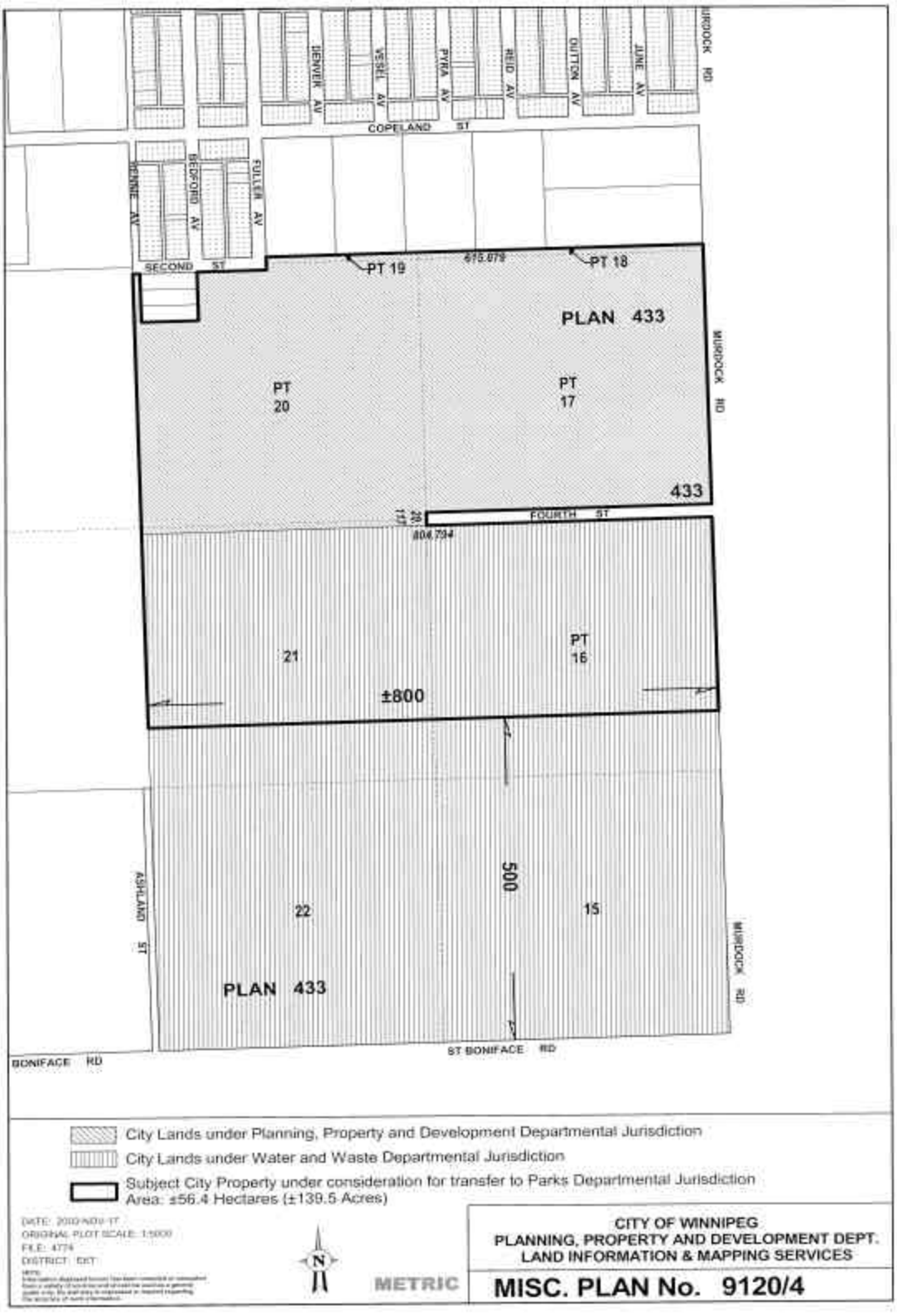
"Original signed by"
Gord Courage, Manager

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

Water and Waste Department
Public Works Department, Parks and Open Space Division
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\Transcona Recreational Complex.doc


MURDOCK RD
DENVER AV
VESEL AV
PYRA AV
REID AV
DUTTON AV
JUNE AV
COPELAND ST
BENNE AV
BEDFORD AV
FULLER AV
SECOND ST
PT 19
475.079
PT 18
PLAN 433
PT 20
PT 17
MURDOCK RD
433
FOURTH ST
804.794
21
PT 16
±800
500
ASHLAND ST
22
15
PLAN 433
MURDOCK RD
BONIFACE RD
ST BONIFACE RD
City Lands under Planning, Property and Development Departmental Jurisdiction
City Lands under Water and Waste Departmental Jurisdiction
Subject City Property under consideration for transfer to Parks Departmental Jurisdiction
Area: ±56.4 Hectares (±139.5 Acres)
DATE: 2010-NOV-17
ORIGINAL PLOT SCALE: 1:5000
FILE: 4774
DISTRICT: EKT
N
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN No. 9120/4