Agenda – Executive Policy Committee – March 10, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 2, 2020

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 9 Development Agreement Amendment – File DASZ 56/1985 (AG 56/85) (Old Kildonan Ward) File DASZ 56/85

STANDING COMMITTEE RECOMMENDATION:

On March 2, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the following to Council:

1. That Section II of Development Agreement AG 56/85 be deleted in its entirety and replaced with the following:

   Section II – Land Dedication

   1. The Developer shall provide a cash payment in lieu of land dedication to the City for 6.16 acres of land as determined by the Director of Property and Development.

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

Agenda – Executive Policy Committee – March 10, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 2, 2020

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On March 2, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 18, 2020, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

ADMINISTRATIVE REPORT

Title: Development Agreement Amendment - File DASZ 56/1985 (AG 56/85)

Critical Path: Lord Selkirk-West Kildonan Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet	J. Kiernan	N/A	N/A

EXECUTIVE SUMMARY

On September 30, 1987 Council approved the subdivision and rezoning of land located north of Inkster Boulevard and east of Brookside Boulevard under File DASZ 56/1985 which allowed for the development and servicing of Phase I of the Inksbrook Industrial Park.

Pursuant to the above-referenced approval, the Developer entered into Development Agreement AG 56/85 with the City of Winnipeg. Section II of AG 56/85 requires the Developer to provide 6.16 acres of land to the City for park purposes in a future phase of Inksbrook Industrial Park located on lands owned by the Developer to the north of the planned area; the 6.16 acres of land is to be dedicated in addition to the lands required to be dedicated in respect of that future subdivision.

The Developer has submitted a request to amend AG 56/85 to allow for a cash payment in lieu of land to satisfy the 6.16 acre land dedication; the Public Service supports the request.

RECOMMENDATIONS

1. That Section II of Development Agreement AG 56/85 be deleted in its entirety and replaced with the following:

   Section II – Land Dedication

   1. The Developer shall provide a cash payment in lieu of land dedication to the City for 6.16 acres of land as determined by the Director of Property and Development.

2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

Council approval is required to amend a Development Agreement.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in, the Developer will provide a cash payment in lieu of land dedication for park purposes.

HISTORY/DISCUSSION

On September 30, 1987 Council approved the subdivision and rezoning of land located north of Inkster Boulevard and east of Brookside Boulevard under File DASZ 56/1985 to allow for the development and servicing of Phase I of the Inksbrook Industrial Park.

One condition of approval for this application required the Developer to dedicate to the City a 6.16 acre parcel of land for park purposes. The location of the park was deferred to Developer owned lands to the north of the planned area when those lands were to be developed by way of subdivision. It was understood and agreed that said 6.16 acres of public open space would be dedicated in addition to the lands required to be dedicated in respect of that future subdivision.

The Developer has requested that the Development Agreement be amended to allow the Developer to provide a cash payment in lieu of dedicating 6.16 acres of land.

The Urban Planning and Design Division have advised that cash in lieu of land dedication is preferred in this instance.

The Winnipeg Public Service recommends approval of this request.

CONSULTATION

Urban Planning and Design Division
Real Estate Division

OURWINNIPEG POLICY ALIGNMENT

The subject application is consistent with goals identified in Our Winnipeg by providing the opportunity to expand employment lands.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: G. Jasper, Land Development Administrator
Date: February 10, 2020
File No: DASZ 56/1985

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