Agenda - Council - March 24, 2004

Report - Standing Policy Committee on Property and Development - March 2, 2004

Item No. 13 Consolidation and Rezoning - 308 Bond Street and 141 Regent Avenue
File FI-2.4.4.1

STANDING COMMITTEE RECOMMENDATION:

On March 17, 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 property located at 308 Bond Street, identified in Misc. Plan No. 11194/1 as "Subject Property", be declared surplus to Parks and Open Space needs and jurisdiction be transferred to the Planning, Property and Development Department, Civic Accommodations Division.

2. That the titles to 308 Bond Street and 141 Regent Avenue West be consolidated.

3. That the Director of Planning, Property and Development initiate an application to rezone the properties consolidated in Recommendation 2 from a "C2" Commercial District to a "PR-2" Parks and Recreation District.

4. 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.

Report - Standing Policy Committee on Property and Development - March 2, 2004

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 17, 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 March 2, 2004, the Standing Policy Committee on Property and Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

Re: Proposed Consolidation and Rezoning of 308 Bond Street and 141 Regent Avenue

For submission to: Standing Policy committee on Property and Development

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

Report date: February 25, 2004

Recommendation(s):

1. That the property located at 308 Bond Street, identified in the attached Misc. Plan No. 11194/1 as "Subject Property", be declared surplus to Parks and Open Space needs and the jurisdiction be transferred into Planning, Property and Development, Civic Accommodations jurisdiction.
2. That the titles of 308 Bond Street and 141 Regent Avenue West be consolidated.
3. That the Director of Planning, Property and Development initiate an application to rezone the properties consolidated in recommendation 2 above from a "C2" Commercial District to a "PR-2" Parks and Recreation District.
4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, , including the execution of any documents related thereto.

REPORT SUMMARY

Key Issues:

The property at 308 Bond Street is surplus to Parks and Open Space needs.
A 2/3 majority of Council is required to declare land surplus to Parks and Recreation purposes.

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:

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

Comment(s):
No material financial impact

REASON FOR THE REPORT:

At its meeting on January 16, 2004 the Standing Policy Committee on Property and Development requested an analysis and recommendation on the motion from the East Kildonan-Transcona Community Committee, that recommended, that the properties located at 308 Bond Street and 141 Regent Avenue West be rezoned from a "C2" Commercial District to a "PR-2" Parks and Recreation District.

HISTORY:

At its meeting on December 3, 2002 the East Kildonan-Transcona Community Committee recommended to the Standing Policy Committee on Property and Development, among other things, that funds be approved from the East Kildonan-Transcona Land Dedication Fund for the purchase of property located at 308 Bond Street for future development by the Transcona Historical Museum, on the condition that the existing building be demolished.

At its meeting of January 9, 2003 the Standing Policy Committee on Property and Development authorized the Director of Planning, Property and Development to negotiate for the acquisition of 308 Bond Street, with the provision that all costs associated with the proposed acquisition be allocated from the East Kildonan-Transcona Land Dedication Reserve Fund.

At its meeting on May 12, 2003 the Standing Policy Committee on Property and Development concurred in the administrative recommendation and recommended to Council:

"That subject to the adoption of Recommendation No. 2, the acquisition of the subject property as shown on the attached Misc. Plan No. 11194/1 at a purchase price of $25,000 plus ancillary costs and in accordance with the terms and conditions of the attached Schedule "A", be approved.

That the East Kildonan-Transcona Land Dedication Reserve Fund be approved as the source of funding up to an amount of $41,000 for this proposed acquisition and ancillary costs.

That upon the city becoming the registered owner of the property the Director of Planning, Property and Development be authorized to demolish the improvements on the subject property.

That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto. "

On May 21, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development of May 12, 2003, and submitted the recommendations to Council.

At its meeting on May 28, 2003 Council adopted the recommendations from the Executive Policy Committee on May 21, 2003.

At its meeting on December 9, 2003 the East Kildonan-Transcona Community Committee recommended to the Standing Policy Committee on Property and Development, among other things, that the property located at 308 Bond Street and 141 Regent Avenue West be rezoned from a "C2" Commercial District to a "PR-2" Parks and Recreation District.

At its meeting on January 16, 2004 the Standing Policy Committee on Property and Development referred the recommendation from the East Kildonan-Transcona Community Committee, namely, that the properties located at 308 Bond Street and 141 Regent Avenue West be rezoned from a "C2" Commercial District to a "PR-2" Parks and Recreation District, to the Administration for analysis and recommendation to the Standing Policy Committee.

DISCUSSION:

The Executive of the Transcona Historical Museum located at 141 Regent Avenue West, which is adjacent and immediately south of 308 Bond Street, has been for some time anxious to have the City of Winnipeg acquire the vacant building located at 308 Bond St and demolish it to preclude any vandalism or arson which would place the adjacent Transcona Historical Museum and its 46,000 plus artifacts at risk. In addition the property at 308 Bond St is required for a future expansion of the museum. In the interim the museum plans to use the property at 308 Bond St for the purpose of parking.

The Executive of the Transcona Historical Museum is concerned that the property at 308 Bond St. might be inadvertently disposed of in the future. They were advised that the best protection from this was to consolidate the two properties into one and rezone the resulting property to a PR-2 designation. The property at 308 Bond St is currently under Public Works, Parks and Open Space jurisdiction due to the fact that the funding source for the acquisition was the East Kildonan-Transcona Land Dedication Reserve Fund. The property at 141 Regent Ave W is under the Jurisdiction of the Planning, Property and Development Department and administered by the Civic Accommodations Division. These two properties must be under the same jurisdiction in order for the titles to be consolidated. The Public Works Department, Parks and Open Space Division and the Planning, Property and Development Department, Civic Accommodations Division both agree that the two properties should be under the jurisdiction of the Planning, Property and Development Department, Civic Accommodations Division. The transfer of jurisdiction out of Public Works, Parks and Open Space must be approved by 2/3 majority of Council. The cost of the consolidation of the two properties can be covered within the funds identified for the acquisition of 308 Bond St.

Financial Impact Statement

Date: 20-Feb-04

COMMENTS:

Costs associated with the report's recommendations have not been estimated, but involve only Land Titles registration costs and internal administration costs related to the rezoning process. These costs are considered to be immaterial.

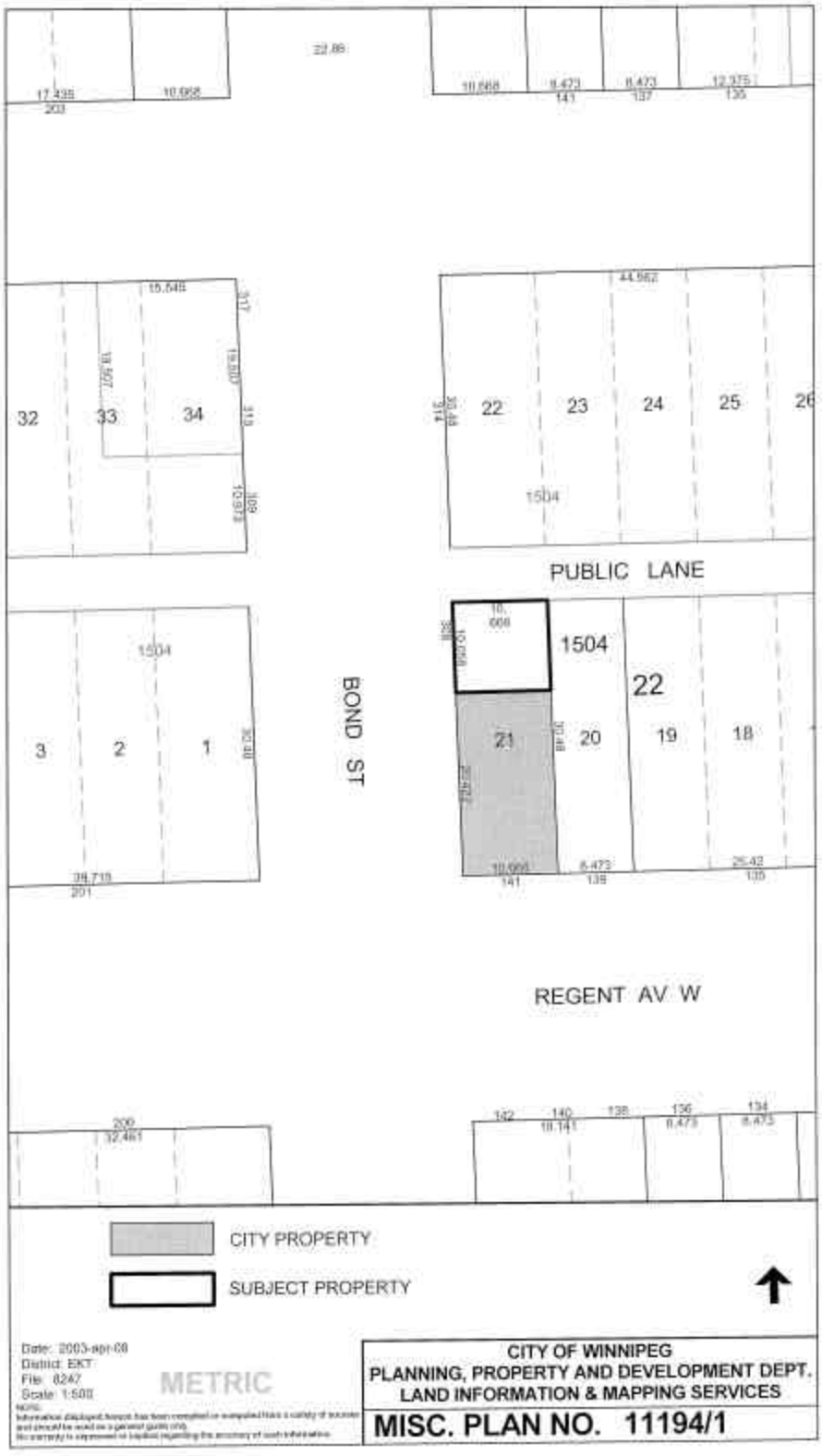
Gord Courage, Manager
Support Services Division

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

Public Works Department, Parks and Open Space Division
Planning, Property and Development Department, Civic Accommodations 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\308 Bond.doc



PUBLIC LANE
BOND ST
REGENT AV W
1504
22
32
33
34
3
2
1
21
20
19
18
CITY PROPERTY
SUBJECT PROPERTY
Date: 2003-apr-08
District: EKT
File: 8247
Scale: 1:500
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 11194/1