Agenda - Council - June 23, 2004

Report - Standing Policy Committee on Property and Development - June 8, 2004

Item No. 29 Development of the closed portion of Riddle Avenue, west of Strathcona Street for Parks and Open Space Purposes File DAC 7/2002

STANDING COMMITTEE RECOMMENDATION:

On June 16, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the City Centre Community Committee and submits the following to Council:

1. That the closed portion of Riddle Avenue, identified as "Proposed Closing" on Misc. Plan No. 11684, be developed into a passive park as outlined in Option C.

2. That the City Centre Land Dedication Reserve be the funding source for the $14,500.00 required to cover the costs associated with the road closing, rezoning and park development.

3. 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 - June 8, 2004

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 16, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the City Centre Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 8, 2004, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 4, 2004, the City Centre Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

STANDING COMMITTEE RECOMMENDATION:

On April 27, 2004, the Standing Policy Committee on Property and Development concurred in administrative Recommendation 3 and referred the following to the City Centre Community Committee, namely:

1. That the closed portion of Riddle Avenue, identified as “Proposed Closing” on Misc. Plan No. 11684, be developed into a passive park as outlined in Option C.

2. That the City Centre Land Dedication Reserve Fund be the funding source for the $14,500.00 required to cover the costs associated with the road closing, rezoning and park development.

Re: Development of the Closed Portion of Riddle Avenue, west of Strathcona Street for Parks and Open Space Purposes

For submission to: Standing Policy Committee on Property and Development

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

Report date: March 17, 2004

Recommendation(s):

1. That the closed portion of Riddle Avenue, identified as "Proposed Closing" on Misc. Plan No. 11684, be developed into a passive park as outlined in Option C.
2. That the City Centre Land Dedication Reserve Fund be the funding source for the $14,500 required to cover the costs associated with the road closing, rezoning and park development.
3. That item 1 and 2 above be referred back to the City Centre Community Committee for approval of the preferred option and the funding source.

REPORT SUMMARY

Key Issues:

Neighbourhood residents are strongly opposed to residential development on the subject property and want to see it utilized for the purpose of Park and open space.

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):

REASON FOR THE REPORT:

At its meeting of September 10, 2002, the Standing Policy Committee on Property and Development referred the following recommendations from the City Centre Community Committee to the Administration for review (assessment of need and costs), namely:

That following the closure of part of Riddle Avenue, west of Strathcona Street, as outlined on Misc, Plan No. 11684, the property not be sold to Colin Lount, Lount Corporation.

That the Director of Planning, Property and Development be requested to initiate the necessary application to rezone the closed portion of Riddle Avenue, west of Strathcona Street, to "PR" Parks and Recreation District.

That following the rezoning of the subject property all necessary action be taken to develop same as park and open space.

That all costs associated with the proposed closing, the rezoning application and the development of the site be absorbed by the City of Winnipeg.

HISTORY:

At its meeting of July 9, 2002 the City Centre Community Committee forwarded the following recommendations regarding a proposed Street right-of-way closing to the Standing Policy Committee on Property and Development:

That the proposed closing of part of Riddle Avenue, West of Strathcona Street, as outlined on Misc. Plan No. 11684 be approved.

That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the closing in accordance with Misc. Plan No. 11684.
That the Proper Officers of the City be authorized to do all things necessary to effect the intent of the foregoing.

And Furthermore the City Centre Community Committee recommended to the Standing Policy Committee on Property and Development:

That following the closure of part of Riddle Avenue, West of Strathcona Street, as outlined on Misc. Plan No. 11684, the property NOT be sold to Colin Lount, Lount Corporation.

That the Director of Planning, Property and Development initiate the necessary rezoning application to rezone the closed portion of Riddle Avenue West of Strathcona Street to “PR” Parks and Recreation.

That following the rezoning of the subject property all necessary action be taken to develop same as park and open space.

That all costs associated with the proposed closing, the rezoning application and the development of the site be absorbed by the City of Winnipeg.

At its meeting of September 10, 2002 the Standing Policy Committee on Property and Development forwarded the following recommendations regarding this proposed Street right-of-way closing to Council:

That the proposed closing of part of Riddle Avenue, West of Strathcona Street, as outlined on Misc. Plan No. 11684 be approved.

That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the closing in accordance with Misc. Plan No. 11684.

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

And Furthermore the Standing Policy Committee on Property and Development referred the following recommendations from the City Centre Community Committee to the Administration for review (assessment of need and costs), namely:

That following the closure of part of Riddle Avenue, west of Strathcona Street, as outlined on Misc, Plan No. 11684, the property not be sold to Colin Lount, Lount Corporation.

That the Director of Planning, Property and Development be requested to initiate the necessary application to rezone the closed portion of Riddle Avenue, west of Strathcona Street, to "PR" Parks and Recreation District.

That following the rezoning of the subject property all necessary action be taken to develop same as park and open space.

That all costs associated with the proposed closing, the rezoning application and the development of the site be absorbed by the City of Winnipeg.

At its meeting on September 25, 2002 Council approved the following recommendations regarding this proposed Street right-of-way closing:

That the proposed closing of part of Riddle Avenue, West of Strathcona Street, as outlined on Misc. Plan No. 11684 be approved.

That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the closing in accordance with Misc. Plan No. 11684.
That the Proper Officers of the City be authorized to do all things necessary to effect the intent of the foregoing.

DISCUSSION:

The portion of Riddle Avenue identified as "proposed closing on Misc. Plan No. 11684 was opened in 1962 to provide access to Hillsboro House, a seven-story apartment complex at 616 Strathcona Street. Access to the front of the building is provided from the lane at the front of the complex.

The portion of Riddle Avenue opened to accommodate this development was never utilized as a street right-of-way, and the lot has been maintained as a boulevard. A one-foot strip at the southern boundary of this land was originally retained by the developer of the apartment building and has since reverted to the City in tax sale. This strip will be consolidated with the rest of the parcel.

The original right-of-way closing application (DOC 7/2002) dealt with a request to close a portion of Riddle Avenue and sell the parcel of land to Mr. C. Lount who wished to build a single family dwelling on the lot. This was opposed by 34 persons who registered in opposition at the public hearing of the City Centre Community Committee meeting on July 9, 2002. In addition, a petition sponsored by MaryAnn Mihychuk, MLA for Minto, was submitted with over a hundred names on it that called for the subject property to be maintained as green space.

<u>Assessment of Park Need and Costs of Park Development</u>

This lot is located in the midst of an older single-family residential development along Strathcona Street and a newer residential area along Denson Place. The only open space in the immediate vicinity is the public access developed to the west side of Riddle Avenue that crosses the CPR La Rivière subdivision and continues across a pedestrian bridge over a creek to Empress Street. There is a playground at Isaac Brock School and Community Centre at Wolever Avenue and Telfer Street N., approximately six (6) blocks northeast of the site.

There are several options for park development on the rezoned parcel. The following describes different scenarios for improvements, including development costs that would be incurred by the City:

Option A - Maintain the lot in its present condition.
The lot is currently maintained as a grassed boulevard, with a sidewalk on the south side of the lot. If this option is chosen, there would be **no additional cost** to the City (other than the regular maintenance costs currently involved with the property).

Option B - Minimal landscaping improvements.
Minimal landscaping to beautify the lot and enhance the four trees that ring the property could improve the aesthetic appeal of the lot. Minimal landscaping improvements could be accomplished for approximately $3,000.

Option C - Development of a 'passive park' with intensive landscaping treatments
Since this site is across from the entrance of the apartment building, the park would likely be used by the residents of the apartments, as well as providing a meeting place for other residents in the area. A landscaped path with a small sitting area could provide an attractive resting place for pedestrians in the neighbourhood who walk to Polo Park, and could be a desirable park development alternative. Development of the parcel in this manner (i.e., a landscaped path with park benches and other site improvements) would cost approximately $10,000.

Option D - Development of a Neighbourhood Playground
A neighbourhood playground would **not** be the preferred option in this location, due to the small size of this land parcel (approximately 50 feet by 103 feet) and due to safety considerations (i.e., traffic and the four-way stop at Strathcona Street and Riddle Avenue, and the proximity of Omand Creek and the CPR tracks).

Costs of Road Closure and Rezoning
In addition to the park development costs cited above, each option would incur the following additional costs:

To formally close the road, consolidate the parcel, register a plan of survey and transfer title to the City of Winnipeg, the costs to the City are estimated at $3,500.

To rezone this parcel to PR1 – Parks and Recreation, and the cost is estimated at $1,000.

Option C is the recommended option – due to the fact there is limited useable recreational space in the immediate vicinity, and that the residents would likely make use of a passive park in this area. This park space could also be seen as an extension to the pathway that crosses the tracks on the west edge of Riddle Avenue. At an estimated total cost of $14,500 for Option C, this lot could be re-zoned and developed into a passive park for the enjoyment of local residents.

Relocation of Historical Building to the Subject Property

In the spring of 2003 a Mr. Raymond Shirritt-Beaumont expressed an interest in acquiring the subject property in order to relocate a historically significant home (Grade III on the Historical Buildings List), currently located at 51 Balmoral Street, onto the site. The Historical Buildings Committee, at its meeting on May 15, 2003 approved, in principle, the relocation of the building at 51 Balmoral Street. Mr. Shirritt-Beaumont feels that the house currently located at 51 Balmoral Street would fit in better with the existing houses near the Subject Property than the residential (new construction) proposal submitted by Mr. Lount in 2002. However, the administration cautions that it is difficult to predict whether the residents in the area would feel any different regarding Mr. Shirritt-Beaumont proposal and the City Centre Community Committee has been very clear in its wish that the subject property be retained for public open space.

Building Communities Program

The Strategic Plan resulting from the community consultation process conducted through the Building Communities Program within the Sargent Park and Minto neighbourhoods did not identify any projects for the subject property.

City Centre Land Dedication Reserve Fund

As of January 31, 2004 the City Centre Land Dedication Reserve fund had $156,495 in available funds.

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

Zoning and Permits Branch, Planning Property and Development Department
Real Estate Division, Planning Property and Development Department
Parks and Open Space Division, Public Works Department
This report submitted by:

Planning, Property and Development Department
Division: Planning and Land Use
Prepared by: Kevin Nixon, Park Strategic Planner
PPD File #: 4045

Document name: O:\Reports Directive\Planning and Land Use\Parks, Riverbanks and Community Initiatives\Kevin Nixon\Riddle Ave closing.doc

Financial Impact Statement

Date: March 11, 2004

Project Name:

Development of the Closed Portion of Riddle Avenue, West of Strathcona Street for Parks and Open Space Purposes

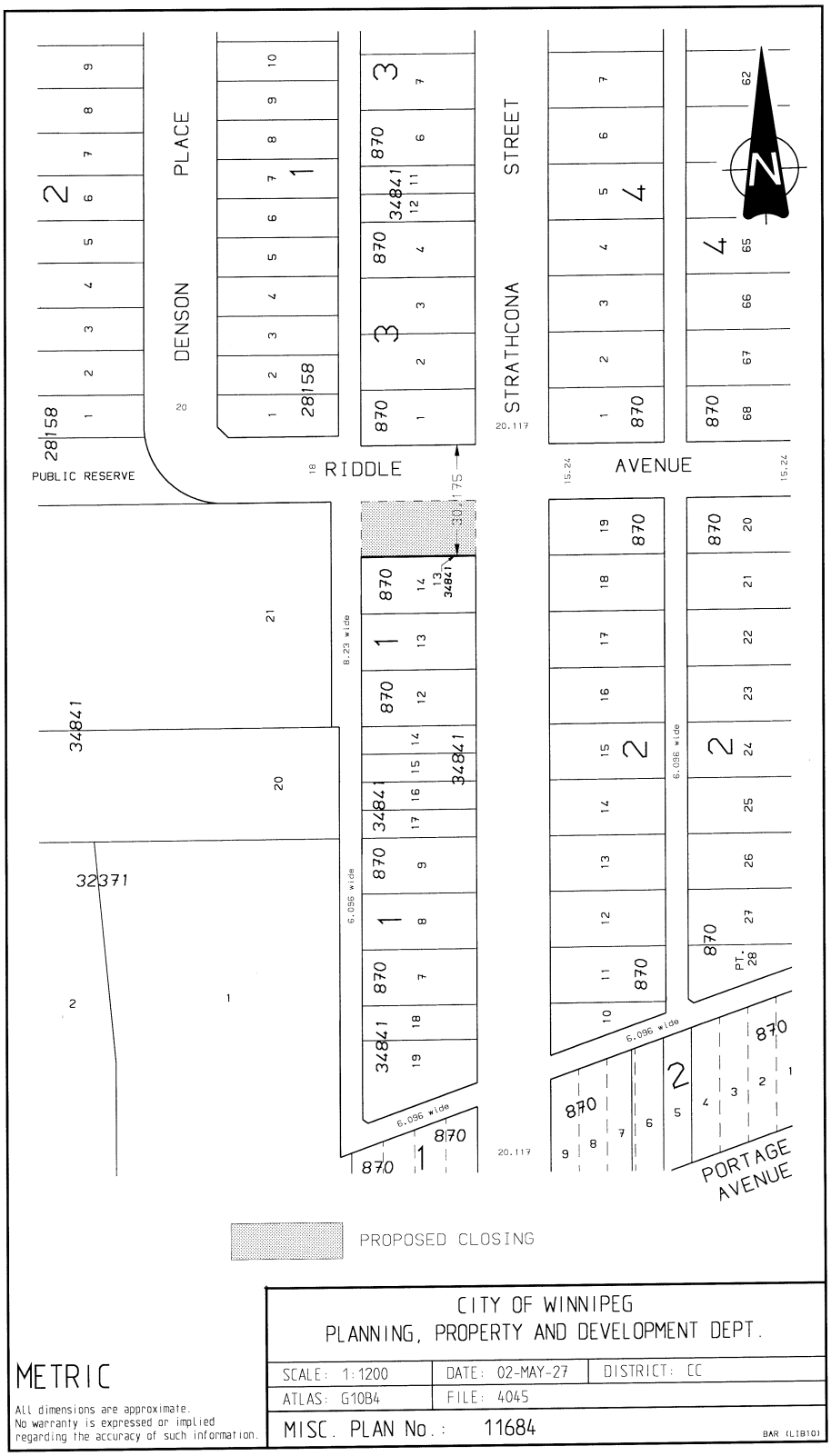
First Year of Program 2004

	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	$ 14,500	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 14,500	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	14,500	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

The assumption included in the above analysis, i.e., that no budget adjustment is required, is based on City Centre Community Committee approving the recommendation and approving the allocation of Land Dedication Reserve funding.

"Original signed by"
Gord Courage, Manager
Support Services Division


DENSON PLACE
STRATHCONA STREET
RIDDLE AVENUE
PORTAGE AVENUE
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28158
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PROPOSED CLOSING
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
METRIC
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.
SCALE: 1:1200
DATE: 02-MAY-27
DISTRICT: CC
ATLAS: G10B4
FILE: 4045
MISC. PLAN No.: 11684
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