Agenda - Council - July 27, 2005

Report - Standing Policy Committee on Property and Development - July 5, 2005

Item No. 4 Street Opening - Wihuri Road
File DAO 2/2004

STANDING COMMITTEE RECOMMENDATION:

On July 20, 2005, the Executive Policy Committee concurred in the recommendations from the Standing Policy Committee on Property and Development and the Assiniboia Community Committee and submits the following to Council:

1. That the street opening shown on Misc. Plan No. 12162/2 be approved.

2. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the opening in accordance with Misc. Plan No. 12162/2.

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 - July 5, 2005

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 20, 2005, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Assiniboia Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2005, the Standing Policy Committee on Property and Development concurred in the recommendation from the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 8, 2004, the Assiniboia Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: DAO 2/2004 – PROPOSED OPENING OF WIHURI ROAD

For submission to: **The Assiniboia Community Committee**

Report date: **May 30, 2004**

Recommendations:

1. That the proposed street opening as shown on Misc. Plan No. 12162/2 be approved.

2. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the opening in accordance with Misc. Plan No. 12162/2, subject to the approval of the Standing Policy Committee on Property and Development.

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

REPORT SUMMARY

Key Issues:

- The upgrading of the roadway extending from the northerly terminus of Whytewold Road to Saskatchewan Avenue in the Department of National Defence property will facilitate expansion by both Winpak and the DND in this area.
- *The street will be dedicated as a public right-of-way by the DND at no cost to the City of Winnipeg. The DND and the City will share the cost of improvements.*

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:

All street and lane openings that have not previously been approved require the consideration of the Community Committee.

HISTORY:

Since early February, 2004, Winpak Ltd., the Department of National Defence (DND) and the City of Winnipeg have been negotiating the transfer and upgrading of the roadway extending from the northerly terminus of Whytewold Road to Saskatchewan Avenue in the DND property in order to facilitate expansion by both Winpak and the DND in this area.
The City of Winnipeg is not purchasing the land required for the street. It will be dedicated as a public right-of-way by the DND (title to the street to issue in the name of the Crown), and the DND and the City of Winnipeg will share the cost of improvements.
The DND has allocated $1.3 million to this project. The Public Works Department has estimated costs for the project at $2.1 million.
On April 21, 2004, Council adopted the recommendation of the Executive Policy Committee that the City of Winnipeg approve the balance of $800,000 required for the construction and improvement of the roadway, subject to the Government of Canada contributing $1.3 million to the project.
On March 9, 2004, the Assiniboia Community Committee approved the name "Wihuri Road" for the street. Wihuri is the last name of the owner of Winpak Ltd.

DISCUSSION:

Administrative Approval

The proposal has been considered by all affected City departments and public utilities. There are no administrative objections to the opening.

Buffer between Wihuri Road and Winpak Property

A 0.3m buffer strip – shown as Parcel B on the attached Misc. Plan No. 12162/2 – will be created between the road to be opened and the Winpak Property. When Winpak meets certain obligations regarding land drainage works to be constructed in connection with the street opening, this buffer strip will be dedicated as part of Wihuri Road.

Street Name Change – Whytewold Road North of Silver Avenue to Wihuri Road

The existing public street between Silver Avenue and the land to be dedicated as Wihuri Road is known as Whytewold Road. The Land Development Branch of the Planning, Property and Development Department is investigating the feasibility of changing the name of this portion of Whytewold Road to Wihuri Road. There is no precedent for the name of a street changing in mid-block and the name change would eliminate confusion for anyone using the street, particularly emergency vehicles. There are, however, four buildings with Whytewold Road

addresses on this section of street. All of these buildings are DND property, and the Land Development Branch is consulting with the DND on the ramifications of assigning Wihuri Road addresses to the buildings.

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

Planning, Property and Development Department – Planning and Land Use Division, Real Estate Division, Geomatics, Land Development, and Zoning & Permits Branches

Corporate Finance Department – Local Improvements

Public Works Department – Transportation Division

Water and Waste Department – Engineering Division

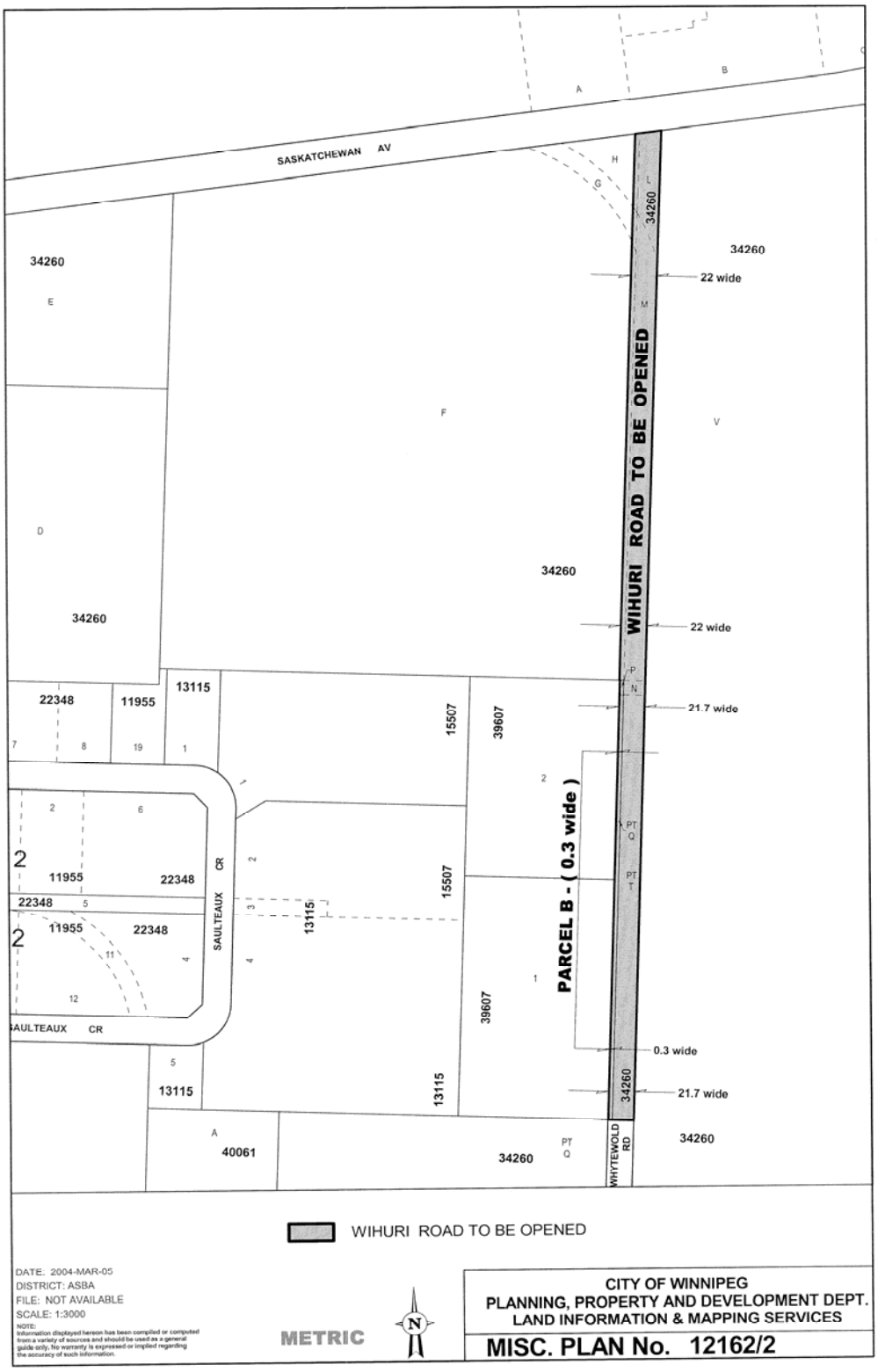
Centra Gas, Manitoba Hydro, MTS Communications

Shaw Cable did not respond to the request for their comments on this project.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Development and Inspections
Prepared by: Glenn Halldorson, Real Property Officer
PPD File #:8060 Vol 4

Document name:V:\word\DAOC\dao2_04RPT.doc


SASKATCHEWAN AV
WIHURI ROAD TO BE OPENED
22 wide
21.7 wide
0.3 wide
PARCEL B - (0.3 wide)
SAULTEAUX CR
WHYTEWOLD RD
34260
22348
11955
13115
15507
39607
40061
WIHURI ROAD TO BE OPENED
DATE: 2004-MAR-05
DISTRICT: ASBA
FILE: NOT AVAILABLE
SCALE: 1:3000
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN No. 12162/2