Minute 92
Report - Standing Policy Committee on Property and Development - November 29, 2005

Item No. 6 **Street Closing - part of Brockville Street at Sterling Lyon Parkway**
Street Opening - public road between Sterling Lyon Parkway and Wilkes Avenue
Street Widening - Kenaston Boulevard between Wilkes Avenue and Sterling Lyon Parkway
Street Closing - part of Wilkes Avenue
File DAOC 4/2005

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the City Centre Community Committee and the Assiniboia Community Committee, as amended, and submits the following to Council:

1. That the closings shown on Misc. Plan No. 12631 and 9178/35 be approved and the lands declared surplus to the City's needs.

2. That the openings shown on Misc. Plan Nos. 9178/29, 9178/35, 9178/36 and 9286/2 be approved.

3. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the openings and closing in accordance with Misc. Plan Nos. 12631, 9178/29, 9178/35, 9178/36 and 9286/2.

4. That "Lorimer Boulevard" be confirmed as the name of the street to be opened as shown on Misc. Plan No. 9286/2.

5. 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 - November 29, 2005

DECISION MAKING HISTORY:

Moved by Councillor De Smedt,

That the recommendation of the Standing Policy Committee on Property and Development and the City Centre Community Committee and Assiniboia Community Committee, as amended, be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On November 29, 2005, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and the recommendation of the Assiniboia Community Committee with the following amendment, namely:

- That a new Recommendation 4 be added as follows:

  "4. That "Lorimer Boulevard" be confirmed as the name of the street to be opened as shown on Misc. Plan No. 9286/2.",

  and the balance of the recommendations be renumbered accordingly,

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

COMMUNITY COMMITTEE RECOMMENDATIONS:

On November 15, 2005, the Assiniboia Community Committee concurred in the administrative recommendation with the following amendments, namely:

- That Recommendation 4. be deleted in its entirety
- That the remaining recommendations be renumbered accordingly,

and submitted its recommendation to the Standing Policy Committee on Property and Development.

On September 6, 2005, the City Centre Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

File:	DAOC 4/2005
Before:	City Centre Community Committee Councillor Gerbasi, Chairperson Councillor Benham Councillor Smith
Public Hearing:	West Committee Room Council Building, 510 Main Street
Applicant:	The City of Winnipeg
Premises Affected:	part of Brockville Street at Sterling Lyon Parkway
Exhibits Filed:	1. Report from the Real Property Officer dated August 25, 2005 2. Inspection Report

REPRESENTATIONS:

In Support:

Nil

In Opposition:

Nil

For Information:

Nil

For the City:

Mr. J. Veitch, Planner, Planning, Property and Development Department

Exhibit "1 referred to in File DAOC 4/2005

RE: DAOC 4/2005 – PROPOSED CLOSING OF PART OF BROCKVILLE STREET AT THE STERLING LYON PARKWAY

For submission to:	**The City Centre Community Committee**
Report date:	**August 25, 2005**
Recommendations:	**1. That the proposed street closing as shown on Misc. Plan No. 12631 be approved and that the land be declared surplus to the City's needs.** **2. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the closing in accordance with Misc. Plan No. 12631.** **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 Public Works Department has applied to open the lands required for the Sterling Lyon Parkway Extension east of Kenaston Boulevard and to close the portions of Wilkes Avenue and Brockville Street that are being rendered obsolete by the project.
- Brockville Street is within the City Centre Community. All other affected streets are in the Assiniboia Community. This report deals exclusively with the closing of the obsolete portion of Brockville Street.

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 closings require the consideration of the Community Committee.

HISTORY:

The Public Works Department has applied to open the lands required for the Sterling Lyon Parkway Extension east of Kenaston Boulevard and to close the portions of Wilkes Avenue and Brockville Street that are being rendered obsolete by the project. Brockville Street is in the City Centre Community. The Sterling Lyon Parkway Extension and the portions of Wilkes Avenue to be closed are in the Assiniboia Community and will be addressed by the Assiniboia Community Committee.

The Public Works Department recommends the closing of Brockville Street to ensure that access to Brockville Street from the Sterling Lyon Parkway will not be allowed. The closed street will be offered for sale to the adjoining property owners.

The portion of the street proposed to be closed is unpaved and serves no apparent public purpose.

DISCUSSION:

Administrative Approval

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

Easements

The Water and Waste Department will require an easement area 10 metres in width for the maintenance of a watermain on the west side of the street. Centra Gas and MTS Allstream will also require easements for the maintenance of their plants in the street. No permanent structures will be allowed in these easement areas.

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

Planning, Property and Development Department – Community Planner, Geomatics 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

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Development and Inspections
Prepared by: Glenn Halldorson, Real Property Officer
PPD File #:DAOC 4/05

Document name:v:\word\daoc\daoc 4_05 brockvillerpt.doc



N
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PROPOSED CLOSING
PART BROCKVILLE STREET

Date: 2005-JULY-22
District: CC
File: Not Available
Scale: 1:750

METRIC

NOTE:
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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 12631

PUBLIC HEARING SUMMARY

File:	DAOC 4/2005
Before:	Assiniboia Community Committee Councillor De Smedt, Chairperson Councillor Clement
Public Hearing:	November 15, 2005 Community Committee Chamber, 5006 Roblin Boulevard
Applicant:	Public Works Department
Premises Affected:	Opening - public road between Sterling Lyon Parkway and Wilkes Avenue, Widening - Kenaston Boulevard between Wilkes Avenue and Sterling Lyon Parkway, and Closing - part of Wilkes Avenue
Exhibits Filed:	1. Report from the Real Property Officer dated October 27, 2005 2. Inspection Report

REPRESENTATIONS:

In Support:

Nil

In Opposition:

Nil

For the City:

Mr. G. Halldorson, Real Property Officer, Planning, Property and Development Department

Exhibit "1" referred to in File DAOC 4/2005

RE: DAOC 4/2005 – PROPOSED EXTENSION OF STERLING LYON PARKWAY TO WILKES AVENUE, PROPOSED OPENING OF A PUBLIC ROAD BETWEEN STERLING LYON PARKWAY AND WILKES AVENUE, PROPOSED WIDENING OF KENASTON BOULEVARD BETWEEN WILKES AVENUE AND STERLING LYON PARKWAY, PROPOSED CLOSING OF PART OF WILKES AVENUE

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

Report date: **October 27, 2005**

Recommendations:

1. That the proposed closing as shown on Misc. Plan No. 9178/35 be approved and that the land be declared surplus to the City's needs.

2. That the proposed openings as shown on Misc. Plan Nos. 9178/29, 9178/35, 9178/36 and 9286/2 be approved.

3. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the openings and closing in accordance with Misc. Plan Nos. 9178/29, 9178/35, 9178/36 and 9286/2.

4. That the Community Committee either confirm the name "Down Patrick Way" or select an alternative name for the street to be opened as shown on Misc. Plan No. 9286/2.

5. 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:

- With the exception of "Down Patrick Way", the proposed openings all relate to either the Kenaston Underpass project or the Sterling Lyon Parkway Extension. The portion of Wilkes Avenue proposed to be closed will become obsolete upon completion of the Sterling Lyon Parkway Extension.
- The lands required for the proposed street opening shown on Misc. Plan No. 9286/2 ("Down Patrick Way") were acquired for that purpose in 2000. It is now appropriate to dedicate the property as public street.

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 closings and all street and lane openings that have not been previously approved by Council require the consideration of the Community Committee.

HISTORY:

DAOC 4/2005 is an application made by the Public Works Department to open the lands required for the Sterling Lyon Parkway Extension east of Kenaston Boulevard, to open a street between Wilkes and Sterling Lyon (as shown on the attached Misc Plan No. 9286/2), to widen a portion of the east side of Kenaston at Wilkes (as shown on Misc. Plan No. 9178/29), to widen the north side of Wilkes at the east side of Kenaston to create a turnaround area (as shown on the attached Misc. Plan No. 9178/36), to widen a portion of the west side of Kenaston at Wilkes and to close the portions of Wilkes Avenue (as shown on the attached Misc. Plan No. 9178/35) and Brockville Street that are being rendered obsolete by the project. The portion of Brockville to be closed is contained within the City Centre Community. The closing has been approved by the administration and the City Centre Community Committee. This report addresses the streets being opened and closed in the Assiniboia Community.

The Sterling Lyon Extension and the widening of Kenaston for the Kenaston Underpass are Capital Projects which have been previously approved by Council. The portion of Wilkes proposed to be closed will be rendered obsolete by the Sterling Lyon Extension.

The Public Works Department intends, upon completion of the Sterling Lyon Extension, to eliminate access to Kenaston Boulevard for westbound vehicles on Wilkes Avenue. Traffic will be restricted to eastbound vehicles exiting from Kenaston. The land shown bordered on Misc Plan 9178/36 will be dedicated as Wilkes Avenue to accommodate an area that will allow westbound traffic to turn around when it reaches Kenaston.

The land required for dedication of the street connecting Sterling Lyon to Wilkes as shown on Misc. Plan 9286/2 was acquired by the City of Winnipeg for that purpose in 2000.

DISCUSSION:

Administrative Approval

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

Down Patrick Way

The land required for dedication of the street connecting Sterling Lyon to Wilkes as shown on Misc. Plan 9286/2 was given the name “Down Patrick Way” by some administrator at some time in the past. The administration requests that the Community Committee either confirm this street name or assign a new one.

Easements

The Water and Waste Department maintains three water feedermains in the portion of Wilkes Avenue proposed to be closed. There are no immediate plans to offer this land for sale. Should the closed street be sold, Water and Waste will require an easement over the entire area.

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

Planning, Property and Development Department – Community Planner, Geomatics and Zoning & Permits Branches

Corporate Finance Department – Local Improvements

Public Works Department – Transportation Division, Traffic Signals

Water and Waste Department – Engineering Division

Centra Gas, Manitoba Hydro, MTS Communications

Shaw Cable did not respond to the request for information regarding their plants in the affected areas. It is assumed that Shaw has no interest in this matter.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Development and Inspections
Prepared by: Glenn Halldorson, Real Property Officer
PPD File #: 8504

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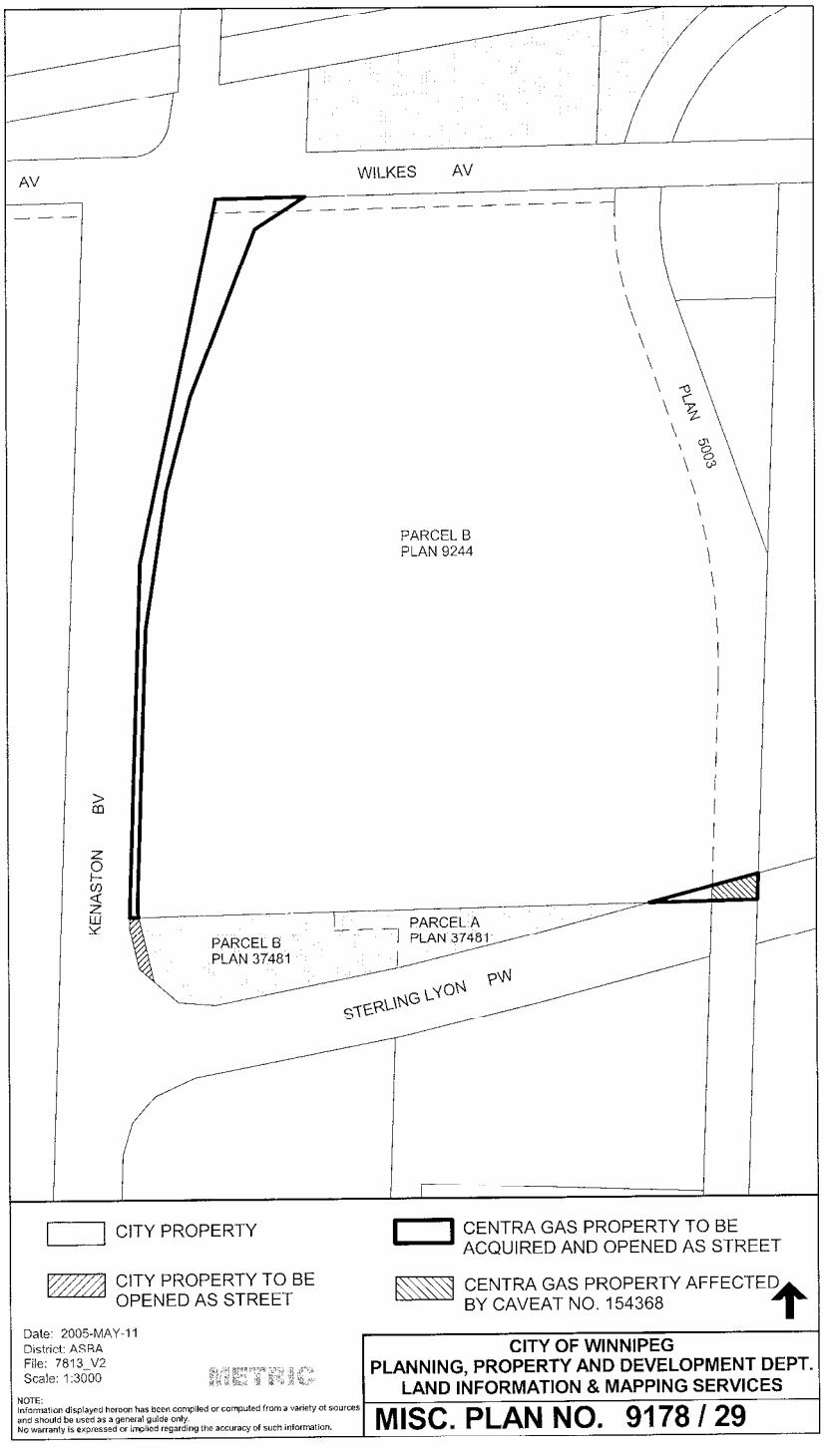
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PLAN 5003
PARCEL B
PLAN 9244
KENASTON BV
PARCEL B
PLAN 37481
PARCEL A
PLAN 37481
STERLING LYON PW
CITY PROPERTY
CITY PROPERTY TO BE OPENED AS STREET
CENTRA GAS PROPERTY TO BE ACQUIRED AND OPENED AS STREET
CENTRA GAS PROPERTY AFFECTED BY CAVEAT NO. 154368
Date: 2005-MAY-11
District: ASRA
File: 7813_V2
Scale: 1:3000
METRIC
NOTE:
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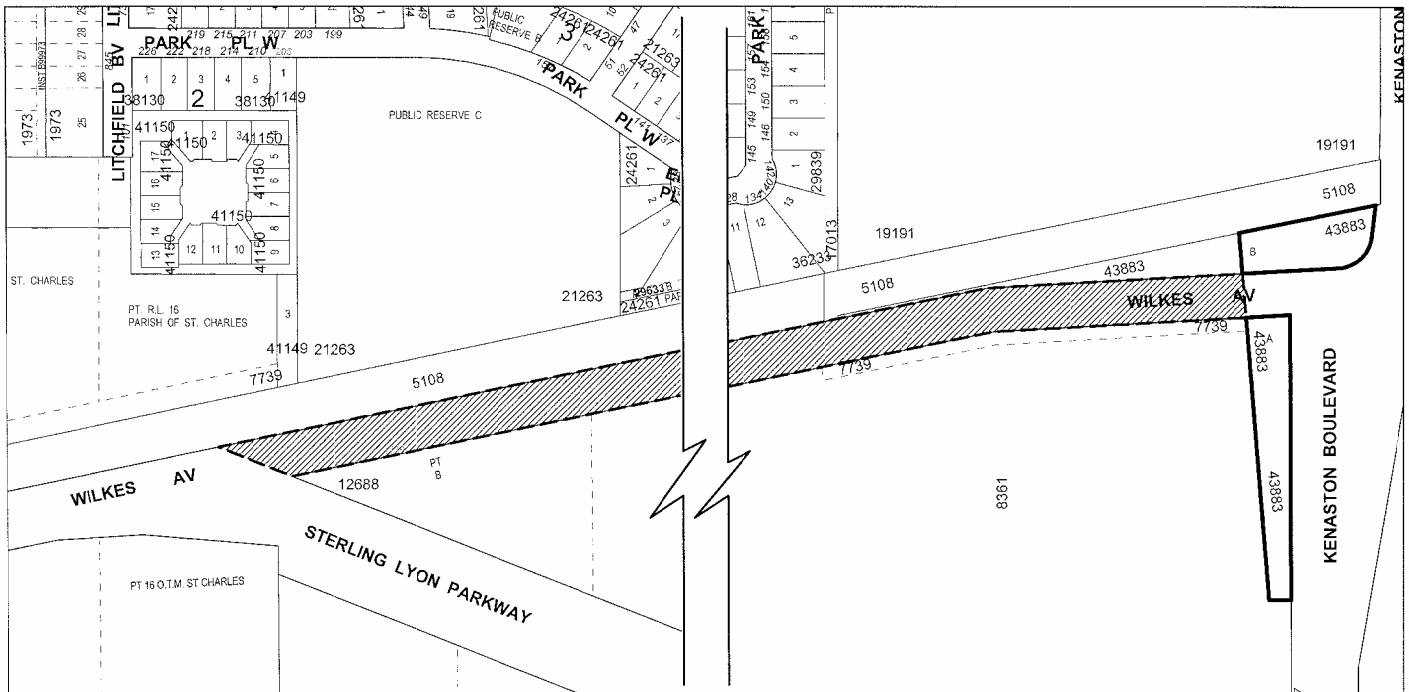
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 9178 / 29



METRIC

Date: 2005-SEPT-22
District: ASBA
File: 7813/8
Scale: 1:3000

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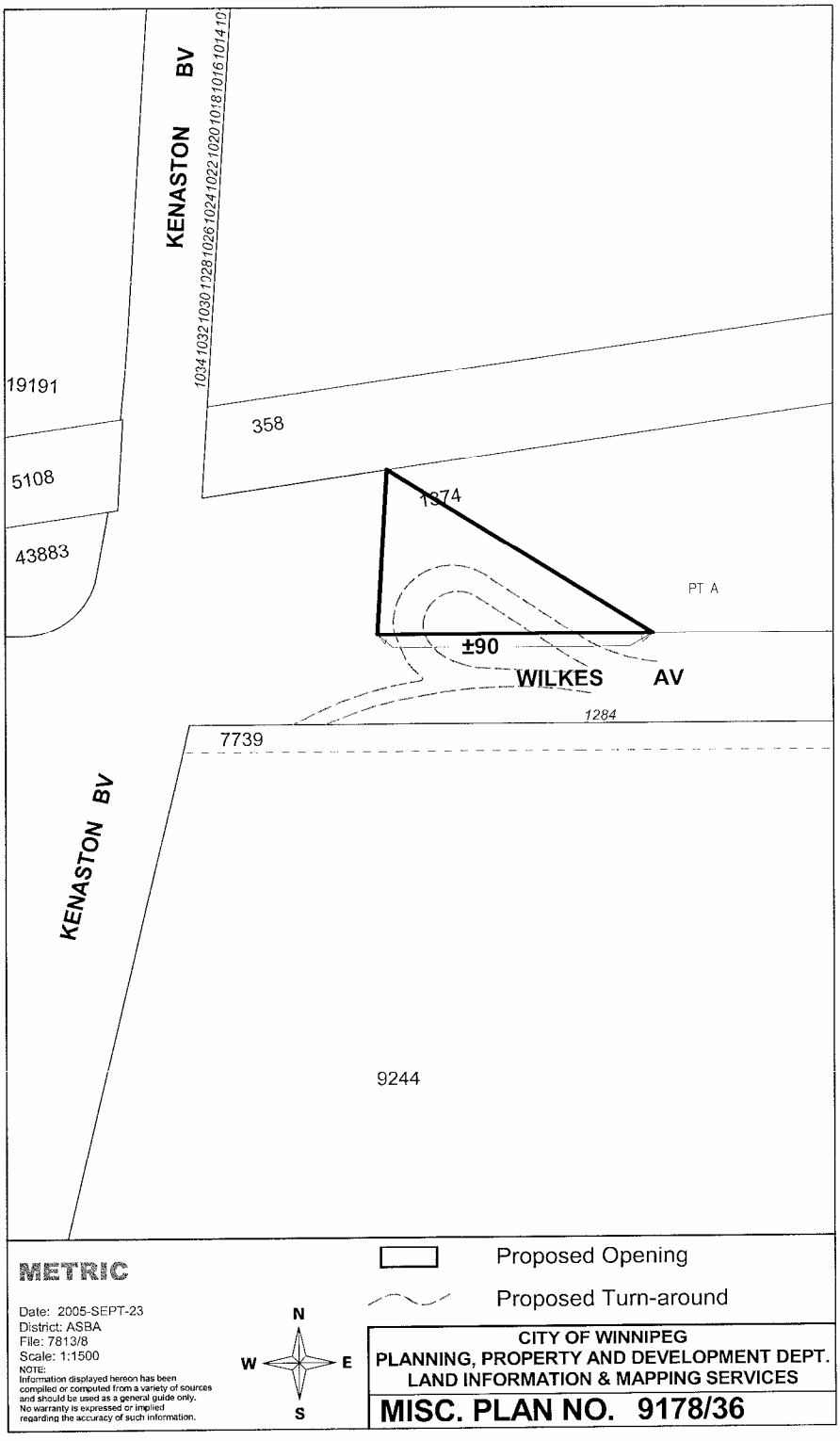
PROPOSED CLOSING

PROPOSED OPENING

N W E S

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 9178/35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1034 1032 1030 1028 1026 1024 1022 1020 1018 1016 1014 10
19191
5108
43883
358
1274
PT A
±90
WILKES AV
1284
7739
KENASTON BV
9244
Proposed Opening
Proposed Turn-around
METRIC
Date: 2005-SEPT-23
District: ASBA
File: 7813/8
Scale: 1:1500
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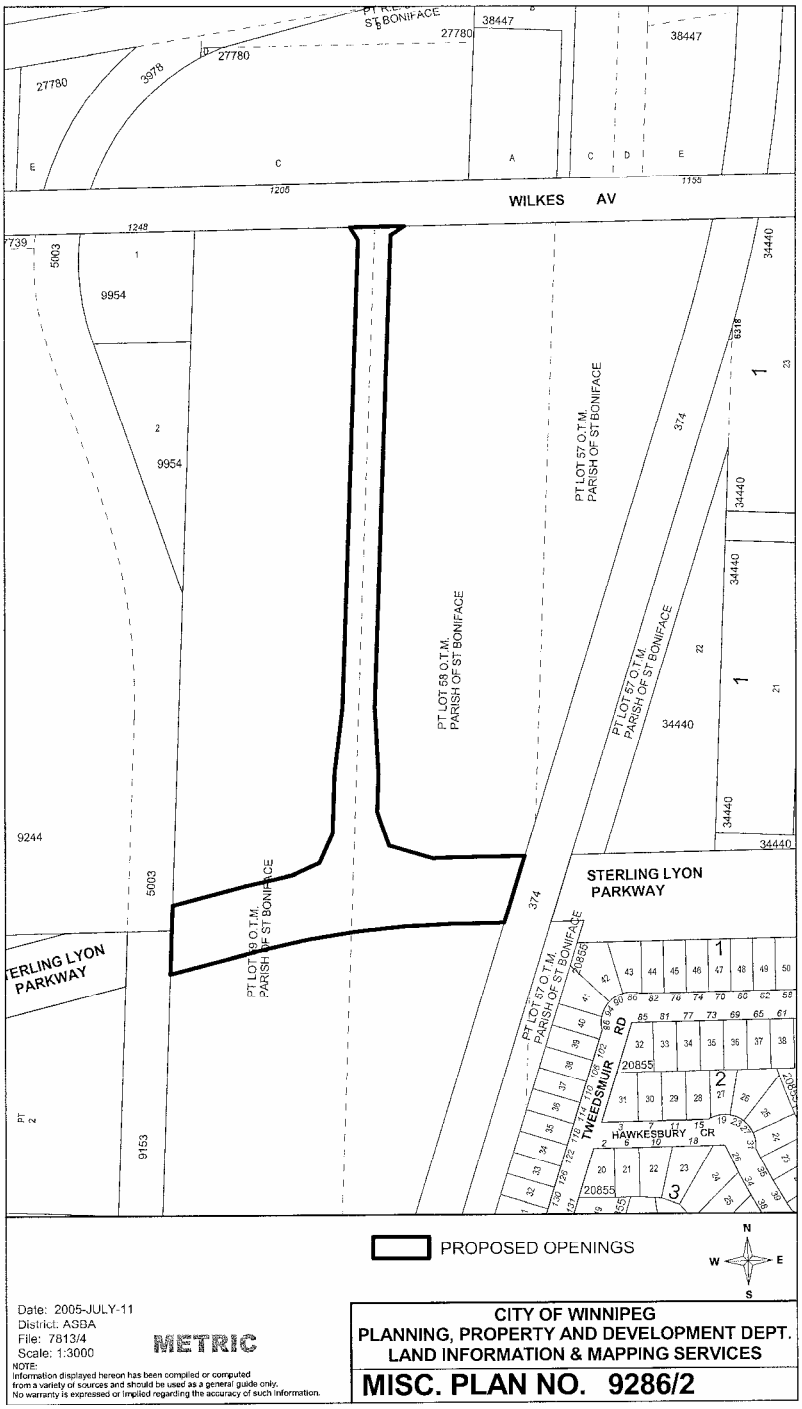
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 9178/36


WILKES AV
STERLING LYON PARKWAY
PT LOT 57 O.T.M. PARISH OF ST BONIFACE
PT LOT 58 O.T.M. PARISH OF ST BONIFACE
PT LOT 59 O.T.M. PARISH OF ST BONIFACE
TWEEDSMUIR RD
HAWKESBURY CR
PROPOSED OPENINGS
N
W
E
S
Date: 2005-JULY-11
District: ASBA
File: 7813/4
Scale: 1:3000
METRIC
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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 9286/2