Agenda – Executive Policy Committee – June 21, 2006

Report - Standing Policy Committee on Property and Development - June 6, 2006

Item No. 1 Street Closing - Part of Keewatin Street for inclusion into Phase 3 of DASZ 38/2003 - Santa Fe Subdivision
File DAC 4/2006

STANDING COMMITTEE RECOMMENDATION:

On June 6, 2006, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submits the following to Council:

1. That the street closing shown on Misc. Plan No. 12829 be approved and the land 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. 12829.

3. 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 – June 21, 2006

Report - Standing Policy Committee on Property and Development - June 6, 2006

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On June 6, 2006, the Standing Policy Committee on Property and 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 April 25, 2006, the Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

File:	DAC 4/2006
Before:	Lord Selkirk-West Kildonan Community Committee Councillor O'Shaughnessy, Chairperson Councillor Lazarenko Councillor Pagtakhan
Public Hearing:	April 25, 2006 West Committee Room, Council Building 510 Main Street
Applicant:	Phillips-Stevens Land Surveys (Pardeep Bhular)
Premises Affected:	Part of Keewatin Street for incorporation into Phase 3 of the Santa Fe subdivision
Exhibits Filed:	1. Report from the Real Property Officer dated April 13, 2006 2. Inspection Report

REPRESENTATIONS:

In Support:

Wilson Phillips

In Opposition:

Nil

For the City:

Mr. M. Robinson, Planner, Planning, Property and Development Department

Exhibit "1" referred to in File DAC 4/2006

RE: DAC 4/2006 – PROPOSED CLOSING OF PART OF KEEWATIN STREET FOR INCLUSION INTO PHASE 3 OF DASZ 38/2003 – SANTA FE SUBDIVISION

FOR SUBMISSION TO: The Lord Selkirk-West Kildonan Community Committee

REPORT DATE: April 13, 2006

RECOMMENDATION:

1. That the proposed street closing as shown on Misc. Plan No. 12829 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. 12829.

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 Planning, Property and Development Department has received a request to incorporate a portion of Keewatin Street south of Jefferson Avenue into Phase 3 of the Santa Fe subdivision (DASZ 28/2003). The closing will facilitate the planned realignment of the street.

- The area of the streets being created by the subdivision exceeds the area of the street being closed. In accordance with City policy, the closed portion of Keewatin Street will be conveyed to the Developer for the nominal sum of $1.00.

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

( ) Involves a multi-year contract

Comment(s):

Policy Implications

(x) No

( ) Yes

Comment(s):

Regulatory Implications

(x) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

Environmental Implications

(x) No

( ) Yes

Comment(s):

Human Resources Implications

(x) No

( ) Yes

Comment(s):

Financial Implications

( ) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s): All costs associated with the closing will be borne by the applicant. There are no financial implications for the City of Winnipeg.

Report

REASON FOR THE REPORT:

All street and lane closings require the consideration of the Community Committee.

HISTORY:

The Planning, Property and Development Department has received a request to incorporate the portion of Keewatin Street south of Jefferson Avenue identified as "Proposed Closing" on the attached Misc. Plan No. 12829 into Phase 3 of the Santa Fe subdivision (DASZ 28/2003).
Keewatin Street has not been constructed at Jefferson. The closing will facilitate the planned realignment of the street at this intersection.

DISCUSSION:

Administrative Approval

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

Conveyance of Street for $1.00

The area of the streets being created by the subdivision exceeds the area of the street being closed. In accordance with City policy, the closed portion of Keewatin Street will be conveyed to the Developer for the nominal sum of $1.00.

Transfer of Jurisdiction Over Public Rights-of-Way

The street must be legally closed before it may be incorporated into the subdivision. Title to all public rights of way in Manitoba is vested in the name of the Province. The registration in the Winnipeg Land Titles Office of a closing by-law removes the public right of way status from the land and vests the ownership of the property in the City's name. The City is not entitled to dispose of the land until this has been done.

IN PREPARING THIS REPORT THERE WAS:

Internal 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

External Consultation With:

Centra Gas.

Manitoba Hydro, MTS Communications, and Shaw Cable did not respond to the request for their easement requirements.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Development and Inspections Division
Prepared by: Glenn Halldorson, Real Property Officer
File No. DAC 4/06

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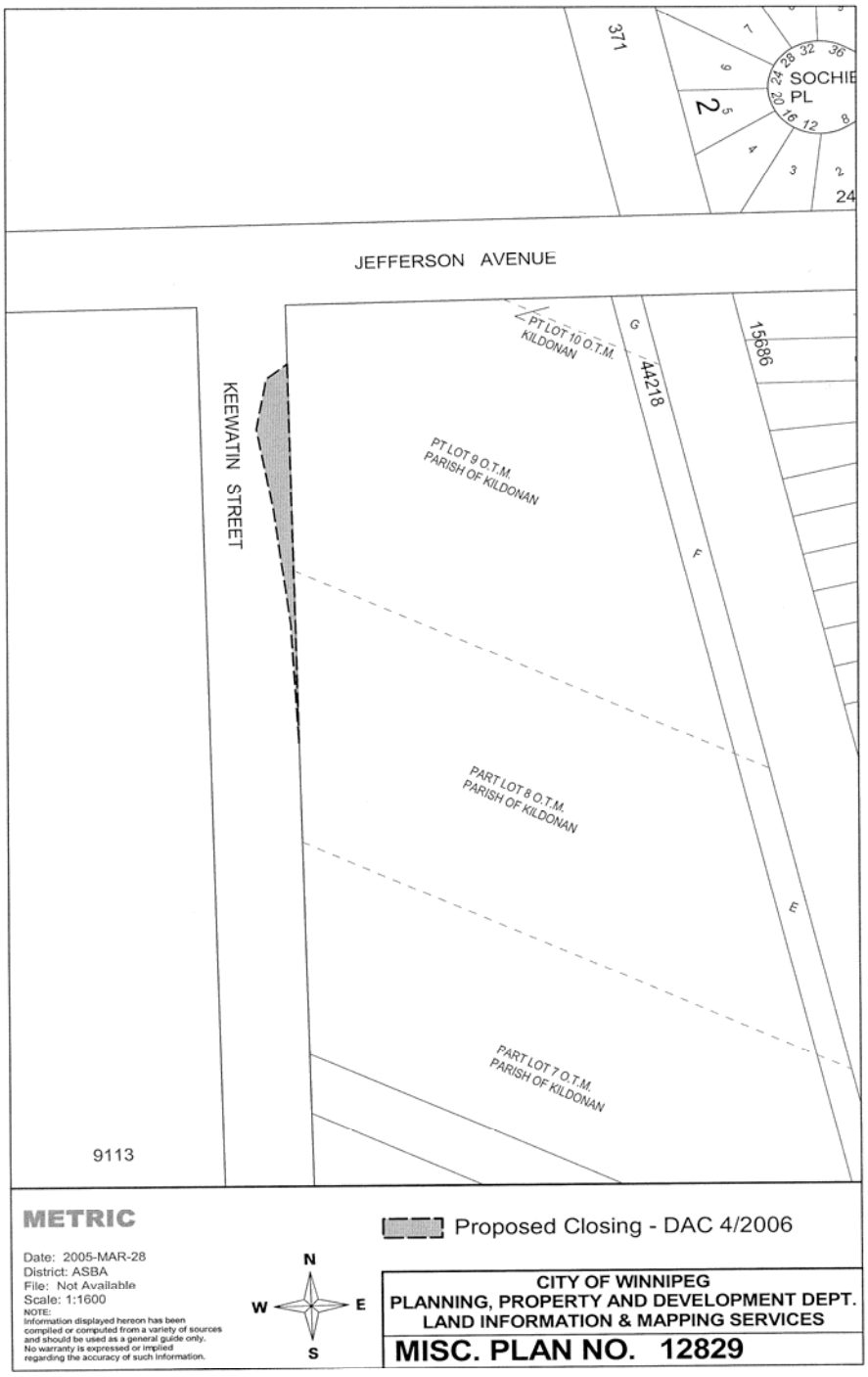
371
SOCHIE
PL
JEFFERSON AVENUE
PT LOT 10 O.T.M.
KILDONAN
G
44218
15686
KEEWATIN STREET
PT LOT 9 O.T.M.
PARISH OF KILDONAN
F
PART LOT 8 O.T.M.
PARISH OF KILDONAN
E
PART LOT 7 O.T.M.
PARISH OF KILDONAN
9113
METRIC
Proposed Closing - DAC 4/2006
Date: 2005-MAR-28
District: ASBA
File: Not Available
Scale: 1:1600
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.
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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12829


JEFFERSON AVE
ST
DZOGAN COVE
KEEWATIN
ADSUM DR
CPR ARBORG SUBDIVISION
R1-4
R1-4
R1-4
R1-4
R1-4
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 9
BLOCK 11
BLOCK 14
PR
1.36 ha
(3.36 Acres)
C2
0.75 ha
(1.85 Acres)