Agenda - Executive Policy Committee - September 21, 2006

Report - Standing Policy Committee on Infrastructure Renewal and Public Works - September 12, 2006

Item No. 6 Street upgrades and infrastructure improvements to Dugald and Plessis Road - St. Boniface Industrial Park
File SC

STANDING POLICY COMMITTEE RECOMMENDATION:

On September 12, 2006, the Standing Policy Committee on Infrastructure Renewal and Public concurred in the administrative recommendation and recommends to Council:

1. That the March 22, 2006 Council Motion be filed and the report dated September 8, 2006, from the Director of Public Works be received as information.

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

Agenda - Executive Policy Committee - September 21, 2006

Report - Standing Policy Committee on Infrastructure Renewal and Public Works - September 12, 2006

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 12, 2006, the Standing Policy Committee on Infrastructure Renewal and Public filed the March 22, 2006 Council Motion, received the report dated September 8, 2006, from the Director of Public Works as information, and submitted the matter to the Executive Policy Committee and Council.

COUNCIL DECISION:

On April 26, 2006, Council concurred in the recommendation of the Standing Policy Committee on Infrastructure Renewal and Public Works and adopted the following:

1. That the Standing Policy Committee on Infrastructure Renewal and Public Works be granted an extension of time of one hundred and twenty (120) days in order for the Administration to report back on the matter.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 19, 2006, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Infrastructure Renewal and Public Works and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 11, 2006, the Standing Policy Committee on Infrastructure Renewal and Public Works recommended that Council grant an extension of time of one hundred and twenty (120) days in order for the Administration to report back on the matter.

Further, the Standing Policy Committee on Infrastructure Renewal and Public Works recommended that the Public Works Department provide a report on the required street upgrades and infrastructure improvements to Dugald and Plessis Roads to support the growth of the St. Boniface Industrial Park and the adjacent industrial areas.

Report - Standing Policy Committee on Infrastructure Renewal and Public Works - September 12, 2006

DECISION MAKING HISTORY (continued):

COUNCIL DECISION:

On March 22, 2006, Council ruled automatic referral of the following motion to the Standing Policy Committee on Infrastructure Renewal and Public Works:

Moved by Councillor Wyatt,
Seconded by Councillor De Smedt,

WHEREAS on March 22, 2006, Council is considering a Conceptual Land Use Plan for the use and development of the Public Markets site;

BE IT FURTHER RESOLVED that the Public Works Department, in consultation and cooperation with the Ward Councillor, provide a report on the required street upgrades and infrastructure improvements to Dugald and Plessis Roads to support the growth of the St. Boniface Industrial Park and the adjacent industrial areas; said report to be submitted to the Standing Policy Committee on Infrastructure Renewal and Public Works in 30 days and proceed to Council in 60 days.

RE: STREET UPGRADES AND INFRASTRUCTURE IMPROVEMENTS TO DUGALD AND PLESSIS ROAD – ST. BONIFACE INDUSTRIAL PARK (File SC)

FOR SUBMISSION TO: Standing Policy Committee on Infrastructure Renewal and Public Works

ORIGINAL REPORT SIGNED BY: L.S.W. Larkin, P. Eng.
Director, Public Works Department

REPORT DATE: September 8, 2006

RECOMMENDATION: That this report be received as information.

Report Summary

Key Issues:

- Two developments are under consideration for the St. Boniface Industrial Park: the OlyWest hog processing facility and the relocation of the Public Works East Yard.

- No upgrades to Water and Waste infrastructure along Dugald Road or Plessis Road are expected in order to service the proposed OlyWest plant or the Public Works East Yard.

- In November of 2005, City Council approved an estimated $ 3.75 million economic incentive package towards the development of the proposed Olywest Pork Processing Facility. As a condition of that approval, Olywest will be required to pay for the necessary infrastructure upgrades to service their facility including possible:
  - signalization and intersection improvements that may be required at the Mazenod Rd / Dugald Rd as well as the Ray Marius Rd / Plessis Rd. intersections
  - roadway improvements along Mazenod Rd. and Ray Marius Rd.
  - wastewater and water service extensions along Mazenod Rd and Ray Marius Rd.
  - construction of a Storm water retention pond and land drainage sewer connections
  - roadway lighting and sodding along Mazenod Rd. and Ray Marius Rd.

The City has offered to front end the cost of these improvements through a Local Improvement District with Olywest reimbursing the total cost, including the cost of financing and administration, over a 20 year term through local improvement taxes on their annual Property Tax Statement.

The proposed Olywest Pork Processing facility is currently applying for a Provincial Environment License in order to construct and operate the facility. The impacts of the development and the proposed mitigation measures including infrastructure requirements necessary to service the facility will be addressed through the public Clean Environment Commission Hearings currently slated for late fall 2006 / early winter 2007.

- Following submission of separate consultant traffic studies pertaining to the proposed OlyWest plant and Public Works East Yard relocation, the Administration will report back to the Standing Policy Committee on Infrastructure Renewal and Public Works concerning any street upgrades which may be required as a result of these developments.

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

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

Comment(s): There are no financial implications related to the recommendation of this report.

REASON FOR THE REPORT & HISTORY:

On March 22, 2006, Council ruled automatic referral of the following motion to the Standing Policy Committee on Infrastructure Renewal and Public Works:

> WHEREAS on March 22, 2006, Council is considering a Conceptual Land Use Plan for the use and development of the Public Markets site;
>
> BE IT FURTHER RESOLVED that the Public Works Department, in consultation and cooperation with the Ward Councillor, provide a report on the required street upgrades and infrastructure improvements to Dugald and Plessis Roads to support the growth of the St. Boniface Industrial Park and the adjacent industrial areas; said report to be submitted to the Standing Policy Committee on Infrastructure Renewal and Public Works in 30 days and proceed to Council in 60 days.

On April 11, 2006, the Standing Policy Committee on Infrastructure Renewal and Public Works recommended that Council grant an extension of time of one hundred and twenty (120) days in order for the Administration to report back on the matter. Further, the Standing Policy Committee on Infrastructure Renewal and Public Works recommended that the Public Works Department provide a report on the required street upgrades and infrastructure improvements to Dugald and Plessis Roads to support the growth of the St. Boniface Industrial Park and the adjacent industrial areas.

On April 19, 2006, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Infrastructure Renewal and Public Works and submitted the matter to Council.

At their meeting on April 26, 2006, Council considered a report of the Standing Policy Committee on Infrastructure Renewal and Public Works from its meeting on April 11, 2006 and concurred in its recommendation as follows:

> 1. That the Standing Policy Committee on Infrastructure Renewal and Public Works be granted an extension of time of one hundred and twenty (120) days in order for the Administration to report back on the matter.
>
> 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DISCUSSION:

The St. Boniface Industrial Park is located south of Dugald Road, roughly between Lagimodiere Boulevard and Plessis Road, north of the CNR Symington Yards. The majority of the existing development in the park is located in the eastern half of the park, east of Mazenod Road. Access to this part of the St. Boniface Industrial Park is via a signalized intersection on Dugald Road at Beghin Avenue, an unsignalized intersection on Dugald Road at Mazenod Road and an unsignalized intersection on Plessis Road at Camiel Sys Street. (See Figure 1.)

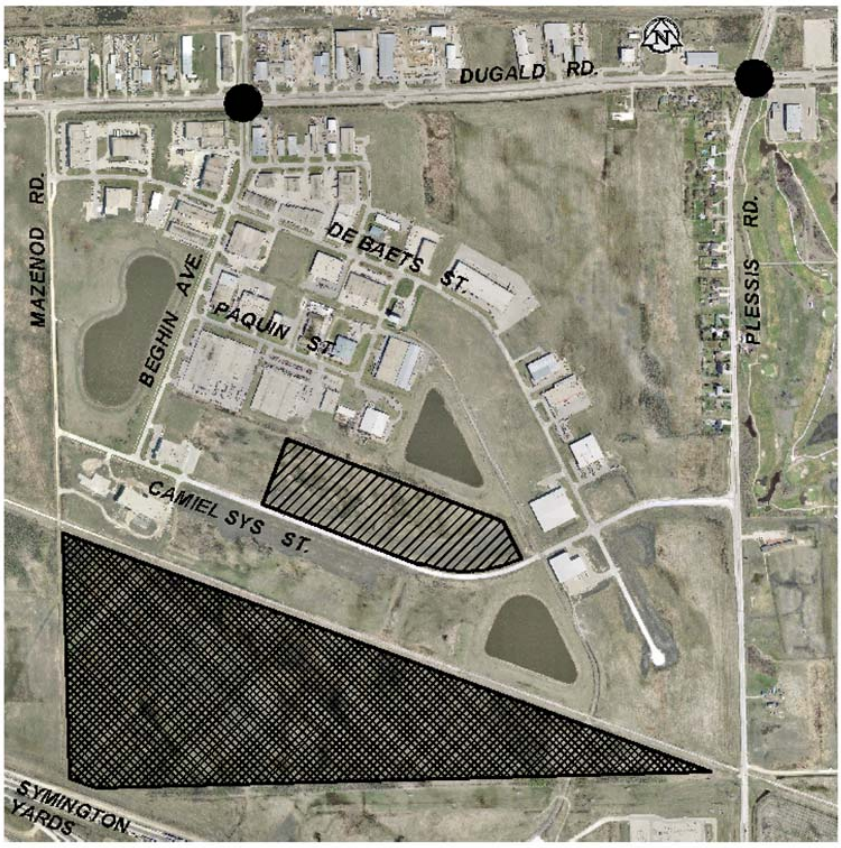

FIGURE 1: SITE PLAN

EXISTING TRAFFIC CONTROL SIGNAL

PROPOSED PUBLIC WORKS EAST YARD

PROPOSED OLYWEST SITE

There are two major proposals under consideration for the St. Boniface Industrial Park at this time: an OlyWest hog processing facility at the south end of Mazenod Road south of the Winnipeg Aquaduct and Railway and a consolidated Public Works East Yard on a site on the north side of Camiel Sys Street.

OlyWest Proposal

The proposed OlyWest site is approximately 114 acres (46 ha) located in a triangle of land bounded by the future extension of Mazenod Road to the west, the Winnipeg Aquaduct and Railway to the north and CNR Symington Yard and Manitoba Hydro property to the south. The proposed OlyWest plant will consist of a 300,000 s.f. plant staffed by two shifts enabling operations of 16 hours per day. The facility is expected to staff 1,100 workers. As described on the OlyWest web site (www.olywestea.com), the proposed plant will have deliveries of animals daily from Monday to Friday and on Sunday evenings. Processed products would also be shipped via truck from the site on a daily basis.

In November of 2005, City Council approved an estimated $ 3.75 million economic incentive package towards the development of the proposed Olywest Pork Processing Facility. As a condition of that approval, Olywest will be required to pay for the necessary infrastructure upgrades to service their facility including possible:

- signalization and intersection improvements that may be required at the Mazenod Rd / Dugald Rd as well as the Ray Marius Rd / Plessis Rd. intersections
- roadway improvements along Mazenod Rd. and Ray Marius Rd.
- wastewater and water service extensions along Mazenod Rd and Ray Marius Rd.
- construction of a Storm water retention pond and land drainage sewer connections
- roadway lighting and sodding along Mazenod Rd. and Ray Marius Rd.

The City has offered to front end the cost of these improvements through a Local Improvement District with Olywest reimbursing the total cost, including the cost of financing and administration, over a 20 year term through local improvement taxes on their annual Property Tax Statement.

The proposed Olywest Pork Processing facility is currently applying for a Provincial Environment License in order to construct and operate the facility. The impacts of the development and the proposed mitigation measures including infrastructure requirements necessary to service the facility will be addressed through the public Clean Environment Commission Hearings currently slated for late fall 2006 / early winter 2007.

EarthTech has been retained by OlyWest to conduct a traffic study and prepare a report for submission to this department concerning projected traffic impacts and required mitigation measures. This report is presently being prepared by EarthTech.

Public Works East Yard Proposal

The proposed site for the relocation of the Public Works East Yard is approximately 24 acres in size located on the north side of Camiel Sys Street between Beghin Street and De Baets Street. (See Figure 1.) The building and yard development will be similar to the existing facilities located at 1539 Waverley Street and 1220 Pacific Avenue.

UMA has been retained by the Planning, Property and Development Department to conduct a traffic study pertaining to this proposal. This report is presently being prepared by UMA.

Traffic Infrastructure

A subsequent report will be made to the Standing Policy Committee on Infrastructure Renewal and Public Works concerning any required upgrades to street infrastructure related to the OlyWest and Public Works East Yard proposals following the consultants' submission of their respective traffic studies to this Department.

Water and Waste Infrastructure

The Water and Waste Department has indicated that there are no upgrades to their infrastructure in Dugald Road or Plessis Road expected in order to service the proposed OlyWest plant or the Public Works East Yard.

Financial Impact Statement Date: August 23, 2006

Project Name:

STREET UPGRADES AND INFRASTRUCTURE IMPROVEMENTS TO DUGALD AND PLESSIS ROAD – ST. BONIFACE INDUSTRIAL PARK

COMMENTS:

Report to be received as information, therefore no financial impact.

original signed by: Darcy Stewart

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

- **Water and Waste Department**
- **Planning, Property and Development Department**

External Consultation With:

- **N/A**

THIS REPORT SUBMITTED BY:

Department Public Works
Division Transportation
Prepared by: D. Emerson, P. Eng., MCIP, Traffic Management Engineer…986-5900
Processed by: C. Kawaza, Transportation Clerk……986-5288
File No. R-01