Proposed Amendment to Subdivision and Rezoning on land located at 1965 DeVries Avenue - Easterly Extension of Strongberg Drive - East Kildonan-Transcona Community

File DASZ 13/2000

7. The Standing Policy Committee on Property and Development has been advised that the East Kildonan-Transcona Community Committee considered a request from Doug Henne Planning Services on behalf of North Grassie Properties Inc. to amend conditions of approval under File DASZ 13/2000 dealing with the closing of McIvor Avenue at DeVries Avenue.

On May 14, 2001, the East Kildonan-Transcona Community Committee referred the request to the Administration for report back, including the following:

1. The City's policy with respect to funding the costs of closing McIvor Avenue at DeVries Avenue.
2. The engineering requirements for the east end of McIvor Avenue.
3. The capital requirements of the City with respect to asphalt paving in front of the lots to the west end of the flankage property on Strongberg Drive.

On October 9, 2001, the Community Committee considered a report dated August 30, 2001, from the Land Development Engineer, Planning, Property and Development Department, in this connection.

It was initially envisaged by the Administration that the City would bear the cost associated with the legal closing of McIvor Avenue, i.e. survey, plans and by-laws and also the cost of physically closing McIvor Avenue, i.e. barricades, signs, drainage and walkway.

The Developer has already diverted the drainage flowing easterly from the ditch on the north side of McIvor Avenue to the ditch on the south side of McIvor Avenue. This was accomplished by installing a new 450mm culvert across the McIvor Avenue roadway approximately 30 metres west of Strongberg Drive and by replacing an existing 300mm culvert in the south ditch with a new 450mm culvert to accommodate the increased flow toward the DeVries Avenue ditch. The ditch on the north side of McIvor Avenue east of Strongberg Drive has been partially filled in to create a shallower swale directing minor flows to the DeVries Avenue ditch. The ditch on the north side of McIvor Avenue will ultimately be eliminated and replaced with a pedestrian walkway. This ditch will not be completely filled in until it is no longer required to provide the sub-base drainage for the McIvor Avenue roadway.

The Developer's Consulting Engineer has advised that to date $6,900.00 has been spent in connection with the drainage diversion works. That Consulting Engineer has also provided estimates for the cost of constructing asphalt pavement within the McIvor Avenue right-of-way as currently stipulated in the Development Agreement in the amount of $8,500.00 and for the cost of constructing a 2 metre wide asphalt walkway to DeVries Avenue in the amount of $3,500.00. In order to create a building lot within the closed portion of McIvor Avenue wastewater sewer and watermain services would have to be installed at an estimated cost of $7,500.00 although it will not be possible to create a viable building lot without including additional lands to the south.

On October 9, 2001, the East Kildonan-Transcona Community Committee recommended that Recommendation I.A.(a) of Clause 3 of the Report of the Standing Policy Committee on Property and

Development dated January 9, 2001, and adopted by Council on January 31, 2001, be amended as set out below.

The Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommends:

I. That Clause 3 of the Report of the Standing Policy Committee on Property and Development dated January 9, 2001, and adopted by Council on January 31, 2001, be amended by deleting Recommendation I.A. a) therein and substituting the following, namely:

   a. The Developer shall be responsible for the closure of McIvor Avenue at DeVries Avenue including any reasonable land drainage works required when Strongberg Drive is physically continuous from McIvor Avenue to the existing Strongberg Drive, and that property on the north side of the McIvor Avenue right-of-way be retained for a walkway at a width to be determined by Council.

   b. The Developer shall be given the option to acquire the residual closed McIvor Avenue right-of-way as a buildable lot at no cost provided that in the event the Developer exercises this option, the Developer shall be required to extend the sewer and watermains to service the lot as well as install asphalt pavement in front of the lot and the walkway as an extension of the pavement in the approach to Strongberg Drive, and asphalt the walkway.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.