Agenda - Council - March 21, 2007

Report - Standing Policy Committee on Property and Development - February 27, 2007

Item No. 14 Opening - parts of Talbot Avenue between Elmwood and Gateway Roads
File DAO 15/2006

STANDING COMMITTEE RECOMMENDATION:

On March 14, 2007, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the East Kildonan-Transcona Community Committee and submits the following to Council:

1. That the street openings shown as Stages 1 and 2 on Misc. Plan No. 12731/1 be approved.

2. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-laws for submission to Council to effect the openings in accordance with Misc. Plan No. 12731/1.

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 - February 27, 2007

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 14, 2007, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the East Kildonan-Transcona Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On February 27, 2007, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 19, 2007, the East Kildonan-Transcona Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: DAO 15/2006 – PROPOSED OPENING OF PARTS OF TALBOT AVENUE BETWEEN ELMWOOD AND GATEWAY ROADS

FOR SUBMISSION TO: The East Kildonan-Transcona Community Committee

REPORT DATE: January 24, 2007

RECOMMENDATION:

1. That the proposed street openings shown as Stages 1 and 2 on Misc. Plan No. 12731/1 be approved.

2. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-laws for submission to Council to effect the openings in accordance with Misc. Plan No. 12731/1.

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 subject portion of Talbot Avenue has never been formally dedicated as a public street.
- Council has approved the purchase of the former CPR railway line known as the Marconi Subdivision for future transportation purposes. The Talbot Avenue right-of-way is part of that purchase.
- It is necessary to open the street in two stages to facilitate the transfer of the Marconi Subdivision to the City of Winnipeg.

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):

Report

REASON FOR THE REPORT:

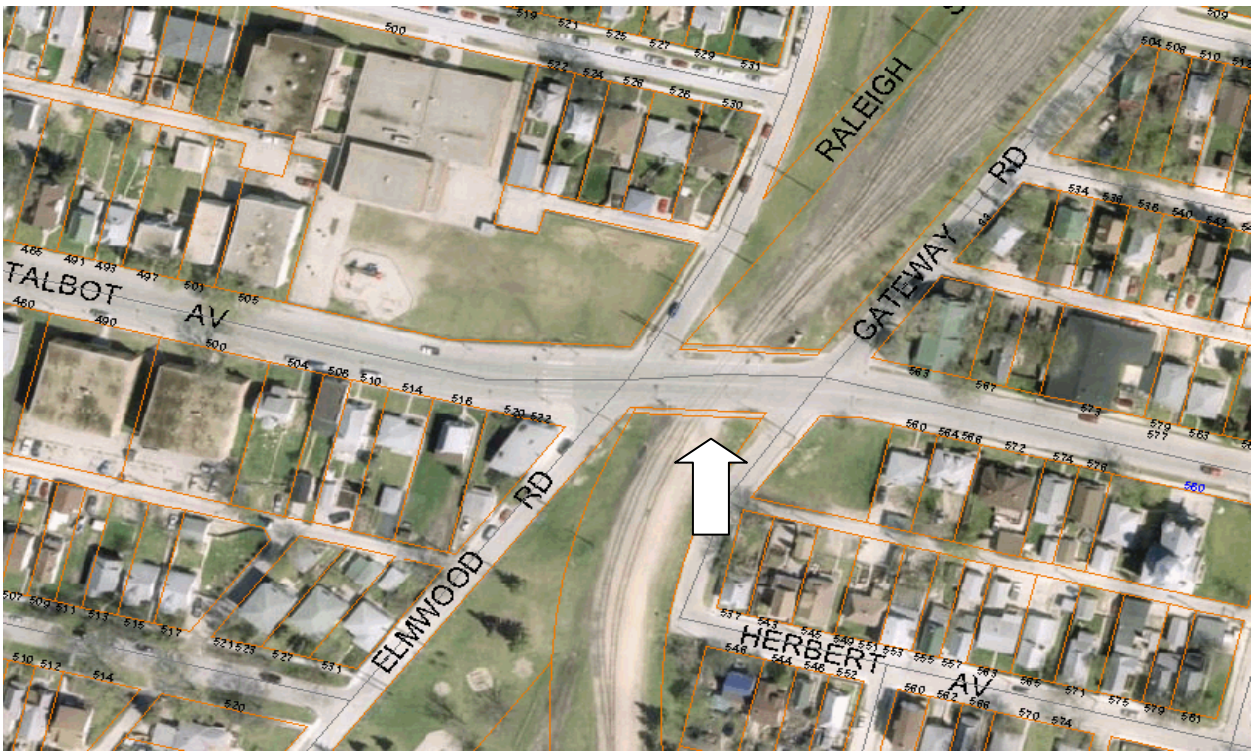
All street and lane openings not previously approved by Council require the consideration of the Community Committee.

HISTORY:

The former CPR railway line between Elmwood and Gateway Roads known as the Marconi Subdivision over which Talbot Avenue crosses existed prior to the construction of the street. The railway agreed to allow the road crossing but would not give up its ownership of the land. The section of Talbot Avenue could not be dedicated as a public street.

In 1980, the City purchased the two 1.676 metre wide strips of land shown as “Proposed Street Opening – Stage 1” on the attached Misc. Plan No. 12731/1 to accommodate the sidewalks on both sides of Talbot.

In September of 2006, Council approved the purchase of the Marconi Subdivision for future transportation purposes. The Talbot Avenue right-of-way is a small part of that purchase.



DISCUSSION:

Opening Talbot Avenue in 2 Stages

The Marconi Subdivision lands are being purchased by Highland Park Financial Inc. Highland Park will then sell the land to the City. The Winnipeg Land Titles Office will not allow title to the Marconi Subdivision lands to issue in the name of Highland Park Financial Inc. until the "Stage 1" lands are separated from the title to the balance of the property. The most efficient way of accomplishing this is to dedicate the two City-owned 1.676m wide strips as Talbot Avenue.

The main portion of the roadway shown as "Proposed Street Opening – Stage 2" on Misc. Plan No. 12731/1 will be dedicated once the City acquires the land. Two separate by-laws will be required

Administrative Approval

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

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

There was no internal consultation involved in the preparation of this report.

External Consultation With:

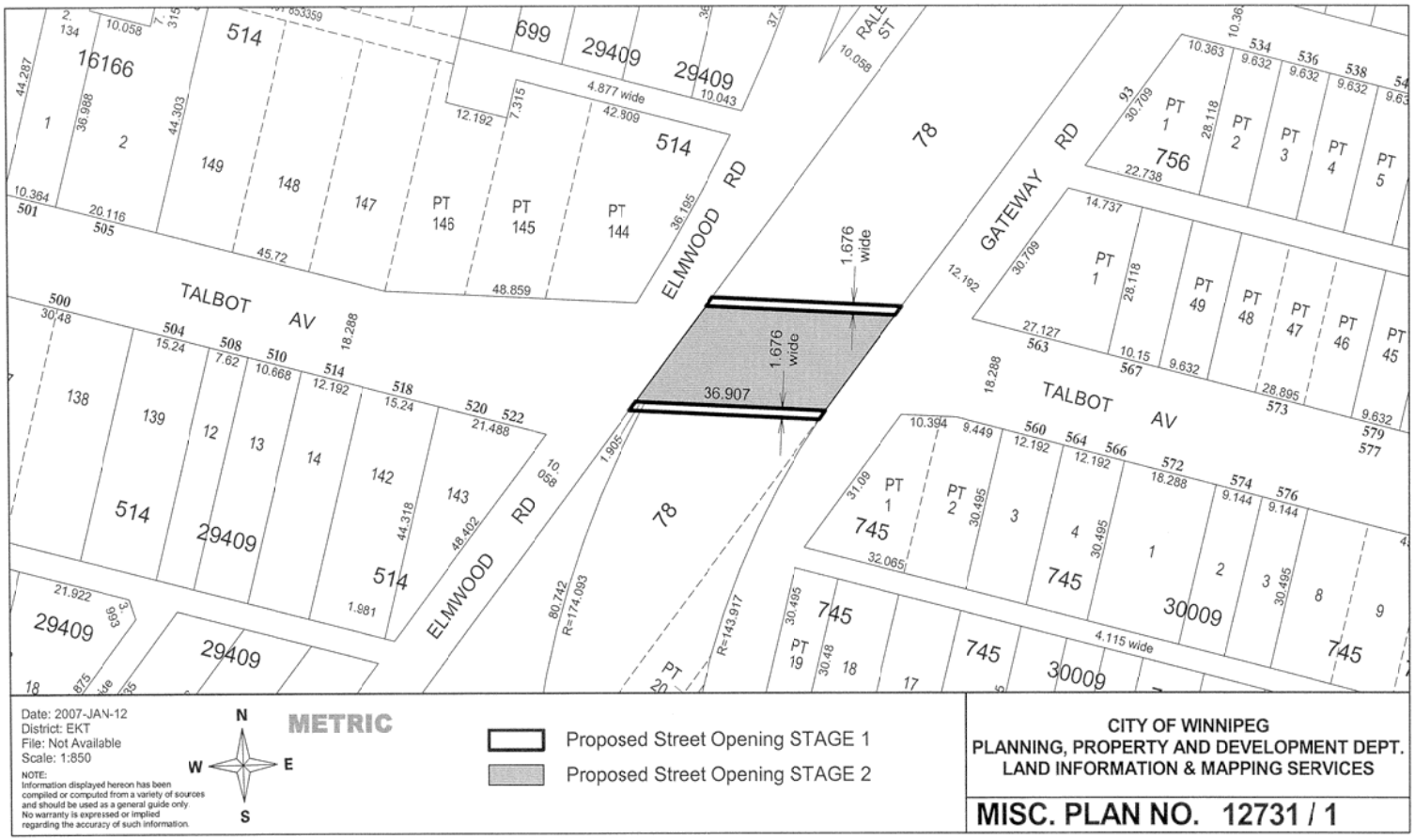
Centra Gas, Manitoba Hydro, MTS Communications, Shaw Cable

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Development and Inspections Division
Prepared by: Glenn Halldorson, Real Property Officer
File No. 5731

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5160


TALBOT AV
ELMWOOD RD
GATEWAY RD
RALEIGH ST
1.676 wide
36.907
4.877 wide
4.115 wide
Date: 2007-JAN-12
District: EKT
File: Not Available
Scale: 1:850
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.
N
W
E
S
METRIC
Proposed Street Opening STAGE 1
Proposed Street Opening STAGE 2
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12731 / 1