Minute No. 43
Report - Standing Policy Committee on Property and Development – October 30, 2007

Item No. 3 **Plan of Survey on land located on the north side of Lee Boulevard east of Waverley Street**
(St. Norbert Ward)
File DAPS 10/2006

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the Plan of Survey under File DAPS 10/2006 be approved subject to Southeast Resource Development Council Corp. (SERC) entering into a Servicing Agreement as follows:

   A. That prior to the issuance of building permits for Lots 2 and 3, SERC pay its share of the cost of services estimated at $295.00/ft installed by the City in Lee Boulevard abutting Lots 2 and 3 as determined by the Director of Planning, Property and Development. (the frontages subject to the above payments are as follows: Lots 2: 75' and Lot 3: 237.7')

   B. i. That prior to the issuance of building permits for Lots 2 and 3, SERC pay the land drainage charges applicable to Lots 2 and 3. Based on the 2007 rates those charges are as follows:
      a. trunk charge (TSR): $10,727.00/acre
      b. lateral charge: $18.00/ft

      ii. That prior to the release of the approved subdivision mylars for registration in the Land Titles Office, SERC shall pay the land drainage charges applicable to Lot 1. Based on the 2007 rates those charges are as follows:
      a. trunk charge (TSR): $10,727.00/acre
      b. lateral charge: $18.00/ft

   C. That SERC shall, at no expense to the City, construct a portland cement concrete sidewalk to a width of 1.5m and a thickness of 100mm on the north side of Lee Boulevard from Waverley Street to Barnes Street as determined by and to the satisfaction of the Director of Public Works.

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COUNCIL DECISION (continued):

D. i. That SERC shall, at no expense to the City, plant trees on the north side of Lee Boulevard abutting Lots 1, 2 and 3 in accordance with specifications approved by the Director of Public Works.

ii. That SERC shall, at no expense to the City, lay sod on the boulevard on the north side of Lee Boulevard abutting Lot 2 and abutting the most easterly 237.7 feet of Lot 3 in accordance with specifications approved by the Director of Public Works.

E. That SERC shall pay its share of surface improvements in Waverley Street adjacent to the development as determined by the Director of Public Works. The 2007 rates for a full range of surface improvements is $391.40 per foot.

F. That SERC shall ensure that construction traffic uses access routes as determined by the Director of Public Works. SERC shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

G. That SERC shall pay all costs associated with the installation and/or relocation of street lights and other utilities made necessary as a result of or required to accommodate works, which are required by the Developer to serve the proposed subdivision, as determined by and to the satisfaction of the Director of Public Works.

H. That SERC shall pay the full cost of engineering services provided by or on behalf of the City in connection with the construction of the sidewalk on the north side of Lee Boulevard.

I. That SERC shall pay $1,650.00 to defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

J. That the City file a caveat against Lot 1 notifying that access to Lot 1 shall not be permitted off Waverley Street.

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

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DECISION MAKING HISTORY:

Moved by Councillor Swandel,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 14, 2007, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Riel Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On October 30, 2007, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On October 9, 2007, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendments, namely:

- Renumber Recommendation 4 to 4.A.
- Add the following new Recommendation 4.B.:
  "4.B. That SERC shall, at no expense to the City, lay sod on the boulevard on the north side of Lee Boulevard abutting Lot 2 and abutting the most easterly 237.7 feet of Lot 3 in accordance with specifications approved by the Director of Public Works."
- Delete Recommendation 5 in its entirety and replace with the following:
  "5. That SERC shall pay its share of surface improvements in Waverley Street adjacent to the development as determined by the Director of Public Works. The 2007 rates for a full range of surface improvements is $391.40 per foot",

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

Re: Proposed subdivision of land located on the north side of Lee Boulevard East of Waverley Street – DAPS 10/06

FOR SUBMISSION TO THE CHAIRPERSON AND MEMBERS OF THE RIEL COMMUNITY COMMITTEE

"original signed by E.L. Carrière"
E.L. Carrière, P.Eng
Chairman
Administrative Coordinating Group

2007-09-20

Re: Proposed subdivision of land located on the north side of Lee Boulevard east of Waverley Street - DAPS 10/06

An application has been submitted by LM Architectural Group on behalf of the Southeast Resource Development Council Corp. (SERC) to subdivide land located on the north side of Lee Boulevard east of Waverley Street as shown on the attached plan prepared by Barnes and Duncan. Registration of the plan will create three new lots and widen Waverley Street and Lee Boulevard. The services in Lee Boulevard were installed by Ladco and by the City. The cost of the services that were installed by Ladco is being levied against SERC's property as Local Improvements while the cost of services installed by the City in conjunction with the Fairfield Park L.I.D. is being carried by the City.

It is recommended that approval of DAPS 10/06 be subject to SERC entering into a Servicing Agreement as follows:

1. SERC shall prior to the issuance of building permits for Lots 2 and 3 pay its share of the cost of services estimated at $295.00/ft installed by the City in Lee Boulevard abutting Lots 2 and 3 as determined by the Director of Planning, Property and Development. (the frontages subject to the above payments are as follows: Lots 2: 75' and Lot 3: 237.7')

2. a) SERC shall prior to the issuance of building permits for Lots 2 and 3 pay the land drainage charges applicable to Lots 2 and 3. Based on the 2007 rates those charges are as follows:

    i) trunk charge (TSR): $10,727.00/acre
    ii) lateral charge: $18.00/ft

   b) SERC shall upon prior to the release of the approved subdivision mylars for registration in the Land Titles Office pay the land drainage charges applicable to Lot 1. Based on the 2007 rates those charges are as follows:

    i) trunk charge (TSR): $10,727.00/acre
    ii) lateral charge: $18.00/ft

3. SERC shall, at no expense to the City, construct a portland cement concrete sidewalk to a width of 1.5m and a thickness of 100mm on the north side of Lee Boulevard from Waverley Street to Barnes Street as determined by and to the satisfaction of the Director of Public Works.

4. SERC shall, at no expense to the City, plant trees on the north side of Lee Boulevard abutting Lots 1, 2 and 3 in accordance with specifications approved by the Director of Public Works.

5. SERC shall on an area basis with the land owned by the University of Manitoba pay its share of 25% of the cost of reconstructing the pavement at the intersection of Waverley Street and Bison Drive as stipulated in the Waverley West Area Structure Plan as determined by the Director of Public Works. SERC's share has be estimated at $500,000.00

6. SERC shall ensure that construction traffic uses access routes as determined by the Director of Public Works. SERC shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

7. SERC shall pay all costs associated with the installation and/or relocation of street lights and other utilities made necessary as a result of or required to accommodate works, which are required by the Developer to serve the proposed subdivision, as determined by and to the satisfaction of the Director of Public Works.

8. SERC shall pay the full cost of engineering services provided by or on behalf of the City in connection with the construction of the sidewalk on the north side of Lee Boulevard.

9. SERC shall pay $1,650.00 to defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

10. A caveat will be filed by the City against Lot 1 notifying that access to Lot 1 shall not be permitted off Waverley Street.

Enclosure

THIS REPORT SUBMITTED BY:

Administrative Coordinating Group
File No. DAPS 10/06
September 20, 2007

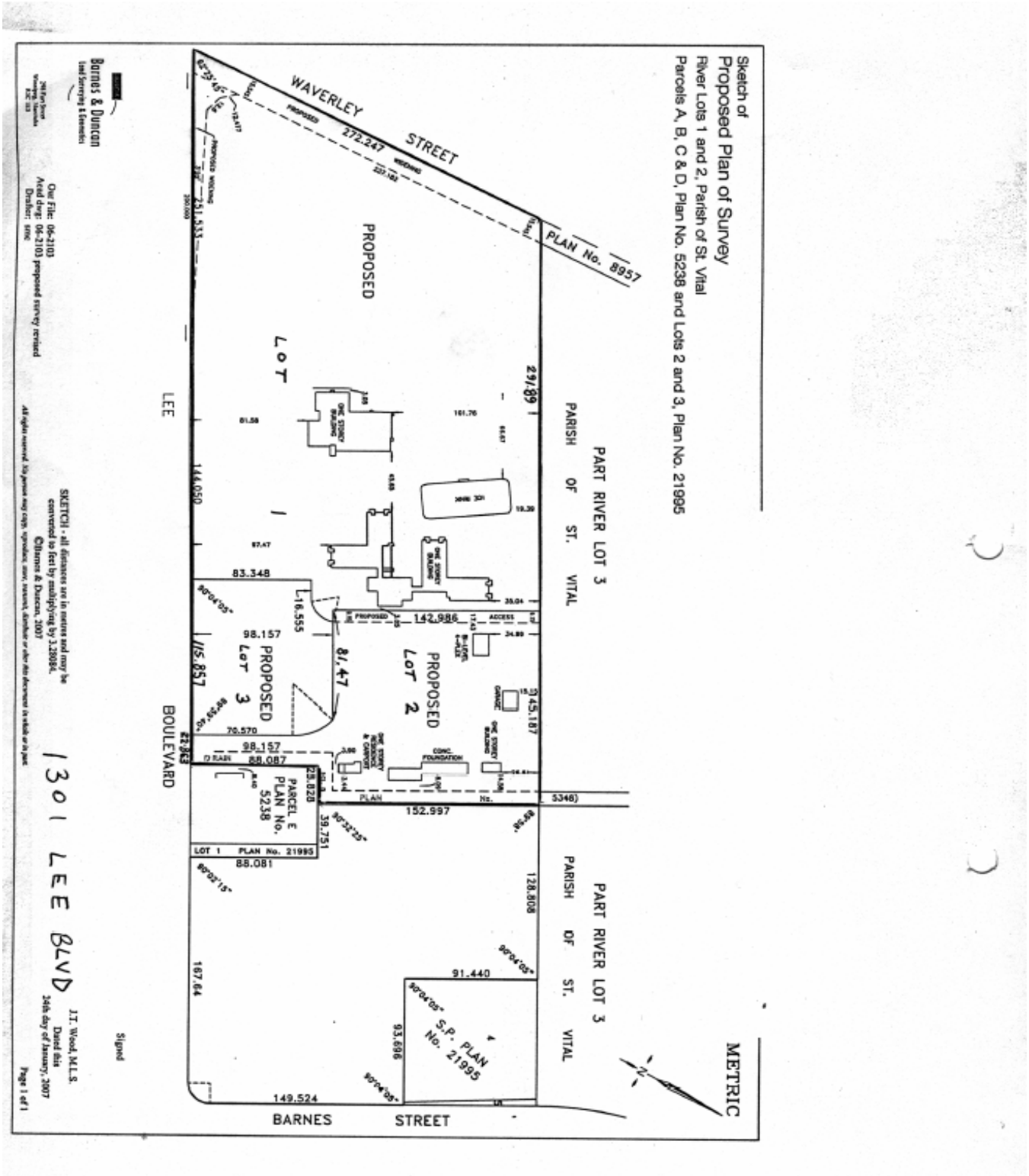
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Riel Community Committee
September 20, 2007
DAPS 10/06

"original signed by E.L. Carrière"
Land Development Engineer

"original signed by Diana Emerson"
Public Works Department

"original signed by Terry Josephson"
Water and Waste Department


Sketch of
Proposed Plan of Survey
River Lots 1 and 2, Parish of St. Vital
Parcels A, B, C & D, Plan No. 5238 and Lots 2 and 3, Plan No. 21995
WAVERLEY STREET
PLAN No. 8957
PROPOSED
LOT 1
PART RIVER LOT 3
PARISH OF ST. VITAL
LEE BOULEVARD
PROPOSED LOT 3
PROPOSED LOT 2
PARCEL E PLAN No. 5238
LOT 1 PLAN No. 21995
S.P. PLAN No. 21995
BARNES STREET
1301 LEE BLVD
METRIC
Barnes & Duncan
Land Surveyors & Engineers
SKETCH - all distances are in metres and may be converted to feet by multiplying by 3.28084.
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Our File: 06-2103
Acad dwg: 06-2103 proposed survey revised
Drafter: SPK
J.T. Wood, M.L.S.
Dated this 24th day of January, 2007
Signed
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