Agenda - Executive Policy Committee – July 9, 2008

Report - Standing Policy Committee on Infrastructure Renewal and Public Works Committee – June 27, 2008

Item No. 4 **Property Acquisition for the widening of Waverley Street to four lanes between Bison Drive and proposed Collector B (John Angus Drive) in Waverley West**
(St. Norbert Ward)
File FI-2(35)

STANDING COMMITTEE RECOMMENDATION:

On June 27, 2008, the Standing Policy Committee on Infrastructure Renewal and Public Works concurred in the recommendation of the Winnipeg Public Service and submits the following to Council:

1. That the Director of Planning, Property and Development be authorized to negotiate the acquisition of land required for the proposed widening of Waverley Street to four lanes between Bison Drive and proposed Collector B (John Angus Drive).

2. That a funding commitment in the total amount of $1,961,000.00 be approved as a First Call on the 2009 Capital Budget for this proposed 2009 Land Acquisition – Transportation Right-of-Way project for the acquisition of property for a new capital project for the widening of Waverley Street to four lanes in 2009 between Bison Drive and the proposed Collector B (John Angus Drive).

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 – July 9, 2008

Report - Standing Policy Committee on Infrastructure Renewal and Public Works Committee – June 27, 2008

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On June 27, 2008, the Standing Policy Committee on Infrastructure Renewal and Public Works concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

RE: PROPERTY ACQUISITION FOR THE WIDENING OF WAVERLEY STREET TO FOUR LANES BETWEEN BISON DRIVE AND PROPOSED COLLECTOR B (JOHN ANGUS DRIVE) IN WAVERLEY WEST

FOR SUBMISSION TO: **STANDING POLICY COMMITTEE ON INFRASTRUCTURE RENEWAL AND PUBLIC WORKS**

ORIGINAL REPORT SIGNED BY: **Director of Public Works**

REPORT DATE: **June 20th, 2008**

RECOMMENDATION:

1. That the Director of Planning, Property and Development be authorized to negotiate the acquisition of land required for the proposed widening of Waverley Street to four lanes between Bison Drive and proposed Collector B (John Angus Drive.)
2. That a funding commitment in the total amount of $1,961,000.00 be approved as a First Call on the 2009 Capital Budget for this proposed 2009 Land Acquisition – Transportation Right-of-Way project for the acquisition of property for a new capital project for the widening of Waverley Street to four lanes in 2009 between Bison Drive and the proposed Collector B (John Angus Drive.)

Report Summary

Key Issues:

1. On October 30, 2007 the Standing Policy Committee on Property and Development adopted the recommendation "*That prior to the commencement of construction under Phase II as identified in the Waverley West Southeast Neighbourhood Area Structure Plan, the Developer shall be responsible for front-ending the cost of twinning Waverley Street from Bison Drive to proposed Collector B; and that payback be within 10 years and any interest paid not exceed the City's borrowing rate.*"
2. The developer has indicated that they wish to proceed with the twinning of Waverley Street in 2009.
3. The widening of Waverley Street will require property acquisition as shown on attached Figure 1, which must be acquired by the City prior to twinning Waverley Street. In order to acquire the necessary Right-of-Way widening to accommodate construction in 2009, negotiations must be initiated prior to approval of the 2009 Capital Budget.
4. There is insufficient funding in the Land Acquisition – Transportation Right-of-Way account to complete these acquisitions.

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
X Current and/or capital budget adjustment required

Comment(s): Although the recommendation is that the project be funded as a first call against the 2009 Capital Budget, this project was not included in the 2009-2013 forecast of the 2008 Adopted Capital Budget. The additional required Capital budget would be made available by deferring a portion of the 2009 Regional and Local Streets Program currently in the 2009 forecast of the 2008 Adopted Capital Budget.

Report

REASON FOR THE REPORT:

The Standing Policy Committee on Infrastructure Renewal and Public Works must approve the need for any property required for a project that is not part of an annual capital program, or is not included in the Five Year Capital Forecast.

Only Council has the authority to make final decisions regarding new projects for inclusion in the Capital Budget.

HISTORY & DISCUSSION:

On October 30, 2007 the Standing Policy Committee on Property and Development adopted the recommendation "*That prior to the commencement of construction under Phase II as identified in the Waverley West Southeast Neighbourhood Area Structure Plan, the Developer shall be responsible for front-ending the cost of twinning Waverley Street from Bison Drive to proposed Collector B; and that payback be within 10 years and any interest paid not exceed the City's borrowing rate.*"

The developer has indicated that they wish to proceed with the twinning of Waverley Street in 2009. The twinning of Waverley Street will require property acquisition as shown on attached Figure 1, which must be acquired by the City prior to proceeding with the twinning Waverley Street. The land is currently held by several different parties, including private land owners, churches, educational institutions, The Manitoba Housing and Renewal Corporation, and Manitoba Hydro. There is insufficient funding in the Land Acquisition – Transportation Right-of-Way account to complete these acquisitions.

In order to acquire the necessary Right-of-Way widening and allow for construction in 2009, negotiations must be initiated prior to approval of the 2009 Capital Budget. The Capital Budget Estimate for the acquisition is $1,961,000.00. Providing funding to the Land Acquisition – Transportation Right-of-Way account as a First Call item in the 2009 Capital Budget will ensure that sufficient funding is available to complete the negotiated settlements. Assuming negotiations are favourable, the acquisitions would be completed following adoption of the 2009 Capital Budget.

Financial Impact Statement

Date: 06/17/2008

Project Name:

First Year of Program **2009**

PROPERTY ACQUISITION FOR THE WIDENING OF WAVERLEY STREET TO FOUR LANES BETWEEN BISON DRIVE AND PROPOSED COLLECTOR B (JOHN ANGUS DRIVE) IN WAVERLEY WEST

	2009	2010	2011	2012	2013
Capital					
Capital Expenditures Required	$ 1,961,000	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	1,961,000	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ 186,295	$ 186,295	$ 186,295	$ 186,295
Less: Incremental Revenue/Recovery	111,000	-	-	-	-
Net Cost/(Benefit)	$ (111,000)	$ 186,295	$ 186,295	$ 186,295	$ 186,295
Less: Existing Budget Amounts	(111,000)	186,295	186,295	186,295	186,295
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: It has been recommended that the funding requirement for this project be approved as a first call on the 2009 Capital Budget, however this project was not included in the 2009-2013 forecast of the 2008 Adopted Capital Budget. The additional required Capital Budget would be made available by deferring a portion of the 2009 Regional and Local Streets Program currently in the 2009 forecast of the 2008 Adopted Capital Budget. Debt and Finance costs are applicable to the City's internal funded portion of this project.

"Original Signed by Darcy Stewart, CA"

Manager of Finance & Administration

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

Planning, Property and Development Department

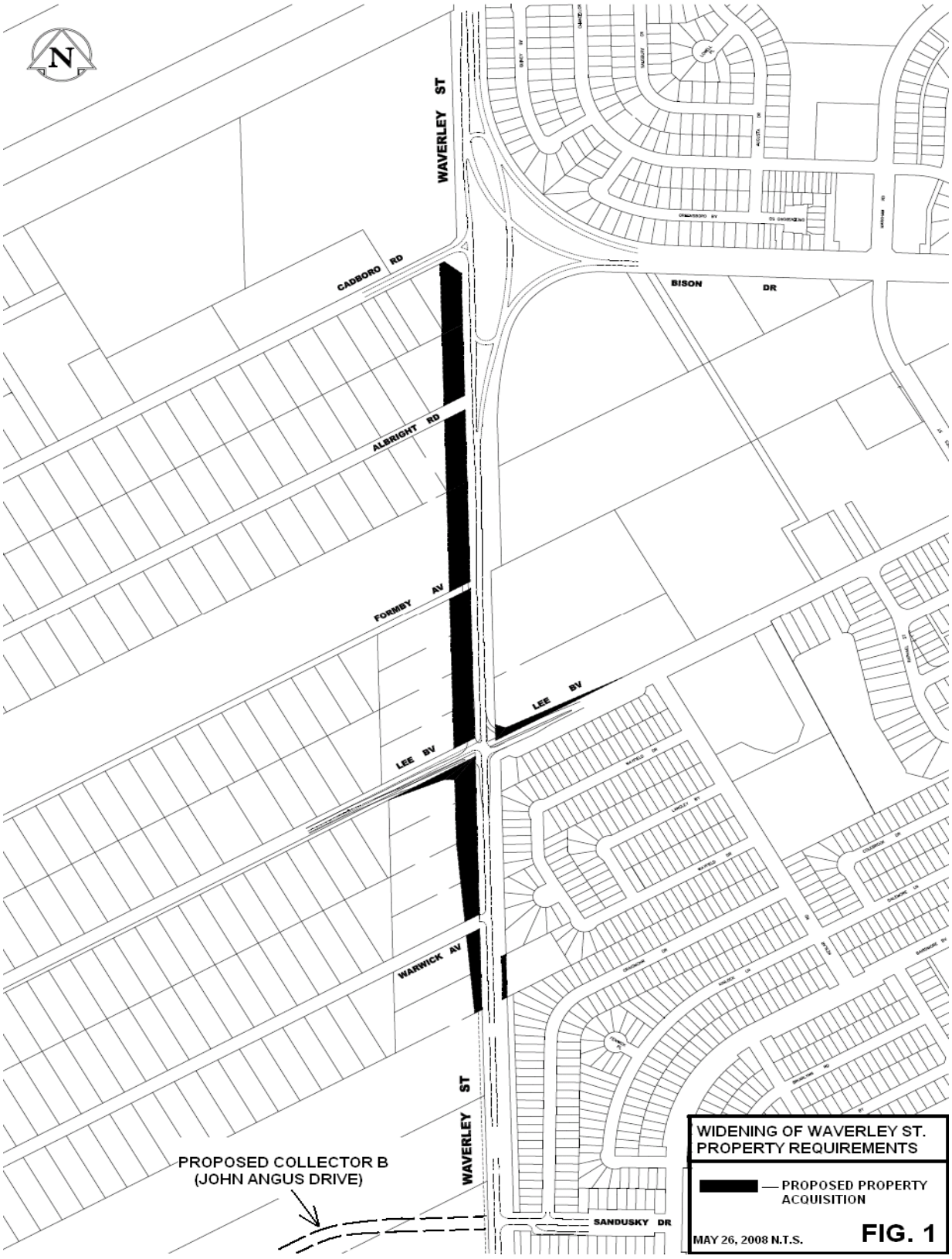
External Consultation With:

N/A

THIS REPORT SUBMITTED BY:

Department	Public Works Department
Division:	Transportation Engineering Division
Prepared by:	N. Myska, P. Eng. 986-7774
Processed by:	J. Black 986-4141
File No.:	R/H
File Name:	L:\Admin\Reports 2008\Neil Myska\May\widening of waverley\Widening of Waverley South of Bison Report June 17 08.doc

Attach.


N
WAVERLEY ST
CADBORO RD
BISON DR
ALBRIGHT RD
FORMBY AV
LEE BV
LEE BV
WARWICK AV
WAVERLEY ST
PROPOSED COLLECTOR B
(JOHN ANGUS DRIVE)
SANDUSKY DR
WIDENING OF WAVERLEY ST.
PROPERTY REQUIREMENTS
PROPOSED PROPERTY ACQUISITION
MAY 26, 2008 N.T.S.
FIG. 1