Minute No. 477
Report – Standing Policy Committee on Infrastructure Renewal and Public Works – May 26, 2008

Item No. 1 Revisions to the Intersection of Headmaster Row and DeVries Avenue File DASZ 20/2004

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Infrastructure Renewal and Public Works and adopted the following:

1. That the proposed alignment of DeVries Avenue between Headmaster Row and Knowles Avenue be revised to the recommended street alignment as contained in the Report of the Director of Public Works dated May 2, 2008.

2. That Development Agreement AG 20/04 dated May 18, 2005 be amended to reflect the recommended street alignment.

3. That the property requirements for the recommended alignment be reviewed and that any right-of-way surplus to the requirements of the recommended alignment be declared surplus and be offered for sale to the adjoining property owner.

4. 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 Infrastructure Renewal and Public Works – May 26, 2008

DECISION MAKING HISTORY:

Moved by Councillor Clement,

That the recommendation of the Standing Policy Committee on Infrastructure Renewal and Public Works be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 11, 2008, 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 May 26, 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: REVISIONS TO THE INTERSECTION OF HEADMASTER ROW AND DEVRIES AVENUE

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

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

REPORT DATE: **May 2nd, 2008**

RECOMMENDATION:

1. That the proposed alignment of DeVries Avenue between Headmaster Row and Knowles Avenue be revised to the recommended street alignment herein.
2. That Development Agreement AG 20/04 dated May 18, 2005 be amended to reflect the recommended street alignment.
3. That the property requirements for the recommended alignment be reviewed and that any right-of-way surplus to the requirements of the recommended alignment be declared surplus and be offered for sale to the adjoining property owner.

Report Summary

Key Issues:

1. On March 21, 2007 Council adopted the recommendation of the Executive Policy Committee that all accesses to Lagimodiere Boulevard be reviewed as part of the Chief Peguis Trail.
2. The review of the service roads in the vicinity of the Headmaster Row-Lagimodiere Boulevard intersection has revealed operational concerns with the street alignment approved in Development Agreement DASZ 20/04.
3. A revised alignment for the west-side service road (DeVries Avenue) has been developed.

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): The City's share of the proposed works are included in the 2008 Adopted Capital Budget as Developer Payback.

Report

REASON FOR THE REPORT:

A revised alignment for the DeVries Avenue service road at the intersection of Headmaster Row and Lagimodiere Boulevard had been developed. Approval from the Standing Policy Committee on Infrastructure Renewal and Public Works is required to revise the requirements outlined in Development Agreement DASZ 20/04.

HISTORY & DISCUSSION:

The intersection alignment originally proposed for Headmaster Row at Lagimodiere Boulevard included a north-south service road intersection (DeVries Avenue) on the west side of Lagimodiere Boulevard which is approximately 50m away from the proposed signalized intersection (see Figure 1). This type of close service road alignment has resulted in operational and safety concerns at other locations along Lagimodiere Boulevard including the Springfield Road intersection and the Grassie Boulevard intersection.

Removal of one or both of the west-side service road connections would provide significant improvement to both the operation and safety of the intersection. A service road south of Headmaster Row is desirable to provide access to residential and commercial properties on DeVries Avenue and to provide neighbourhood access to residential streets west of Lagimodiere Boulevard. Currently DeVries Avenue north of Bonner provides access to three homes in the R.M of East St. Paul. Upon completion of Cindy Klassen Way a service road connection on the north side of Headmaster Row is no longer necessary and can be reduced to a pedestrian/cycle path (see Figure 2).

As the vacant land north of Headmaster Row within the City Limits and within the R.M of East St. Paul develops, there will be an increased demand to access Lagimodiere Boulevard via the Headmaster Row intersection. Directing this future demand from the north to use the recommended alignment for DeVries Avenue instead of a close service road connection will result in more efficient operation with fewer conflicting movements.

The recommended alignment includes the following:

1. The removal of DeVries Avenue between Headmaster Row and Knowles Avenue and construction of a pedestrian/cycle path on this alignment.
2. Removal of the proposed cul-de-sac on Knowles Avenue west of DeVries Avenue, and
3. The construction of an improved radius (curve) between the east end of Knowles Avenue and DeVries Avenue.

The alignment approved in DASZ 20/04 required that the DeVries Avenue right-of-way be flared to accommodate the north-side service road connection and that the Knowles Avenue right-of-way be widened to accommodate a cul-de-sac. With the recommended alignment the service road (DeVries Avenue) is eliminated between Headmaster Row and Knowles Avenue and replaced with an asphalt pedestrian/cycle path. The reduced property requirement of the path and elimination of the cul-de-sac will allow for portions of the right-of-way to be closed and declared surplus.

The Developer is obligated to construct and finance improvements in the vicinity of the Headmaster Row and Lagimodiere Boulevard intersection including modifications to DeVries Avenue. The Developer has indicated intent to complete the required improvements in 2008. The City's share of the proposed works is 81% of the costs and $1,200,000.00 was included in the 2008 Adopted Capital Budget for Public Works as Developer Payback.

Financial Impact Statement

Date: May 2, 2008

Project Name: **First Year of Program** **2008**

REVISIONS TO THE INTERSECTION OF HEADMASTER ROW AND DeVRIES AVENUE

	2008	2009	2010	2011	2012
Capital					
Capital Expenditures Required	$ 1,200,000	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	1,200,000	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
External	-	-	-	-	-
Grants (Identify)	-	-	-	-	-
Reserves, Equity, Surplus, Other	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ 114,000	$ 114,000	$ 114,000	$ 114,000
Less: Incremental Revenue/Recovery	67,606	-	-	-	-
Net Cost/(Benefit)	$ (67,606)	$ 114,000	$ 114,000	$ 114,000	$ 114,000
Less: Existing Budget Amounts	(67,606)	114,000	114,000	114,000	114,000
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: PW Capital Project # 1807000308. Debt and Finance costs are applicable to the City's internal funded portion of this project. The $1.2 million budgeted in the 2008 Adopted Developer Payback capital for the City's share of this construction is considered sufficient to accommodate the revised intersection design.

"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:

Chief Peguis Trail Open House Presentation – March 6, 2008

THIS REPORT SUBMITTED BY:

Department	Public Works Department
Division:	Transportation Engineering Division
Prepared by:	N. Myska, P. Eng. 986-7774
Processed by:	K. Ross 986-4141
File No.:	E/NE-E
File Name:	L:\Admin\Reports 2008\Neil Myska\April\Headmaster Row & DeVries Avenue\Headmaster Row Devries Report May 2 08.doc

Attach.

Figure1: General Layout Drawing DASZ 20/04

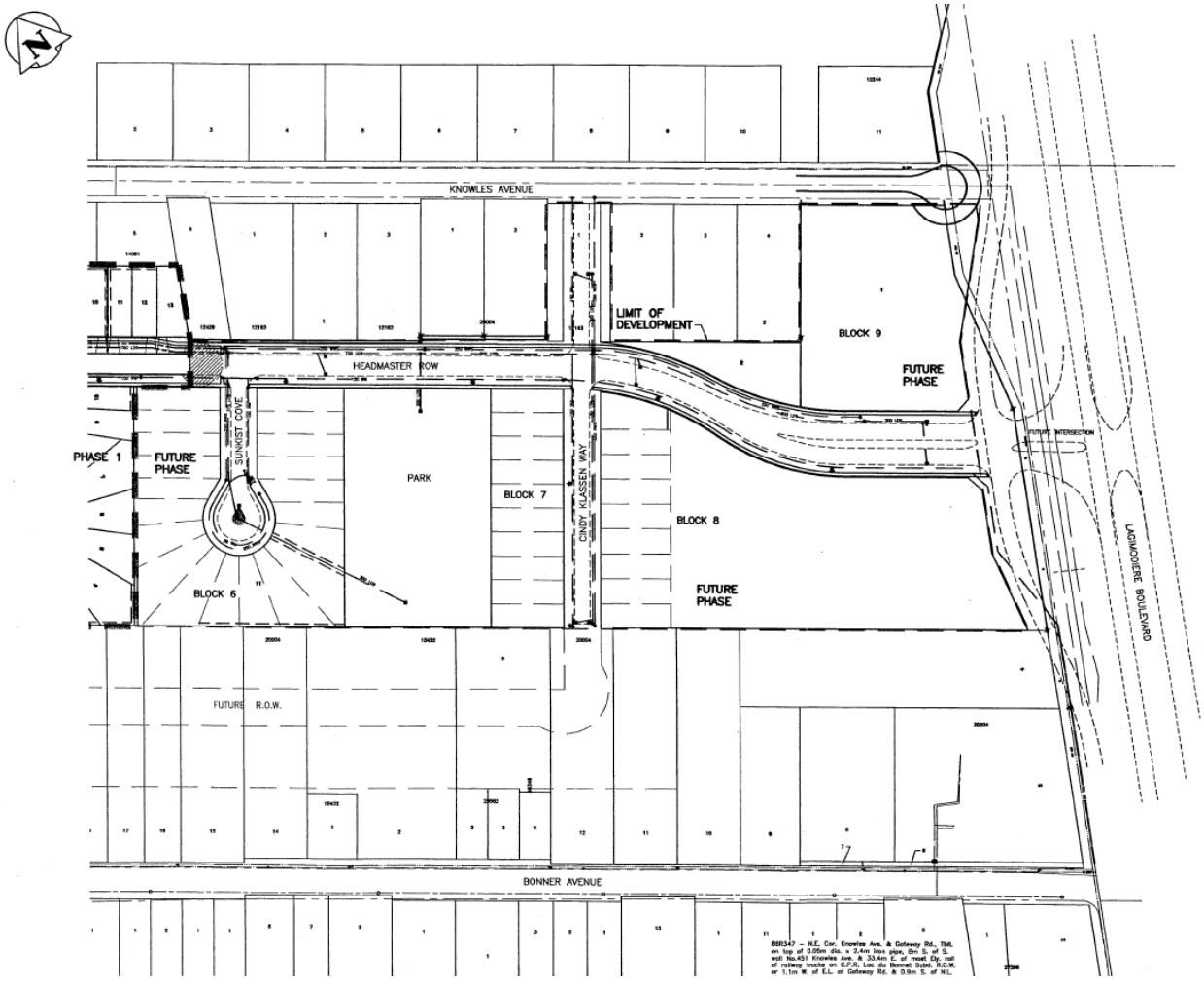


Figure2: Recommended Alignment for DeVries Avenue

