Minute No. 109
Report - Standing Policy Committee on Public Works - February 11, 2003

Item No. 1 Proposed Community Ring Dike Local Improvement District - North Drive
File SL-1 (Vol. 21), PD (Vol. 15)

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Public Works and the City Centre Community Committee and submits the following to Council:

1. That the proposed North Drive Community Ring Dike Local Improvement District for the benefiting properties at 325, 329, 409, and 417 North Drive be proceeded with.

2. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the foregoing and submit same directly to Council for approval.

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

Minutes - Executive Policy Committee - February 19, 2003

Report - Standing Policy Committee on Public Works - February 11, 2003

DECISION MAKING HISTORY:

Moved by Councillor Angus,
That the recommendation of the Standing Policy Committee on Public Works be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On February 11, 2003, the Standing Policy Committee on Public Works concurred in the recommendation of the City Centre Community Committee, and submitted its recommendation to Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 14, 2003, the City Centre Community Committee recommended to the Standing Policy Committee on Public Works that the proposed North Drive Community Ring Dike Local Improvement District for the benefiting properties at 325, 329, 409, and 417 North Drive be proceeded with.

PUBLIC HEARING SUMMARY

File:	SL – 1 (Vol. 21) and PD (Vol. 15)
Before:	City Centre Community Committee Councillor Steek, Chairperson Councillor Gerbasi
Public Hearing:	January 14, 2003 Community Committee Chamber 300 Assiniboine Avenue
Affected Property:	The benefiting properties are the following properties on North Drive: 325, 329, 409 and 417
Proposed Local Improvement:	The main components of the North Drive Community Ring Dike are a segmental concrete block wall dike and clay dike placed as required to attain the designated flood protection level.
Estimated Cost:	The works are estimated to cost $476,000.00 that will be shared $214,000.00 Federal, $214,200.00 Provincial and $47,600.00 City
Method and Rate of Taxation:	Section 430(2) of The City of Winnipeg Charter Act sets out the methods of taxation that may be used to levy the costs of a particular local improvement. In the case of the North Drive Community Ring Dike, the area of the benefiting parcel is the method to be employed
Exhibits Filed:	1. Local Improvement District Proposal Document
REPRESENTATIONS:	
In Support:	Nil
In Opposition:	Nil
For the City:	Doug McNeil, Senior Land Drainage and Flood Protection Engineer, Water and Waste Department

Winnipeg
Flood Proofing Program • Le Programme de Prévention des Inondations
Water and Waste Department
1500 Plessis Road, Winnipeg, Manitoba R2C 5G6

NORTH DRIVE COMMUNITY RING DIKE LOCAL IMPROVEMENT DISTRICT PROPOSAL

For the
JANUARY 14, 2003
Public Hearing

NORTH DRIVE COMMUNITY RING DIKE LOCAL IMPROVEMENT DISTRICT PROPOSAL

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INTRODUCTION

The Canada-Manitoba-City of Winnipeg Agreement on Secondary Diking Enhancements is a funding agreement that allocates funding assistance to reduce the risk of future flooding for properties within the City of Winnipeg, north of the Red River Floodway and outside the Primary Diking System. The Agreement provides for a total of $476,000 for this project. Canada and Manitoba are each contributing $214,200 and the City of Winnipeg is contributing $47,600. Pursuant to the Council Order of June 23, 1999 the City's share of community ring dike costs is to be recovered from the benefiting property owners through the local improvement process.

DISTRICT LOCAL IMPROVEMENT PROCESS

Section 426 of The City of Winnipeg Charter Act provides a mechanism for conducting district local improvements. In the case of the North Drive Community Ring Dike Project, the community has been consulted on flood mitigation options through public meetings held in the community by the Project Manager for this project. The community has indicated a willingness to proceed with the project. Accordingly, the local improvement process has been initiated by the city.

Under Section 426(1) of The City of Winnipeg Charter Act, a local improvement district proposal may be initiated:

" (a) by council ".

In the case of the creation of local improvement districts for the purpose of building community ring dikes the Council of the City of Winnipeg will be the initiating body.

Bylaw No. 6990/97 sets out guidelines for the composition of a committee of Council for a local improvement district and the procedures for giving of notice and conducting public hearings for proposed local improvement districts.

Pursuant to the foregoing on December 11, 2002, Council passed Bylaw 8142/2002 that established the councillors of the City Centre Community Committee as the District Proposal Committee for the proposed North Drive Community Ring Dike. The District Proposal Committee subsequently called for a public hearing to take place on January 14, 2003 commencing at 6:30 p.m. in the City Centre Community Committee Chamber at 300 Assiniboine Avenue, for the purpose of receiving representations from the public on the project.

PROJECT DESCRIPTION

The main components of the North Drive Community Ring Dike are a segmental concrete block wall dike and clay dike placed as required to attain the designated flood protection level.

KGS Group has been engaged as consulting engineers to prepare the final design and cost estimates and to undertake contract administration for this project.

The map attached as Appendix 1 shows the conceptual design of the works to be constructed.

AREA AFFECTED BY THE PROPOSAL AND LANDS TO BE LEVIED

The plan attached as Appendix 2 shows the area affected by the proposal and depicts the parcels that are subject to the local improvement levy. The parcels on this map are referred to by parcel address and can be cross-referenced to other parcel identifiers provided in this District Proposal.

ESTIMATED COST OF THE PROJECT

The Consultants have developed an estimated cost for this project based on site investigations and the final design criteria established for the project through consultation with federal and provincial technical representatives.

The estimated cost of this project is $476,000 that will be shared $214,200 federal, $214,200 provincial and $47,600 city. Pursuant to the Council directive, the city share will be recovered from the benefiting property owners through a local improvement.

METHOD AND ESTIMATED RATE OF TAXATION

Section 430(2) of the City of Winnipeg Charter Act sets out the methods of taxation that may be used to levy the costs for a particular local improvement. In the case of the North Drive Community Ring Dike, the area of the benefiting parcel is the method to be employed.

The table attached as Appendix 3 shows the parcel ID (City tax roll number), the parcel address, the parcel area, the estimated total cost per parcel if paid in cash and the estimated annual cost per parcel if added to the realty tax bill for 20 years.

NEXT STEPS

After completion of the public hearing process the District Proposal will be forwarded to Council for first reading of the North Drive Community Ring Dike District Local Improvement Bylaw. This will be followed by a notice of objection period as set out in the City of Winnipeg Charter Act that allows property owners the right to object to the proposal. If owners of lands within a proposed local improvement district having a total area greater than 50% of the total area of all lands within the district object to the District Proposal, then it will not proceed.

The schedule attached as Appendix 4 sets out the sequence of events proposed to be followed for the local improvement portion of this project.

Appendix 1

Map showing scope of works

Appendix 2

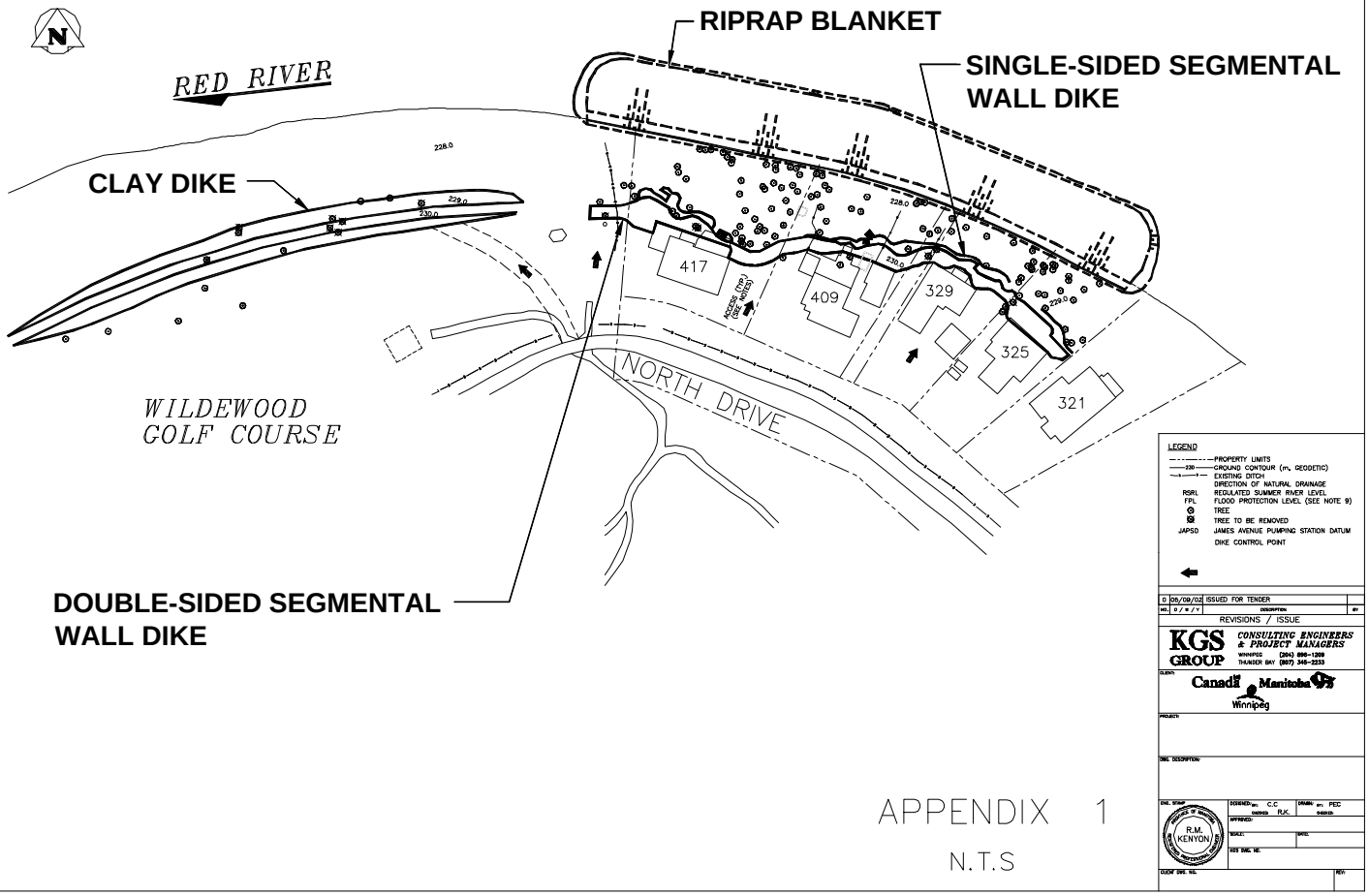
Plan showing affected land parcels

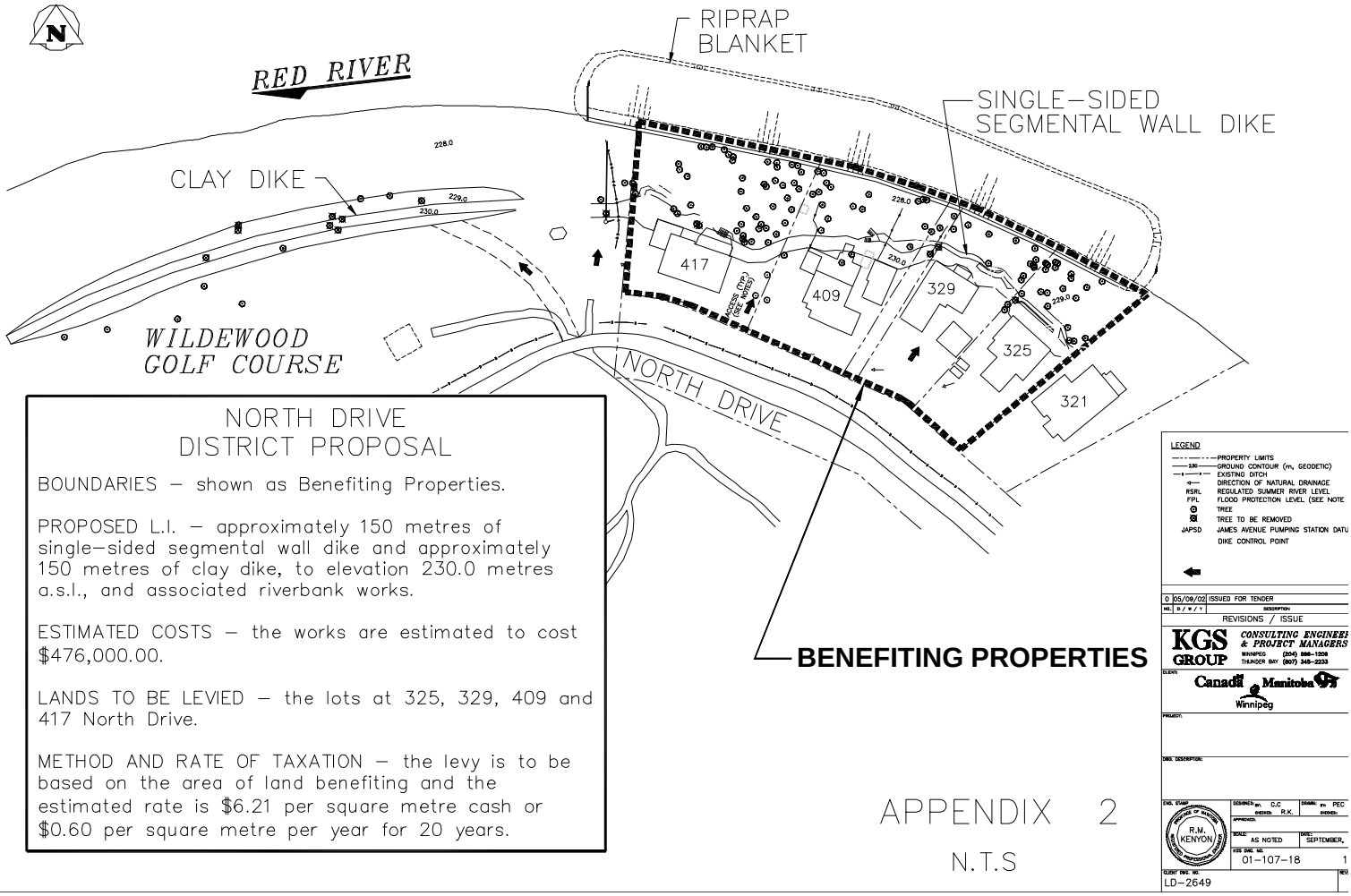
Appendix 3

Table showing parcel detail and costs

Appendix 4

Proposed schedule


RIPRAP BLANKET
SINGLE-SIDED SEGMENTAL WALL DIKE
RED RIVER
CLAY DIKE
228.0
229.0
230.0
417
409
329
325
321
ACCESS (TYP.) (SEE NOTES)
NORTH DRIVE
WILDEWOOD GOLF COURSE
DOUBLE-SIDED SEGMENTAL WALL DIKE
LEGEND
PROPERTY LIMITS
GROUND CONTOUR (m, GEODETIC)
EXISTING DITCH
DIRECTION OF NATURAL DRAINAGE
RSRL REGULATED SUMMER RIVER LEVEL
FPL FLOOD PROTECTION LEVEL (SEE NOTE 9)
TREE
TREE TO BE REMOVED
JAPSD JAMES AVENUE PUMPING STATION DATUM
DIKE CONTROL POINT
0 08/09/02 ISSUED FOR TENDER
REVISIONS / ISSUE
KGS GROUP
CONSULTING ENGINEERS & PROJECT MANAGERS
WINNIPEG (204) 896-1209
THUNDER BAY (807) 345-2233
Canada Manitoba Winnipeg
R.M. KENYON
C.C
R.K.
PEC
APPENDIX 1
N.T.S



NORTH DRIVE DISTRICT PROPOSAL

BOUNDARIES – shown as Benefiting Properties.

PROPOSED L.I. – approximately 150 metres of single-sided segmental wall dike and approximately 150 metres of clay dike, to elevation 230.0 metres a.s.l., and associated riverbank works.

ESTIMATED COSTS – the works are estimated to cost $476,000.00.

LANDS TO BE LEVIED – the lots at 325, 329, 409 and 417 North Drive.

METHOD AND RATE OF TAXATION – the levy is to be based on the area of land benefiting and the estimated rate is $6.21 per square metre cash or $0.60 per square metre per year for 20 years.

APPENDIX 2

N.T.S

No.	Parcel ID	Address	Parcel Area (m^2)	Total Cost1	Annual Cost over 20 yrs
1	03090283 000	325 North Drive	1,579	$9,799	$950.33
2	03090282 000	329 North Drive	1,456	$9,036	$876.30
3	03091137 300	409 North Drive	2,281	$14,156	$1,372.84
4	03090278 000	417 North Drive	2,354	$14,609	$1,416.77
			7,670	$47,600	

1. Total cost is parcel area multiplied by $6.21 per square metre

PROPOSED SCHEDULE FOR COUNCIL ADOPTION OF NORTH DRIVE COMMUNITY RING DIKE LOCAL IMPROVEMENT DISTRICT AND FOR TENDER AND CONSTRUCTION

Target Completion ***Dates:***	***Description of activity to be completed:***
Dec. 11, 2002	*Council adopts Local Improvement District Initiation Bylaw to establish the Committee of Council (District Proposal Committee) for the proposed North Drive Community Ring Dike Local Improvement District.*
Dec. 12, 2002	*District Proposal Committee approves January 14, 2003 Hearing date.*
Dec.12-19, 2002	*Administration prepares notices and documentation for the public hearing on January 14, 2003.*
Dec. 20, 2002	*Publish the notice, as described in By-law 6990/97, in the Winnipeg Free Press at least 14 days before the date of the public hearing.*
Dec. 20, 2002	*Serve copies of the notice by mail at least 14 days before the date of the public hearing to each property owner (per By-law 6990/97).*
Jan. 14, 2003	*Conduct public hearing by District Proposal Committee & Administration (Section 427 of the City of Winnipeg Charter Act).*
Jan. 21, 2002	*Completion date for LI district proposal and to formulate recommendations to committees of Council.*
Feb.4, 2003	*Agenda deadline for Standing Policy Committee on Public Works.*
Feb.11, 2003	*Standing Policy Committee on Public Works meeting – proposal reviewed.*
Feb. 12, 2003	*Agenda deadline for Executive Policy Committee.*
Feb. 19, 2003	*Executive Policy Committee meeting – proposal reviewed.*
Feb. 21, 2003	*Legal Services to draft Authorization By-law for Council approval.*
Feb. 26, 2003	*Council meeting (to review district proposal and give 1st reading of the district improvement by-law, in whole or in part, with or without changes to any of the matters set out in the proposal).*
Feb. 28, 2003	*Advertise a notice of the proposed by-law (Section 428(2)(a) of the City of Winnipeg Charter Act) in the Winnipeg Free Press. Contents of notice described in Section 428(3).*
Feb. 28, 2003	*By ordinary mail, send a notice of the proposed by-law to each land owner (Section 428(2)(b) of the City of Winnipeg Charter Act). Contents of notice described in Section 428(3).*

Feb. 28, 2003	*Dike Works Tender Advertised.*
Mar. 31, 2003	*Deadline for submission of notices of objection, which is at least 30 days from date the notice was advertised (Section 428(3)(b)(ii) of the City of Winnipeg Charter Act).*
Mar. 31, 2003	*Tender Closes.*
Apr. 4, 2002	*Objection results are tabulated for sufficiency and recommendation to Council prepared.*
Apr. 9, 2003	*Agenda deadline for EPC meeting.*
Apr. 16, 2003	*Executive Policy Committee meeting – receives vote results.*
Apr. 30, 2003	*Council meeting – 2nd and 3rd readings of the authorization by-law.*
May 1, 2003	*Director of Water and Waste awards contract.*
May 1, 2003	*Contractor can begin construction.*
June 30, 2003	*Dike works and site restoration complete.*

EASEMENT SCHEDULE

Jan. 15 to Apr. 30	*Access easements and maintenance agreements sought from owners.*

ENVIRONMENTAL APPROVAL SCHEDULE

Jan. 15 to Apr. 30	*Obtain environmental approvals.*

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