Agenda - Council - July 22, 2009

Report - Standing Policy Committee on Property and Development – July 13, 2009

Item No. 5 Public Works East Yard Complex - Site Change
eFile FI-2.4.5

STANDING COMMITTEE RECOMMENDATION:

On July 15, 2009, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That the Public Works East Yards Consolidation Project be located at the former Elmwood/Nairn Landfill Site and that any Council/Standing Committee decisions which are inconsistent with the above be and are hereby rescinded.

2. That the Traffic Signals Branch and components (3 bays) of Winnipeg Fleet Management Agency be relocated from Tecumseh and Elgin to the Public Works Campus at Pacific Avenue in order to accommodate the active marketing of the Tecumseh property for sale.

3. That the relocation of the Winnipeg Fleet Management Agency from Tecumseh and Elgin to the Public Works East Yards be approved.

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 Property and Development – July 13, 2009

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 15, 2009, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 13, 2009, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

ISSUE: COUNCIL APPROVAL IS REQUIRED IN ORDER TO CHANGE THE EAST YARD CONSOLIDATION PROJECT SITE FROM THE ST. BONIFACE INDUSTRIAL PARK TO THE FORMER ELMWOOD/NAIRN LANDFILL ON FOSTER

Critical Path: **Standing Policy Committee on Property and Development - Executive Policy Committee - Council**

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Evenson, A/Manager, Civic Accommodations Division	B. Sacher, A/Director of Public Works Department D. Joshi, Director of Planning, Property and Development Department M. Perham, A/COO, Winnipeg Fleet Management Agency	M Ruta	G Laubenstein

RECOMMENDATIONS

That the Standing Policy Committee on Property and Development recommend to Council:

1. That the Public Works East Yards Consolidation Project be located at the former Elmwood/Nairn Landfill Site and that any Council/Standing Committee decisions which are inconsistent with the above be and are hereby rescinded.

2. That the Traffic Signals Branch (TSB) and components (3 bays) of Winnipeg Fleet Management Agency (WFMA) be relocated from Tecumseh and Elgin to the Public Works Campus at Pacific Avenue in order to accommodate the active marketing of the Tecumseh property for sale.

3. That the relocation of the WFMA from Tecumseh and Elgin to the Public Works East Yards be approved.

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

IMPLICATIONS OF THE RECOMMENDATIONS

1. Existing Public Works Department and WFMA yards and maintenance facilities have reached the end of their useful lives and require extensive reinvestment within the next two years in order to continue operations at the existing sites.

2. Relocation of Public Service Operations from Tecumseh and Elgin and the consolidation of Public Works yards on the east side of the City will enable more effective and efficient City operations as well as accommodate the active marketing of the Tecumseh property for sale.

3. In order to accommodate the active marketing of the Tecumseh property, existing City operations at that site will have to be relocated. The Traffic Signals Branch (TSB) and a three (3) bay component of WFMA would have to be relocated from Tecumseh and Elgin to the Public Works Pacific Avenue Campus. The remainder of WFMA would be relocated to the East Yards.

4. It is proposed that the East Yard Complex would accommodate both the Public Works and WFMA operations.

5. The site currently identified in the St. Boniface Industrial Park for the East Yards is not of sufficient size to accommodate both the Public Works and WFMA operations (require 55+/- acres). As well, locating the East Yards elsewhere would result in improved marketability of the remaining parcels in the St. Boniface Industrial Park due to size limitations and/or the potential negative perception of co-locating next to a public works yard.

6. An alternate East Yard site has been identified at the former Elmwood/Nairn Landfill Site. This site is acceptable to Public Works and WFMA from an operational perspective. Development at this location would be advantageous as the site is a City-owned brownfield site with limited marketability/value which would likely not otherwise be developed in the near future.

HISTORY

At the time of the East Yard Complex project inception, the Public Markets was identified as the preferred site for development. On March 22, 2006 Council approved relocating the East Yards from the Public Market to the St. Boniface Industrial Park as follows:

"8. That the Public Works East Yards Consolidation Project be located in the St. Boniface Industrial Park, and that any Council/Standing Committee decisions which are inconsistent with the above be and are hereby rescinded."

Since then, interest has been expressed in the sale of the Tecumseh and Elgin site where WFMA and Traffic Signals Branch operations are located. Discussions have been held relative to where these operations should be relocated.
It was determined that there are operational advantages for WFMA and Public Works being co-located at the same site in order to achieve closer, more effective, efficient service delivery.

The Public Service has investigated alternative sites for availability and suitability for the East Yard Complex. In this process the former Elmwood/Nairn Landfill Site was identified as an alternative site for development of the East Yard Complex. This is a City owned brownfield site of sufficient size to house a 55+/- acre yard.

A Site Condition Assessment Report was commissioned and completed relative to the remediation needs required in order to build the East Yard. This report details the work and costs associated with the remediation of the site.

As well, a Traffic Impact Analysis was undertaken to determine the impacts of the East Yard on the existing road network. The study concluded:

> "that the proposed site plan can be incorporated into the existing road network with negligible impacts above the normal background growth rates on Nairn Avenue."

Refer to Appendix A for a Conceptual Site Layout for the East Yards to house the Public Works and WFMA operations.

FINANCIAL IMPACT

Financial Impact Statement **Date:** June 15, 2009

Project Name:

EAST YARD COMPLEX - SITE CHANGE

COMMENTS:

The recommendations contained in this report are that:

The Standing Policy Committee on Property and Development recommend to Council:

1. That the Public Works East Yards Consolidation Project be located at the former Elmwood/Nairn Landfill Site and that any Council/Standing Committee decisions which are inconsistent with the above be and are hereby rescinded.
2. That the Traffic Signals Branch (TSB) and components (3 bays) of Winnipeg Fleet Management Agency (WFMA) be relocated from Tecumseh and Elgin to the Public Works Campus at Pacific Avenue in order to accommodate the active marketing of the Tecumseh property for sale.
3. That the relocation of the WFMA from Tecumseh and Elgin to the Public Works East Yards.
4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Note: Full disclosure of estimated financial implications is to be included in a report to Council prior to the awarding of any contract for project development.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this Report there was consultation with:

- Public Works Department
- Winnipeg Fleet Management Agency
- Corporate Finance Department

SUBMITTED BY

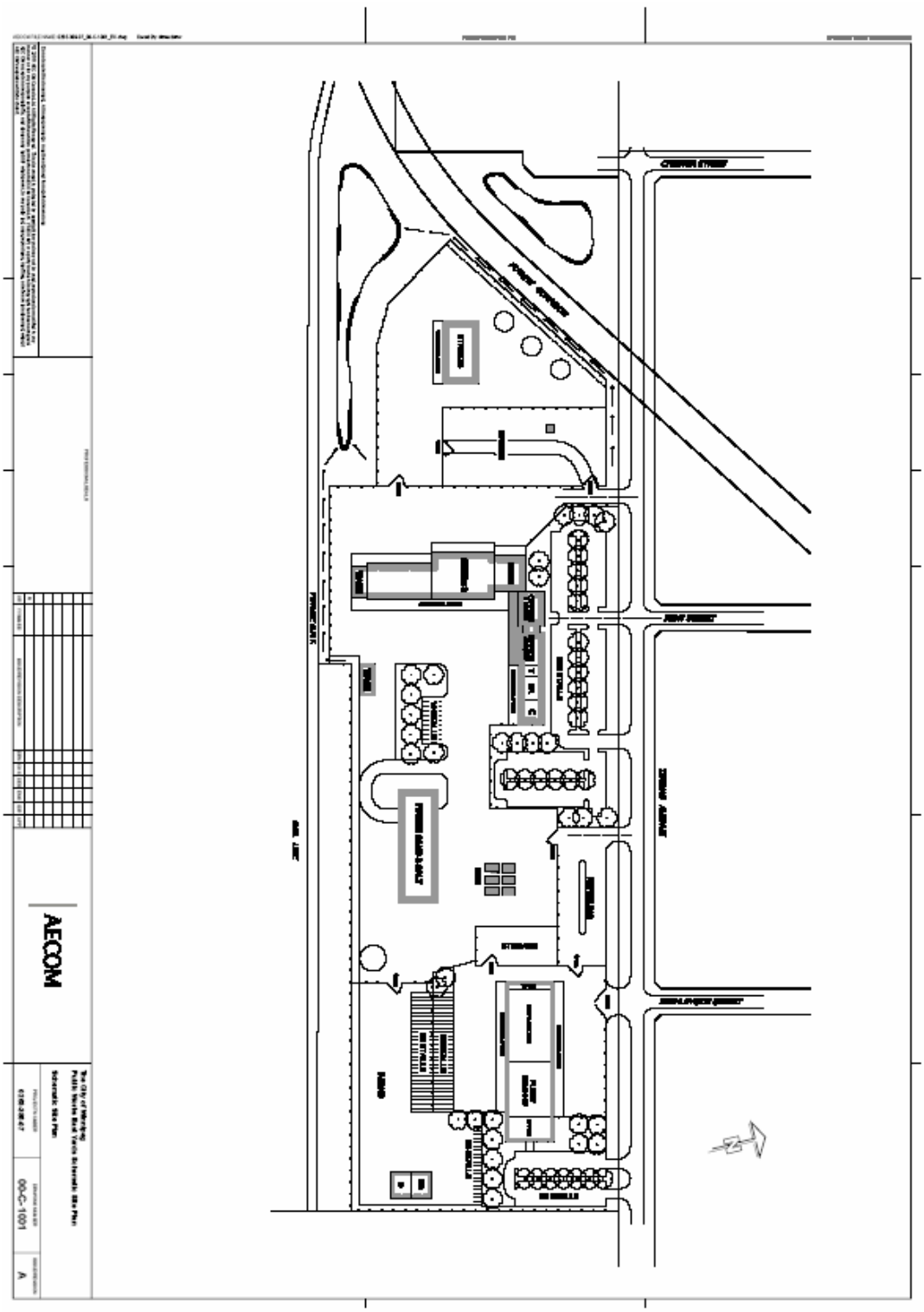
Department Planning, Property and Development
Division Civic Accommodations
Prepared by: Barry Evenson, A/Manager, Civic Accommodations Division
Date: June 15, 2009
File No. CAD 2008-0034

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APPENDIX A: EAST YARD AT FOSTER STREET CONCEPTUAL SITE PLAN



Site Plan April 2009.pdf


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