Agenda - Council – September 22, 2010

Report - Standing Policy Committee on Property and Development – September 14, 2010

Item No. 3 Servicing Agreement - 444 Grassie Boulevard
(Transcona Ward)
eFile DASSF 540/2009

STANDING COMMITTEE RECOMMENDATION:

On September 15, 2010, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the East Kildonan-Transcona Community Committee and submits the following to Council:

1. That the applicant enter into a Servicing Agreement with the City containing the conditions outlined in the report of the Administrative Co-ordinating Group shown as Appendix "A" to the report from the Winnipeg Public Service dated July 6, 2010.

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

Agenda - Council – September 22, 2010

Report - Standing Policy Committee on Property and Development – September 14, 2010

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 15, 2010, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the East Kildonan-Transcona Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 14, 2010, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On July 13, 2010 the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

ADMINISTRATIVE REPORT

Title: **Proposed Servicing Agreement**
Dassf 540/2009 – 444 Grassie Boulevard.

Critical Path: **East Kildonan-Transcona Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council**

AUTHORIZATION

Author	Department Head	CFO	CAO
K. Raban Land Development Administrator	Deepak Joshi	N/A	N/A

RECOMMENDATION

1. That the applicant enter into a Servicing Agreement with the City containing the conditions outlined in the report of the Administrative Co-ordinating Group attached as Appendix "A".

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

REASON FOR THE REPORT

Council approval is required to enter into Servicing Agreements. An Agreement is required with this application to ensure that the applicant installs services consistent with Plan Winnipeg Policy.

IMPLICATIONS OF THE RECOMMENDATIONS

Concurrence with this recommendation will enable the applicant to subdivide the home property from the balance of the land, which can then be further subdivided and rezoned in the future subject to the balance of municipal services becoming available.

HISTORY

We have received an application from Aikins, Macaulay Thorvaldson on behalf of the owners to subdivide their land at 444 Grassie Boulevard.

The Winnipeg Public Service has reviewed this request and supports it subject to the applicant entering into a Servicing Agreement with the City. A sketch of the subject area is attached for reference, Appendix "B".

FINANCIAL IMPACT

There is no financial impact associated with this recommendation.

CONSULTATION

In preparing this Report there was consultation with:

n/a

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Development and Inspections
Prepared by:	K.T. Raban, P.Eng. Land Development Administrator
Date:	July 6, 2010
File No.	DASSF 540/2009

Appendix "A" – ACG report
Appendix "B" – Sketch of Subject Area

APPENDIX "A"

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP

RE: PROPOSED SUBDIVISION OF LAND AT 444 GRASSIE BOULEVARD – DASSF 540/09

It is recommended that the approval of DASSF 540/09 be subject to the Applicant entering into a **Servicing Agreement** with the City of Winnipeg, containing the following conditions:

1. The Developer shall, at no expense to the City, construct a watermain and wastewater sewer in Grassie Boulevard from their existing termini to the east limit of the proposed Lot 1, to the satisfaction of the Director of Water & Waste. In the event that the watermain and wastewater sewer are extended by others in Grassie Boulevard, the Developer shall pay it's share of the cost of those services based on prevailing local improvement rates at the time of construction in lieu of building them.

2. The City shall endeavour to collect a proportionate share of these services from the properties on the north side of Grassie Boulevard through future development agreements and reimburse any such funds collected to the applicant.

3. The Developer shall oversize the watermain in Grassie Boulevard and the City shall reimburse the developer for the oversized portion in accordance with the Development Agreement Parameters.

4. The Developer shall pay for its share of the regional land drainage system (2009 rate = $12,110.00/acre) for proposed Lot 1.

5. The Developer shall pay for its share of the existing land drainage sewer in Grassie Boulevard (2009 rate = $40.00/foot) for proposed Lot 1.

6. The Developer shall abandon the existing private water and wastewater services and connect 444 Grassie Boulevard to City services, all to the satisfaction of the Director of Water & Waste.

7. The Developer shall allow the City to register a caveat on proposed Lot 2, preventing the issuance of a building permit for proposed Lot 2 until a full range of municipal services has been installed in Grassie Boulevard fronting Lot 2 and the owner of the property has paid its proportionate share of those services, as determined by the City.

8. The Developer shall pay its share of the cost of portland cement concrete pavement previously constructed by others at and in the vicinity of the intersection of Grassie Boulevard and Lagimodiere Boulevard, as determined by the Director of Public Works.

9. The Developer shall pay its share of the cost of traffic-control signals previously installed

at the intersections of Grassie Boulevard with Lagimodiere Boulevard and McLellan Drive, as determined by the Director of Public Works.

10. The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area, and any existing overhead services within the Planned Area to be converted to underground, to the satisfaction of the Director of Public Works.

11. The Developer 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, the works to be constructed by the Developer to serve the Planned Area, as determined by, and to the satisfaction of, the Director of Public Works.

12. The Developer shall, at no expense to the City, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until completion of all construction, as determined by, and to the satisfaction of, the Director of Public Works.

13. The Developer shall, at no expense to the City, ensure that construction traffic uses access routes determined by the Director of Public Works; maintain those access routes, at no expense to the City, in a clean, dust-free condition, free of dropped and tracked-on mud; and undertake the regular cleaning of streets – all until building construction, including landscaping, is complete, and all as determined by, and to the satisfaction of, the Director of Public Works.

14. The Developer shall pay the full cost of engineering services provided by or on behalf of the City in connection with the installation of, and provision of as-built drawings showing, all services required to serve the Planned Area.

15. The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, $1,200.00 per acre of Planned Area (minimum $1,650.00) plus GST to defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASSF 540/09

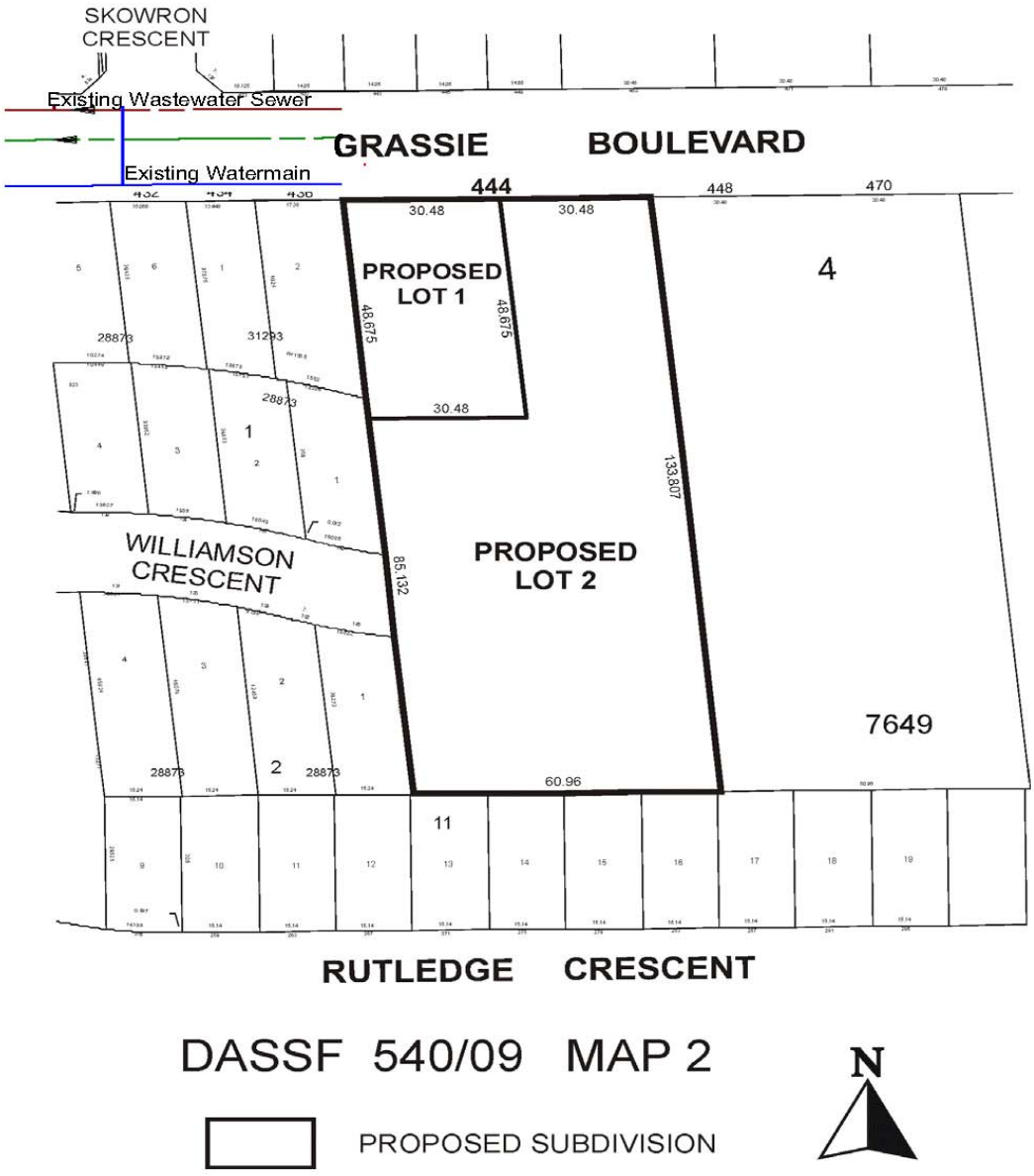
"original signed by S.M. Matile"
S. M. Matile, P. Eng., Chair
Land Development Branch

"original signed by R.J. Hartmann"
R. J. Hartmann, P. Eng.
Public Works Department, Transportation Division

"original signed by F. Mazur"
F. Mazur, P. Eng.
Water & Waste Department

/sm

APPENDIX "B"


SKOWRON CRESCENT
Existing Wastewater Sewer
Existing Watermain
GRASSIE BOULEVARD
444
448
470
30.48
30.48
PROPOSED LOT 1
48.675
48.675
30.48
4
28873
31293
28873
1
WILLIAMSON CRESCENT
PROPOSED LOT 2
133.807
85.132
7649
28873
2
28873
60.96
11
RUTLEDGE CRESCENT
DASSF 540/09 MAP 2
N
PROPOSED SUBDIVISION