Agenda – Executive Policy Committee – September 11, 2013

REPORTS

Item No. 4 **Opening – Rathgar Avenue, Walker Court and Berwick Court, all adjoining Fort Rouge Yards**
(Fort Rouge-East Fort Garry Ward)
File DAO 3/2013

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the Director of Legal Services and City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the street openings in accordance with the attached Misc. Plan Nos. 14528, 14529 and 14530.

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

ADMINISTRATIVE REPORT

Title: **DAO 3/2013: TO SEEK COUNCIL APPROVAL FOR THE PROPOSED OPENING OF RATHGAR AVENUE AND WALKER AND BERWICK COURTS, ALL ADJOINING FORT ROUGE YARDS SUBDIVISION REZONING APPLICATION DASZ 33/2010**

Critical Path: **EXECUTIVE POLICY COMMITTEE – COUNCIL**

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet	B. Thorgrimson	N/A	D. Joshi COO

RECOMMENDATIONS

1. That the Director of Legal Services and City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the street openings in accordance with the attached Misc. Plan Nos. 14528, 14529 and 14530.

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

REASON FOR THE REPORT

The dedication of this property as public street requires a by-law pursuant to Section 139 of The City of Winnipeg Charter.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no policy, regulatory, environmental, human resource or general implications associated with the recommendations.

All costs associated with the street openings are the responsibility of the applicant. There are no financial implications for the City of Winnipeg.

The proposal has been considered by all affected City departments and public utilities. There are no administrative objections or conditions to the street openings.

HISTORY

The Planning, Property and Development Department has received an application from Mr. Andrew Marquess of Gem Equities Inc. to open Rathgar Avenue and Walker and Berwick Courts so identified on the attached copies of Misc. Plan Nos. 14528, 14529 and 14530.

The subject openings form part of the requirements for the conveyance of land for public rights of way as part of the Fort Rouge Yards Development and are a condition of approval contained in the Development Agreement of the Administrative Coordinating Group Report dated November 15, 2010 for subdivision rezoning application DASZ 33/2010 which was approved by Council on December 15, 2010.

The openings are to facilitate the required street right of way alignment entering the Planned Area for the extension of Rathgar Avenue to a width of 20 metres and the required right of way alignment for the Walker and Berwick Court cul-de-sacs. The proposed openings are contiguous to the boundary of application DASZ 33/2010 as shown on the sketches.

Property required for the openings consists of portions of Parcel “A”, Plan 14682 WLTO and Parcels “A” and “A1”, Plan 41210 WLTO registered in the name of the City of Winnipeg. The applicant will be required to acquire this land from the City. The Real Estate Division has provided Mr. Marquess with authorization to include the subject property in the street opening application.

This report is submitted in accordance with the provisions of By-Law 7325/98, a by-law to amend procedures to allow certain street opening and closing applications to be submitted to the Executive Policy Committee for report to Council without the requirement to be reviewed by a Standing Policy Committee.

FINANCIAL IMPACT

Financial Impact Statement

Date: August 21, 2013

Project Name:

DAO 3/2013: Proposed Opening of Rathgar Avenue and Walker and Berwick Courts, All Adjoining Fort Rouge Yards Subdivision Rezoning Application DASZ 33/2010

COMMENTS:

All costs associated with the street openings are the responsibility of the applicant. There are no financial implications for the City of Winnipeg.

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

CONSULTATION

In preparing this report there was consultation with:

Internal Consultation:

Corporate Finance
Public Works
Water and Waste
Transit

External Consultation:

Manitoba Hydro, Centra Gas, MTS Allstream and Shaw Cablesystems

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Land Development, Geomatics and Land Information Services
Prepared by:	Bohdan Buyachok, Real Property Officer
Date:	August 22, 2013
File No.	8905

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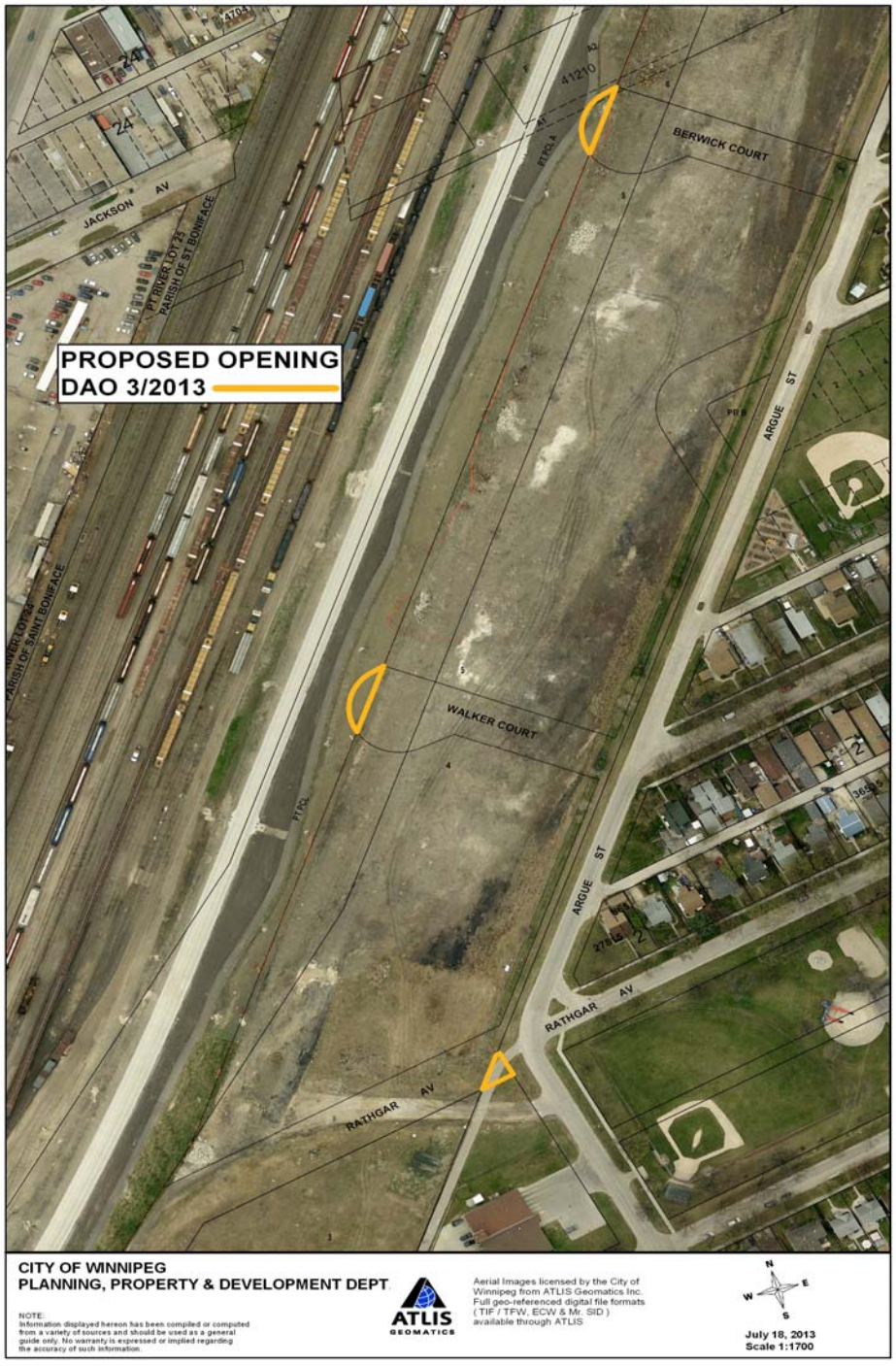
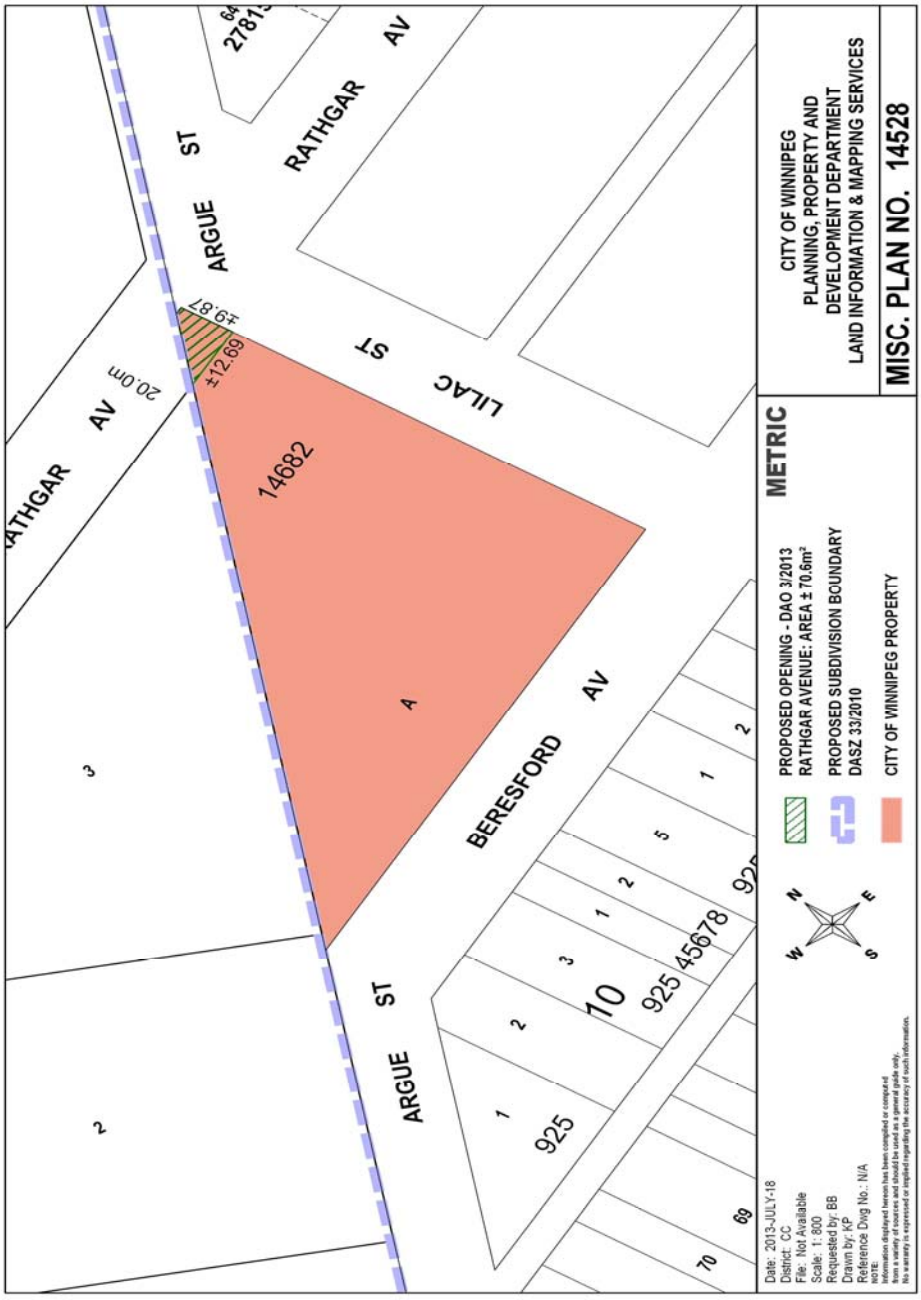
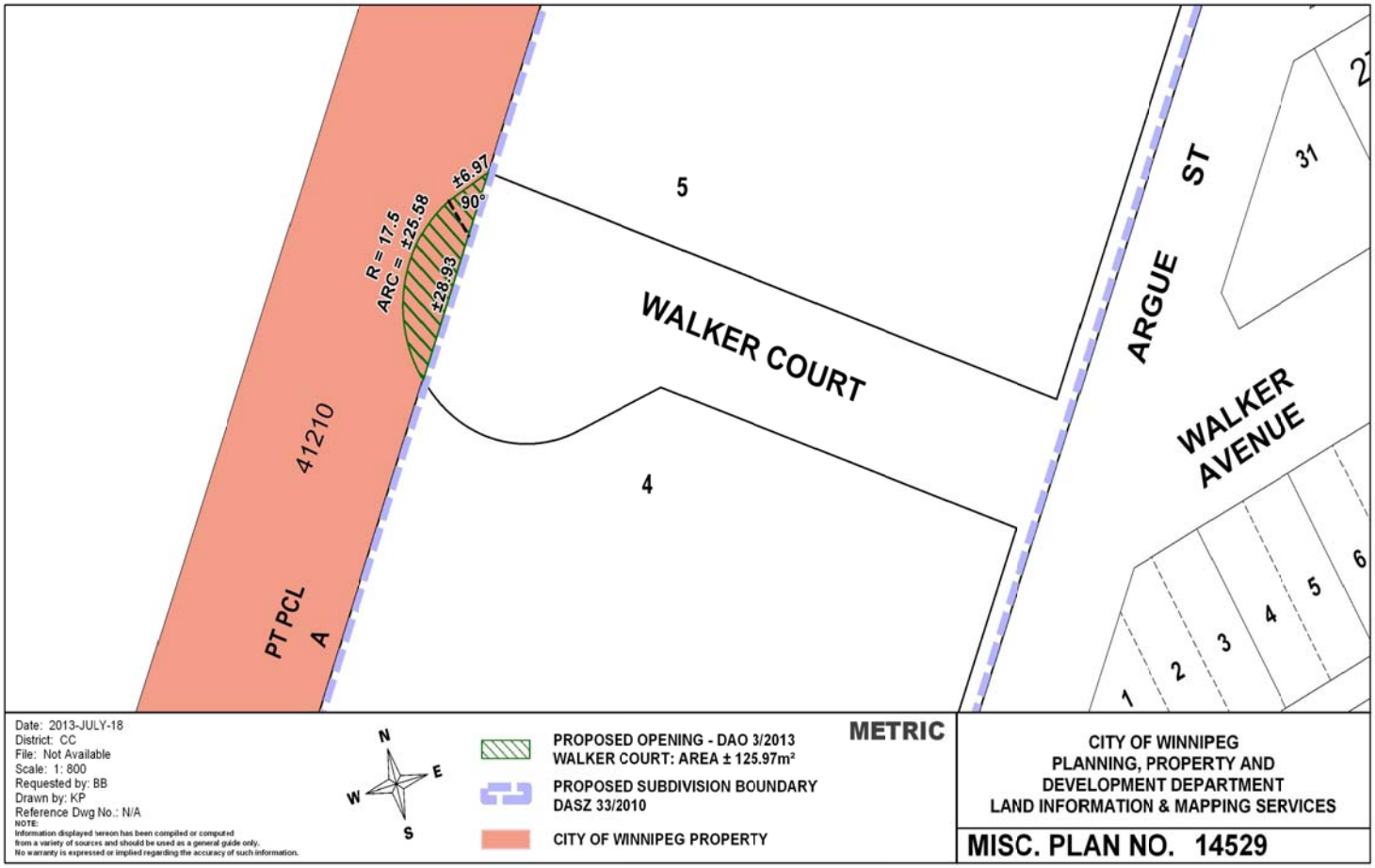
Aerial View of Subject Openings



Miscellaneous Plans




R = 17.5
ARC = ±25.58
±28.93
±6.97
90°
5
4
WALKER COURT
ARGUE ST
WALKER AVENUE
41210
PT PCL A
31
1
2
3
4
5
6
Date: 2013-JULY-18
District: CC
File: Not Available
Scale: 1: 800
Requested by: BB
Drawn by: KP
Reference Dwg No.: N/A
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.
N
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S
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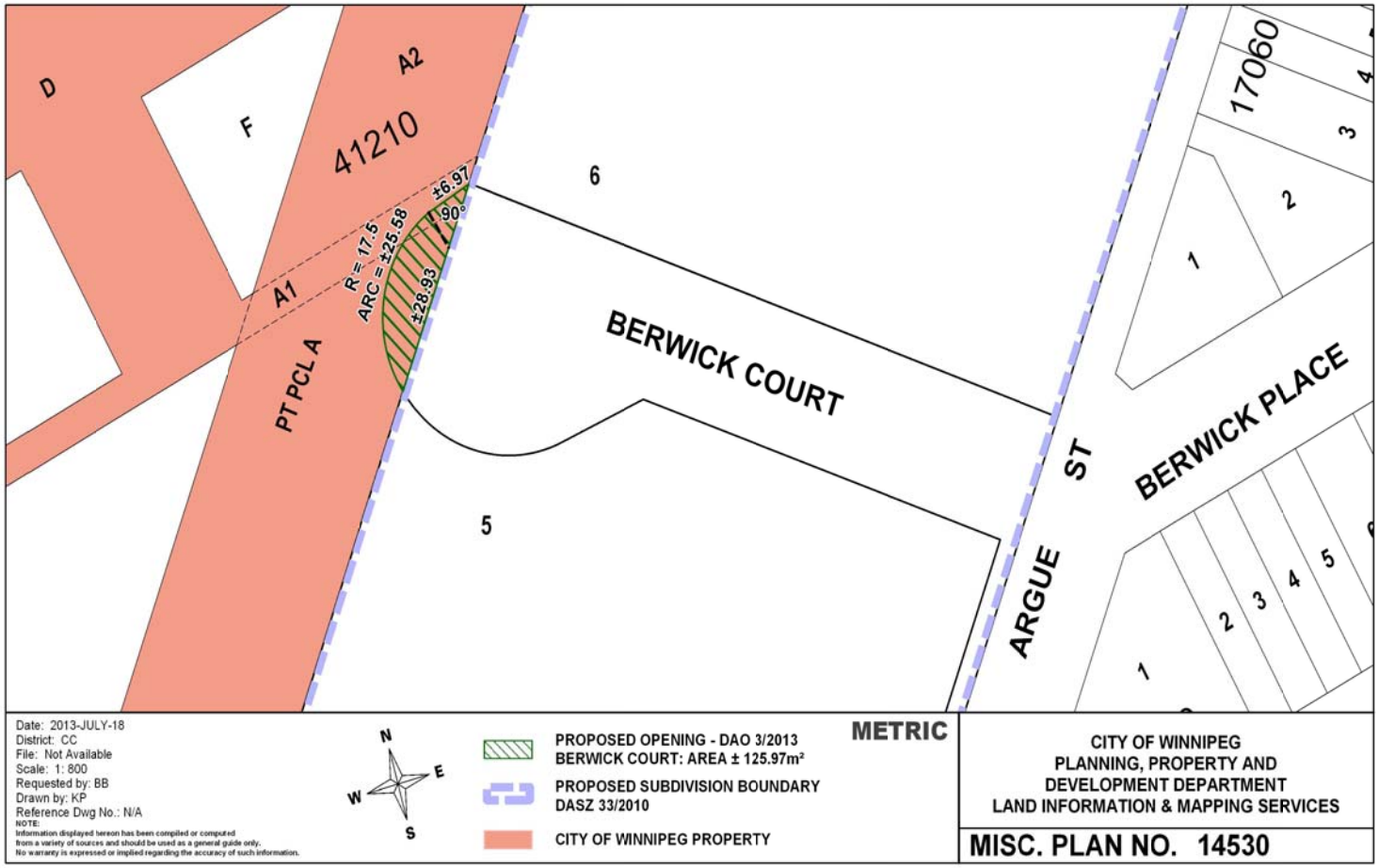
PROPOSED OPENING - DAO 3/2013
WALKER COURT: AREA ± 125.97m²
PROPOSED SUBDIVISION BOUNDARY
DASZ 33/2010
CITY OF WINNIPEG PROPERTY
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14529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A2
41210
A1
PT PCL A
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±6.97
90°
R = 17.5
ARC = ±25.58
±28.93
BERWICK COURT
ARGUE ST
BERWICK PLACE
17060
1
2
3
4
5
Date: 2013-JULY-18
District: CC
File: Not Available
Scale: 1: 800
Requested by: BB
Drawn by: KP
Reference Dwg No.: N/A
NOTE:
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N
E
S
W
PROPOSED OPENING - DAO 3/2013
BERWICK COURT: AREA ± 125.97m²
PROPOSED SUBDIVISION BOUNDARY
DASZ 33/2010
CITY OF WINNIPEG PROPERTY
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14530