Minute No. 191
Report – Standing Policy Committee on Property and Development – January 14, 2014

Item No. 3 **Closing – part of Ravelston Avenue West between Chrislind and Bradley Streets, for incorporation into DASZ 39/2013 (Transcona Ward)**
File DAC 13/2013 [c/r SPA 3/2013 and DASZ 39/2013]

On January 22, 2014, the Executive Policy Committee referred the matter back to the Standing Policy Committee on Property and Development.

Report – Standing Policy Committee on Property and Development – January 14, 2014

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 22, 2014, the Executive Policy Committee referred the matter back to the Standing Policy Committee on Property and Development.

STANDING COMMITTEE RECOMMENDATION:

On January 14, 2014, the Standing Policy Committee on Property and Development forwarded the matter without recommendation to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On December 10, 2013, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and forwarded the following to the Standing Policy Committee on Property and Development:

1. That the street closing as shown on Misc. Plan No. 14268/8 be approved and that the land be declared surplus to the City's needs, subject to the following conditions:

    A. That the legal and physical closing be done in coordination with the Kildare Avenue extension/new Transcona Boulevard.

    B. That the physical closing not take place until construction of the street is completed.

2. 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 closing in accordance with Misc. Plan No. 14268/8.

3. 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 – January 14, 2014

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

On November 19, 2013, the East Kildonan-Transcona Community Committee did not hear any representation on the application and further adjourned the public hearing to its meeting on December 10, 2013 at 6:00 p.m. in the Council Building, 510 Main Street.

On October 15, 2013, the East Kildonan-Transcona Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on November 19, 2013 at 6:00 p.m. in the Council Building, 510 Main Street.

PUBLIC HEARING SUMMARY

File:	DAC 13/2013
Before:	East Kildonan-Transcona Community Committee Councillor Steen, Chairperson Councillor Browaty Councillor Wyatt
Public Hearing:	November 19, 2013 Council Building, 510 Main Street
Applicant:	City of Winnipeg (Director of Planning, Property and Development)
Premises Affected:	part of Ravelston Avenue West between Chrislind and Bradley Streets
Exhibits Filed:	1. Report from the Real Property Officer dated September 25, 2013 2. Inspection Report 3. Communication dated October 15, 2013, from Sheri Grift in opposition to the application 4. Notice of Adjournment dated October 18, 2013 5. Notice of Adjournment dated November 22, 2013

REPRESENTATIONS:

In Support:

Mr. B. Lucyk, Supervisor of Sales and Acquisition, Planning, Property and Development Department
Mr. J. Zabudney, Manager of Real Estate, Planning, Property and Development Department

In Opposition:

Sheri Grift
Robert Nelson

For Information:

Susan Richardson

For the City:

Mr. B. Buyachok, Real Property Officer, Planning, Property and Development Department
Mr. G. Jasper, Land Development Engineer, Planning, Property and Development Department
Mr. M. Pyl, Planner, Planning, Property and Development Department
Mr. K. Raban, Land Development Administrator, Planning, Property and Development Department

Exhibit "1" referred to in File DAC 13/2013

ADMINISTRATIVE REPORT

Title: **DAC 13/2013: TO SEEK COUNCIL APPROVAL FOR THE PROPOSED CLOSING OF PART OF RAVELSTON AVENUE WEST BETWEEN CHRISLIND AND BRADLEY STREETS , FOR INCORPORATION INTO DASZ 39/2013**

Critical Path: **EAST KILDONAN - TRANSCONA COMMUNITY COMMITTEE – STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT - EXECUTIVE POLICY COMMITTEE – COUNCIL**

AUTHORIZATION

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

RECOMMENDATIONS

1. That the proposed street closing as shown on Misc. Plan No. 14268/8 be approved and that the land be declared surplus to the City's needs.

2. 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 closing in accordance with Misc. Plan No. 14268/8.

3. 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

All street and lane closings require the consideration of the Community Committee.

IMPLICATIONS OF THE RECOMMENDATIONS

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

Costs associated with the street closing are the responsibility of the Planning, Property and Development Department and are within the approved current and/or capital budget and considered immaterial in nature.

HISTORY

The Real Estate Division of the Planning, Property and Development Department has made an application to close the portion of Ravelston Avenue West so identified on the attached copy of Misc. Plan No. 14268/8. The Ravelston Avenue closing is to be incorporated into DASZ 39/2013, an application to subdivide and rezone the adjoining property as part of the Complete Communities Direction Strategy and the Transcona West Area Structure Plan. The site is intended to be developed into a high density, mixed use, transit oriented development that will include the integration of a multi-use recreation area.

The subject property is the former location of the City of Winnipeg District No. 4 Operations and Waterworks, Waste and Disposal Departments. On May 24, 2006, Council declared 1500 Plessis Road/849 Ravelston Avenue West as surplus when vacated and to be made available for sale in accordance with the Public Works – Water and Waste Facilities Master Plan.

Ravelston Avenue West provides vehicular access westward from Plessis Road. The portions proposed to be closed will become redundant once the extension of Kildare Avenue through the subdivision area is completed and connects by way of a rail crossing to the proposed Edward Schreyer Parkway. Bienvenu Street which presently connects to Ravelston will also be extended to the Kildare Avenue extension. The new streets proposed to be opened will be accommodated under subdivision/rezoning application DASZ 39/2013.

The subject right of way was created as a Government Road Allowance in 1877 by the original Dominion Government Survey of the Outer Two Miles of the Parish of Kildonan. Metro By-law 369 passed by Council on March 28, 1963 and further amended by Metro By-law 557 passed by Council on February 13, 1964 changed the name of the subject Public Road, known as Westgate Avenue, to Ravelston Avenue. On April 6, 1983, Council passed By-law 3437/83 which changed the name of the street to its present designation of Ravelston Avenue West.

CONSULTATION

In preparing this Report there was consultation with:

Internal Consultation:

There was consultation with the affected Civic departments.

External Consultation:

Manitoba Hydro, Centra Gas, MTS Inc., Shaw Cablesystems, Bell Canada, Norscan TeraSpan and Telus.
Rogers Communications, Imperial Oil and Fibre did not respond to the request for comments on this proposal.

SUBMITTED BY

Department: Planning, Property and Development
Division: Land Development, Geomatics and Land Information Services
Prepared by: Bohdan Buyachok, Real Property Officer
Date: September 25, 2013
File No.

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APPENDIX "A"

Administrative Approval

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

Administrative Comments

The Transportation Division of the Public Works Department has been advised by the Streets Maintenance Division that the City Yard at 849 Ravelston Avenue West is still in the process of being decommissioned and that the Winnipeg Fleet Management Agency is working on vacating the premises. Both groups were notified that the subject closure would not take effect for approximately 10 months.

The Traffic Signals Branch of the Public Works Department has identified 1 x 70w and 3 x 100w street lights, all mounted on wood poles, within the subject closing area. The street lights will require removal from the City's street lighting bill.

The Plan Examination Branch of the Planning, Property and Development Department advises that an analysis of the properties adjacent to the street closure will be required to ensure that no buildings will be in contravention of the Manitoba Building Code. This will include an analysis of the unprotected openings and fire resistance ratings of the north exposing building faces of any building on the following properties: 1001 Regent Avenue W., 901 Regent Avenue W. and 401 Chrislind Street. If the buildings are not compliant due to the subject closing, separate building permits will be required for the affected properties to bring them into compliance.

Easements

The Engineering Division of the Water and Waste Department has identified an existing 600mm feedermain and a large diameter concrete trunk sewer within the closing area. Water and Waste will require a blanket easement to protect this infrastructure.

Manitoba Hydro and Centra Gas have also identified services within the closing area and will require easements for their existing facilities.

No permanent structures will be allowed within the easement areas.

Any removal or relocation of existing facilities as a result of the proposed street closing will be at the expense of the applicant.

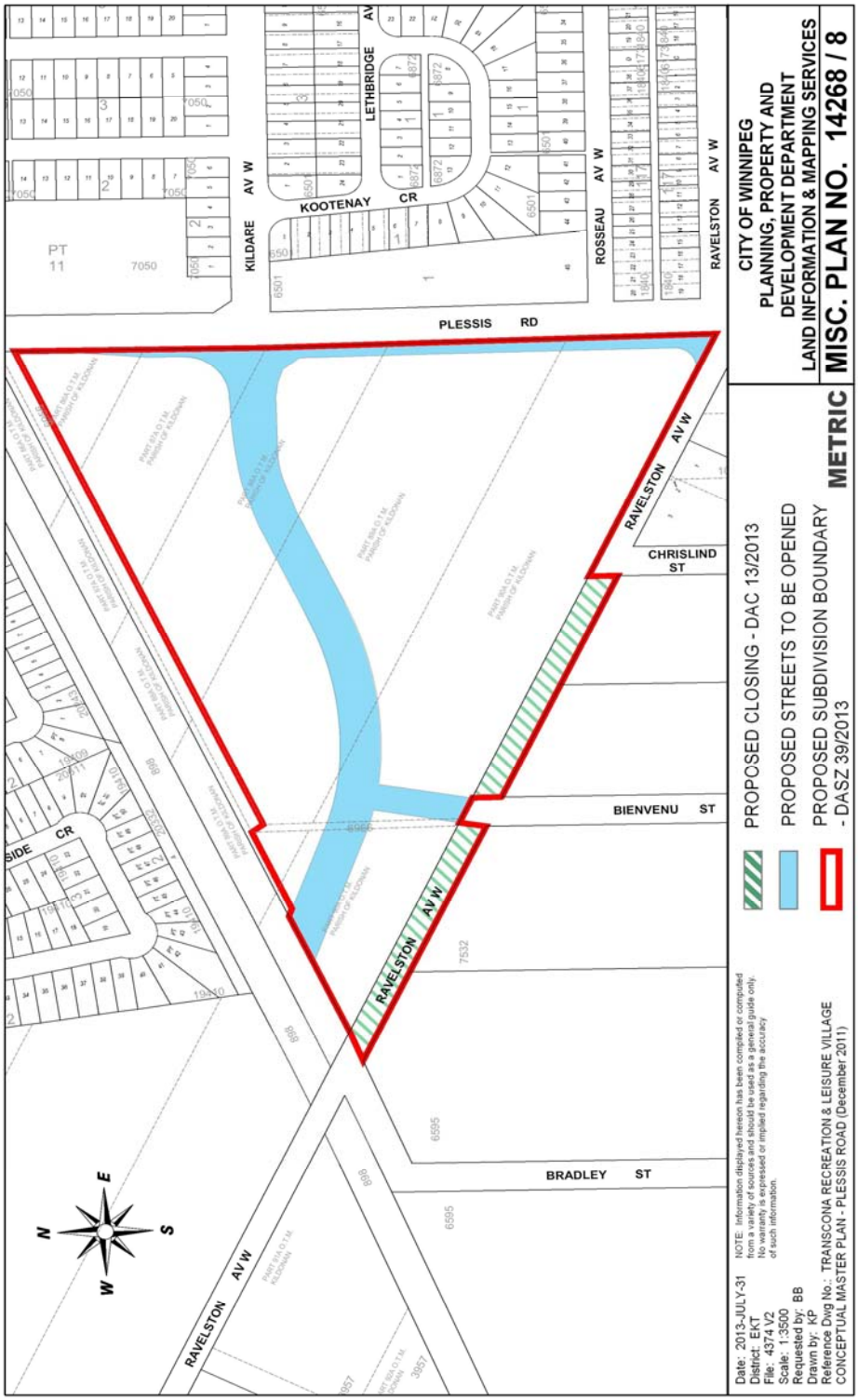
Transfer of Jurisdiction Over Public Rights-of-Way

The street must be legally closed before it may be incorporated into the subdivision and sold. Title to all public rights of way in Manitoba is vested in the name of the Province. The registration in the Winnipeg Land Titles Office of a closing by-law removes the public right of way status from the land and vests the ownership of the property in the City's name. The City is not entitled to dispose of the land until this has been done.

Aerial View of Subject Closing



Miscellaneous Plan


CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14268 / 8
METRIC
PROPOSED CLOSING - DAC 13/2013
PROPOSED STREETS TO BE OPENED
PROPOSED SUBDIVISION BOUNDARY
- DASZ 39/2013
Date: 2013-JULY-31
District: EKT
File: 4374 V2
Scale: 1:3500
Requested by: BB
Drawn by: KP
Reference Dwg No.: TRANSCONA RECREATION & LEISURE VILLAGE
CONCEPTUAL MASTER PLAN - PLESSIS ROAD (December 2011)
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.
PLESSIS RD
KILDARE AV W
KOOTENAY CR
LETHBRIDGE AV
ROSSEAU AV W
RAVELSTON AV W
CHRISLIND ST
BIENVENU ST
BRADLEY ST
SIDE CR
N
E
S
W