Agenda – Executive Policy Committee – April 23, 2014

Report – Standing Policy Committee on Property and Development – April 15, 2014

Item No. 4 **Opening – east and west sides of Plessis Road between Pandora Avenue West and CNR Plan No. 7048 WLTO and northwest and southeast corners of Plessis Road and Dugald Road (Transcona Ward) File DAO 2/2014**

STANDING COMMITTEE RECOMMENDATION:

On April 15, 2014, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the following to Council:

1. That the street openings as shown on Misc. Plan Nos. 14293/5, 14293/6 and 14293/7 be approved.

2. That the Director of Legal Services and City Solicitor be instructed to prepare the necessary by-law(s) for submission to Council to effect the street openings in accordance with Misc. Plan Nos. 14293/5, 14293/6 and 14293/7.

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

Agenda – Executive Policy Committee – April 23, 2014

Report – Standing Policy Committee on Property and Development – April 15, 2014

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On April 15, 2014, 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 COMMMITTE RECOMMENDATION:

On March 18, 2014, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded to the Standing Policy Committee on Property and Development.

ADMINISTRATIVE REPORT

Title: **DAO 2/2014: TO SEEK COUNCIL APPROVAL FOR THE PROPOSED OPENING OF THE EAST AND WEST SIDES OF PLESSIS ROAD BETWEEN PANDORA AVENUE WEST AND CNR PLAN NO. 7048 WLTO AND PROPOSED OPENING OF THE NORTHWEST AND SOUTHEAST CORNERS OF PLESSIS AND DUGALD ROADS**

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 openings as shown on Misc. Plan Nos. 14293/5, 14293/6 and 14293/7 be approved.

2. That the Director of Legal Services and City Solicitor be instructed to prepare the necessary by-law(s) for submission to Council to effect the street openings in accordance with Misc. Plan Nos. 14293/5, 14293/6 and 14293/7.

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 openings not meeting 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, require the consideration of the Community Committee.

IMPLICATIONS OF THE RECOMMENDATIONS

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

Funding for the preparation and registration of the documents required to dedicate the land as public street has been provided by the Public Works Department. These costs are within the approved current and/or capital budget and are considered to be immaterial in nature.

HISTORY

The Planning, Property and Development Department is proceeding with an application on behalf of the Public Works Department, to open the portions of Plessis Road so identified on the attached copies of Misc. Plan Nos. 14293/5, 14293/6 and 14293/7.

The openings are required in order to accommodate transportation requirements and roadway improvements as part of the Plessis Road Twinning and Grade Separation Project. This project is included in the Public Works Department's 2012 Capital Budget and 2013 to 2017 Five Year Forecast which was approved by Council at its meeting held on December 13, 2011.

The Real Estate Division is in the process of completing the land assembly requirements for the subject openings. The following is the status of the ownership acquired to date:

Misc. Plan No. 14293/5:

The opening requirement within property belonging to the Grace Canadian Reformed Church (Lot 1, Plan 34348 WLTO) has been secured by way of a reversionary interest registered via Caveat No. 3846857 against title to the land. The balance of the land required for the opening is now City property (Parcels "A" and "B", Plan 55003 WLTO) acquired from the adjoining owners through expropriation.

Misc. Plan No. 14293/6:

Property on the west side of Plessis Road was acquired by the City by way of Purchase and Sales Agreements (Lots 5 and 7, Plan 19188 WLTO) and expropriation (Parcel "C", Plan 55003 WLTO). The property requirements on the east side of Plessis Road have not been secured. Negotiations with Canadian National Railway Company (Part Plan 7048 WLTO) and Freshwater Fish Marketing Corporation (Plan 10744 WLTO) are ongoing.

Misc. Plan No. 14293/7:

The opening requirement is within City property (Part Parcel 3, Plan 7833 WLTO and Part Fractional SE ¼ 6-11-4 EPM).

Instructions to Legal Services for the preparation of the necessary By-law opening the portions of the subject properties belonging to Fresh Water Fish Marketing Corporation and Canadian National Railway Company as "Plessis Road" will be held in abeyance until such time as the Real Estate Division has successfully completed negotiations for the acquisitions.

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 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: February 28, 2014
File No.

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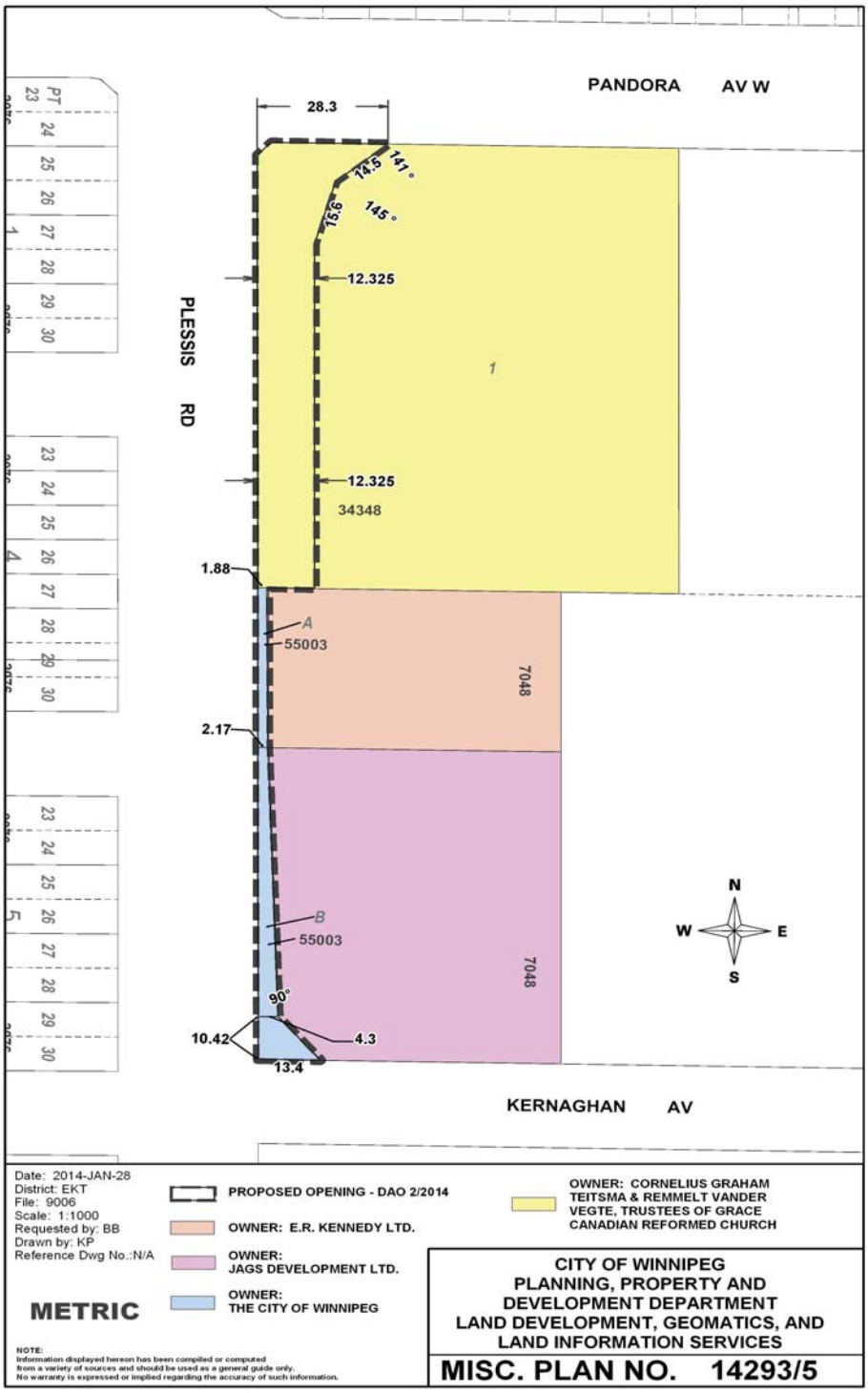
APPENDIX "A"

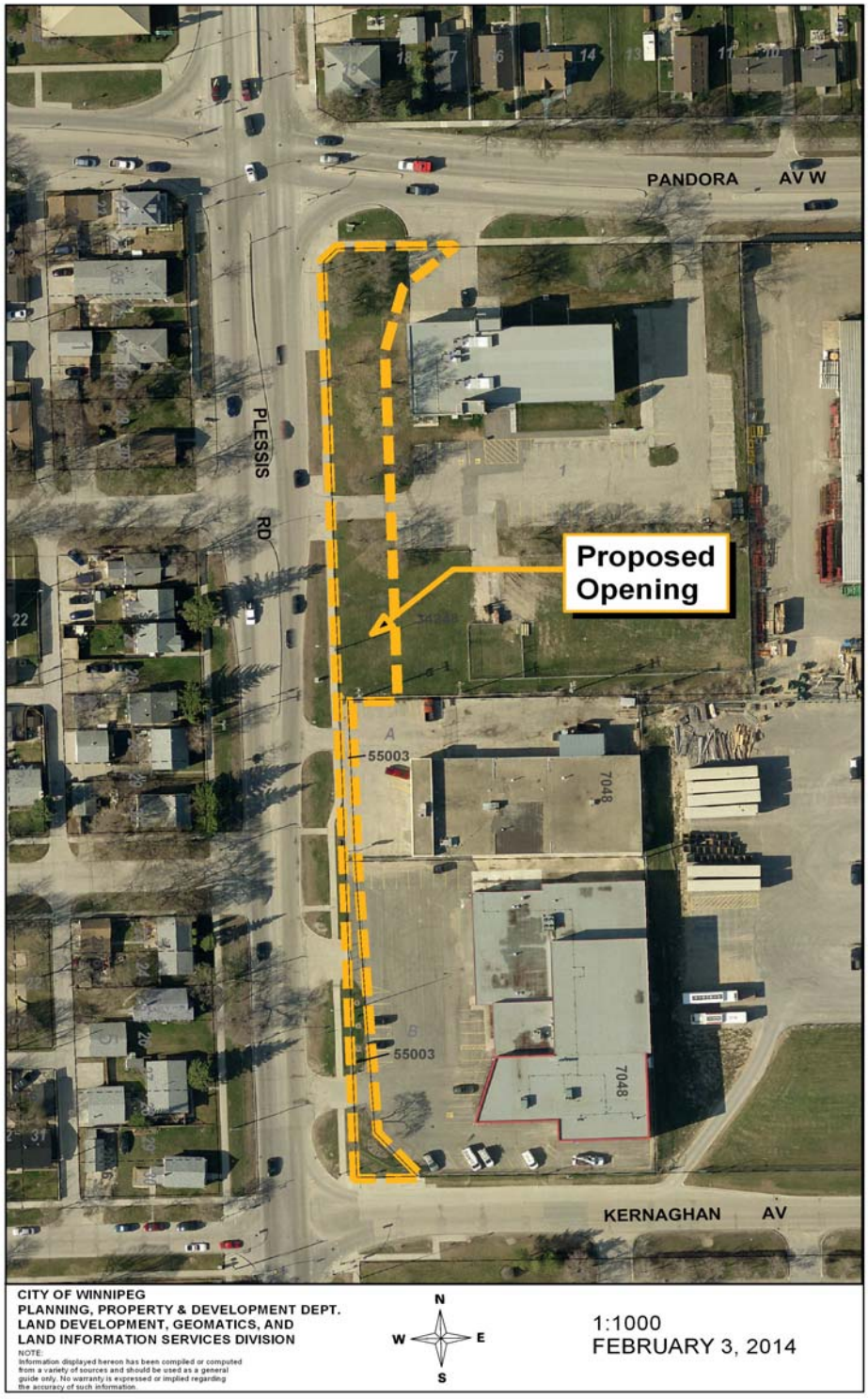
Administrative Approval

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

Miscellaneous Plan 14293/5



Aerial View


PANDORA AV W
PLESSIS RD
Proposed Opening
55003
55003
7048
7048
KERNAGHAN AV
CITY OF WINNIPEG
PLANNING, PROPERTY & DEVELOPMENT DEPT.
LAND DEVELOPMENT, GEOMATICS, AND
LAND INFORMATION SERVICES DIVISION
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.
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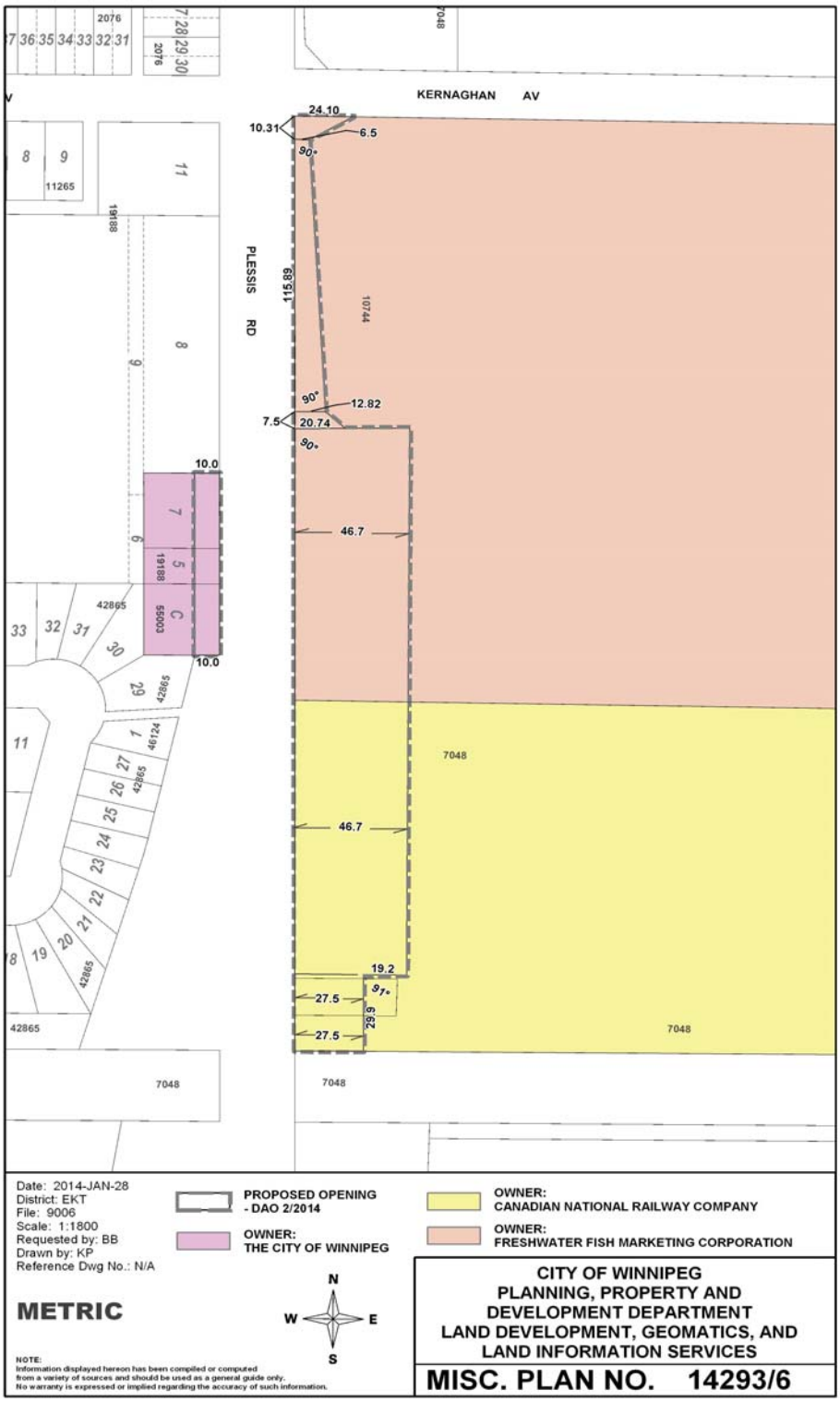
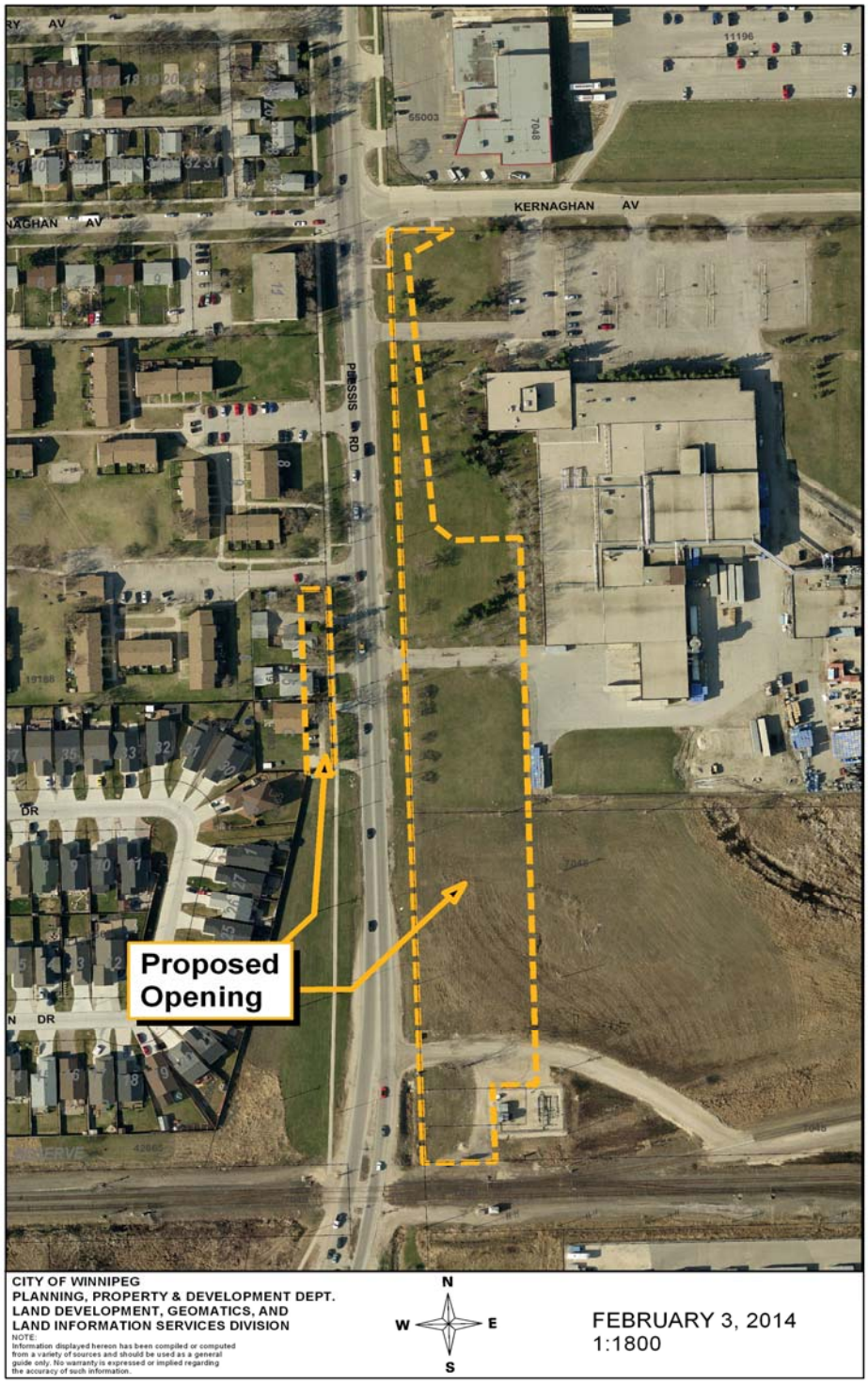
Miscellaneous Plan 14293/6



Aerial View


KERNAGHAN AV
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Proposed Opening
CITY OF WINNIPEG
PLANNING, PROPERTY & DEVELOPMENT DEPT.
LAND DEVELOPMENT, GEOMATICS, AND
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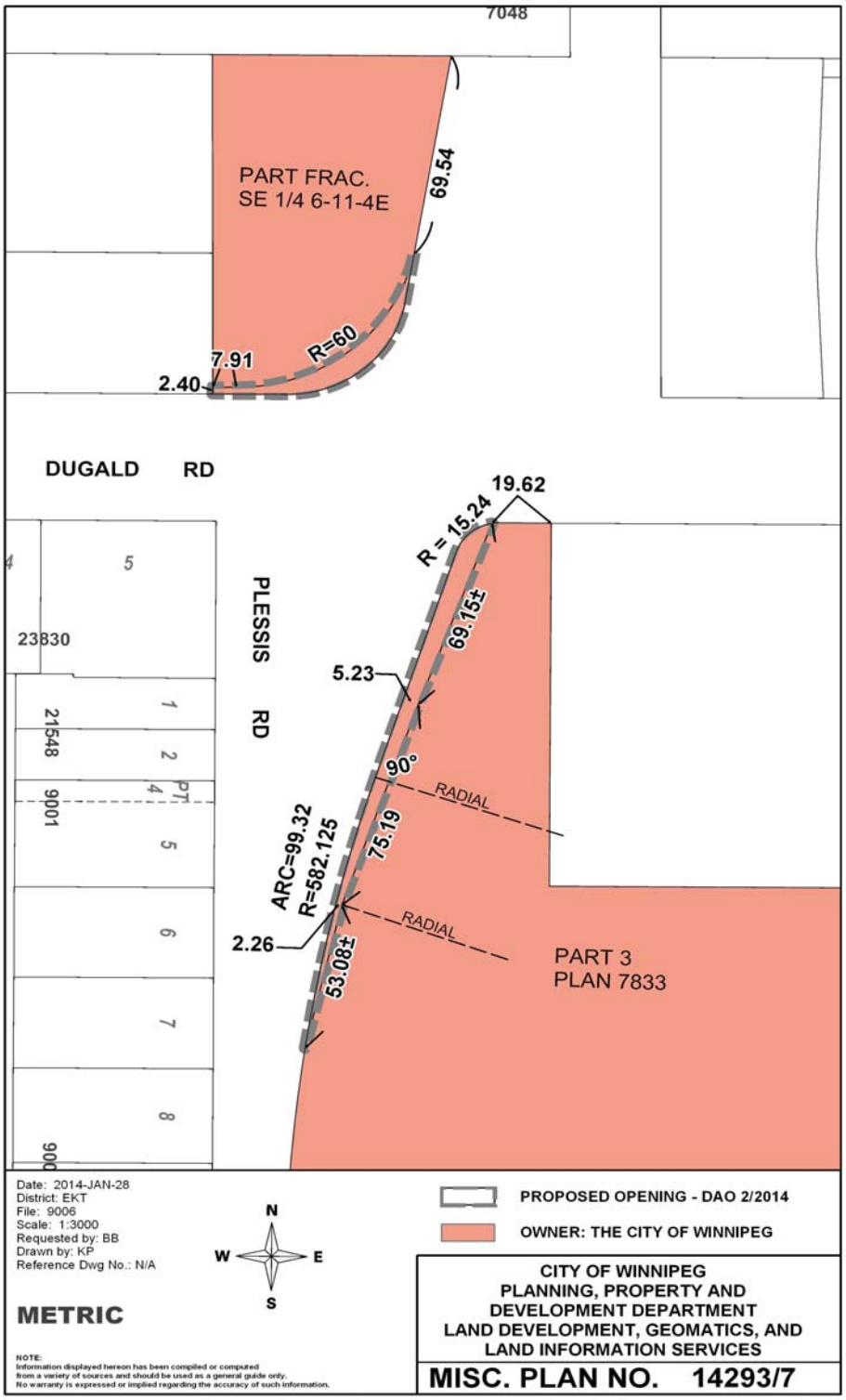
Miscellaneous Plan 14293/7



Aerial View


Proposed Opening
DUGALD RD
PLESSIS RD
Proposed Opening
CITY OF WINNIPEG
PLANNING, PROPERTY & DEVELOPMENT DEPT.
LAND DEVELOPMENT, GEOMATICS,
AND LAND INFORMATION SERVICES DIVISION
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