Agenda – Council – March 25, 2015

Report – Standing Policy Committee on Property and Development – March 10, 2015

Item No. 8 Openings - Chief Peguis Trail Street Openings and Rededications (North Kildonan Ward)
File DAO 2/2013

STANDING COMMITTEE RECOMMENDATION:

On March 18, 2015, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the street openings as shown on Misc. Plan Nos. 14660, 14662, 14663 and 14664 be approved.

2. That the street rededications as shown on Misc. Plan Nos. 14663 and 14664 be approved.

3. 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. 14660, 14662, 14663 and 14664.

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 – March 10, 2015

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 18, 2015, 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 March 10, 2015, 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 February 19, 2015, 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: **DAO 2/2013: CHIEF PEGUIS TRAIL – STREET OPENINGS AND REDEDICATIONS**

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	M. Pittet	N/A	N/A

RECOMMENDATIONS

1. That the proposed street openings as shown on Misc. Plan Nos. 14660, 14662, 14663 and 14664 be approved.

2. That the proposed street rededications as shown on Misc. Plan Nos. 14663 and 14664 be approved.

3. 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. 14660, 14662, 14663 and 14664.

4. 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, closings and rededications require Council approval.

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

On May 27, 2009, Council concurred in the recommendation of the Standing Policy Committee on Infrastructure Renewal and Public Works, as amended by the Executive Policy Committee, and approved the Chief Peguis Trail Extension Project Conceptual Design. One of the recommendations pertained to intersection improvements, roadway realignments and closures as identified in Discussion Section B of the Report of the Winnipeg Public Service dated April 23, 2009. On June 22, 2011, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and approved the closing of parts of Raleigh Street and Gateway Road (DAC 7/2011), part of Springfield Road (DAC 8/2011) part of Molson Street (DAC 9/2011) and part of Douglas Avenue (DAC 10/2011) required for the project.

Discussion

The Planning, Property and Development Department is proceeding with an application on behalf of the Public Works Department to open the portions of Chief Peguis Trail, Gateway Road, Raleigh Street, Molson Street and Lagimodiere Boulevard so identified on the attached copies of Misc. Plan Nos. 14660, 14662, 14663 and 14664. The openings are required in order to facilitate the alignment and new right of way boundaries created as a result of the Chief Peguis Trail extension. The extension has been in use as a public right of way since December of 2011.

As part of this application, portions of existing rights of way will be rededicated as Chief Peguis Trail, Douglas Avenue, Henderson Highway, Gilmore Avenue, Raleigh Street and Gateway Road so identified on the attached copies of Misc. Plan Nos. 14663 and 14664. The rededications will provide a consistent naming to Chief Peguis Trail between Henderson Highway and Lagimodiere Boulevard and clarify the designations of various rights of way affected by the Chief Peguis Trail Extension Project.

A detailed synopsis of the subject opening and rededication requirements in relation to the closings approved by Council in 2011 appears in Appendix “B” of this report.

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. 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:	January 21, 2015
File No.	DAO 2/2013

Attachments

Appendix “A” – Administrative Approval
Appendix “B” - Synopsis

V:\development applications\daoc\dev application2013\dao2_2013\final_report\dao2.13rpt

O:\Reports Directive\Development and Inspections\Geomatics\DAO 2.13 RPT_Chief Peguis Trail

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 or rededications.

APPENDIX "B"

Synopsis

Misc. Plan No. 14664

Opening

The opening forms part of the closing of Douglas Avenue (DAC 10/2011) required to accommodate the new Chief Peguis Trail pavement and the multi-use pathway on the north side of the facility. The City is the owner of the subject land. The opening also comprises a portion of Lot 16, Block 4, Plan 9133 WLTO (63 Pinecrest Bay) as shown on Misc. Plan No. 13633/3 attached. The City successfully completed negotiations for the acquisition of the subject property and has registered its interest in the land by way of a Purchase and Sales agreement against title.

Rededication

The rededication of Chief Peguis Trail comprises part of underlying Public Lane, Plan 9133 WLTO, part Public Street, Plans 9076 and 9276 WLTO and part Douglas Avenue, Plan 3228 WLTO. The rededication will provide a consistent naming to the Chief Peguis Trail right of way. Title to these underlying plans is vested in the name of HMQ Manitoba. There are no addressed properties affected.

The rededication of Douglas Avenue comprises part of underlying Henderson Highway, Plan 26466 WLTO. In addition to opening the corner at this location, Plan 26466 widened the south side of Henderson Highway between Douglas and Stuart Avenues. The rededication will provide clarity to the right of way as the subject corner predominantly faces Douglas Avenue. The corner detail is illustrated on the attached copy of Misc. Plan No. 14681. There are no addressed properties affected.

The rededication of Henderson Highway comprises part of underlying Douglas Avenue, Plans 2251 and 3228 WLTO, and part of Public Street, Plan 9076 WLTO. The Douglas Avenue Plans opened the right of way prior to the widening of the east side of Henderson Highway by approximately 4.72m. This portion of Douglas now essentially extends within the widened street. Its rededication, along with that of Public Street Plan 9076, will regularize its designation within the Henderson Highway right of way. The rededication is illustrated on the attached copies of Misc. Plan Nos. 14681 and 14682. There are no addressed properties affected.

Misc. Plan No. 14663

Opening

The opening of Chief Peguis Trail forms part of the closings of Douglas Avenue (DAC 10/2011), Raleigh Street and Gateway Road (DAC 7/2011) and Springfield Road (DAC 8/2011). The Douglas Avenue closing was required to accommodate the new Chief Peguis Trail pavement and the multi-use pathway on the north side of the facility.

The Raleigh and Gateway Road closings were required in order to develop an appropriate intersection at this location. The prospect of operating two major intersections in such close proximity to each other on a high speed facility was neither practical nor desirable. Raleigh has been physically closed where the right of way crosses the new Chief Peguis Trail alignment, with traffic flow north of the extension diverting onto Gilmore Avenue, and traffic flow south of the extension diverting onto Donwood Drive. Gateway Road remains open as a public right of way and has been developed as a multi-lane divided facility.

The Springfield Road closing was required in order to provide appropriate spacing between intersections along Chief Peguis Trail. The right of way has been terminated on both sides of the extension. The concrete pavement west of Spring Valley Road will remain in place for continued access purposes for the properties on either side of the right of way. The portion east of Dunits Drive forms part of a closing application initiated by Palliser Furniture under DAC 6/2012. Its closing and subsequent sale are pending.

The City is the owner of the properties closed under the above noted DAC 10/2011, DAC 7/2011 and DAC 8/2011 applications.

The balance of the properties contained within the Chief Peguis Trail opening are comprised of Blocks 6 to 9, Plan 18363 WLTO, Blocks 23 to 25, Plan 12955 WLTO, part SP Lots 1 and 2, Plan 20959 WLTO, part Water Control Work Plan 8455 WLTO and part of the Northern Extension of Canadian Pacific Railway Plan 78 WLTO. The City is the owner of all of these properties.

The openings of Gateway Road and Raleigh Street on the north and south sides of Chief Peguis Trail are essentially a “housekeeping” matter. The City is the owner of these properties which form part of the Northern Extension of Canadian Pacific Railway Plan No. 78 WLTO. They have never been legally opened as public rights of way.

Rededication

The rededication of Gilmore Avenue comprises part of underlying Raleigh Street, Plan Nos. 8130, 7183 and 78 WLTO. Subsequent to the closure of part of Raleigh processed under DAC 7/2011, the right of way now terminates at Gilmore Avenue. The rededication will provide a consistent designation to the street as it connects from the Gilmore intersection to McIvor Avenue. Titles to the portions of underlying Plans 8130 and 7138 are vested in the name of HMQ Manitoba. The portion contained within Plan 78 is Old System and is in the process of being converted to the Torrens System with title issuing in the name of HMQ Manitoba. There are no addressed properties affected.

The rededication of Chief Peguis Trail comprises part of Public Street Plan 9267 WLTO and part of Raleigh Street, Plan 8130 WLTO. The rededication will provide a consistent naming to the

Chief Peguis Trail right of way. Titles to these underlying plans are vested in the name of HMQ Manitoba. There are no addressed properties affected.

The rededication of Raleigh Street and Gateway Road comprises part of the Northern Extension of Canadian Pacific Railway Plan 78 WLTO. This is also essentially a "housekeeping" matter which will provide a consistent designation to the existing rights of way. The land is presently Old System and is in the process of being converted to the Torrens System with title issuing in the name of HMQ Manitoba. There are no addressed properties affected.

Misc. Plan No. 14662

The opening of Chief Peguis Trail forms part of the closings of Springfield Road (DAC 8/2011) and Molson Street (DAC 9/2011). The rationale for the Springfield Road closing has been provided in the synopsis for Misc. Plan No. 14663 above.

The Molson Street closing was required because the street became incompatible with the new Chief Peguis and Lagimodiere Boulevard intersection. Molson has been terminated with a cul de sac south of Chief Peguis Trail. North of the cul de sac, the new alignment is being utilized for an active transportation path connecting to the new Lagimodiere Boulevard intersection and the main active transportation path along the north side of Chief Peguis Trail. North of the extension, Molson has been terminated directly south of the last private approach.

The City is the owner of the properties closed under the above noted DAC 8/2011 and DAC 9/2011 applications.

The balance of the properties contained within the Chief Peguis Trail opening are comprised of Block 4 and Lots 1 and 2, Block 7, Plan 22524 WLTO, Parcel A, Plan 44283 WLTO, Parcels B and C, Plan 54897 WLTO and Parcels B and C, Plan Deposit 1165/2013 WLTO. The City is the owner of all of these properties with the exception of the Plan Deposit Parcels which are in the process of being acquired from Palliser Furniture.

Misc. Plan No. 14660

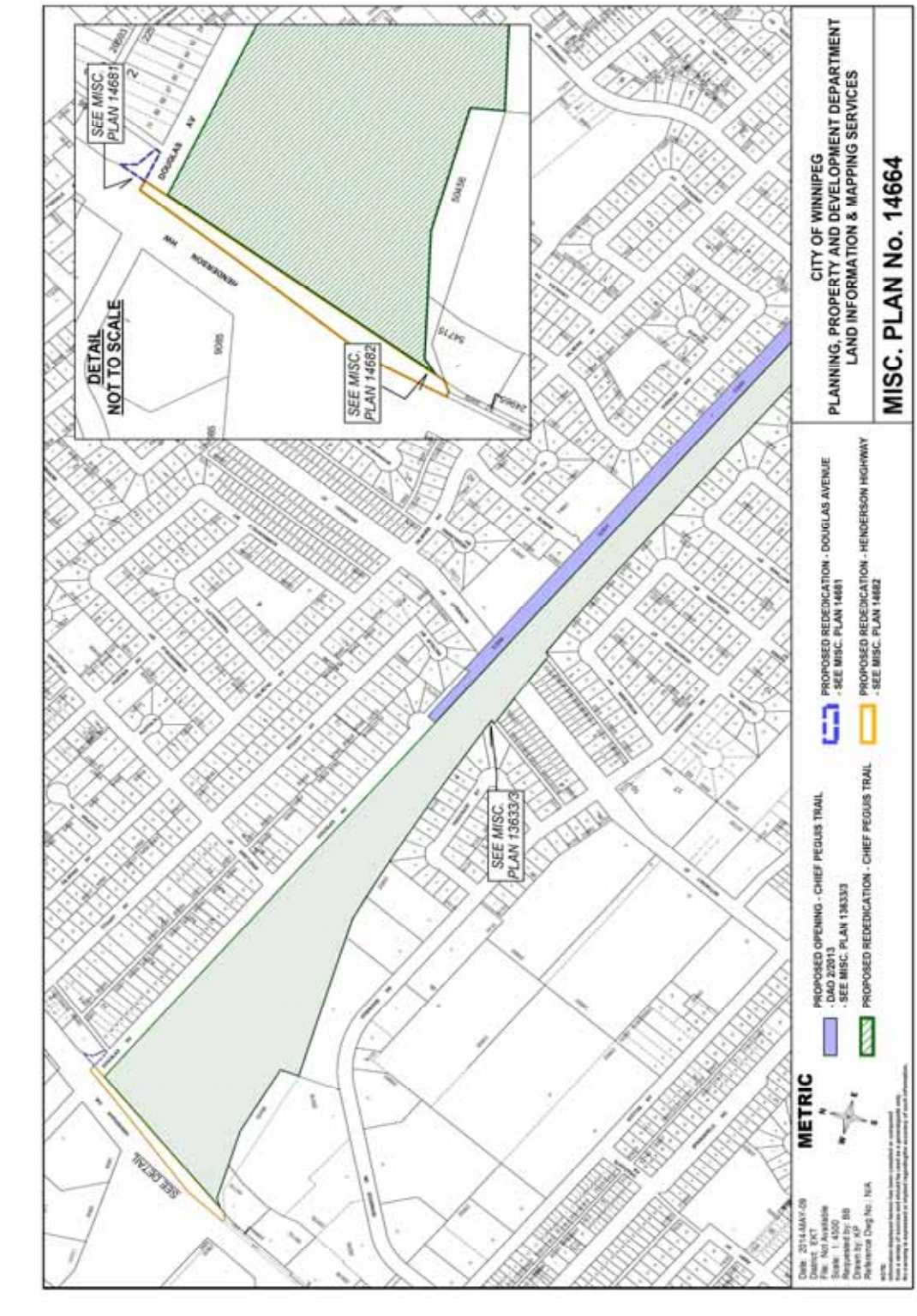
The opening of Chief Peguis Trail forms part of the closing of Molson Street (DAC 9/2011). The rationale for this closing has been provided in the synopsis for Misc. Plan No. 14662 above. The City is the owner of this property.

The balance of the properties contained within the Chief Peguis Trail opening are comprised of part Lot 27, Block 13, Plan 12872 WLTO, part Lot 2, Plan 23380 WLTO and SP Lots 2, 3 and 4, Plan 20761 WLTO. All these properties are owned by the City.

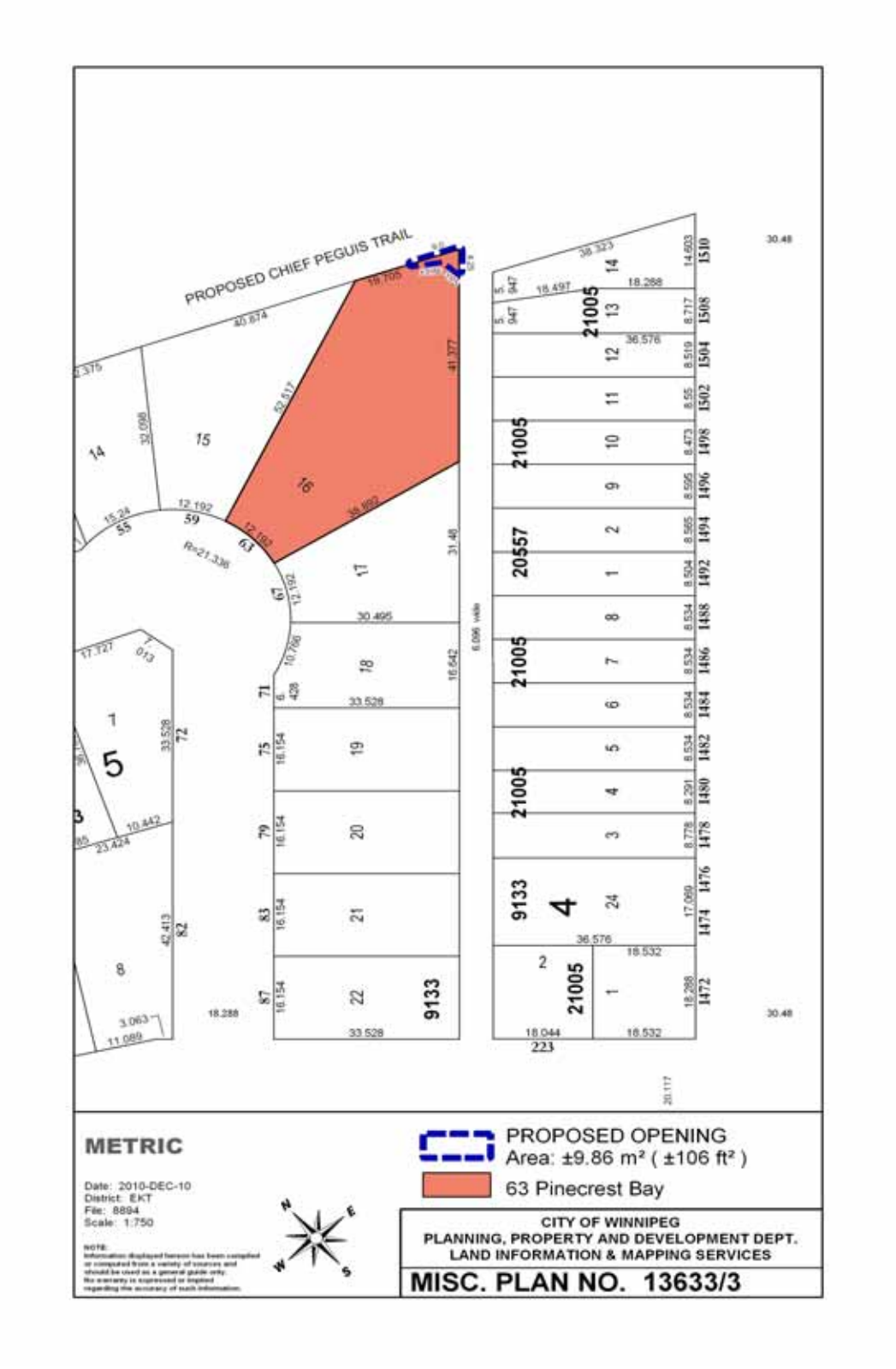
The opening of Molson Street is required in order to accommodate a cul de sac created as a result of the street closing processed under DAC 9/2011. Property required for the opening is comprised of part Lot 2, Plan 23380 WLTO and Part Lot 27, Block 13, Plan 12872 WLTO. Both properties are owned by the City.

The opening of Lagimodiere Boulevard is required in order facilitate roadway improvement and realignment at the Chief Peguis Trail terminus. Property required for the opening is comprised of Part Lot 2, Plan 23380 WLTO. The City is the owner of the subject land.

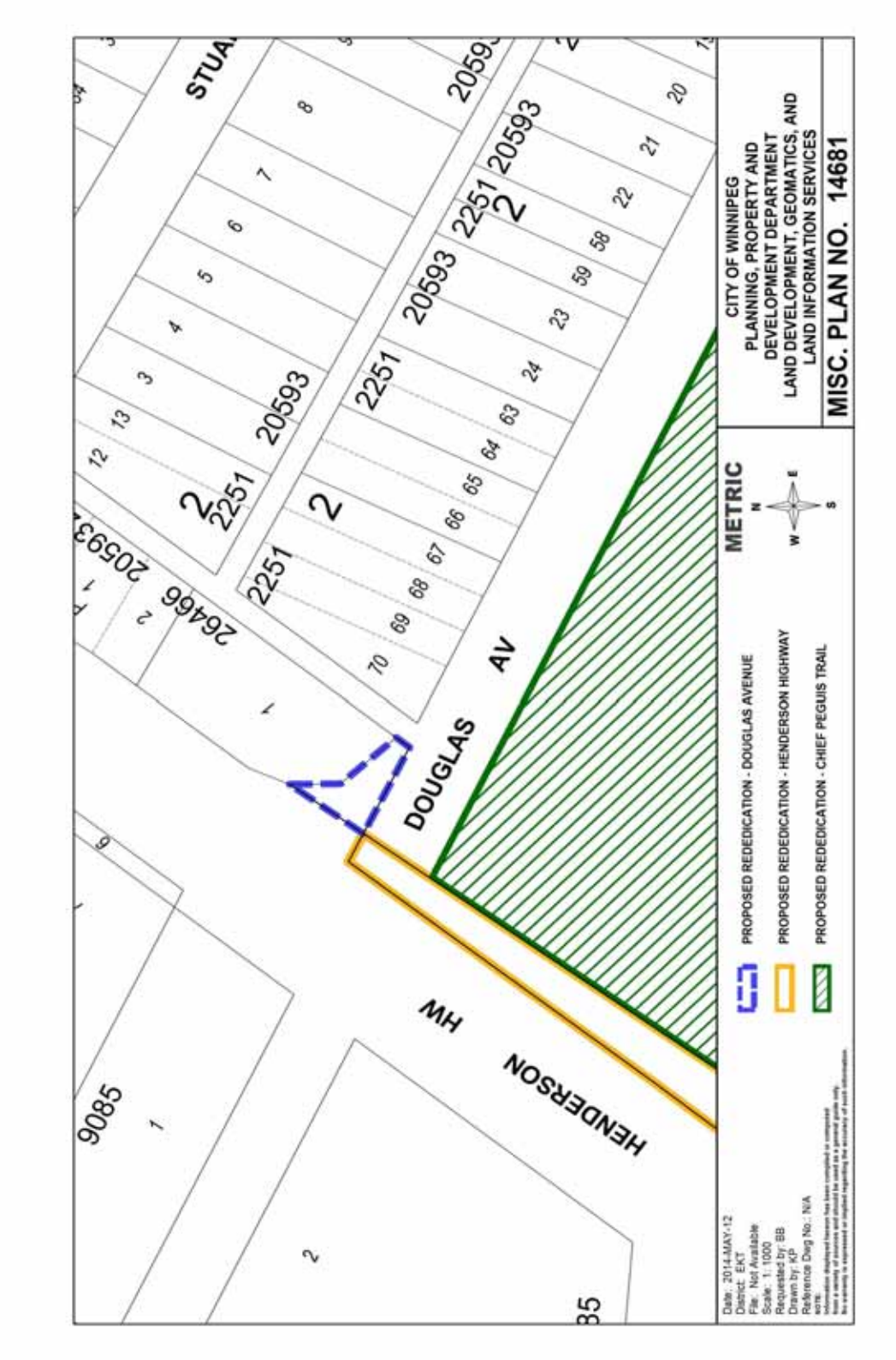
Miscellaneous Plan 14664



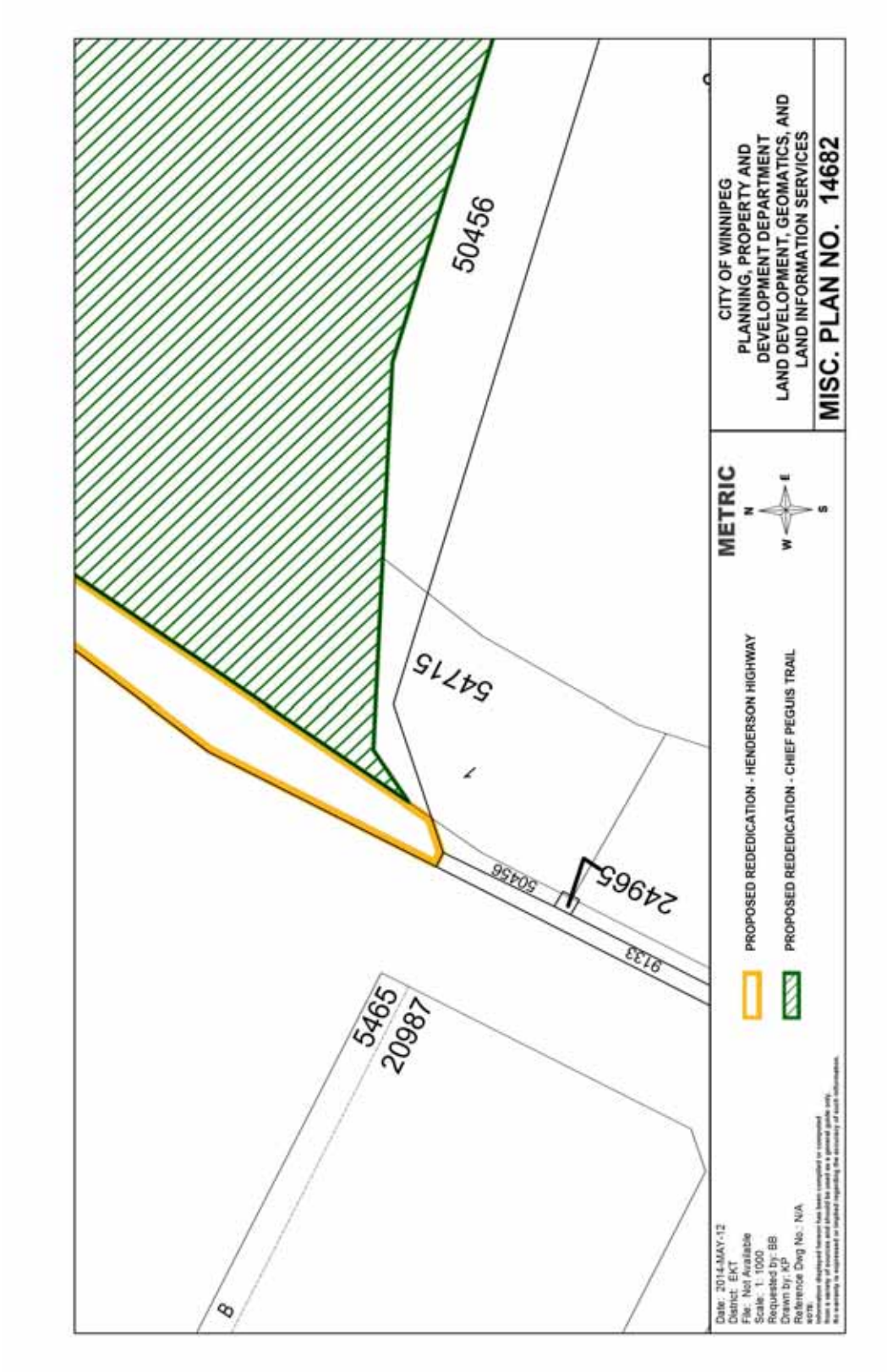
Detail: Miscellaneous Plan 13633/3



Detail: Miscellaneous Plan 14681



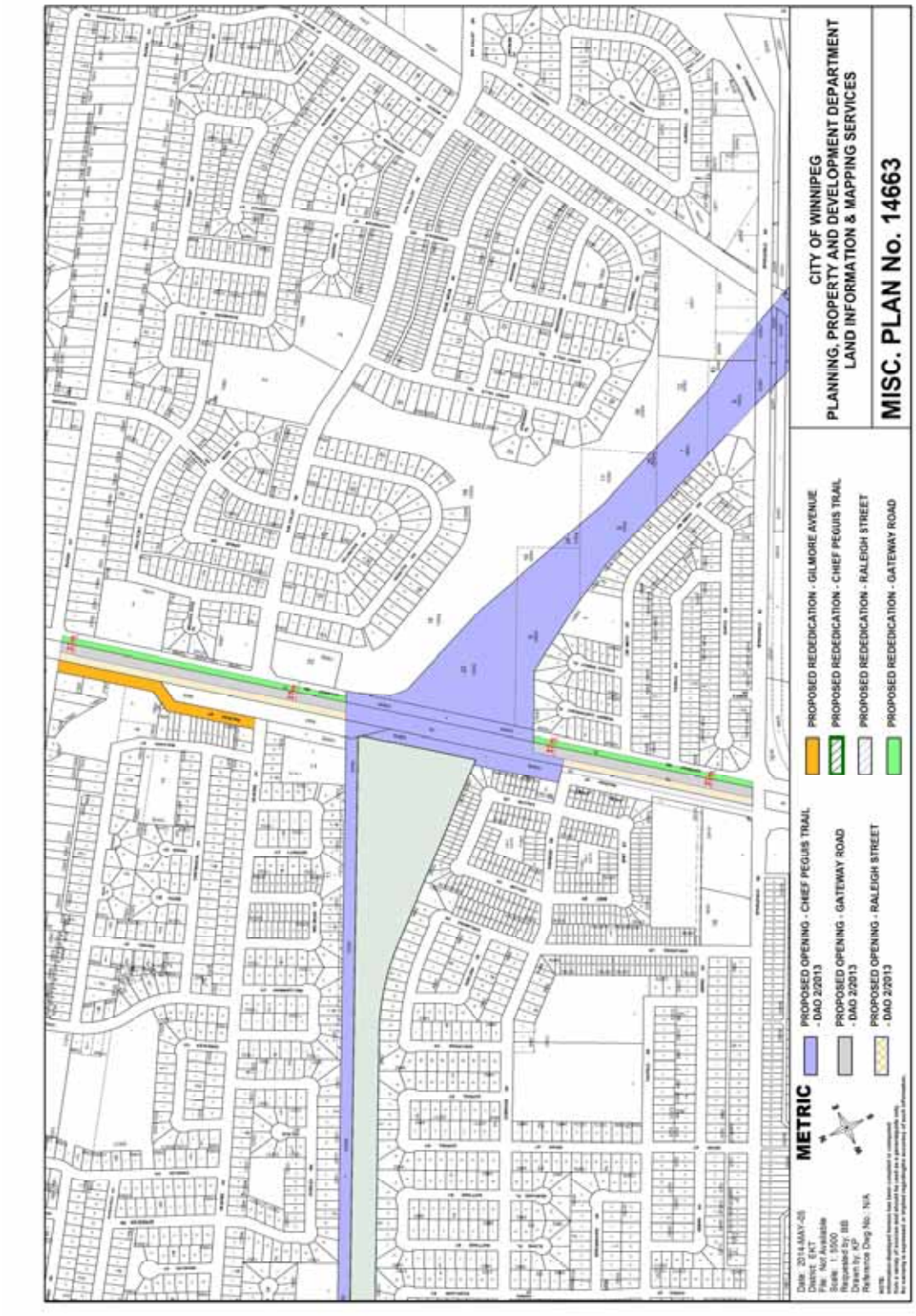
Detail: Miscellaneous Plan 14682



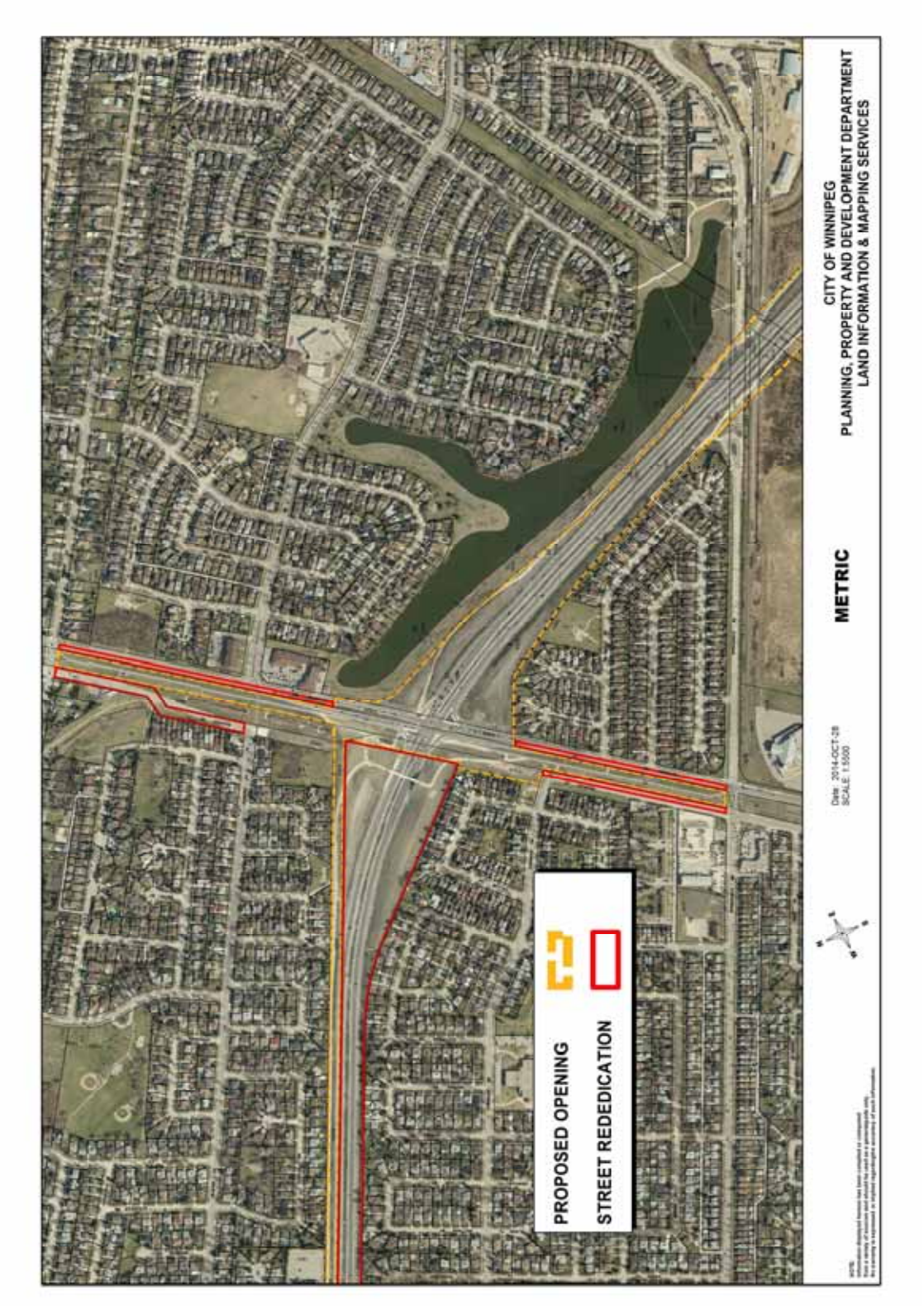
Aerial View


PROPOSED OPENING
PROPOSED REDEDICATION
METRIC
Date: 2014-OCT-28
SCALE: 1:4000
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES

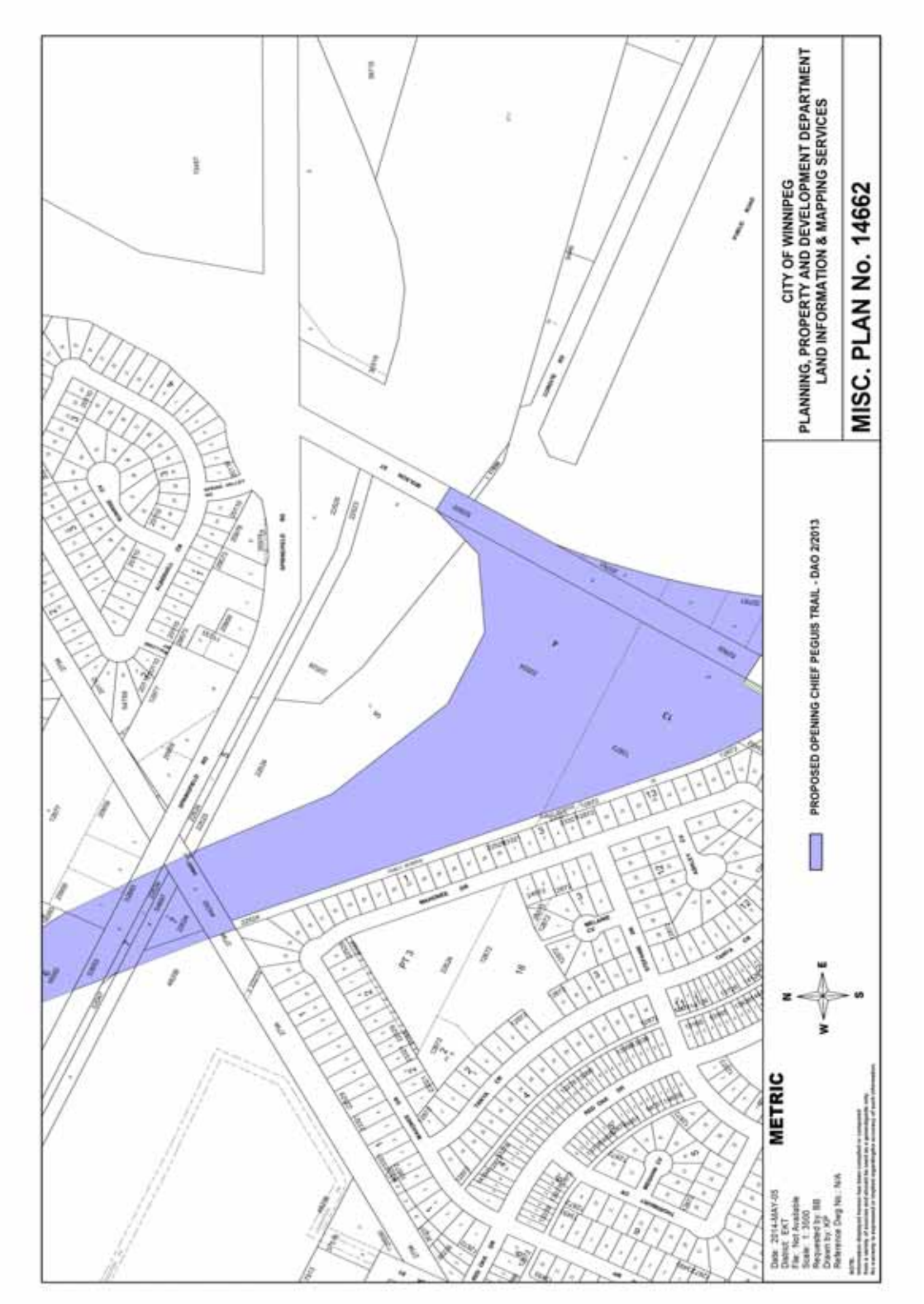
Miscellaneous Plan 14663



Aerial View


PROPOSED OPENING
STREET REDEDICATION
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES

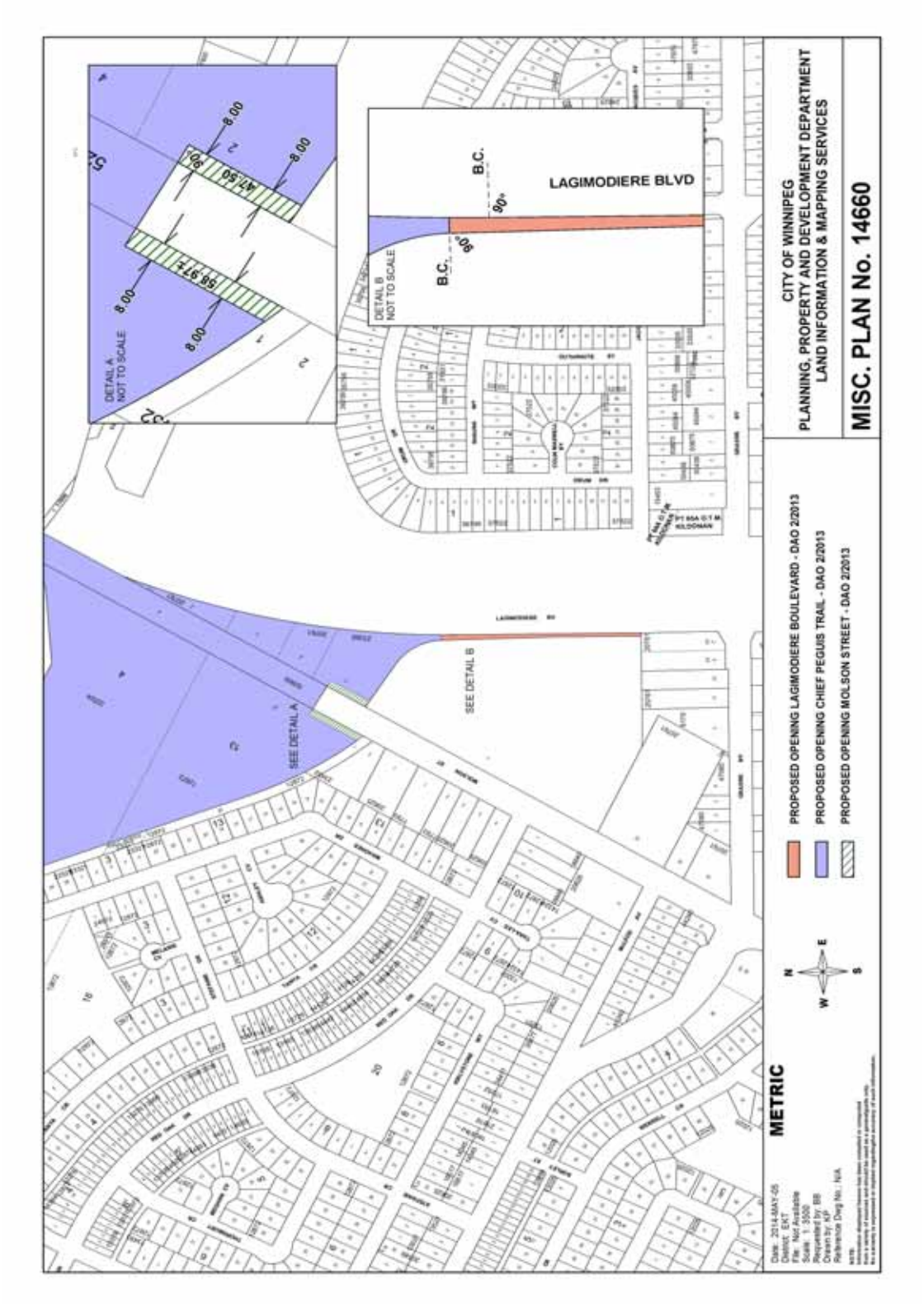
Miscellaneous Plan 14662



Aerial View


PROPOSED
OPENING
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES

Miscellaneous Plan 14660



Aerial View


PROPOSED
OPENING
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
METRIC