Agenda – Council – February 24, 2016

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 16, 2016

Item No. 7 Opening – West Side of Peguis Street, South of CPR Plan 1042 WLTO (Transcona Ward) File DAO 9/2015

STANDING COMMITTEE RECOMMENDATION:

On February 17, 2016, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the street opening as shown on Misc. Plan No. 14767/2 be approved.

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 opening in accordance with Misc. Plan No.14767/2.

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, Heritage and Downtown Development – February 16, 2016

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 17, 2016, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and the East Kildonan-Transcona Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On February 16, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown 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 January 19, 2016, 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, Heritage and Downtown Development.

ADMINISTRATIVE REPORT

Title: **DAO 9/2015: PROPOSED OPENING OF THE WEST SIDE OF PEGUIS STREET, SOUTH OF CPR PLAN 1042 WLTO**

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

AUTHORIZATION

Author	Department Head	CFO	CAO/COO
M. Pittet	J. Kiernan	N/A	N/A

RECOMMENDATIONS

1. That the proposed street opening as shown on Misc. Plan No. 14767/2 be approved.

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 opening in accordance with Misc. Plan No.14767/2.

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 previously approved by Council require the consideration of the Community Committee.

EXECUTIVE SUMMARY

The opening is required in order to accommodate the construction of an active transportation path at this location. It will also provide for a uniform 32.0m width to Peguis Street. This width will conform to the City standard for a four lane roadway which will be constructed as part of the future Devonshire Development on the east side of the right of way. Property required for the opening is owned by Manitoba Hydro. A Purchase and Sales Agreement is presently being negotiated.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no policy, regulatory, environmental, human resource or general 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 budget and are considered to be immaterial in nature.

HISTORY

At its July 17, 2013 meeting, Council concurred in the recommendation of the Executive Policy Committee and approved the subdivision and rezoning of the northwest corner of Ravelston Avenue West and Peguis Street under File DASZ 15/2013. The Report of the Administrative Coordinating Group dated June 10, 2013, recommended that approval of the application be subject to the applicant entering into a Development Agreement with the City, a condition of which was for the construction of a 3.5m wide asphalt multi-use pathway on the west side of Peguis Street from the CPR Keewatin Subdivision to Ravelston Avenue West.

In order to satisfy this condition, it is necessary to acquire portions of two additional properties and legally open them as public right of way. The sketch attached in Appendix "B" of this report illustrates the properties as well as the planned area within DASZ 15/2013. Manitoba Hydro property is the subject of this opening report. Should the Sumka Brothers holding comprise a future subdivision application, the opening will be accommodated at that time as a condition of approval of the subdivision.

In the summer of 2014, Peguis Street south of the subject Hydro property was reconstructed as half of a future four lane roadway, two lanes of which were constructed on the west side of the right of way. This work was done as part of application DASZ 15/2013 where the developer provided 0.913m of their property for street widening purposes. Similarly, the developer for subdivision and rezoning applications DASZ 11/2013 and DASZ 12/2013 on the east side of Peguis has provided 0.913m of their property for future street widening purposes, creating a 32.0m wide right of way which is the City standard for a four lane roadway.

Discussion

The Planning, Property and Development Department is proceeding with an application on behalf of the Public Works Department to open the west side of Peguis Street so identified on the attached copy of Misc. Plan No. 14767/2.

The purpose of the opening is twofold. Firstly, it will satisfy the condition referenced in DASZ 15/2013 for the construction of an active transportation path. Secondly, the opening will provide a uniform width of 32.0m to the right of way from the CPR Keewatin Subdivision to Ravelston Avenue West in conjunction with previous applications DASZ 15/2013, DASZ 11/2013 and DASZ 12/2013.

Property required for the opening is owned by Manitoba Hydro. The Real Estate Division is presently negotiating the terms and conditions for the acquisition of the land.

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.

OURWINNIPEG POLICY ALIGNMENT

Sustainable Transportation is one of four strategies forming the basis of *OurWinnipeg*. Its emphasis is on moving people, goods and services in a way that is socially, environmentally and economically sustainable.

This strategy forms the policy framework for the *Transportation Master Plan* which provides the direction to refine and prioritize specific major street system improvements and supporting policies. While the *Transportation Master Plan* is a long term planning tool, it also includes the more immediate directions required to address the current needs of Winnipeg's transportation system including transportation system improvements.

The subject opening aligns with the overall vision and direction of the *Transportation Master Plan.*

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Land Development, Geomatics and Land Information Services
Prepared by:	Bohdan Buyachok, Real Property Officer
Date:	December 16, 2015
File No.	DAO 9/2015

Attachments

Appendix "A" – Administrative Approval/Comments

Appendix "B" – Miscellaneous Plan, Aerial View and DASZ 15/2013 Sketch

O:\Reports Directive\Land Development, Geomatics and Land Information Services\Geomatics\DAO 9.15 RPT_Peguis

V:\development applications\daoc\dev application2015\dao9_2015\final_report\dao9.15rpt

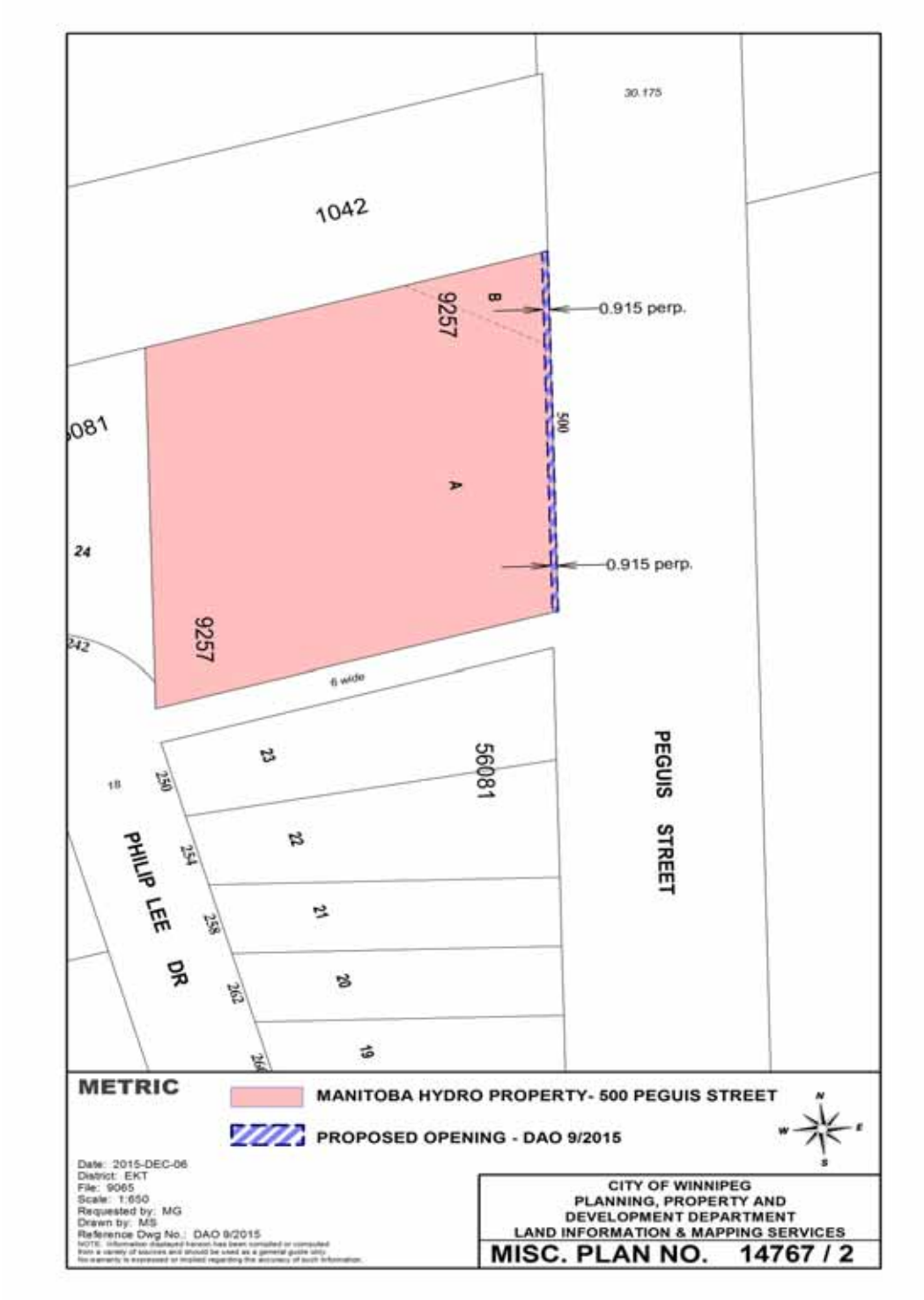
APPENDIX "A"

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 opening.

APPENDIX "B"

Miscellaneous Plan



Aerial View of Subject Opening



DASZ 15/2013 Sketch

