Agenda – Council – April 27, 2016

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 12, 2016

Item No. 3 Opening – Mazenod Road and Ray Marius Road
(St. Boniface Ward)
File DAO 10/2015

STANDING COMMITTEE RECOMMENDATION:

On April 20, 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 openings as shown on Misc. Plan No. 14931/3 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 openings in accordance with Misc. Plan No.14931/3.

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 – April 12, 2016

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 20, 2016, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and the Riel Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 12, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On March 7, 2016, the Riel 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 10/2015: PROPOSED OPENING OF MAZENOD, RAY MARIUS AND PUBLIC ROADS 1 AND 2, SOUTH OF GREATER WINNIPEG WATER DISTRICT PLAN 2474 WLTO**

Critical Path: **RIEL 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 openings as shown on Misc. Plan No. 14931/3 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 openings in accordance with Misc. Plan No.14931/3.

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 openings not previously approved by Council require the consideration of the Community Committee.

EXECUTIVE SUMMARY

The openings are required in order to facilitate the installation of services for the development of the Parmalat Canada Inc. site west of Mazenod Road, and the future development of saleable lots within the St. Boniface Industrial Park Phase 2 area. Property required for the openings is owned by the City of Winnipeg, under the jurisdiction of the Planning, Property and Development and Water and Waste Departments.

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 Planning, Property and Development Department. These costs are within the approved current budget and are considered to be immaterial in nature.

HISTORY

In 2010, Terracon Development Ltd. approached the City of Winnipeg with a proposal to enter into a Joint Venture Agreement to service and sell a 237 acre parcel of industrial land within the City's boundary south of the Aqueduct in the St. Boniface Community. Terracon presented its business plan to the Winnipeg Public Service which was supported in principle.

On January 30, 2013, Council concurred in the Standing Policy Committee on Property and Development's recommendation that the City of Winnipeg enter into a Joint Venture Agreement with Terracon for the development of this site. Council's approval was subject to any terms and conditions deemed necessary by the Director of the Planning, Property and Development Department and the Director of Legal Services/City Solicitor, as being consistent with other successful Council approved Joint Ventures previously negotiated and approved between developers and the City of Winnipeg in other areas of the City.

On September 25, 2013, Council approved Terracon's subdivision of the subject City property processed under application DAS 19/2013 as shown on the attached copy of Misc. Plan No. 14362/3. The subdivision provided for the creation of various public rights of way as well as the widening of Mazenod Road. Subsequent to Council's approval, negotiations between the Winnipeg Public Service and Terracon with respect to the Joint Venture Agreement came to a stalemate. Neither the Joint Venture nor subdivision DAS 19/2013 were proceeded with.

On July 15, 2015, Council concurred in the recommendation of the Standing Policy Committee on Property and Development that its previous decision of January 30, 2013 with respect to the City entering into a Joint Venture Agreement with Terracon be rescinded.

On July 15, 2015, Council further concurred in the Committee's recommendation that the Chief Administrative Officer be delegated the authority to negotiate and approve the sale of a portion of City property within the subject site to Parmalat Canada Inc. in accordance with the City's standard terms and conditions of Offer to Purchase, and to proceed with the installation of the necessary services required to facilitate the sale. Property sold to Parmalat is identified on the attached copy of Misc. Plan No. 14931/3. The installation of the required services is to be funded by contributions from Parmalat Canada Inc., the Province of Manitoba and the City of Winnipeg.

The City and Parmalat Canada Inc. have finalized the terms and conditions of the sale of the subject City property.

Discussion

The Planning, Property and Development Department is proceeding with an application on behalf of the Real Estate Division to open Mazenod, Ray Marius and Public Roads 1 and 2 so identified on the attached copy of Misc. Plan No. 14931/3.

The opening of Mazenod Road is required in order to facilitate the proposed development of City property purchased by Parmalat Canada Inc. as shown on the sketch. The opening will also facilitate the installation of services required to service the site, including watermain, wastewater sewer, land drainage sewer, roadway pavement and lift station as well as services for Manitoba Hydro, MTS Inc. and Shaw Cablesystems Limited.

The opening of Ray Marius and Public Roads 1 and 2 is required in order to accommodate future development and disposition of City lands within the St. Boniface Industrial Park Phase 2 area. These openings will facilitate the installation of a watermain required for present service reliability and fire protection. An additional opening westerly of Public Road 1 adjoining the Parmalat site will be required in the future for integration with potential developable land to the west and north of St. Boniface Industrial Park Phase 2. The disposition of this land is under review and will be reported back to Council for their consideration no later than July of 2016. The subdivision to create saleable lots will occur as additional prospective purchasers come forward and once their land needs are identified.

These openings originally formed part of application DAS 19/2013, a subdivision of the subject property made by Terracon Development Ltd. as part of a Joint Venture Agreement with the City of Winnipeg approved by Council on January 30, 2013. Negotiations between the Winnipeg Public Service and Terracon were never completed, and application DAS 19/2013 was terminated. On July 15, 2015, Council rescinded its approval of the Joint Venture Agreement.

Part of the Mazenod and Ray Marius Road openings cross Greater Winnipeg Water District Plan No. 2474 WLTO under the jurisdiction of the Water and Waste Department. The balance of the opening is within property under the jurisdiction of Planning, Property and Development. Both Departments have no objections to the openings.

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,* the objective of which is to guide the planning, development and maintenance of a multimodal transportation system that will contribute to the sustainable development of the city and region. It also provides the direction to refine and prioritize specific major street system improvements and supporting policies. Relevant key strategic goals of *Sustainable Transportation* include a transportation system that is dynamically integrated with land use, providing a safe, efficient and equitable transportation system for people, goods and services including infrastructure that is well maintained.

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:	February 25, 2016
File No.	DAO 10/2015

Attachments

Appendix “A” – Administrative Approval/Comments

Appendix “B” – Miscellaneous Plans and Aerial View

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V:\development applications\daoc\dev application2015\dao10_2015\final_report\dao10.15rpt

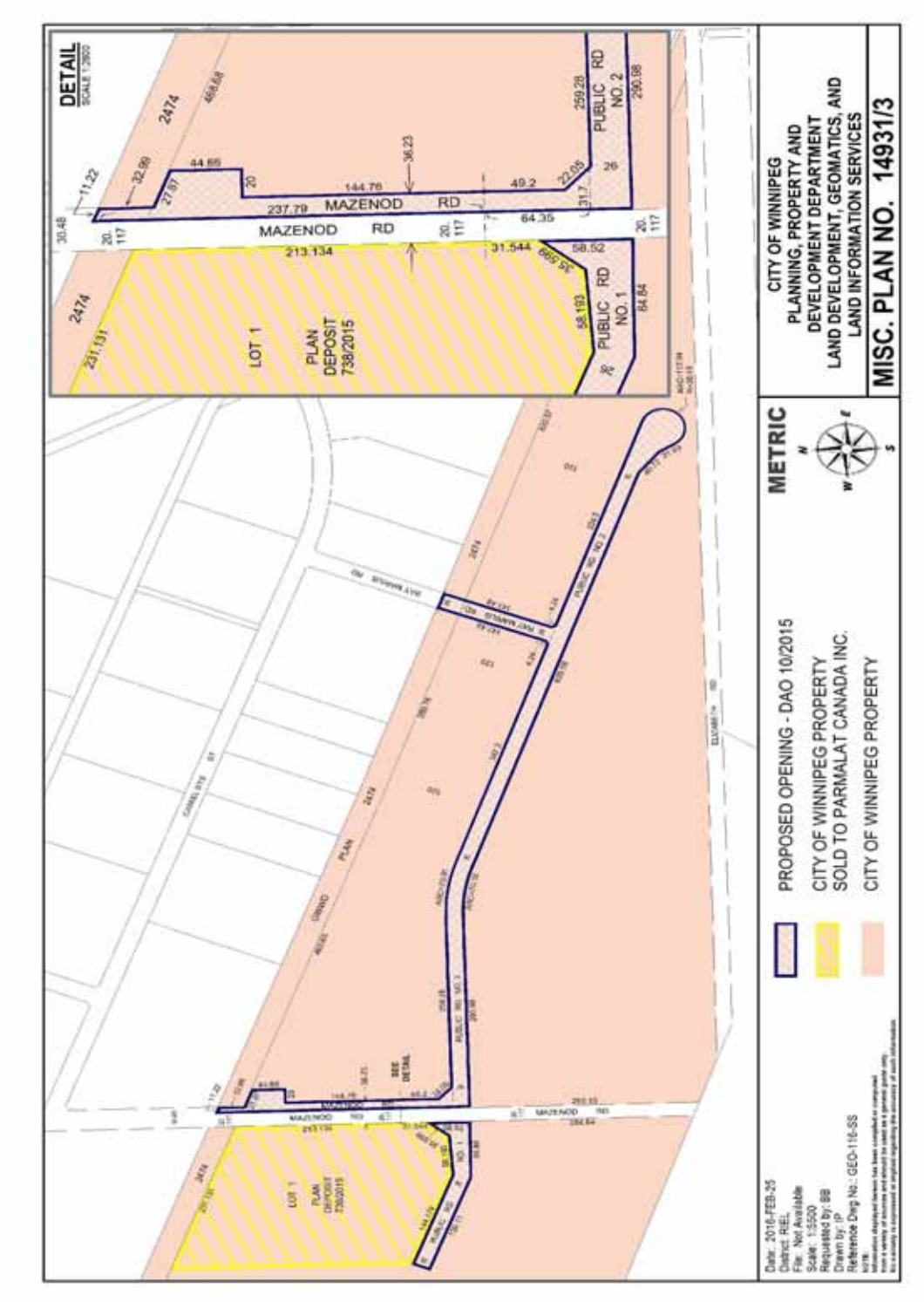
APPENDIX "A"

Administrative Approval

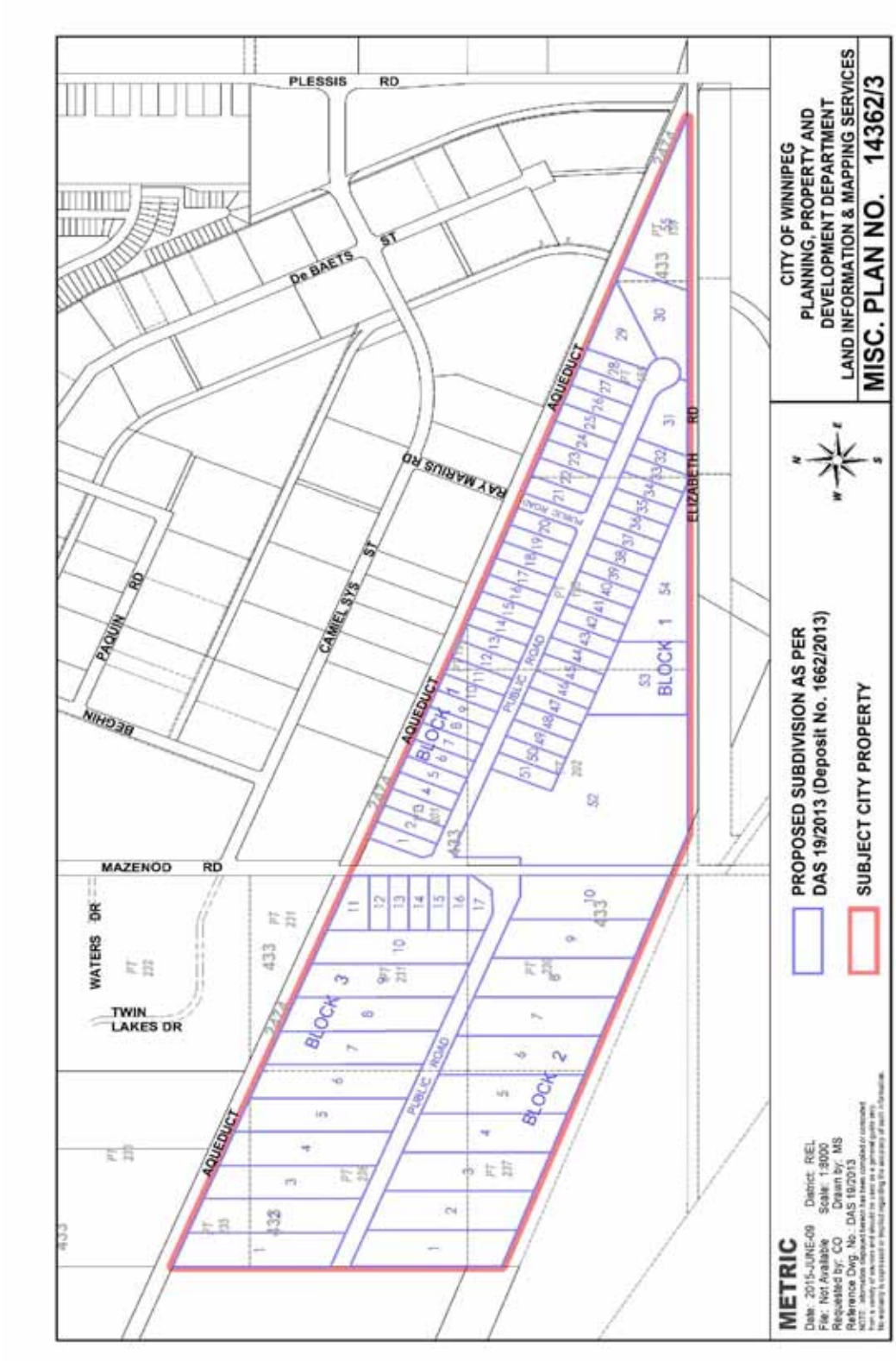
The proposal has been considered by all affected City departments and public utilities. There are no administrative objections or conditions to the street opening.

APPENDIX "B"

Miscellaneous Plan: DAO 10/2015



Miscellaneous Plan: DAS 19/2013



Aerial View of Subject Opening

