Agenda – Executive Policy Committee – May 4, 2016

REPORTS

Item No. 2 Opening - West Side of Plessis Road, North of Gunn Road
File DAO 2/2016

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. 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. 14968/1 (Attachment "A").

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

ADMINISTRATIVE REPORT

Title: DAO 2/2016: Opening of the West Side of Plessis Road, North of Gunn Road

Critical Path: Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO/COO
M. Pittet	J. Kiernan	B. Holsten-Boyer A/CFO	M. Jack COO

RECOMMENDATIONS

1. 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. 14968/1 (Attachment "A").

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

REASON FOR THE REPORT

As per section 4 (20) of the City Organization By-law No. 7100/97, all street and lane openings and closings require Council approval.

EXECUTIVE SUMMARY

The subject street opening is required in order to facilitate intersection improvements and railway crossing upgrades at this location. The improvements form part of the 2015 Regular Regional Street Renewal Program. Property required for the opening is owned by Qualico Developments (Winnipeg) Ltd. A Purchase and Sales Agreement is presently being finalized.

IMPLICATIONS OF THE RECOMMENDATIONS

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

Costs associated with the street opening are the responsibility of the Public Works Department and are within the approved current and/or capital budget and considered immaterial in nature.

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

HISTORY

At its April 29, 2015 meeting, Council concurred in the recommendation of the Standing Policy Committee on Infrastructure Renewal and Public Works that the addition of the Plessis Road at Gunn Road Intersection Improvement and Railway Crossing Upgrade Project under the Incremental Cash to Capital line item of the 2015 Regular Regional Street Renewal Program be approved.

At its February 24, 2016 meeting, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development that the proposed terms and conditions for the acquisition of the property required for the subject opening at a purchase price of $1.00 plus ancillary costs, be approved. The purchase price was negotiated with the owner, Qualico Developments (Winnipeg) Ltd., as a condition of a previous Purchase Agreement for the sale of City owned Maginot and Speers lands approved in October of 2015 under the authority delegated by Council to the Chief Administrative Officer on January 28, 2009, to approve sales of properties that have been declared surplus, where the sale price is $500,000 or less, where the price is 95% of the appraised value and where the property is sold through a public offering and in the best interests of the City.

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. 14968/1. The opening is required in order to facilitate intersection improvements, traffic and pedestrian safety, and railway crossing upgrades at this location. It is anticipated that the completion of construction and commissioning of the facility will occur in 2016.

Property required for the opening is owned by Qualico Developments (Winnipeg) Ltd. The Real Estate Division successfully negotiated the terms and conditions for the acquisition of the land in November of 2015. A Purchase and Sales Agreement is presently being finalized. It is now in order to obtain Council authority to legally open the property as public right of way.

This report is submitted in accordance with the provisions of By-Law 7100/97, 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 without the requirement to be reviewed by a Standing Policy Committee.

FINANCIAL IMPACT

Financial Impact Statement Date: April 12, 2016

Project Name:

DAO 2/2016: Opening of the West Side of Plessis Road, North of Gunn Road

COMMENTS:

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 under Account No. 003-181000-180604-1804102015-PROPERTY. These costs are within the approved and/or current Capital Budget and considered to be immaterial in nature.

"Original Signed By"
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

In preparing this report there was consultation with:

Internal Consultation:

Legal Services
Corporate Finance
Public Works
Water and Waste
Transit

External Consultation:

Manitoba Hydro, Centra Gas, MTS Inc. and Shaw Cablesystems

OURWINNIPEG POLICY ALIGNMENT

Section 235 of *The City of Winnipeg Charter* states that *"…public works, undertakings and development in the city must be consistent with Plan Winnipeg or any secondary plan."*

The subject opening does not contravene *OurWinnipeg* or the *Complete Communities Direction Strategy* and generally aligns with their overall vision and key directions.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Land Development, Geomatics and Land Information Services
Prepared by:	Bohdan Buyachok, Real Property Officer
Date:	April 12, 2016
File No.	DAO 2/2016

Attachments

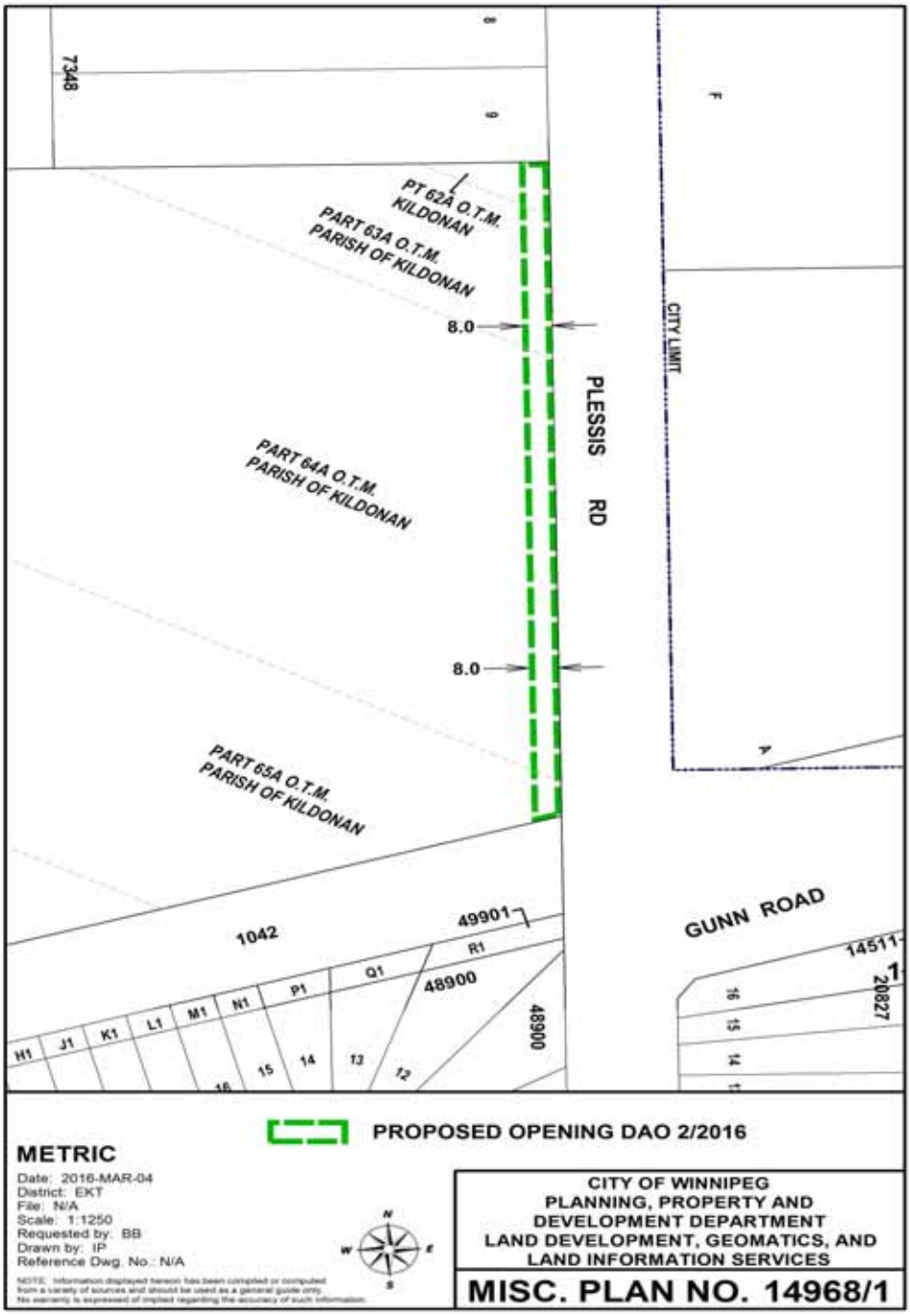
Appendix "A" – Miscellaneous Plan and Aerial View

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Appendix "A"

Miscellaneous Plan



Aerial View of Subject Opening

