Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2016

Item No. 6 Request to Rescind Road Opening/Closing By-law 55/2015 (River Heights-Fort Garry Ward) File DAOC 1/2014 [c/r DASZ 3/2014]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development Committee and adopted the following:

1. That By-law 55/2015 to close part of Scurfield Boulevard (Plan No. 51681) and open Scurfield Boulevard east of Waverley Street be repealed.

2. That Section 1 and Section 2 of By-law 14/2015 be amended by replacing the Plan of Subdivision with the base plan shown in Appendix “B” of this report.

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 – July 5, 2016

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 6, 2016, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and the City Centre Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 7, 2016, the City Centre 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: **REQUEST TO RESCIND ROAD OPENING/CLOSING BYLAW 55/2015 AND AMEND BY-LAW 14/2015**

Critical Path: **City Centre 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

RECOMMENDATION

1. That By-law 55/2015 to close part of Scurfield Boulevard (Plan No. 51681) and open Scurfield Boulevard east of Waverley Street be repealed.

2. That Section 1 and Section 2 of By-law 14/2015 be amended by replacing the Plan of Subdivision with the base plan shown in Appendix “B” of this report.

3. 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

Council authority is required to amend Council’s instructions.

EXECUTIVE SUMMARY

The Developer is seeking to realign the west access road to the development site which was previously approved by council under DASZ 3/2014. The realignment would utilize the existing right of way which was planned to be closed under DAOC 1/2014. To facilitate this realignment, council approval is required to repeal the associated road opening/closing Bylaw no. 55/2015.

IMPLICATIONS OF THE RECOMMENDATIONS

Approval of the recommendations would allow the Developer to finalize the Subdivision Plan and associated agreements.

HISTORY/DISCUSSION

On May 27, 2014 Council approved the subdivision and rezoning application for DASZ 3/2014 pertaining to land located at the Sugar Beet Major Redevelopment Site north of Bishop Grandin Boulevard and west of the Manitoba Hydro Corridor as shown in Appendix "A".

Also on May 27, 2014, Council approved a street opening and closing application DAOC 1/2014 related to the above subdivision application as shown in Appendix "C". The plan showed a realignment of the east-west right of way, known as the easterly extension of Scurfield Boulevard, from the planned area connecting to Waverley Street. On April 29th, 2016, Bylaw 55/2015, being a bylaw of the City of Winnipeg to close part of Scurfield Boulevard and open Scurfield Boulevard east of Waverley Street was approved and passed by council.

The Developer has now requested that the street opening and closing application be rescinded and that the original right of way remain open from Waverley Street to Newmarket Boulevard. Modifications to the right of way at the intersection of Newmarket Boulevard and the easterly extension of Scurfield Boulevard will be required to accommodate a properly configured roundabout at this location as shown in Appendix "B".

The realignment of the access road will also have an impact on the land drainage design. Subsequently, the Developer is requesting an increase in the public reserve area north of the proposed internal east-west public road to accommodate a larger impoundment area. There would be no net impact on park dedication requirements.

It is recommended that the Developer's request to repeal the road opening/closing bylaw (55/2015) and resultant plan changes be approved.

FINANCIAL IMPACT

N/A

CONSULTATION

Legal Services
Water and Waste
Public Works
Urban Design - Parks
Geomatics

OURWINNIPEG POLICY ALIGNMENT

The subject property is identified as a Major Redevelopment Site in Our Winnipeg/ Complete Communities. A more detailed analysis of our Winnipeg and Complete Communities policies relating to this development is included within the associated Bishop Grandin Crossing Area Master Plan administrative Report (SP 1/2014).

SUBMITTED BY

Department: Planning, Property and Development
Division: Land Development, Geomatics and Land Information Systems
Prepared by: G.V. Jasper, P. Eng, Land Development Branch
Date: May 31, 2016

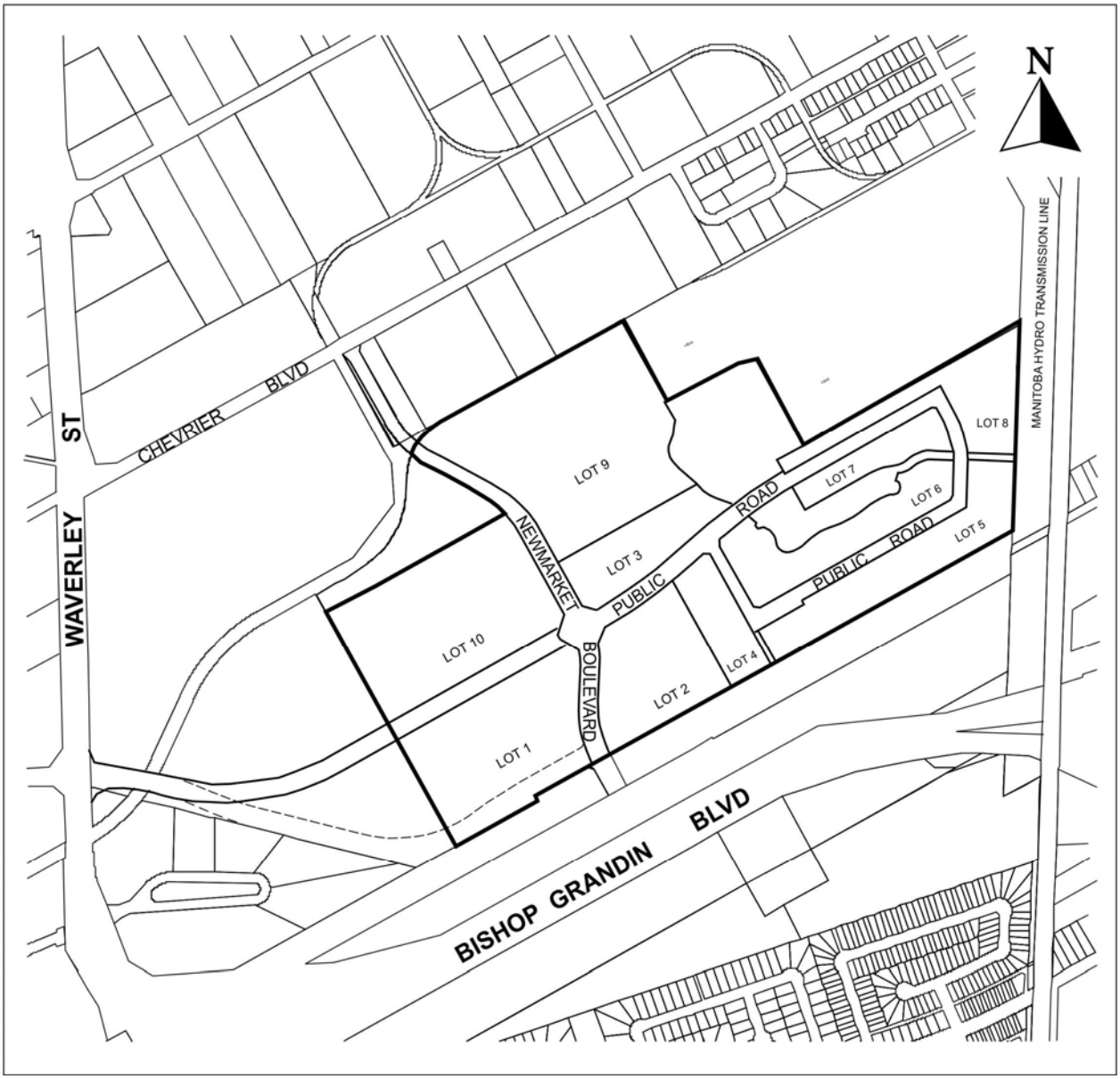
File No. AG / DASZ 3/2014

Appendix “A” – Schedule A – Plan approved for DASZ 3/2014
Appendix “B” – Schedule B – Revised Plan for DASZ 3/2014
Appendix “C” – Plan of opening and closing for DAOC 1/2014
Appendix “D” – Developer request Letter

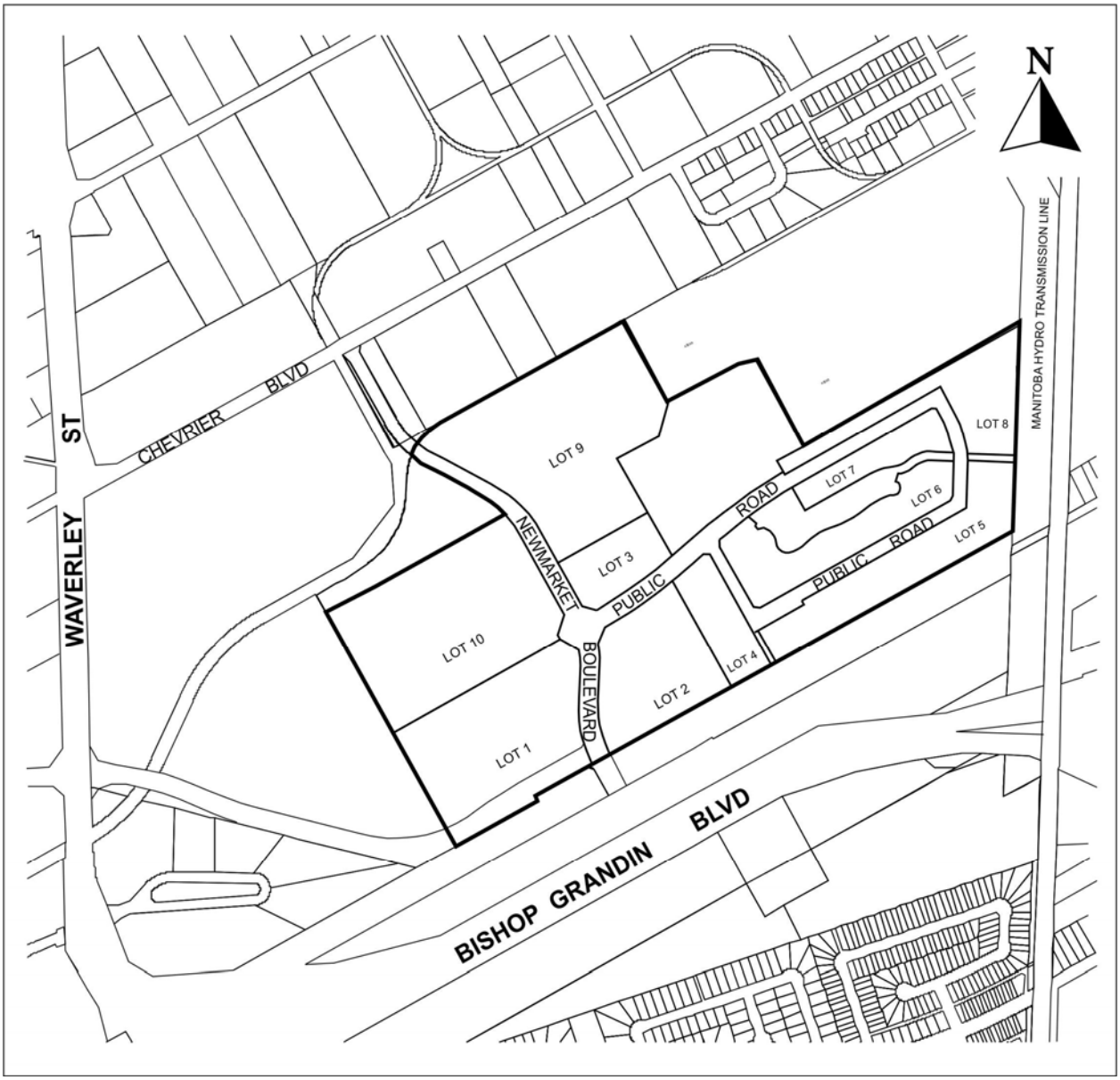
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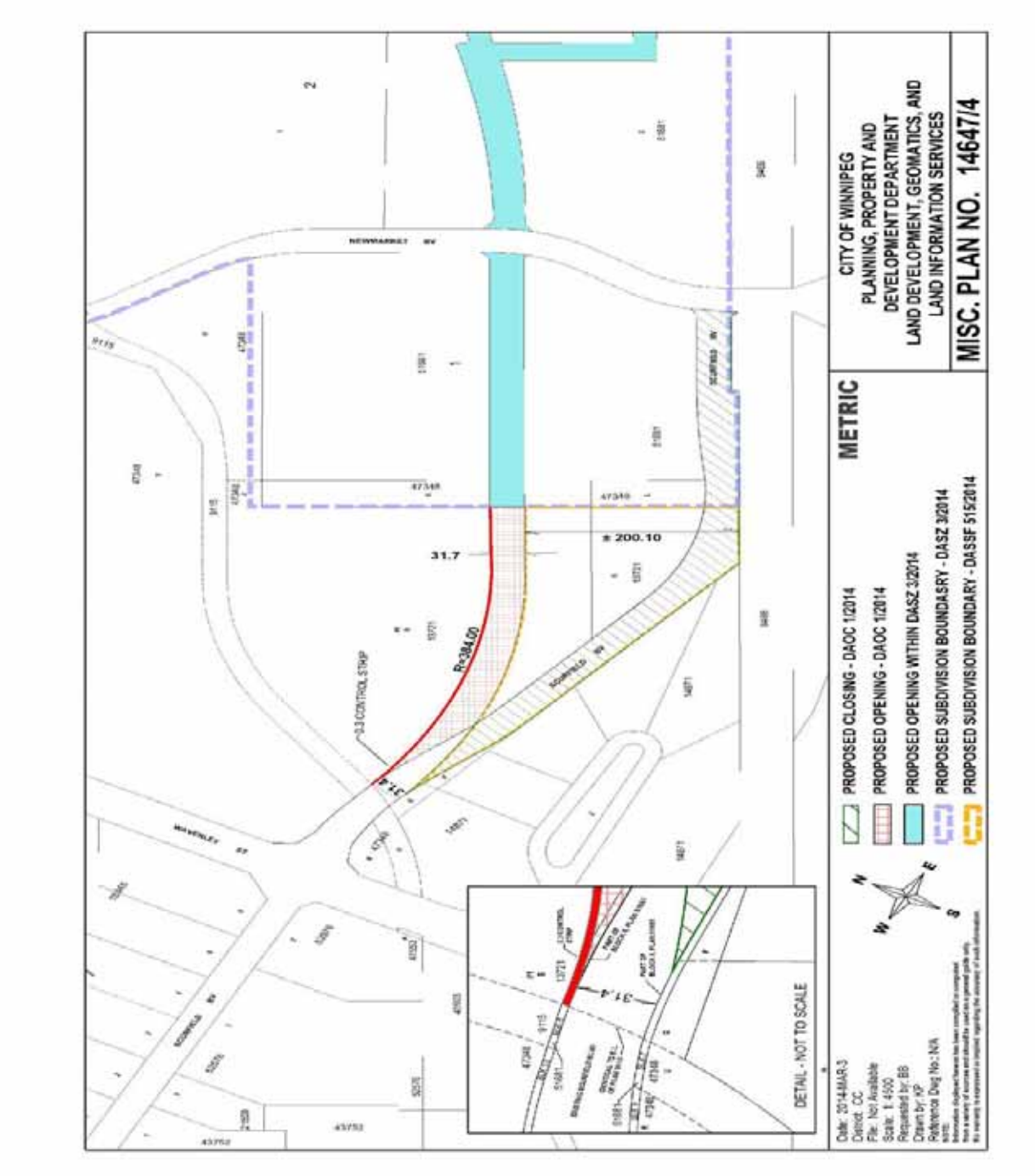
APPENDIX "A" – SCHEDULE A – PLAN APPROVED FOR DASZ 3/2014



APPENDIX "B" – SCHEDULE B – REVISED PLAN FOR DASZ 3/2014



APPENDIX "C" – PLAN OF OPENING AND CLOSING FOR DAOC 1/2014



APPENDIX "D" – DEVELOPER REQUEST LETTER

McGOWAN•RUSSELL

April 20, 2016

City of Winnipeg
Planning, Property and Development Department
Zoning and Permits Branch
31 – 30 Fort Street
Winnipeg, Manitoba R3C 4X7

Dear Sirs:

RE: AMENDMENT TO BISHOP GRANDIN CROSSING COUNCIL DECISION
FILE DASZ 3/2014 AND DAOC 55/2015

On behalf of Hopewell Development Corporation we respectfully request the following:

A) Amendments to file DASZ 3/2014

1) Change the alignment of the Scurfield Boulevard Extension. We would like to utilize the existing open R.O.W. and no longer require the realignment of this existing R.O.W. that was proposed in DASZ 3/2014. The attached plan illustrates the proposed relocation of the Scurfield Boulevard Extension to the existing open R.O.W.
2) Expansion of PR'A' to the west to accommodate the storm water retention pond which has now been sized accordingly.

B) Rescind road closure by-law DAOC 55/2015

The proposed changes are required because the lands west of the Bishop Grandin Crossing site (originally part of a land deal between Hopewell and Manitoba Hydro) could not be released by Manitoba Hydro for redevelopment and the Scurfield Boulevard extension. As a result the Developer is proposing to revert to the existing Scurfield right-of-way.

Please call should you have any questions or require any additional information.

Yours truly

MCGOWAN RUSSELL GROUP INC.

Susan Russell, M.A.L.A., C.S.L.A.
President

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