Agenda - Executive Policy Committee - December 10, 2003

REPORTS

Item No. 14 Funding for Traffic Control Signals - Grassie Boulevard and McLellan Drive
File ST-5(33)

STANDING COMMITTEE RECOMMENDATION:

On November 28, 2003, the Standing Policy Committee on Public Works recommended that traffic control signals be installed at the intersection of Grassie Boulevard and McLellan Drive; and that Qualico Developments (Winnipeg) Ltd. contribute $25,000.00 to the cost of installing the traffic control signals and the remaining $29,000.00 be included in the 2004 Capital Budget.

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 28, 2003, the Standing Policy Committee on Public Works recommended to the Executive Policy Committee that traffic control signals be installed at the intersection of Grassie Boulevard and McLellan Drive; and that Qualico Developments (Winnipeg) Ltd. contribute $25,000.00 to the cost of installing the traffic control signals and the remaining $29,000.00 be included in the 2004 Capital Budget.

On October 7, 2003, the Standing Policy Committee on Public Works referred the funding of the installation of traffic control signs at the intersection of Grassie Boulevard and McLellan Drive, based on the financial commitment from Qualico Developments (Winnipeg) Ltd., to the Capital Budget deliberations.

On September 9, 2003, the Standing Policy Committee on Public Works referred the matter to the Administration to report back to the meeting of the Standing Policy Committee on Public Works scheduled for October 7, 2003 on funding the installation of traffic control signs at the intersection of Grassie Boulevard and McLellan Drive, based on the financial commitment from Qualico Developments (Winnipeg) Ltd.

On June 10, 2003, the Standing Policy Committee on Public Works referred the matter to the Administration to correspond with Qualico Developments (Winnipeg) Ltd., regarding traffic control signals at the intersection of Grassie Boulevard and McLellan Drive, for report back, in consultation with the Ward Councillor, to the meeting of the Standing Policy Committee on Public Works scheduled for September 9, 2003.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 20, 2003, the East Kildonan-Transcona Community Committee concurred in the administrative recommendation that Development Agreement AG 57/86 not be amended.

On May 20, 2003, the East Kildonan-Transcona Community Committee recommended to the Standing Policy Committee on Public Works that traffic control signals at the intersection of Grassie Boulevard and McLellan Drive be reviewed for earlier installation than indicated by the priority points warranting installation of traffic control signals.

INTER-OFFICE MEMORANDUM

Planning, Property and Development Department

Development and Inspections Division, Land Development Branch
Main Floor, 65 Garry Street

Winnipeg

Date: May 6, 2003

To: I. Skundberg, Clerk

From: E.L. Carrière, Land Development Branch

RE: Proposed amendment to Development Agreement AG 57/86
North Grassie Properties Inc.
FILE: AG 57/86 (PLEASE QUOTE WHEN REPLYING)

Enclosed is a report of the Administrative Coordinating Group dated May 5, 2003 in connection with the above referenced development application being submitted for consideration by the East Kildonan-Transcona Community Committee at its meeting to be held on May 20, 2003.

_____
E.L. Carrière, P.Eng.
Land Development Engineer

ELC/ld

cc: E. Axelrod, Subdivision Officer
W.R. Stovel, Legal Services
R.J. Hartmann, P.Eng., Public Works Department
K.T. Raban, P.Eng., Water and Waste Department
J. Wintrup, Planner
Councillor R. Wyatt

North Grassie Properties Inc., P.O. Box 25094, Mission Park P.O., Kelowna, British Columbia, V1W 3Y7, Attention: John Wiebe

Enclosure

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Re: Proposed amendment to Development Agreement AG 57/86
North Grassie Properties Inc.

FOR SUBMISSION TO THE CHAIRPERSON AND MEMBERS OF THE
EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE

"Original signed by E.L. Carrière"
E.L. Carrière, P.Eng.
Land Development Engineer

May 5, 2003

Re: Proposed amendment to Development Agreement AG 57/86
North Grassie Properties Inc.

Clause 12 in Section I of Schedule "C" of Development Agreement AG 57/86, between the City and North Grassie Properties Inc. (NGPI) reads as follows:

> "Traffic Signals
>
> After substantial development of the Planned Area and upon installation of traffic signals at the intersection of Grassie Boulevard and McLellan Drive, the Developer shall on demand pay 50% of the cost thereof to the City, the installation of which signals shall be referred to the East Kildonan-Transcona Community Committee for its recommendation to and decision by the Committee on Works and Operations. The estimated cost shall be secured by a separate Letter of Credit filed with the City prior to the release of the Stage II mylars in form and amount satisfactory to the Commissioner of Finance and City Solicitor."

The Public Works Department in 2003 has estimated the cost of installing the subject traffic signals at $104,000.00. To date the subject traffic signals have not been installed and the Developer has posted a standby letter of credit in the amount of $50,000.00 to guarantee payment when the traffic signals are installed. In 1991, Council approved Phase 2 of Harbourview with a condition that the Developer, Qualico, would be responsible for 50% of the cost of installing traffic signals at the subject intersection. There has been no indication as to whether or when Phase 2 of Harbourview will proceed.

In an e-mail message dated January 8, 2003, NPGI asked the administration to consider adjusting their 50% share downward to reflect the traffic generated by Kildonan Estates in comparison to the traffic generated by Harbourview and to reflect the through traffic on Grassie Boulevard.

For your Committee's information, the intersection currently has 44 priority points for signalization. There are no plans at present to install the traffic control signals, however the installation will not necessarily wait until the next phase of Harbourview proceeds and the priority points meet the warrant. Although the traffic activity does not meet the signal warrant, replacing the 4-way stop control with traffic control signals may be beneficial in reducing stoppages by an estimated 55%, reducing delay by an estimated 60% and reducing fuel consumption, emissions and traffic noise due to unnecessary stopping and starting.

It is recommended that Development Agreement AG 57/86 not be amended for the following reasons:

1. The 50% contribution from the north side of Grassie Boulevard (NGPI) and future 50% contribution from the developer of Harbourview Phase 2 on the south side of Grassie Boulevard is consistent with past practice in many other locations.
2. The City has no way of going back to Qualico for the original phase of Harbourview or the residents who were already on Grassie Boulevard and have subdivided.

THIS REPORT SUBMITTED BY:

E.L. Carrière, P.Eng.
Land Development Engineer
File No. AG 57/86
May 5, 2003

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