Agenda – Executive Policy Committee – November 28, 2018

REPORTS

Item No. 10 Opening – Black Diamond Boulevard, west of Mazenod Road (Transcona Ward)
File DAO 5/2018

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the proposed street opening as shown on Misc. Plan No. 14942/15 be approved.

2. That the Director of Legal Services and City Solicitor be instructed to prepare and bring directly to Council for enactment a by-law to facilitate the street opening in accordance with Misc. Plan No. 14942/15 (attached as Appendix "B").

3. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

ADMINISTRATIVE REPORT

Title: Proposed Opening of Black Diamond Boulevard, West of Mazenod Road – File DAO 5/2018

Critical Path: Executive Policy Committee - Council

AUTHORIZATION

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

EXECUTIVE SUMMARY

The Planning, Property and Development Department are seeking approval for the opening of Black Diamond Boulevard, west of Mazenod Road. The opening is required in order to facilitate the installation of services for the development of the adjoining property.

The City of Winnipeg is the owner of the subject land.

Council approval is required before the property can be legally opened as public right of way.

RECOMMENDATIONS

1. That the proposed street opening as shown on Misc. Plan No. 14942/15 be approved.

2. That the Director of Legal Services and City Solicitor be instructed to prepare and bring directly to Council for enactment a by-law to facilitate the street opening in accordance with Misc. Plan No. 14942/15 (attached as Appendix “B”).

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

The dedication of this property as a public street requires a by-law pursuant to Section 139 of The City of Winnipeg Charter.

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 Planning, Property and Development Department and are within the approved current capital budget and considered immaterial in nature.

HISTORY/DISCUSSION

Discussion

The Planning, Property and Development Department is proceeding with an application to open Black Diamond Boulevard, so identified on the attached copy of Misc. Plan No. 14942/15 in Appendix B.

The Real Estate Branch is the applicant. The opening is required in order to facilitate the future sale and development of the adjoining property. The City of Winnipeg is the owner of the subject land. At this time, the physical opening and construction of the roadway will only extend to a cul de sac approximately 350m from the western limit of Mazenod Road as shown in Appendix B. In order to respect this 350m limit, the Real Estate Branch will arrange for the installation of barricades at the street bulb's terminus.

The Real Estate Branch is presently negotiating the sale of the City property on the north side of the proposed opening. The prospective purchaser has indicated that they have no concerns with the road geometry alignment.

The proposed opening area consists of brush and grassland. The currently legally opened portion of Black Diamond Boulevard was opened by Plan No. 60068 WLTO in October of 2016 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.

FINANCIAL IMPACT

Financial Impact Statement **Date:** November 2, 2018

Project Name:

Proposed Opening of Black Diamond Boulevard, West of Mazenod Road - File DAO 5/2018

COMMENTS:

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 under Account No. 209-163040-638089. These costs are considered to be immaterial in nature. As such, there are no financial implications associated with this report.

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

CONSULTATION

This Report has been prepared in consultation with:

Internal Consultation:

Legal Services (as to legal issues)
Corporate Finance
Public Works
Water and Waste
Transit

External Consultation:

Manitoba Hydro, Centra Gas, BellMTS 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: Real Estate and Land Development
Prepared by: Bohdan Buyachok, Real Property Officer
Date: November 2, 2018
File No: DAO 5/2018

Attachments:

Appendix "A" – Administrative Approval/Comments

Appendix "B" – Miscellaneous Plan No. 14942/15 and Aerial View

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.

Administrative Comments

Public Works Department

Additional development west of Mazenod Road should not occur until a secondary access is constructed as the only access is currently at the intersection of Mazenod Road and Camiel Sys Street. The secondary access could be via construction of the future Black Diamond Road (east of Mazenod Road) and the future Ray Marius Road to connect to Camiel Sys Street or alternatively by obtaining an easement to travel north and tie into Mazenod Road, north of Camiel Sys Street.

By-Law 7325/98

This report is submitted in accordance with the provisions of By-Law 7325/98, 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.

APPENDIX "B"

Aerial View of Subject Opening



Miscellaneous Plan No. 14942/15

