Agenda - Council - March 24, 2004

Report - Standing Policy Committee on Property and Development - March 2, 2004

Item No. 3 Widening - south side of Lindenwood Drive East at Kenaston Boulevard
File DAO 3/2003

STANDING COMMITTEE RECOMMENDATION:

On March 17, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, and the City Centre Community Committee and submits the following to Council:

1. That the proposed street opening as shown on Misc. Plan No. 12086/1 be approved.

2. That the City Solicitor /Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the street opening in accordance with Misc. Plan No. 12086/1.

3. That the applicant enter into a Servicing Agreement with the City for the construction of the widening/improvements and all related works in Lindenwood Drive East.

4. 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 - March 2, 2004

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 17, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the City Centre Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On March 2, 2004, the Standing Policy Committee on Property and 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 February 17, 2004, the City Centre Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

Re: DAO 3/2003 – PROPOSED WIDENING OF THE SOUTH SIDE OF LINDENWOOD DRIVE EAST AT KENASTON BOULEVARD

For submission to: The City Centre Community Committee

Submitted by: Glenn Halldorson, Real Property Officer

Report date: February 3, 2004

Recommendation(s):

1. That the proposed street opening as shown on Misc. Plan No. 12086/1 be approved.

2. That the City Solicitor /Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the street opening in accordance with Misc. Plan No. 12086/1.

3. That the applicant enter into a Servicing Agreement with the City for the construction of the widening/improvements and all related works in Lindenwood Drive East.

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

REPORT SUMMARY

Key Issues:

- The subject street widening is required to accommodate the creation of an eastbound left-turn lane to provide access to the property at the north east corner of Lindenwood Drive East and Kenaston Boulevard. The widening will re-establish the symmetry of the roadway subsequent to the relocation of the traffic islands necessitated by the creation of the left-turn lane.
- The property required for the street widening is being dedicated by the applicant at no cost to the City of Winnipeg.

Implications of the Recommendation(s):

General implications:

X	None
	For the organization overall and/or for other departments
	For the community and/or organizations external to the City of Winnipeg
	Involves a multi-year contract

Comment(s):

Policy implications:

X	No
	Yes

Comment(s):

Environmental implications:

X	No
	Yes

Comment(s):

Human resources implications:

X	No
	Yes

Comment(s):

Financial implications:

	Within approved current and/or capital budget
	Current and/or capital budget adjustment required

Comment(s):

All costs associated with the widening are to be borne by the applicant. There are no financial implications for the City of Winnipeg.

REASON FOR THE REPORT:

The street widening requires a by-law pursuant to Section 139 of the City of Winnipeg Charter.

HISTORY:

In October of 2003, 3945333 Manitoba Ltd., which owns the properties on both sides of Lindenwood Drive East on the east side of Kenaston Boulevard, applied to widen part of the south side of Lindenwood Drive East.

The street widening is required to accommodate the creation of an eastbound left-turn lane to provide access to the property at the north east corner of Lindenwood Drive East and Kenaston Boulevard. The widening will re-establish the symmetry of the roadway subsequent to the relocation of the traffic islands necessitated by the creation of the left-turn lane.

DISCUSSION:

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

The Public Works Department has approved the application subject to the applicant entering into a Servicing Agreement with the City for the construction of the widening/improvements and all related works in Lindenwood Drive East including, but not necessarily limited to modifications to the existing traffic control signals at the intersection of Kenaston Boulevard and Lindenwood Drive East, relocation of the sidewalk and boulevard restoration, as generally illustrated on Private Approach Drawing Number A-9744 and generally described in Private Approach Approval Number D-9744, all as determined by and to the satisfaction of the Director of Public Works.

The City of Winnipeg is not purchasing the land required for the street widening. The land will be dedicated as public street at no cost to the City. All costs associated with the street widening are to be borne by the applicant.

There are a number of encumbrances registered against the title to the property being dedicated as public street. The applicant will be required to obtain the consent of every person or corporation who has registered an interest in the land before the by-law may be registered in the Winnipeg Land Titles Office.

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

Planning, Property and Development Department – Community Planner, Geomatics Branch, Zoning & Permits Branch

Corporate Finance Department – Local Improvements

Public Works Department – Transportation Division, Traffic Signals

Water and Waste Department – Engineering Division

Centra Gas, Manitoba Hydro, MTS Communications, Shaw Cable

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Development and Inspections
Prepared by: Glenn Halldorson, Real Property Officer
PPD File #: DAO 3/2003

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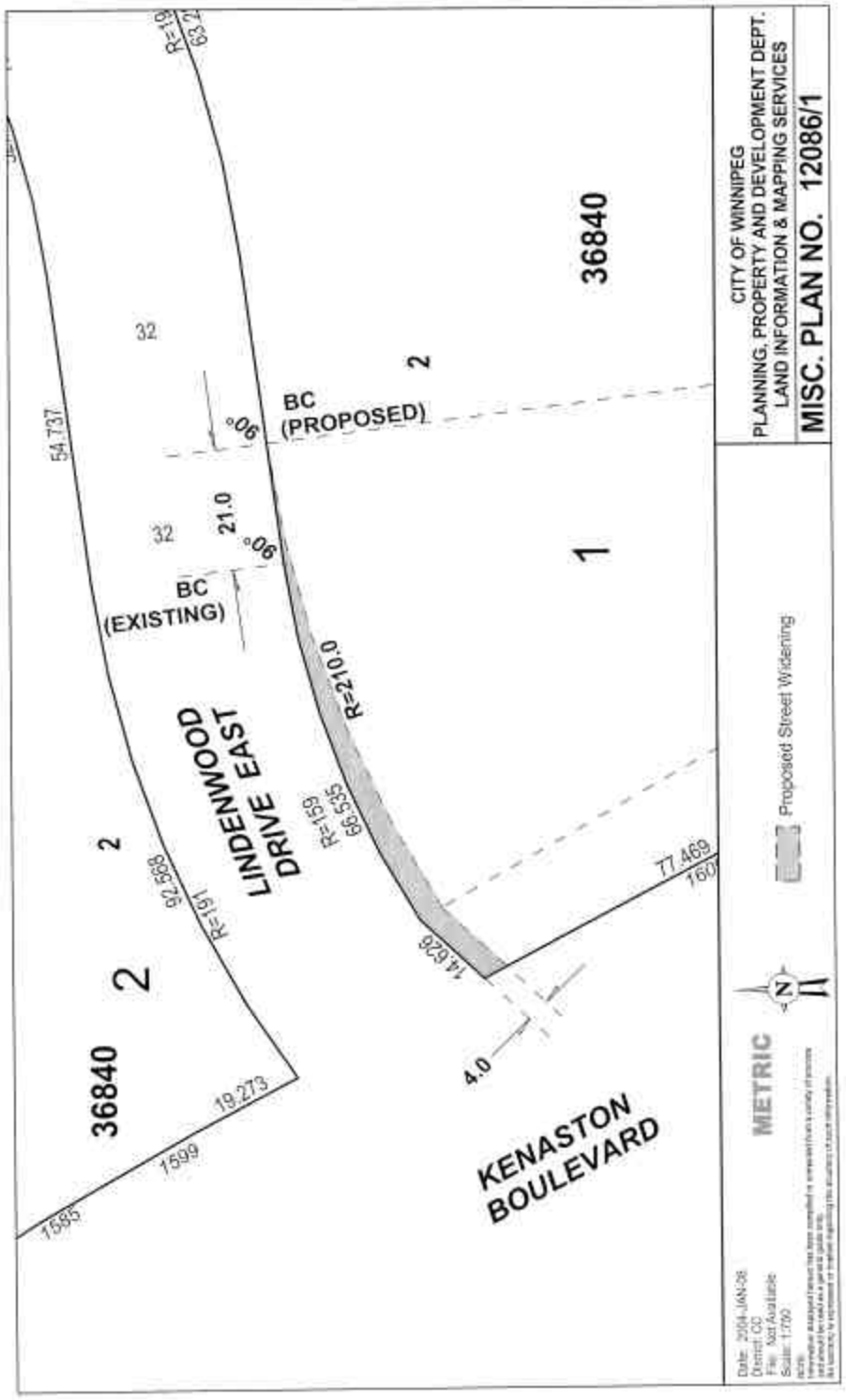
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12086/1
Proposed Street Widening
METRIC
36840
36840
LINDENWOOD DRIVE EAST
KENASTON BOULEVARD
BC (PROPOSED)
BC (EXISTING)
R=210.0
R=159
66.535
R=191
92.568
54.737
19.273
1599
1585
77.469
14.626
4.0
21.0
90°
32
2
1