Agenda - Council - September 29, 2004

Report - Standing Policy Committee on Property and Development – September 7, 2004

Item No. 5 Widening of the north side of Murray Avenue between Main and Donan Street
File DAO 8/2004

STANDING COMMITTEE RECOMMENDATION:

On September 22, 2004, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee and submits the following to Council:

1. That the street opening outlined on Misc. Plan No. 12250 be approved subject to the following condition:

   A. That the Red River Community Centre hockey rink and associated lighting adjacent to the proposed widening be relocated to the north as part of the project cost.

2. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the opening in accordance with Misc. Plan No. 12250.

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 - September 7, 2004

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 22, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 7, 2004, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On July 6, 2004, the Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendation with the following amendment:

- That the following condition be added, namely:

    A. That the Red River Community Centre hockey rink and associated lighting adjacent to the proposed widening be relocated to the north as part of the project cost,

and submitted its recommendation to the Standing Policy Committee on Property and Development.

Re: DAO 8/2004 – PROPOSED WIDENING OF THE NORTH SIDE OF MURRAY AVENUE BETWEEN MAIN AND DONAN STREETS

For submission to: The Lord Selkirk-West Kildonan Community Committee

Report date:

Recommendations:

1. That the proposed street opening as shown on Misc. Plan No. 12250 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 opening in accordance with Misc. Plan No. 12250.
3. 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 proposed widening will allow the 10-metre wide reinforced concrete pavement that is to be installed in the street this year to bypass a water feeder main in the south side of Murray Avenue, thus preventing potential damage to the feeder main during construction and facilitating access to it for future repairs.
The City of Winnipeg owns the lands required for the widening.

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 this proposal will be borne by the Developer. There are no financial implications for the City of Winnipeg.

REASON FOR THE REPORT:

All street and lane openings not previously approved by Council require the consideration of the Community Committee.

HISTORY:

In April of 2000, the City of Winnipeg entered into an agreement with the Novamet Development Corporation for the subdivision and rezoning of the lands addressed under File No. DASZ 20/98. Under the terms of this agreement, Novamet is responsible for the upgrading of Murray Avenue from Main Street to the railway tracks to the west from a rural standard to an urban standard. Among other improvements, a 10-metre wide reinforced concrete pavement is to be installed in Murray Avenue.

In April of 2004, the Public Works Department initiated the installation of the improvements in Murray Avenue.

The land required for the widening is owned by the City of Winnipeg.

DISCUSSION:

<u>Upgrading to Bypass Existing Water Feedermain</u>

If the pavement is centered within the existing right of way in Murray Avenue it will be over a 600mm water feeder main in the south side of the street. Pavement construction in this location may damage the feeder main and the long-term maintenance of the plant would be more difficult.

The Public Works and the Water and Waste Departments propose to offset the street pavement northerly to avoid the feeder main. Murray Avenue west of Donan Street is wide enough to accommodate this offset. Murray Avenue from Main Street to Donan Street is not wide enough

to accommodate the offset, and requires widening by 3.734 metres on the north side as shown on the attached Misc. Plan No. 12250.

Administrative Approval

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

Hockey Rink Relocation

The land adjacent to the north of the proposed widening is owned by the City of Winnipeg and occupied by the Red River Community Centre. While the proposal will not affect the planned redevelopment of the Community Centre, there is a permanent outdoor hockey rink located immediately adjacent to the proposed widening. The Parks and Open Space Division of the Public Works Department recommends that the hockey rink and the associated lighting be relocated to the north.

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

Planning, Property and Development Department – Community Planner, Real Estate Division, Geomatics and Zoning & Permits Branches
Corporate Finance Department – Local Improvements
Public Works Department – Transportation Division, Traffic Signals, Parks and Open Space
Water and Waste Department – Engineering Division

Centra Gas, Manitoba Hydro, MTS Communications and Shaw Cable did not respond to the request for their comments on this project.

This report submitted by:

Planning, Property and Development Department
Division: Development and Inspections
Prepared by: Glenn Halldorson, Real Property Officer
PPD File #:DAO 8/2004

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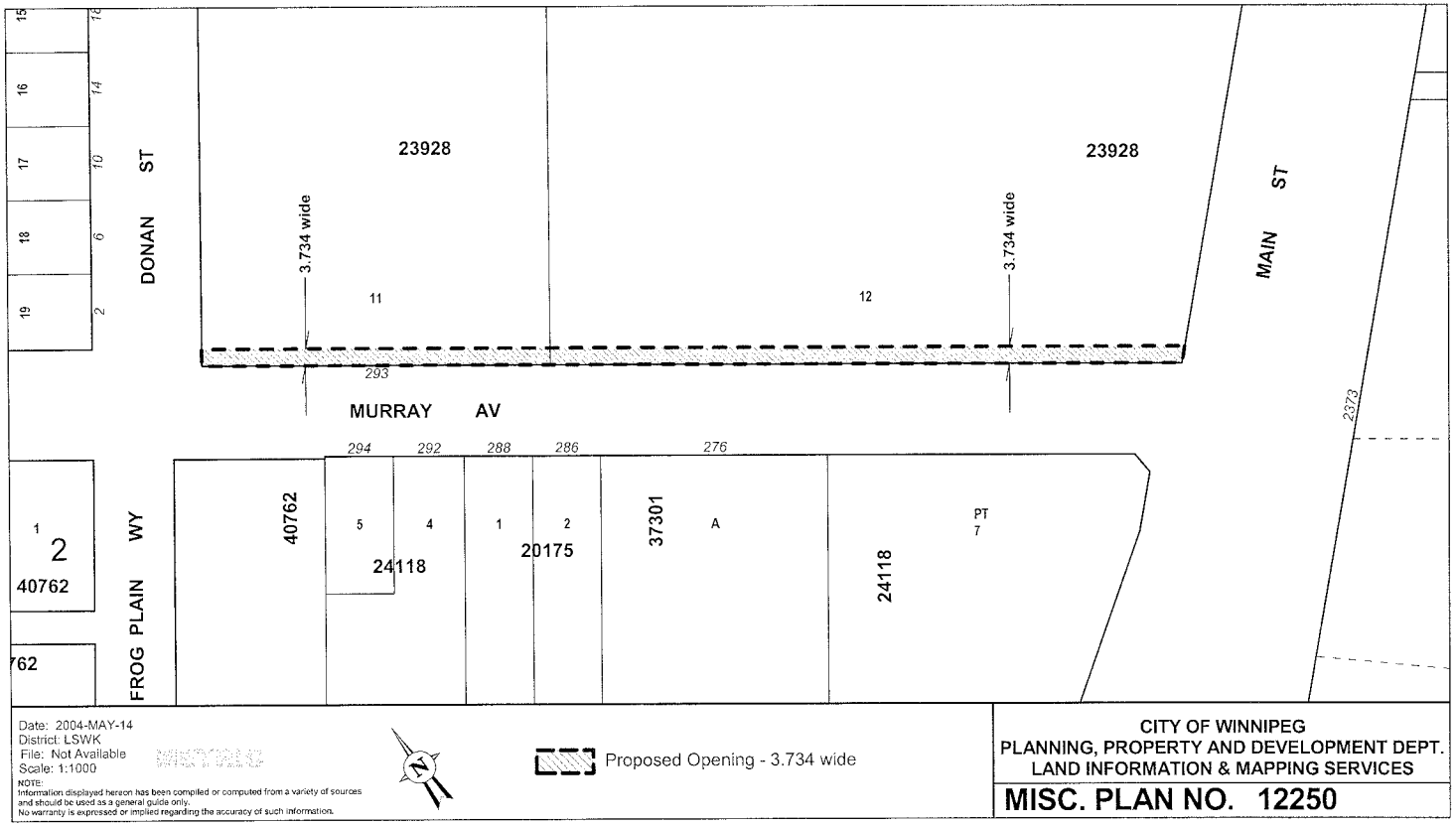
DONAN ST
MAIN ST
MURRAY AV
FROG PLAIN WY
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Date: 2004-MAY-14
District: LSWK
File: Not Available
Scale: 1:1000
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only.
No warranty is expressed or implied regarding the accuracy of such information.
Proposed Opening - 3.734 wide
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12250