Agenda - Council - February 23, 2005

Report - Standing Policy Committee on Downtown Development - February 7, 2005

Item No. 2 Street Closing - Part of Waterfront Drive north of Bannatyne Avenue File DAC 30/2004

STANDING COMMITTEE RECOMMENDATION:

On February 16, 2005, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown and submits the following to Council:

1. That the street closing shown on Misc. Plan No. 12476 be approved and the land declared surplus to the City's needs.

2. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the closing in accordance with Misc. Plan No. 12476, subject to the approval of the Standing Policy Committee on Downtown Development of the terms and conditions of the conveyance of the land.

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

Agenda - Council - February 23, 2005

Report - Standing Policy Committee on Downtown Development - February 7, 2005

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 16, 2005, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On February 7, 2005, the Standing Policy Committee on Downtown Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

PUBLIC HEARING SUMMARY

File:	DAC 30/2004
Before:	Standing Policy Committee on Downtown Development Councillor De Smedt, Chairperson Councillor Eadie Councillor Gerbasi
Public Hearing:	February 7, 2005 West Committee Room, Council Building 510 Main Street
Applicant:	Sherwood Developments
Premises Affected:	Part of Waterfront Drive north of Bannatyne Avenue
Exhibits Filed:	1. Report from the Real Property Officer dated January 19, 2005 2. Inspection Report

REPRESENTATIONS:

In Support:

Fausto Pereira, Sherwood Developments

In Opposition:

Nil

For the City:

Mr. H. Finnigan, Director of Planning, Property and Development

Exhibit "1" referred to in File DAC 30/2004

RE: DAC 30/2004 – PROPOSED CLOSING OF PART OF WATERFRONT DRIVE NORTH OF BANNATYNE AVENUE

For submission to: **Standing Policy Committee on Downtown Development**

Original report signed by: **Director of Planning, Property and Development**

Report date: **January 19, 2005**

Recommendations:

1. **That the proposed street closing as shown on Misc. Plan No. 12476 be approved and that the land be declared surplus to the City's needs.**

2. **That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the closing in accordance with Misc. Plan No. 12476, subject to the approval of the Standing Policy Committee on Downtown Development of the terms and conditions of the conveyance of the land.**

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 street closing is required to allow the construction of a condominium on the adjacent property. The portion of the street to be closed is narrow, being approximately 0.5 metres wide at its widest point. There will be no impact on traffic flow in the area.

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 project will be borne by the applicant. There are no financial implications for the City of Winnipeg.

REASON FOR THE REPORT:

All street and lane closings within the boundaries of the Downtown Winnipeg area, as defined by By-Law 4800/88, require the consideration of the Standing Policy Committee on Downtown Development.

HISTORY:

The Planning, Property and Development Department has received a request from Sherwood Developments to purchase a portion of Waterfront Drive. Sherwood Developments acquired the former City property adjacent to this portion of Waterfront Drive as part of CentreVentre's initiative to develop the Waterfront Drive area. The applicant plans to develop the property as a condominium. He has advised that the condominium is too large for the site and will not comply with the building codes unless a small portion of Waterfront Drive is acquired. The portion of the street that the applicant requires is approximately 0.5 metres wide at its widest point. Traffic flow in the area will be unaffected by the closing.

DISCUSSION:

Administrative Approval

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

Exchange of Lands

The Planning and Land Use Division has recommended that the applicant provide a small portion of his property to accommodate the sidewalk area at the extension of John Hirsch Place in exchange for the closed street.

Easement

Manitoba Hydro maintains an underground plant within a portion of the street being closed. The applicant will be required to enter into an easement agreement with Manitoba Hydro to allow access to this plant. No structures will be allowed within the easement area.

Financial Impact Statement

Date: January 6, 2005

COMMENTS:

All costs associated with this proposal will be borne by the applicant. There is no financial impact.

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

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

Planning, Property and Development Department – Planning and Land Use, Geomatics and Zoning & Permits

Corporate Finance Department – Local Improvements

Public Works Department – Transportation Division

Water and Waste Department – Engineering Division

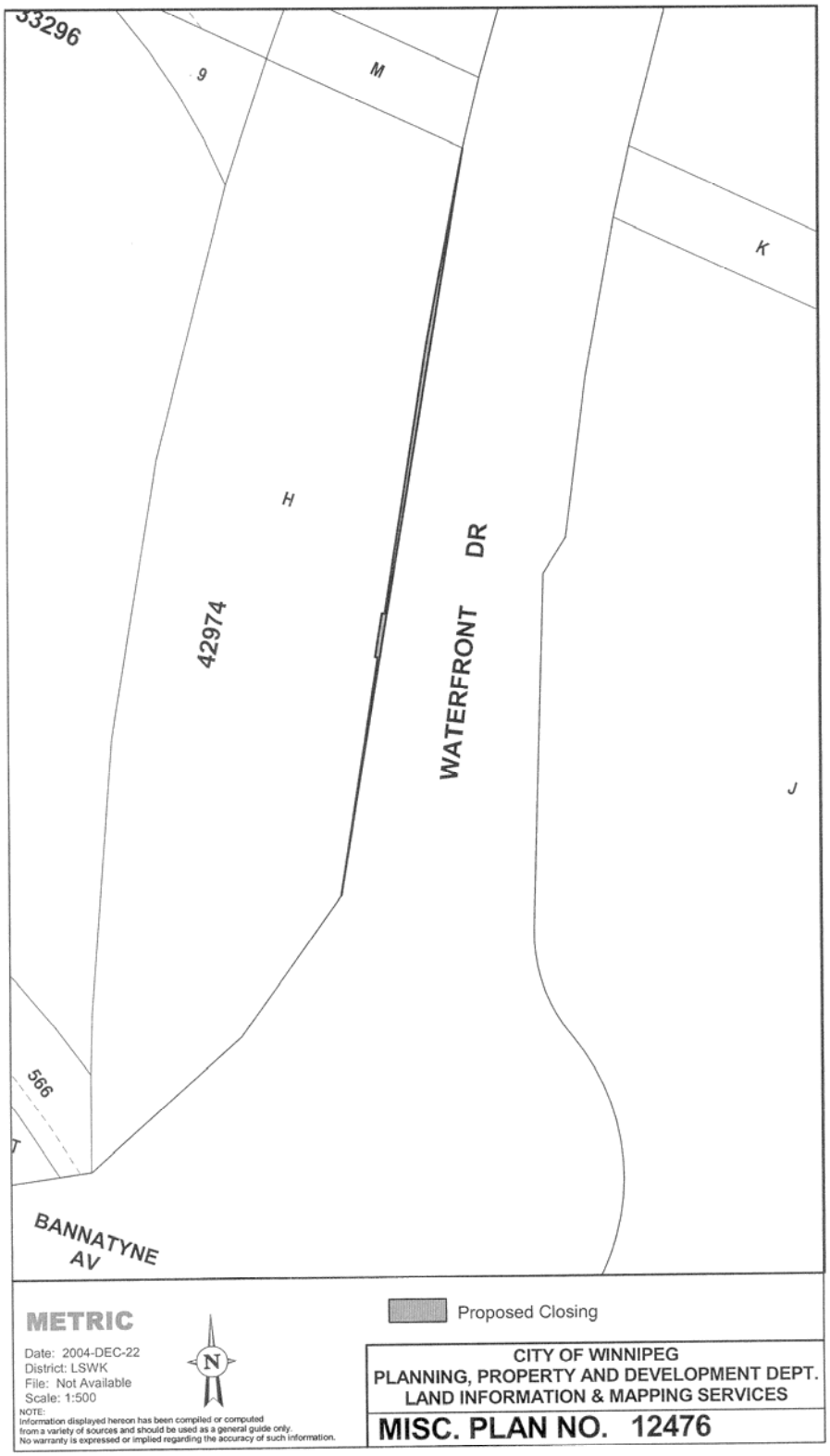
Centra Gas

Manitoba Hydro, MTS Allstream and Shaw Cable did not respond to requests for their comments on this proposal.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Development and Inspections
Prepared by: Glenn Halldorson, Real Property Officer
PPD File #: DAC 30/04

Document name: o:\reports directive\development and inspections\geomatics\dac30_04.doc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BANNATYNE AV
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Date: 2004-DEC-22
District: LSWK
File: Not Available
Scale: 1:500
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.
N
Proposed Closing
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12476