Agenda – Executive Policy Committee – February 8, 2006

REPORTS

Item No. 1 Plan Winnipeg Amendment – Concordia Avenue Extension
File EP-1.1

ADMINISTRATIVE RECOMMENDATION:

1. That By-law No. 214/2005, amending Plan Winnipeg 2020 Vision By-law No. 7630/2000 by deleting the Concordia Avenue Extension (as identified on Policy Plate B proposed alignment as shown on Attachment A of this report) be forwarded to Council for first reading to allow for a public hearing on this issue.

2. That the Executive Policy Committee schedule a public hearing in accordance with Section 227 of The City of Winnipeg Charter to consider the proposed amendment.

Re: PLAN WINNIPEG AMENDMENT: CONCORDIA AVENUE EXTENSION

For submission to: **Executive Policy Committee**

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

Report date: November 23, 2005

Recommendation(s):

1.) That By-Law No. 214/2005, amending Plan Winnipeg 2020 Vision By-Law No. 7630/2000 by deleting the Concordia Avenue Extension (as identified on Policy Plate B proposed alignment as shown on Attachment A of this report) be forwarded to Council for first reading to allow for a public hearing on this issue.

2.) That Executive Policy Committee schedule a public hearing in accordance with Section 227 of the City of Winnipeg Charter to consider the proposed amendment.

REPORT SUMMARY

Key Issues:

- The Concordia Avenue Extension, as shown on Policy Plate B of Plan Winnipeg is no longer necessary since a similar arterial road, Concordia Avenue East, is being constructed to the north to serve the same purpose.
- The Transcona West secondary planning process confirmed that Concordia Avenue East in the Harbourview subdivision serves the same transportation purposes and can be efficiently integrated into the regional road network serving the Transcona West area. This alternative route was vetted through a preliminary public consultation process and has been to multiple subdivision/rezoning hearings.
- Removing the existing Plan Winnipeg designation will facilitate the orderly development of the area north and south of the CPR Keewatin Right of Way.
- From a transportation planning perspective, the Plan Winnipeg designation does not permit construction of a grade separation of the future North-South Transcona Route at the railway crossing.

Implications of the Recommendation(s):

General implications:

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

Comment(s):

- Deletion to the Concordia Avenue extension will ensure that Plan Winnipeg reflects the current location of Concordia Avenue East and provided for orderly development of the Transcona West area.

Policy implications:

X	**No**
	Yes

Comment(s):

-

Environmental implications:

X	**No**
	Yes

Comment(s):

-

Human resources implications:

X	**No**
	Yes

Comment(s):

-

Financial implications:

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

Comment(s):

-

REASON FOR THE REPORT:

Under the City of Winnipeg Charter, Executive Policy Committee is the designated hearing body responsible for Plan Winnipeg.

HISTORY:

The Concordia Avenue Extension has been identified as a Development Related Street Addition in *Policy Plate B – Transportation* of Plan Winnipeg 2020. The extension, as it appears in Plan Winnipeg, runs along the existing rail right-of-way between Lagimodiere Blvd. and the North-South Transcona Route (See Attachment B).

Qualico Development Corporation (Qualico) constructed and paved a portion of a public right-of-way known as Concordia Avenue East as an arterial road from the east limit to the south limit of Phase I of their Harbourview subdivision (DASZ 44/85). This construction was required as part of the development agreement (February 1991) between Qualico and the City of Winnipeg. This arterial road followed a planned transportation right-of-way to connect Concordia Avenue at Lagimodiere with the North – South Transcona Route.

In early 2005, Qualico applied to amend Plan Winnipeg's designated alignment for the Concordia Avenue Extension. Qualico indicated they intend to complete Concordia Avenue East as part of Harbourview Phase II. Qualico subsequently revised their proposed site plan for Harbourview Phase II, which addressed their requirement to amend the Concordia Avenue Extension.

The owner of the lands bounded by Perfanick Road on the north and the proposed Concordia Avenue Extension to the south wants to develop his lands known as Bridgewood Estates. This application will not be able to proceed since Council cannot approve a rezoning/subdivision for land clearly identified on Plan Winnipeg as a Future Transportation Corridor (Policy Plate B-Transportation). A small section of Bridgewood Estates also includes the final portion of Concordia Avenue East that is required to connect the existing Concordia Avenue East in Harbourview Phase I with the approved Concordia Avenue East in Harbourview Phase II.

DISCUSSION:

It may be beneficial to consider deletion of Concordia Avenue Extension from Plan Winnipeg – Policy Plate B at this time for the following reasons:

1. The Concordia Avenue Extension, as identified in Plan Winnipeg, is no longer necessary since a similar arterial road is already being constructed elsewhere to serve the same purpose:

   – The Transcona West area will be serviced by an east west arterial that is already partially constructed to the same arterial level as the proposed Concordia Avenue Extension. A Plan Winnipeg amendment will facilitate the completion of this arterial.

   – Qualico's approved Harbourview Phase II development and the proposed Bridgewood Estates will complete construction of this arterial. The arterial will

connect to the already constructed Concordia Avenue East that was approved as part of Harbourview I.

- Harbourview Phase II subdivision plan approved by Council in June 2005 (DASZ 50/04) identifies an arterial that is closely aligned with the plan to connect Concordia Avenue at Lagimodiere with the existing Concordia Avenue East. This approved site plan provides for the continuation of this arterial from Lagimodiere Blvd. east towards the western limits of Bridgewood Estates, an adjacent future development site. Their site plan assumes that the completion of the Concordia Avenue East arterial will occur as Bridgewood Estates is developed and until that time, Qualico will develop temporary roads around the Bridgewood Estates site to connect the two portions of Concordia Avenue East.

2. The route for Concordia Avenue East was vetted through a preliminary public process:

   - Qualico, on February 3, 2005, consulted with area residents on the proposed Plan Winnipeg amendment that will result in the continuation of Concordia Avenue East through the Harbourview Phase II subdivision. All residents of Harbourview Phase I and any affected interests were provided written notice.

   - Qualico, on March 22, 2005, consulted with area residents on the Harbourview Phase II subdivision that showed the continuation of Concordia Avenue East from Lagimodiere Blvd to the eastern limits of their lands along a route closely aligned with the exiting Concordia Avenue East in Phase I.

   - The Public Hearing giving consideration to the proposed Harbourview Phase II was held on April 5, 2005 at the East Kildonan – Transcona Community Committee where conditional approval was given for a plan of subdivision that included continuation of Concordia Avenue East.

   - The Planning and Land Use Division held Public Meetings on June 23, 2005 regarding the proposed Transcona West Area Structure Plan that included a Transportation Plan indicating the preferred Concordia Avenue East alignment.

3. A recent transportation study as part of the Secondary Planning process confirmed that Concordia Avenue East will serve the same transportation purpose and can be efficiently integrated into the regional road network serving the area.

   - The Planning and Land Use Division recently completed a collaborative and consultative planning process to create an Area Structure (Secondary) Plan for Transcona West that will be proceeding to a Public Hearing in the near future.

   - Polices in the secondary plan specifies the location, type and form of future development within the planning area that includes creating an interconnected and efficient road network. The proposed road network includes extending Concordia Avenue from Lagimodiere to the future North – South Transportation Route along the preferred Concordia Avenue East route as opposed to the Concordia Avenue Extension route identified in Plan Winnipeg.

4. Changing the alignment will facilitate orderly development of additional lands in this neighbourhood.

   – Public Works indicates that the close proximity of the Concordia Avenue Extension alignment illustrated in Plan Winnipeg to the CPR Keewatin Subdivision cannot accommodate construction of a grade separation of the future Transcona North South Route at this railway crossing.

   – An intersection with the existing Peguis Street, which is to be up-graded to serve the proposed Transcona West area south of the CPR tracks, can not be accommodated due to the close proximity of the proposed Concordia Avenue Extension to the rail lines.

   – The bulk of the Bridgewoods lands include the Concordia Avenue Extension and this proposed development cannot proceed until Plan Winnipeg is amended, deleting the extension.

Financial Impact Statement

Date: November 10, 2005

COMMENTS:

The recommendations in this report are that By-Law No. xxxx/2005, a proposal to amend Plan Winnipeg 2020 Vision By-Law No. 7630/2000 by:

a. amending the Concordia Avenue Extension as identified on Policy Plate B proposed alignment as shown on Attachment A of this report, and
b. forwarding to Council the by-law for first reading to allow for a public hearing on this issue; and that Executive Policy Committee schedule a public hearing in accordance with Section 227 of the City of Winnipeg Charter to consider the proposed amendment.

There are no financial implications associated with these recommenations.

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

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

PUBLIC WORKS – TRANSPORTATION DIVISION

TRANSIT – PLANNING AND SCHEDULES DIVISION

WATER AND WASTE – ENGINEERING DIVISION

THIS REPORT SUBMITTED BY:

Department: Planning, Property and Development Department
Division: Planning and Land Use
Prepared by: Michelle Richard
PPD File #: PW3/05

Attachment A: Draft By-law

Attachment B: Subject Area

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ATTACHMENT A: DRAFT BY-LAW

REFERENCE: FILE NO: PW 03/05

THE CITY OF WINNIPEG

BY-LAW NO. 214/2005

A By-law of **THE CITY OF WINNIPEG** to amend By-law No. 7630/2000, a By-law establishing **PLAN WINNIPEG**, being a statement of the City's policy and general proposals in respect of development or use of land in the City.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

1. The map titled "POLICY PLATE B, TRANSPORTATION, PLAN WINNIPEG 2020 VISION", attached to and forming part of By-law No. 7630/2000 is hereby amended as follows:

"Lands known as the "Concordia Avenue Extension" located in the East Kildonan – Transcona Community of The City of Winnipeg, shown outlined on the map below and generally described as being situated adjacent to the CPR Keewatin Right-of-Way between Lagimodiere Blvd. to the west and Plessis Avenue to the east, shown outlined on the map below, are hereby deleted from Policy Plate B and the said Plan Winnipeg Policy Map shall hereafter be read and construed as though the said lands were indicated thereon as deleted."

RECEIVED FIRST READING on this _____ day of _____ A.D., 2004.

RECEIVED SECOND READING on this _____day of _____ A.D., 2004.

RECEIVED THIRD READING on this _____day of _____ A.D., 2004.

DONE AND PASSED in Council assembled this _____ day of _____ A.D., 2004.

_____
Mayor

_____
City Clerk

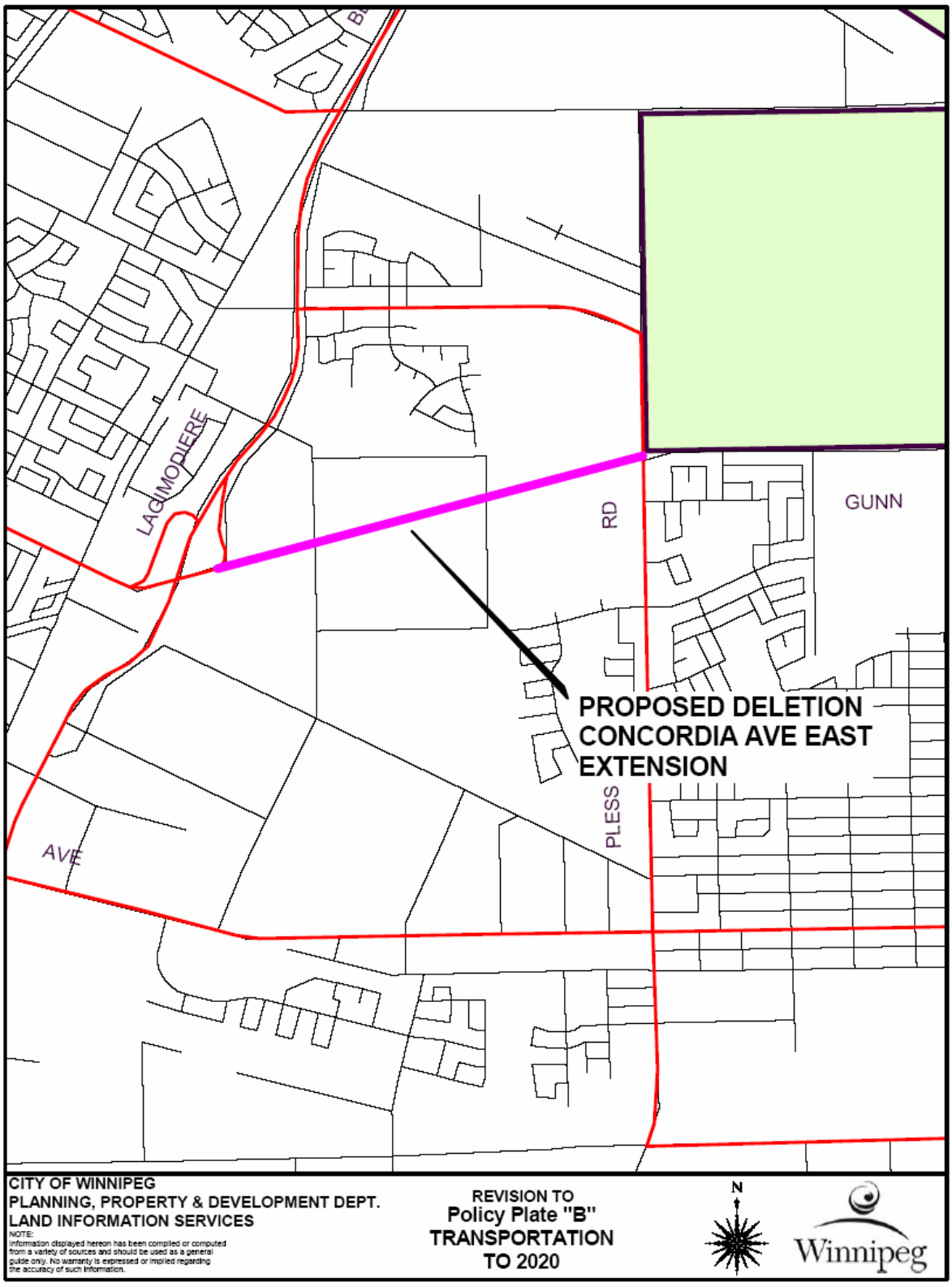
Certified as to Planning Details:

_____
for Planning, Property & Development

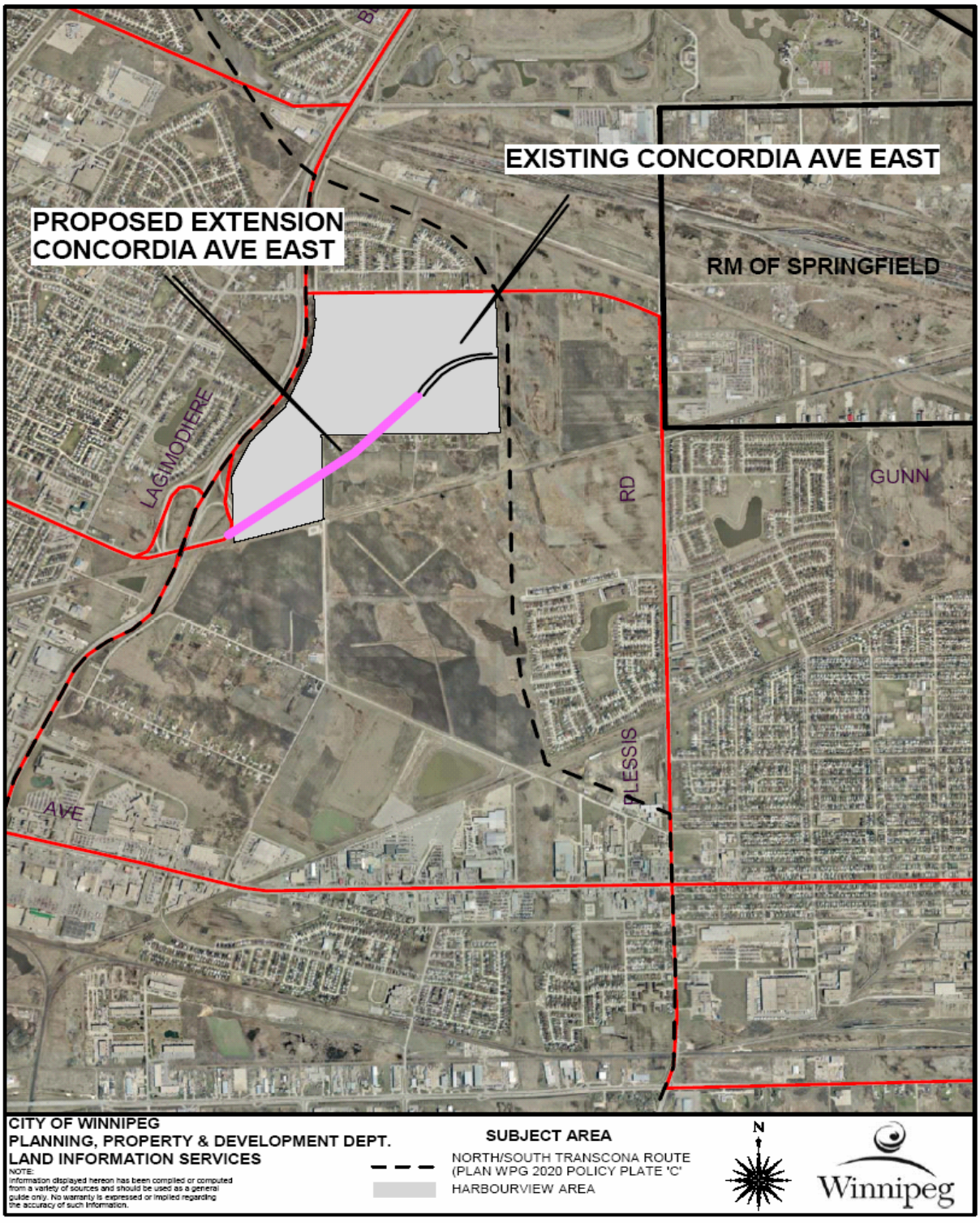
Certified as to Form:

_____
for City Solicitor/Manager of
Legal Services

File No.



ATTACHMENT B: SUBJECT AREA


EXISTING CONCORDIA AVE EAST
PROPOSED EXTENSION
CONCORDIA AVE EAST
RM OF SPRINGFIELD
LAGIMODIERE
RD
GUNN
PLESSIS
AVE
CITY OF WINNIPEG
PLANNING, PROPERTY & DEVELOPMENT DEPT.
LAND INFORMATION SERVICES
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.
SUBJECT AREA
NORTH/SOUTH TRANSCONA ROUTE
(PLAN WPG 2020 POLICY PLATE 'C'
HARBOURVIEW AREA
N
Winnipeg