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: April 6, 2006

RECOMMENDATION:

1.) **That By-law No. 214/2005, a proposal to amend Plan Winnipeg 2020 Vision By-law No. 7630/2000 deleting the Concordia Avenue Extension as identified on Policy Plate B, be forwarded to Council for Second Reading.**

Report Summary

Key Issues:

- On February 22, 2006, Council gave First Reading to By-law No. 214/2005 directing the Executive Policy Committee to schedule a public hearing (April 12, 2006) to consider amending Plan Winnipeg. Giving Second Reading to the proposed by-law will allow the proposed amendment to be forwarded to the Minister of Intergovernmental Affairs and Trade for consideration, prior to Third Reading and final approval by Council.

- Based on the following considerations, the Planning, Property and Development Department recommends deleting the Concordia Avenue Extension as identified on Policy Plate B:

  - 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. Deleting of the Concordia Avenue Extension will ensure that Plan Winnipeg reflects the current location of Concordia Avenue East and provides for orderly development of the Transcona West Area.

  - 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.

  - From a transportation planning perspective, the existing 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

( ) Involves a multi-year contract

Comment(s):
Deletion of the Concordia Avenue Extension will ensure that Plan Winnipeg reflects the current location of Concordia Avenue East and provides for orderly development of the Transcona West Area.

Policy Implications

( ) No

(x) Yes

Comment(s):
Deletion of the Concordia Avenue Extension will ensure that the proposed Transcona West Secondary Plan is consistent with Plan Winnipeg.

Regulatory Implications

( ) None

(x) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):
At present, an application to develop lands south of Concordia Avenue cannot proceed since Council cannot approve a rezoning/subdivision for land clearly identified on Plan Winnipeg.

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):

Report

REASON FOR THE REPORT:
Pursuant to 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 planned North-South Transcona Route (See Attachment B). This arterial road followed a planned transportation right-of-way to connect Concordia Avenue at Lagimodiere with the North – South Transcona Route.

Qualico Development Corporation (Qualico) constructed part of Concordia Avenue East in Phase I of their Harbourview subdivision (DASZ 44/85).

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 conflicts with the Concordia Avenue Extension identified on Plan Winnipeg as a Future Transportation Corridor (Policy Plate B-Transportation). Furthermore, a small section of the proposed Bridgewood Estates is required to connect the existing Concordia Avenue East in Harbourview Phase I with the approved Concordia Avenue East in Harbourview Phase II.

DISCUSSION:

The Department supports the 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 consultation 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 the proposed Area Structure (Secondary) Plan for Transcona West.

   - Polices in the secondary plan specify the location, type and form of future development within the planning area, including an 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: April 3, 2006

COMMENTS:

The recommendation in this report is that By-law No. 214/2005 (attached), a proposal to amend Plan Winnipeg 2020 Vision By-law No. 7630/2000 deleting the Concordia Avenue Extension as identified on Policy Plate B, be forwarded to Council for Second Reading. There is no financial impact associated with this recommendation.

"Original signed by"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

Public Works

Transit

Water and Waste

Legal Services, Corporate Services

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Planning and Land Use
Prepared by: Michelle Richard
File No.: PW305

Attachment A: Subject Area

O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2006 Reports\ConcordiaAveExtensionSecondReadingFinal.doc

Attachment A: Subject Area

