Agenda – Executive Policy Committee – February 9, 2005

REPORTS

Item No. 8 Plan Winnipeg Amendment: Concordia Avenue Alignment
File EP-1.1 (PW 5/2004)

ADMINISTRATIVE RECOMMENDATION:

1. That By-law No. 27/2005, a proposal to amend Plan Winnipeg…2020 Vision By-law No. 7630/2000 by:

   A. re-aligning the Concordia Avenue East Extension as identified on Policy Plate B proposed alignment as shown on Attachment A

   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.

Re: PLAN WINNIPEG AMENDMENT: CONCORDIA AVENUE ALIGNMENT

For submission to: Executive Policy Committee

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

Report date: January 25, 2005

Recommendation(s):

1.) That By-Law No. 27/2005, a proposal to amend Plan Winnipeg 2020 Vision By-Law No. 7630/2000 by:

a. re-aligning the Concordia Avenue East Extension as identified on Policy Plate B proposed alignment as shown on Attachment A of this report.

b. 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:

- Qualico Developments (Qualico) have applied to amend Plan Winnipeg's designated alignment for the Concordia Avenue East Extension (Policy Plate B –Transportation). The Plan's designated alignment of Concordia Avenue East Extension does not align with the portion of Concordia Avenue East already constructed and paved by Qualico as part of their Harbourview subdivision development (Phase I) (Attachment B).

- A Plan Winnipeg amendment is required in order for Qualico to proceed with Phase II of their Harbourview development. As part of their new application for subdivision and rezoning (December 23, 2004), Qualico intends to use a street pattern that continues Concordia Avenue East (Attachment C). Qualico cannot proceed with their plans unless Plan Winnipeg is amended to designate the Concordia Avenue Extension alignment as forming part of the Harbourview subdivision development (Attachment A).

- As part of Harbourview Phase I, Qualico constructed and paved a portion of a street known as Concordia Avenue East from the east limit to the south limit of the Phase I subdivision. Terms of a development agreement (February 1991) between Qualico with the City of Winnipeg required Qualico to construct and pave Concordia Avenue East within the Harbourview subdivision.

- Public Works indicates that there is technical merit to the proposed amendment. The close proximity of the revised alignment of the Concordia Avenue East Extension illustrated in Plan Winnipeg 2020 Vision to the CPR Keewatin Subdivision cannot accommodate construction of a grade separation of the future Transcona North South Route at this railway crossing. Such a grade separation would be essential for safety reasons.

- Qualico has set a date (February 3, 2005 – Valley Gardens Community Centre) to consult 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 will be provided written notice.
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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):

- Revisions to the Concordia Avenue East extension will ensure that Plan Winnipeg reflects the current location of Concordia Avenue East.

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):

-

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 East 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).

Plan Winnipeg's Concordia Avenue East Extension was adopted in Plan Winnipeg 2020 even though a portion of the street had already been built in a different location. As part of their Harbourview subdivision development, Qualico constructed and paved a portion of a street known as Concordia Avenue East from the east limit to the south limit of the phase I subdivision. Terms of a development agreement (February 1991) between Qualico with the City of Winnipeg required Qualico to construct and pave Concordia Avenue East within the Harbourview subdivision.

DISCUSSION:

Qualico would now like to proceed with a new phase of the Harbourview development called Harbourview Phase II (south of Harbourview Phase I). This phase had been previously approved by Council as part of the original subdivision/rezoning approval for the development. However, approval for Phase II expired due to time.

Qualico has applied for subdivision and rezoning of the Harbourview Phase II lands using the same street pattern that formed part of their original subdivision approval. In order to proceed with their Harbourview Phase II development in an orderly manner, including continuation of Concordia Avenue East, an amendment to Plan Winnipeg is required.

The Public Works Department supports the amendment to Plan Winnipeg to allow the continuation of the Concordia Avenue East alignment through the Harbourview subdivision

development. According to Public Works Department, the close proximity of the revised alignment of the Concordia Avenue East Extension illustrated in Plan Winnipeg 2020 Vision to the CPR Keewatin Subdivision does not permit construction of a grade separation of the future Transcona North South Route at this railway crossing. Such a grade separation would be essential for safety reasons.

Qualico has agreed to host a public open house to inform area residents and affected owners of the proposed amendment and their plans for subsequent development of Harbourview Phase II. Private land south of Harbourview Phase II would be impacted by the proposed Plan Winnipeg amendment. The owners of this parcel have been informed by Qualico of their application to amend Plan Winnipeg. Qualico has requested a meeting with the private owners to discuss any issues.

Financial Impact Statement Date: January 21, 2005

COMMENTS:

The recommendations in this report include that a by-law to amend Plan Winnipeg 2020 Vision to facilitate aligning the Concordia Avenue Extension as identified on Policy Plate B to the current location of Concordia Avenue East as shown on Attachment 1 of this report be forwarded to Council for first reading to allow for a public hearing on this issue and that Executive Policy Committee schedules a public hearing in accordance with Section 227 of the City of Winnipeg Charter to consider the proposed amendment. There are no financial implications to the City associated with these recommendations.

"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

THIS REPORT SUBMITTED BY:

Department: Planning, Property and Development Department
Division: Planning and Land Use
Prepared by: Michelle Richard
PPD File #: PW5/04

Attachment A: Draft By-law
Attachment B: Subject Area
Attachment C: Harbourview Phase II – current site plan

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ATTACHMENT A: DRAFT BY-LAW

REFERENCE: FILE NO: PW 05/04

THE CITY OF WINNIPEG

BY-LAW NO. XXXX/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 are hereby amended for the purpose of route realignment and the said Plan Winnipeg Policy Area Map shall hereafter be read and construed as though the said lands were indicated thereon as amended."

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

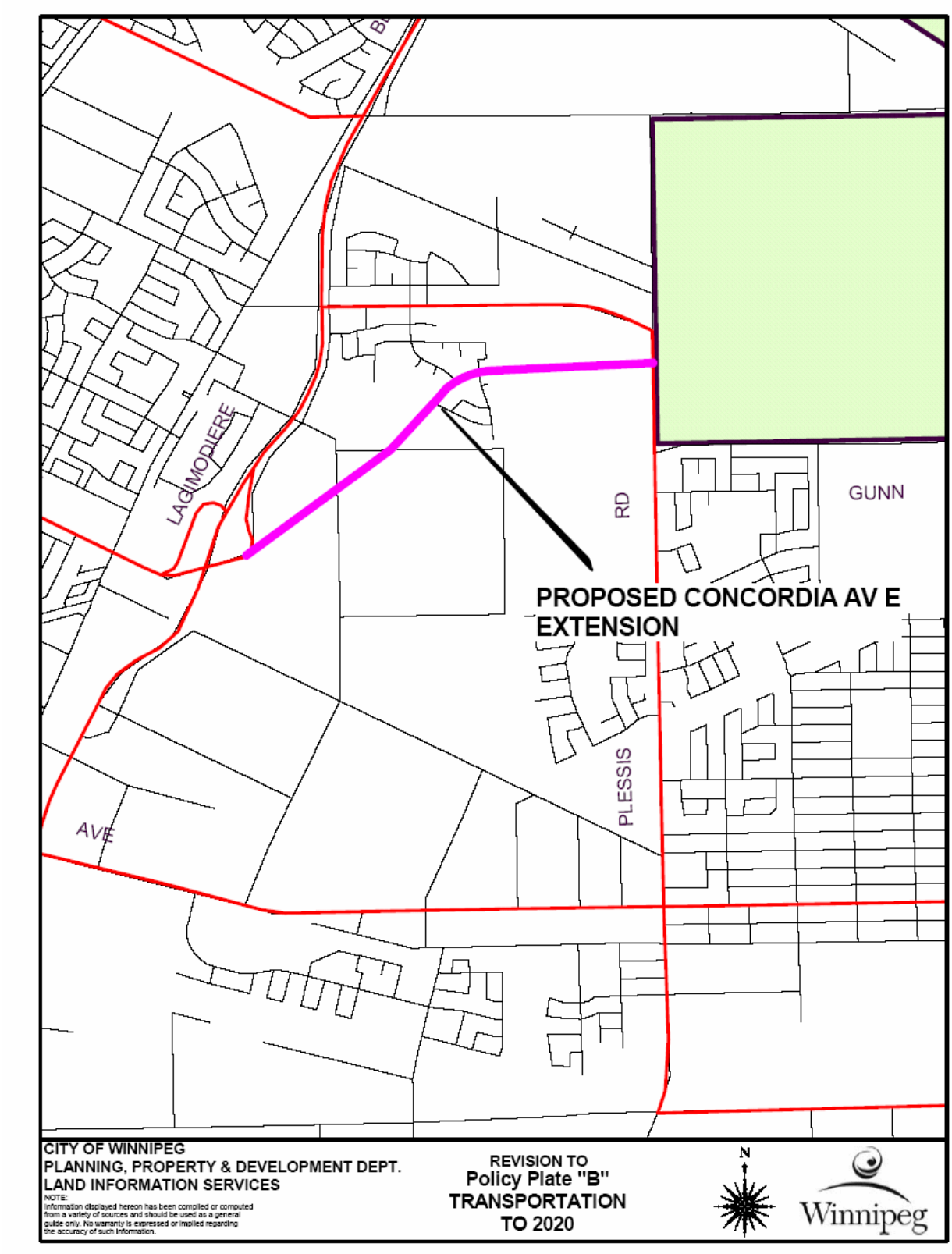
Certified as to Planning Details:

_____
for Planning, Property & Development

Certified as to Form:

_____
for City Solicitor/Manager of
Legal Services

File No.


LAGIMODIERE
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EXTENSION
PLESSIS
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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.
REVISION TO
Policy Plate "B"
TRANSPORTATION
TO 2020
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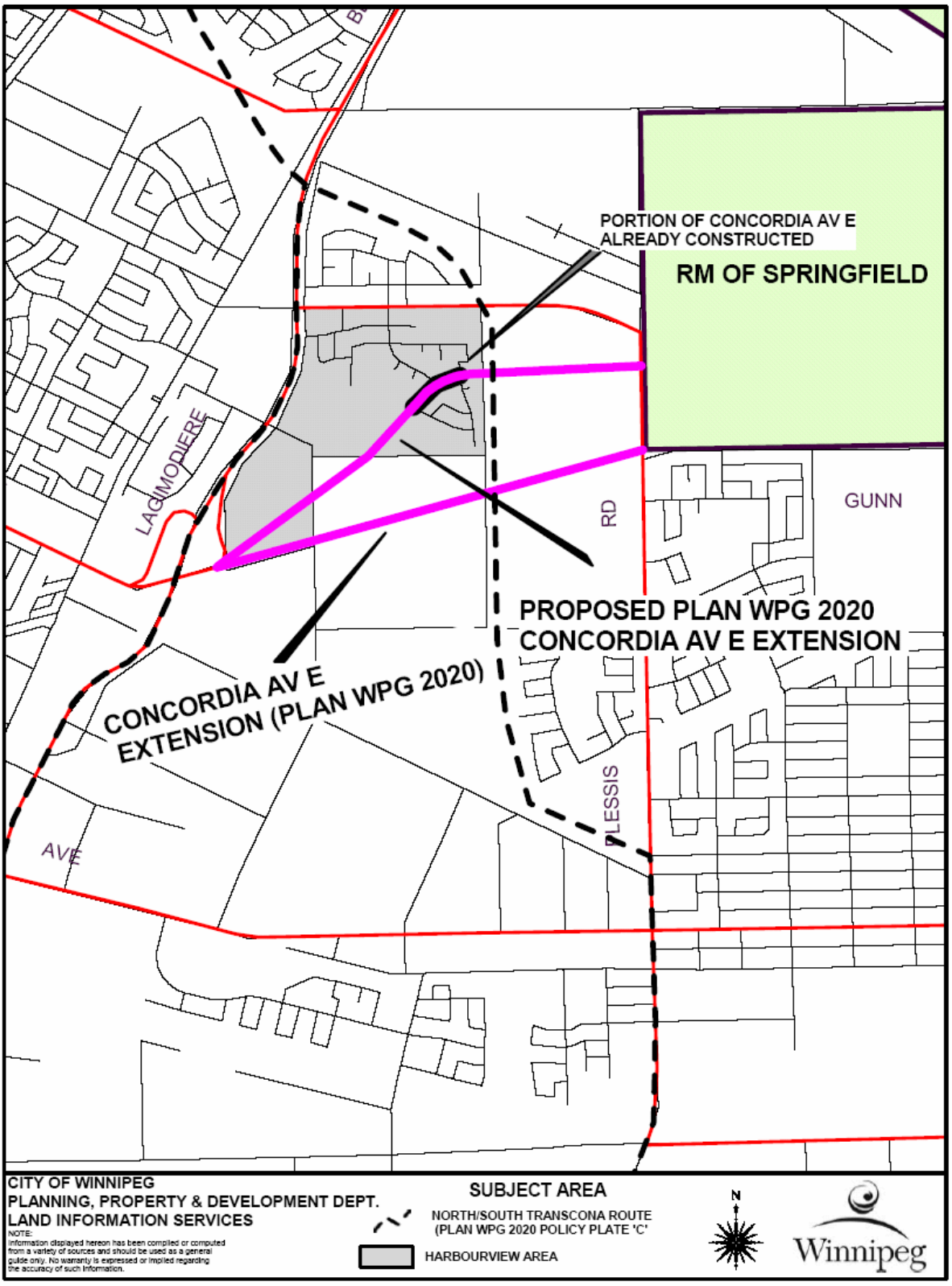
Winnipeg

ATTACHMENT B: SUBJECT AREA



ATTACHMENT C: HARBOURVIEW SITE PLAN

