

**Minutes – Standing Policy Committee on Infrastructure Renewal and Public Works –
February 5, 2019**

REPORTS

**Item No. 21 Access to an Existing Commercial Property Located at
1688 St. Matthews Avenue
(St. James Ward)**

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Infrastructure Renewal and Public Works concurred in the recommendation of the Winnipeg Public Service and approved the following:

1. That the Private Access By-law No. 49/2008 be varied to authorize the construction of a 4.0 metre wide “exit only” private approach on the west side of Kensington Street, as shown on Drawing No. A-18144.

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

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DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

ADMINISTRATIVE REPORT

Title: Access to an Existing Commercial Property Located at 1688 St. Matthews Avenue

Critical Path: Standing Policy Committee on Infrastructure Renewal and Public Works

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Patman, P.Eng.	J. Berezowsky	N/A	D. McNeil

EXECUTIVE SUMMARY

The Public Service received an application for the construction of a 4.0 metre wide “exit only” private approach on the west side of Kensington Street.

The Public Service recommends that the non-conforming “exit only” private approach be approved, as illustrated on Drawing No. A-18144.

RECOMMENDATIONS

1. That the Private Access By-law No. 49/2008 be varied to authorize the construction of a 4.0 metre wide “exit only” private approach on the west side of Kensington Street, as shown on Drawing No. A-18144.
2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

The proposed “exit only” private approach on the west side of Kensington Street is non-conforming under The City of Winnipeg Private Access By-law No. 49/2008, Section 17 (1) (b) namely:

17 (1) (b) “subject to subsection (2), the projected nearest edge of an approach or nearest point of a loading bay must not be within 6 metres of an intersection or an intersecting street, measured along the property line.”

Section 14 of the Private Access By-law requires that, when an application for a private access cannot be approved because it does not conform with sections 17 to 21 of the By-law, the Director must forward the application along with a report containing the Director's recommendations to the appropriate Council Committee for consideration. This Report represents the Director's compliance with this provision.

Please note that the Council Committee may only approve the application if:

- (a) conformity with the rules set out in sections 17 to 21 would be unreasonable in the circumstances, including the use to which the property is intended to be put;
- (b) the location and size of the proposed private access is reasonably required for the use to which the property is intended to be put; and
- (c) the location and size of the proposed private access would not be detrimental to the safe and efficient movement of vehicular and pedestrian traffic on the adjacent street.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no implications as a result of the recommendations in this report.

HISTORY/DISCUSSION

This section of Kensington Street contains a 7.6 metre wide roadway within a 15.2 metre right-of-way.

The subject property on the south side of St Matthews Avenue currently contains an automobile service and repair business and a tire sales shop. Existing access to the front portion of this property is from two private approaches on the south side of St. Matthews Avenue.

As a result of the City of Winnipeg expropriating property from the subject property to widen the south side of St. Matthews Avenue to accommodate a new dedicated bike lane, a number of modifications had to take place with the existing private approaches that served the subject property, as the expropriation reduced the number of vehicles that were able to park within the subject property.

The City of Winnipeg and the property owner worked in conjunction to explore various options to provide as many on-site parking spaces as possible, and at the same time, provide a safe means of egress to serve the new parking spaces.

As a result, one of the existing private approaches on the south side of St. Matthews Avenue is proposed to be removed to provide the property owner with additional parking spaces and a private approach is proposed to be constructed on the west side of Kensington Street, located 2.9 metres south of the new south property line of St. Matthews Avenue.

The proposed 4.0 metre wide “exit only” private approach, located 2.9 metres south of St. Matthews Avenue, is non-conforming under the By-law, as the By-law requires all private approaches to be located a minimum of 6.0 metres from a street intersection.

However, given that this proposed private approach will be signed as “turn-right” only, the Public Service does not expect any traffic or pedestrian safety problems on either Kensington Street or St. Matthews Avenue if this non-conforming private approach is approved and constructed.

FINANCIAL IMPACT

Financial Impact Statement

Date: [December 11, 2018](#)

Project Name:

Access to an Existing Commercial Property Located at 1688 St. Matthews Avenue

COMMENTS:

There is no financial impact associated with the recommendation of this report.

"Original signed by J. Ruby, CPA, CA"

J. Ruby CPA, CA

Manager of Finance & Administration

CONSULTATION

This Report has been prepared in consultation with: N/A

OURWINNIPEG POLICY ALIGNMENT

The recommendation of this report is aligned with the Transportation Master Plan key strategic goal Number 3: To provide a safe, efficient and equitable transportation system for people, goods and services.

SUBMITTED BY

Department: Public Works
Division: Transportation
Prepared by: Doug Binda, Private Approach Technician
Date: December 19, 2018

Attachments: Drawing No. A-18144

