

**Minutes – Standing Policy Committee on Infrastructure Renewal and Public Works –  
April 2, 2019**

**REPORTS**

**Item No. 26                      Access to a Residential Development Located at 455 Edison Avenue  
(North Kildonan 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 continued use of an existing 7.2 metre wide private approach on the north side of Edison Avenue, as shown on the attached drawing.
  
2.        That the Proper Officers of the City of Winnipeg be authorized to do all things necessary to implement the intent of the foregoing.

**Minutes – Standing Policy Committee on Infrastructure Renewal and Public Works –  
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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 a Residential Development Located at 455 Edison 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

As a result of a proposed subdivision to this property, the Public Service received an application for continued use of an existing 7.2 metre wide private approach on the north side of Edison Avenue.

The Public Service does not expect any exceptional or unusual traffic operating problems related to the existing private approach as a result of the subdivision, therefore it is recommended that continued use of the existing non-conforming private approach be approved as illustrated on the attached drawing.

## RECOMMENDATIONS

1. That the Private Access By-law No. 49/2008 be varied to authorize the continued use of an existing 7.2 metre wide private approach on the north side of Edison Avenue, as shown on the attached drawing.
2. That the Proper Officers of the City of Winnipeg be authorized to do all things necessary to implement the intent of the foregoing.

## REASON FOR THE REPORT

When the subject property is subdivided, the existing private approach on the north side of Edison Avenue will be non-conforming under The City of Winnipeg Private Access By-law No. 49/2008, Section 19 (c) namely:

19 (c) "an approach must not exist within 3 metres of the lot line of the adjacent property;

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 Edison Avenue contains a 9.4 metre wide roadway within a 20.0 metre right-of-way.

When full build-out is completed, the subject property will contain three residential buildings; each building will be four stories with 42 residential units. However, at this time, only one residential building has been fully completed, another is currently under construction, and the third building has not started construction.

This residential development is served by an existing 7.2 metre wide private approach on the north side of Edison Avenue.

The subject property, which will contain three buildings, is currently one piece of land, however, a proposed subdivision will create three separate lots; one lot for each building.

The existing private approach on the north side of Edison Avenue was approved for construction on February 22, 2017, and at that time, there was no subdivision application for the property, therefore the private approach was considered as conforming under the Private Access By-law.

When the proposed subdivision is complete, the existing private approach on the north side of Edison Avenue will be non-conforming under the Private Access By-law, as it will be located directly on the subdivision lot line which separates the properties. The Private Access By-law requires that all private approaches be a minimum distance of 3.0 metres from an adjoining lot line.

As there will be no fence or obstructions constructed on the subdivision lot line which may obstruct vehicles from safely using the existing private approach on the north side of Edison Avenue, the Public Service does not expect any exceptional or unusual traffic operating problems if this private approach is approved for continued use, therefore it is recommended that the non-conforming private approach be approved.

There are no financial implications to the City as a result of the recommendations.

## FINANCIAL IMPACT

**Financial Impact Statement** Date: [February 22, 2019](#)

**Project Name:**  
**Access to a Residential Development Located at 455  
Edison Avenue**

### COMMENTS:

There are no financial impacts associated with the recommendations 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

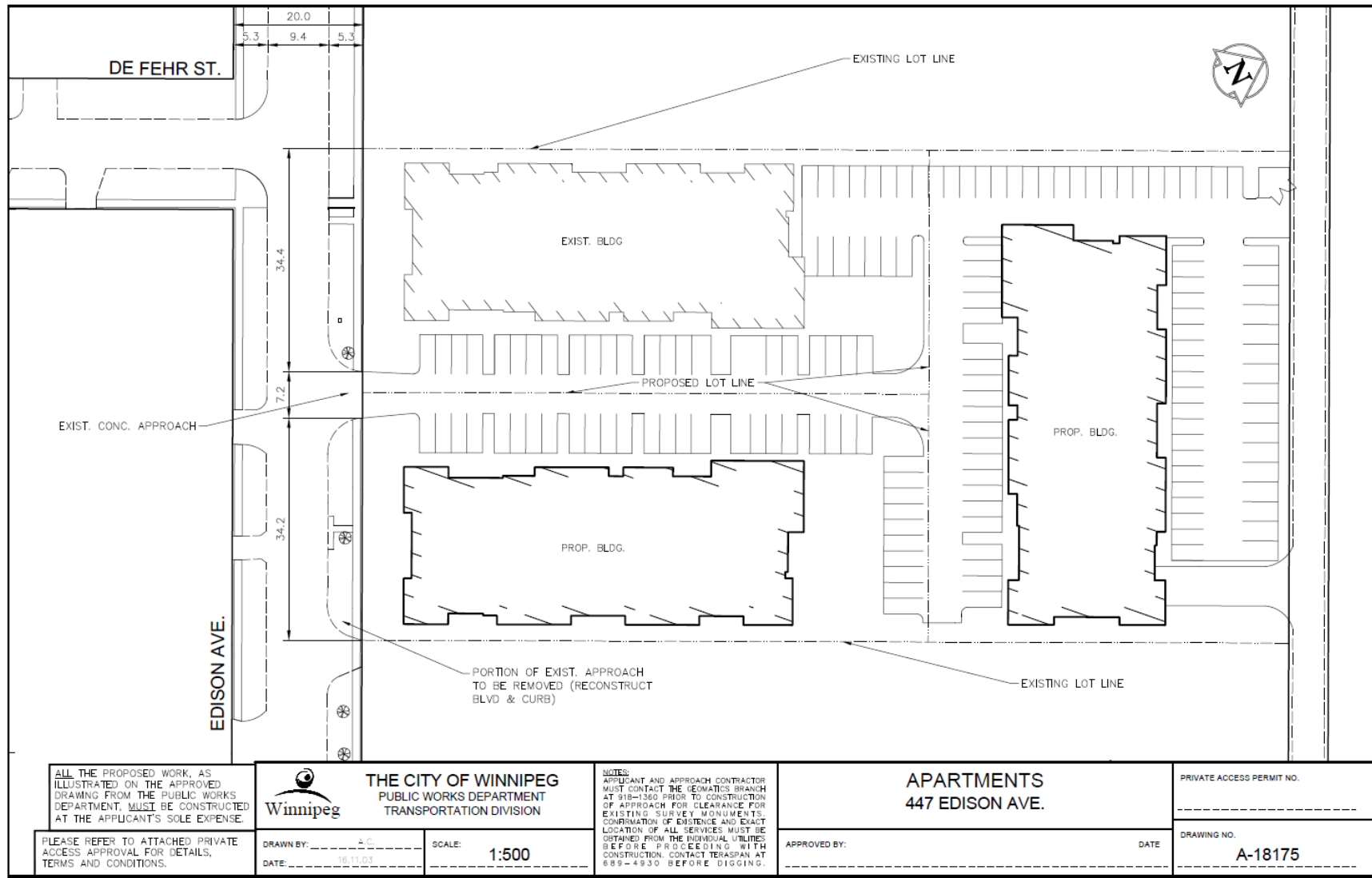
## OURWINNIPEG POLICY ALIGNMENT

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: March 12, 2019

Attachments: Drawing No. A-18175



ALL THE PROPOSED WORK, AS ILLUSTRATED ON THE APPROVED DRAWING FROM THE PUBLIC WORKS DEPARTMENT, MUST BE CONSTRUCTED AT THE APPLICANT'S SOLE EXPENSE.

PLEASE REFER TO ATTACHED PRIVATE ACCESS APPROVAL FOR DETAILS, TERMS AND CONDITIONS.

**THE CITY OF WINNIPEG**  
 PUBLIC WORKS DEPARTMENT  
 TRANSPORTATION DIVISION

DRAWN BY: A.C.  
 DATE: 16/11/23

SCALE: **1:500**

**NOTES:**  
 APPLICANT AND APPROACH CONTRACTOR MUST CONTACT THE GEOMATICS BRANCH AT 918-1360 PRIOR TO CONSTRUCTION OF APPROACH FOR CLEARANCE FOR EXISTING SURVEY MONUMENTS. CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION. CONTACT TERAPAN AT 689-4930 BEFORE DIGGING.

**APARTMENTS**  
**447 EDISON AVE.**

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

PRIVATE ACCESS PERMIT NO. \_\_\_\_\_

DRAWING NO. **A-18175**