Side Walk, Public Road and Block Analysis of the Fulton Grove Subdivision *(DASZ 12/2018)*

The Applicant has purposefully designed the plan of subdivision with a residential lot arrangement to have only single-loaded front driveways on one side of the street instead of double loaded front driveways on both sides of the street, with the exception of houses backing onto Hurst Way and rail tracks.

This allows locating sidewalks on the sides of the streets without driveways. This minimizes the number of driveways crossing a sidewalk, while ensuring **all streets in the Low-Density Mixed Housing Area have sidewalks**.

- Each residential block, each residential street in the Low-Density Mixed Housing Area has one entire side of the street without driveway curb cuts, with the exception of six (6) lots [3.2 % of the lots] with driveways crossing a sidewalk on a street with lots backing onto the rail tracks.

- Each residential street in the Low-Density Mixed Housing Area has one entire side of the street with a sidewalk.

- The concept plan and the subdivision lot plan that the Public Service was provided on October 29, 2018 illustrates each public road having at least one sidewalk or pathway that is un-interrupted by front driveways.

- **Only six (6) driveways [3.2 %] out of 187 lots have a driveway crossing in a location where no sidewalks exist on the public road unimpeded.** And these lots occur on a road the Public Service supports having front driveways.

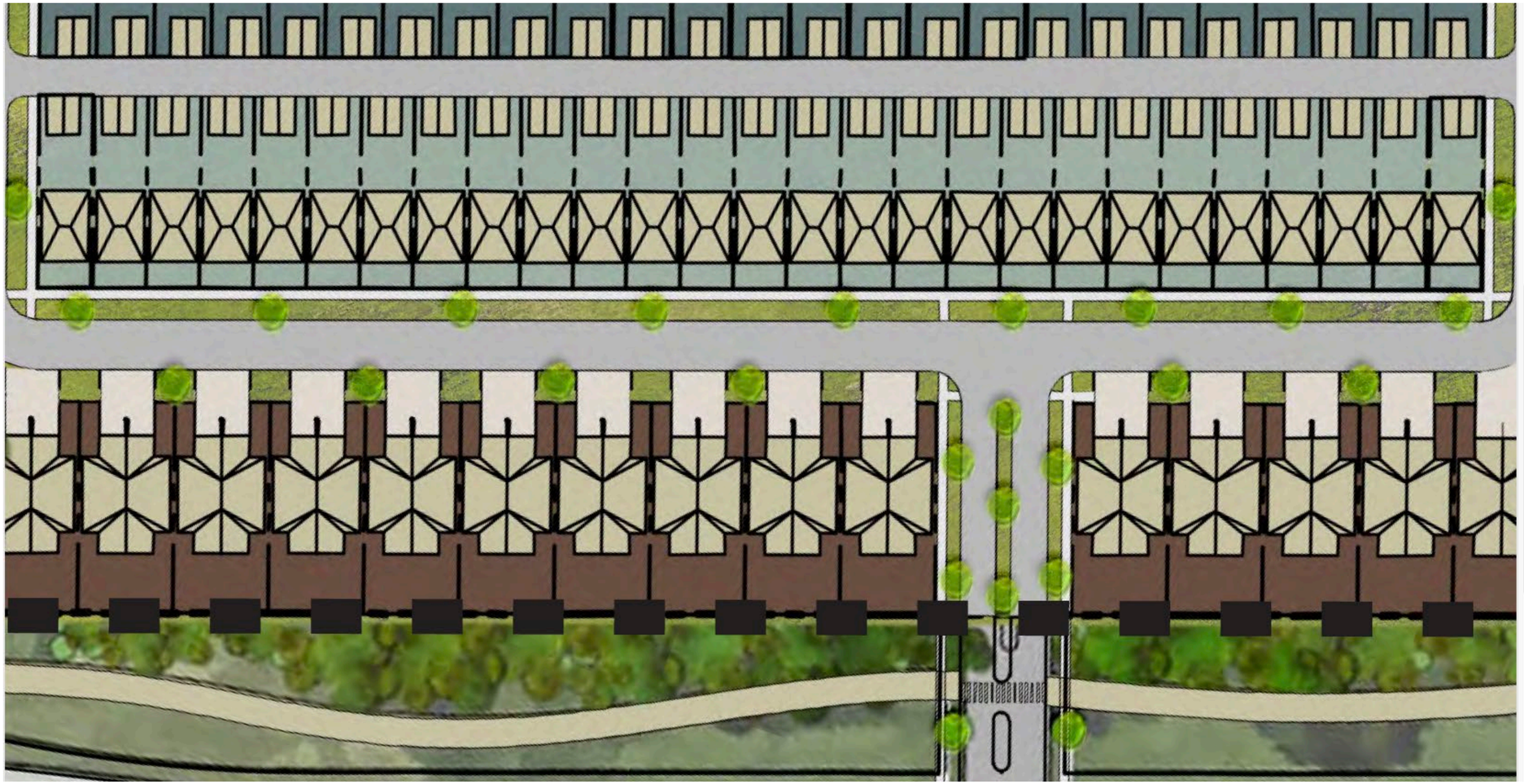
The Applicant points the Winnipeg Public Service and Council to the Plan of Subdivision and the Concept Plan submitted October 29, 2018 that shows the creation of low-density lots on the west side, and sidewalks on all the streets in the Low-Density Mixed Housing Area.

The following is break down, road-by-road, block-by-block, sidewalk-by-sidewalk review of the the Plan of Subdivision and the Concept Plan submitted October 29, 2018.

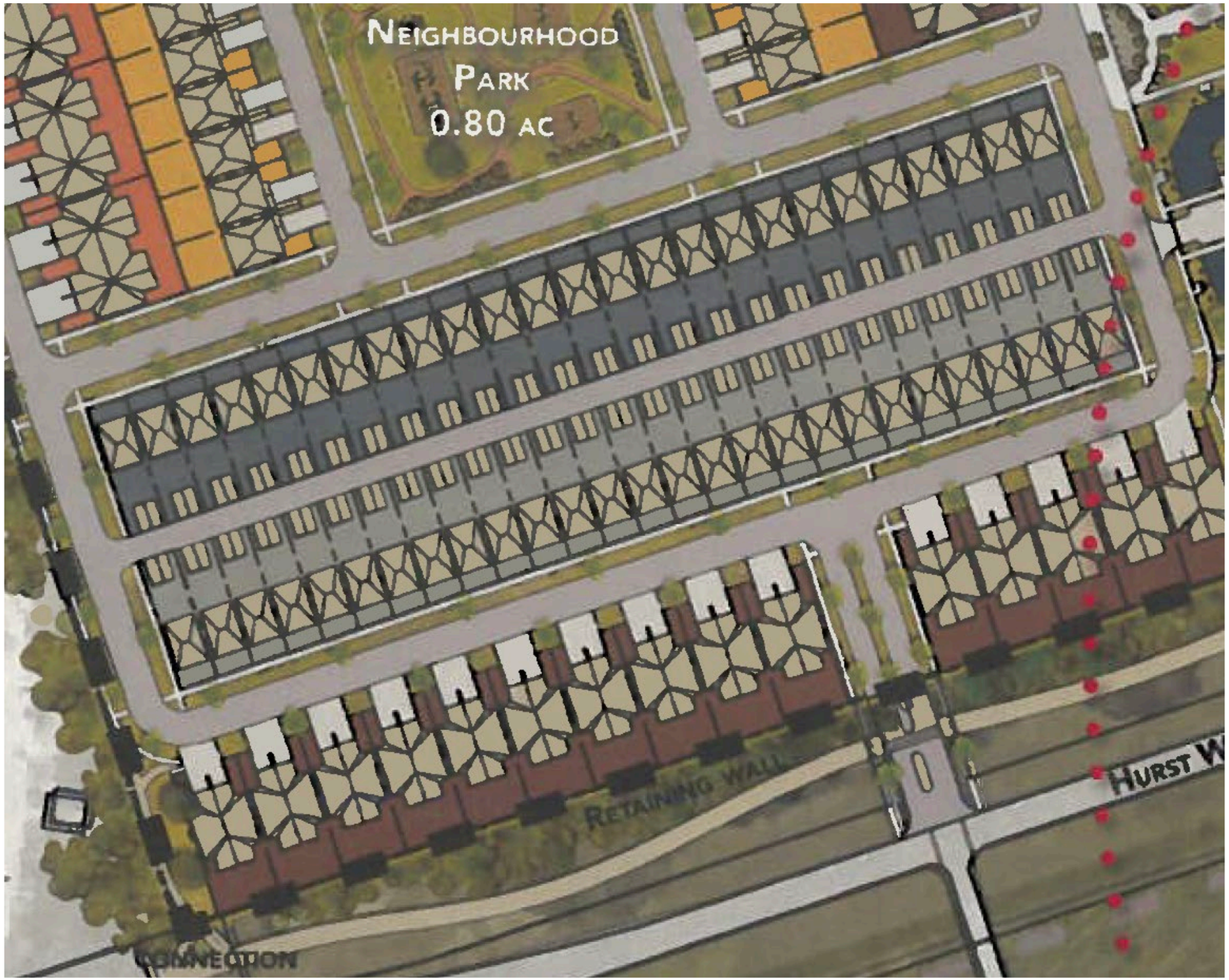
The scenario the Public Service is stating regarding issues of driveways crossing sidewalks simply is not pervasive within the Fulton Grove Low-Density Mixed Housing Area, and this is not due to the lack of sidewalks since all streets in this area have sidewalks

PUBLIC ROAD 1 - Block 7, Lots 131-157 all lots have rear public lane.

- The opposing street side is Block 8 & 9 Lots 158-187 with front driveways for lots backing onto Hurst Way.
- No front driveways located on Block 7 where sidewalk is located.



PUBLIC ROAD 1



PUBLIC ROAD 1



Public Road 2 – Block 6, Lots 106-130 all lots have rear public lane.

- The opposing street side is flankage and public reserve [no front driveways].
- Sidewalks located on both sides of the street.
- No driveways crossing the sidewalk on both sides of the street.

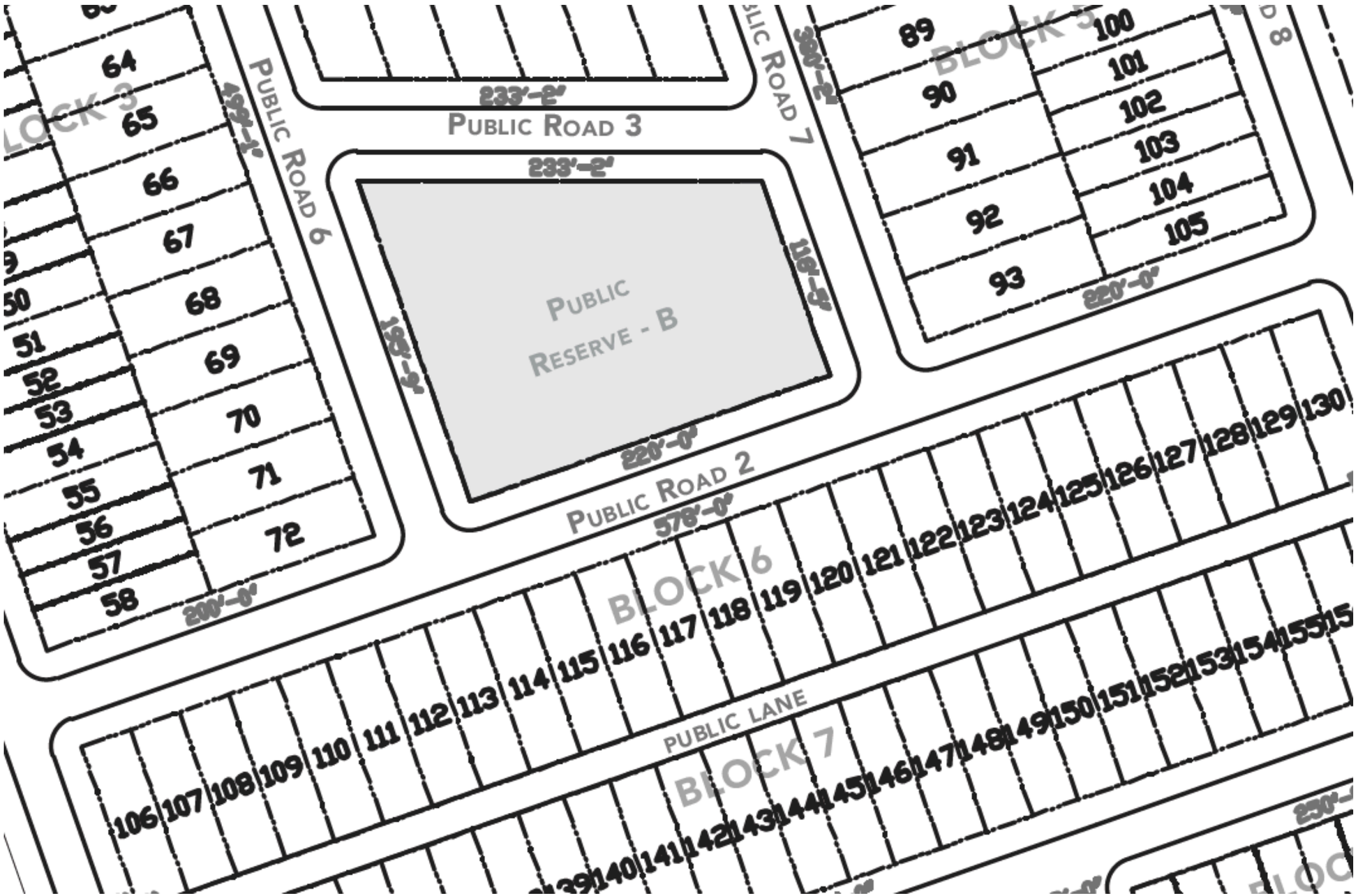




Public Road 2



Public Road 2

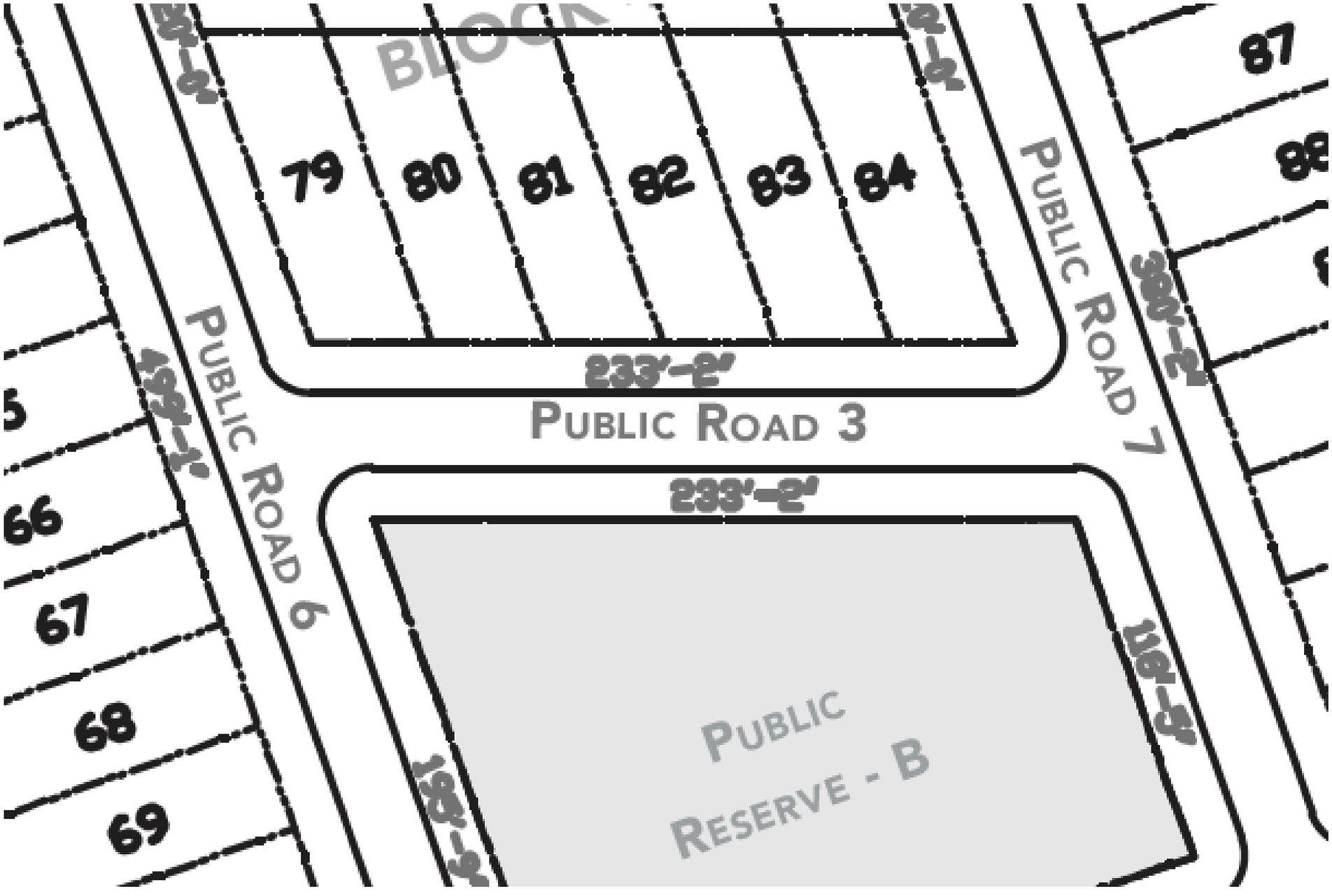


Public Road 3 – Block 4, Lots 79-84: six (6) lots with front driveways.

- The opposing street side is a public reserve [no front driveways].
- Sidewalk located on the street side where no driveways cross the sidewalk.



Public Road 3

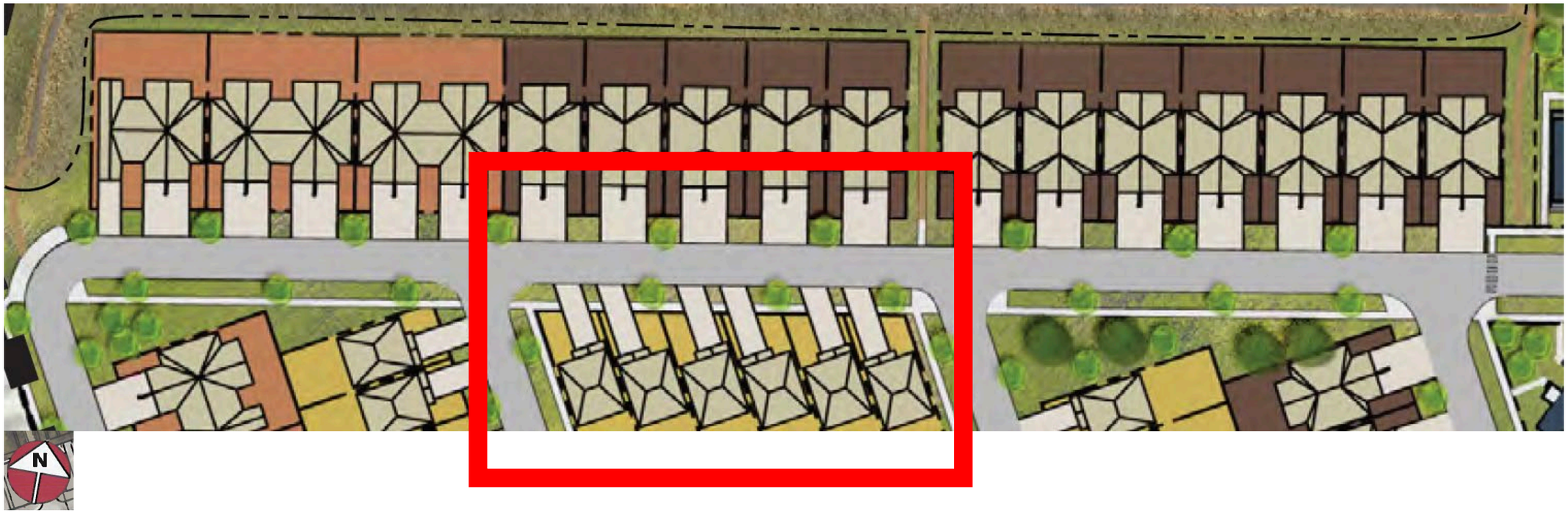


Public Road 3

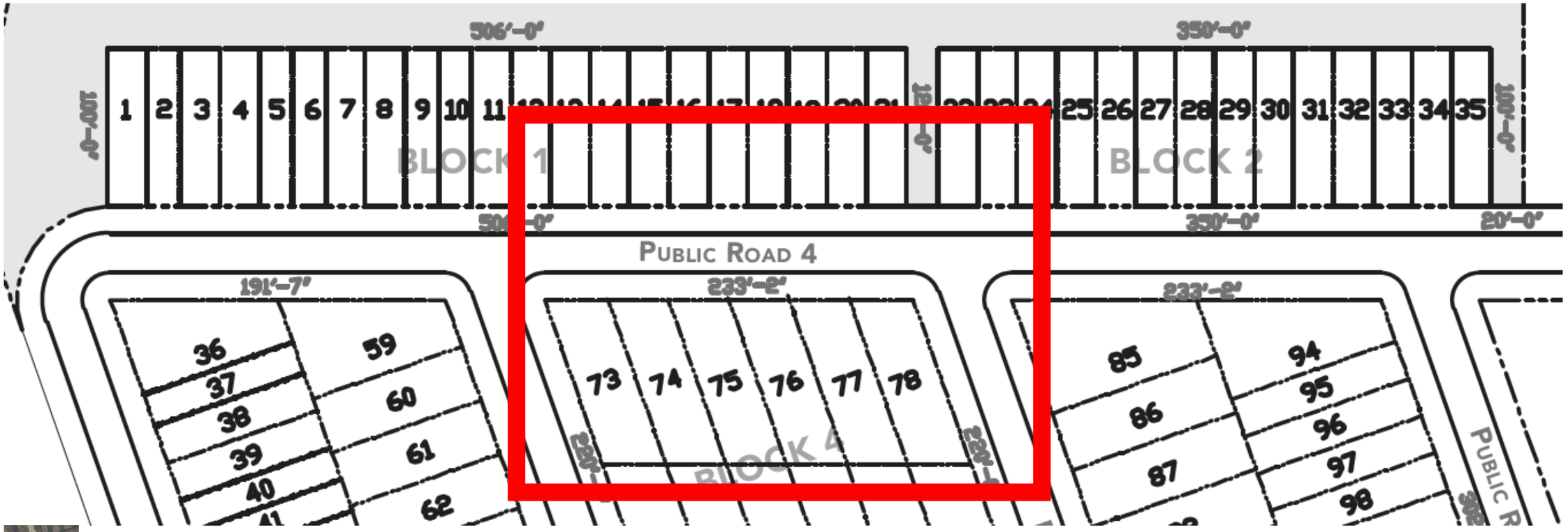


Public Road 4 – Block 1 and 2, Lots 1-35 back onto rail tracks.

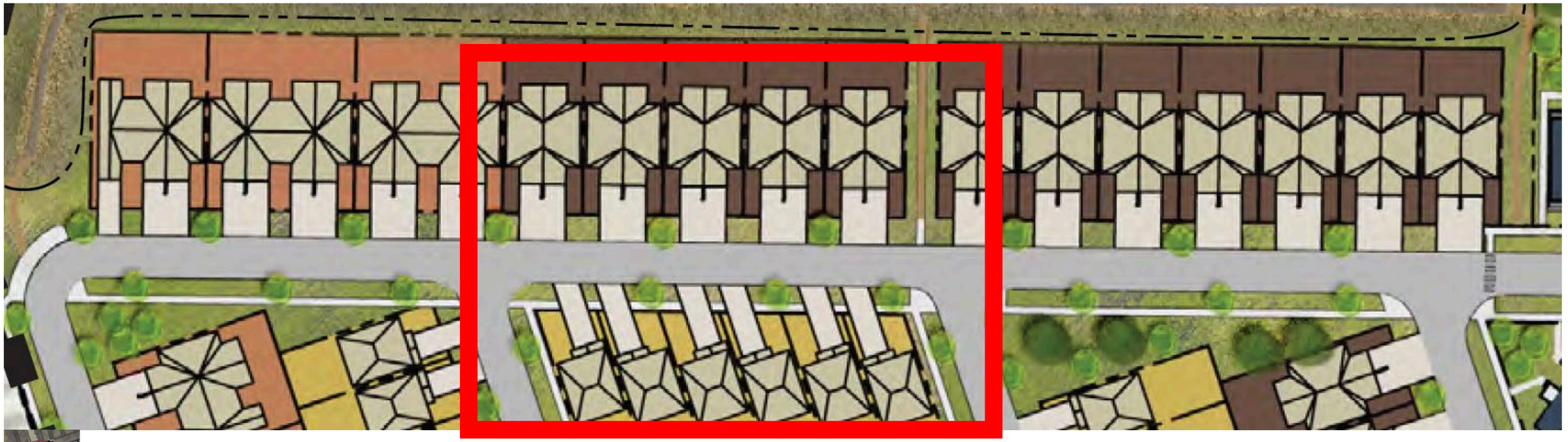
- The opposing street side is Block 4, Lots 73 – 78, SIX (6) front driveway lots on the opposing street side.
- The other blocks are flankage [no front driveways].
- **Six (6) driveways crossing the sidewalk,** Block 4, Lots 73 – 78.



Public Road 4



Public Road 4



Public Road 4





Public Road 5 – Block 3, Lots 36- 58 front driveways

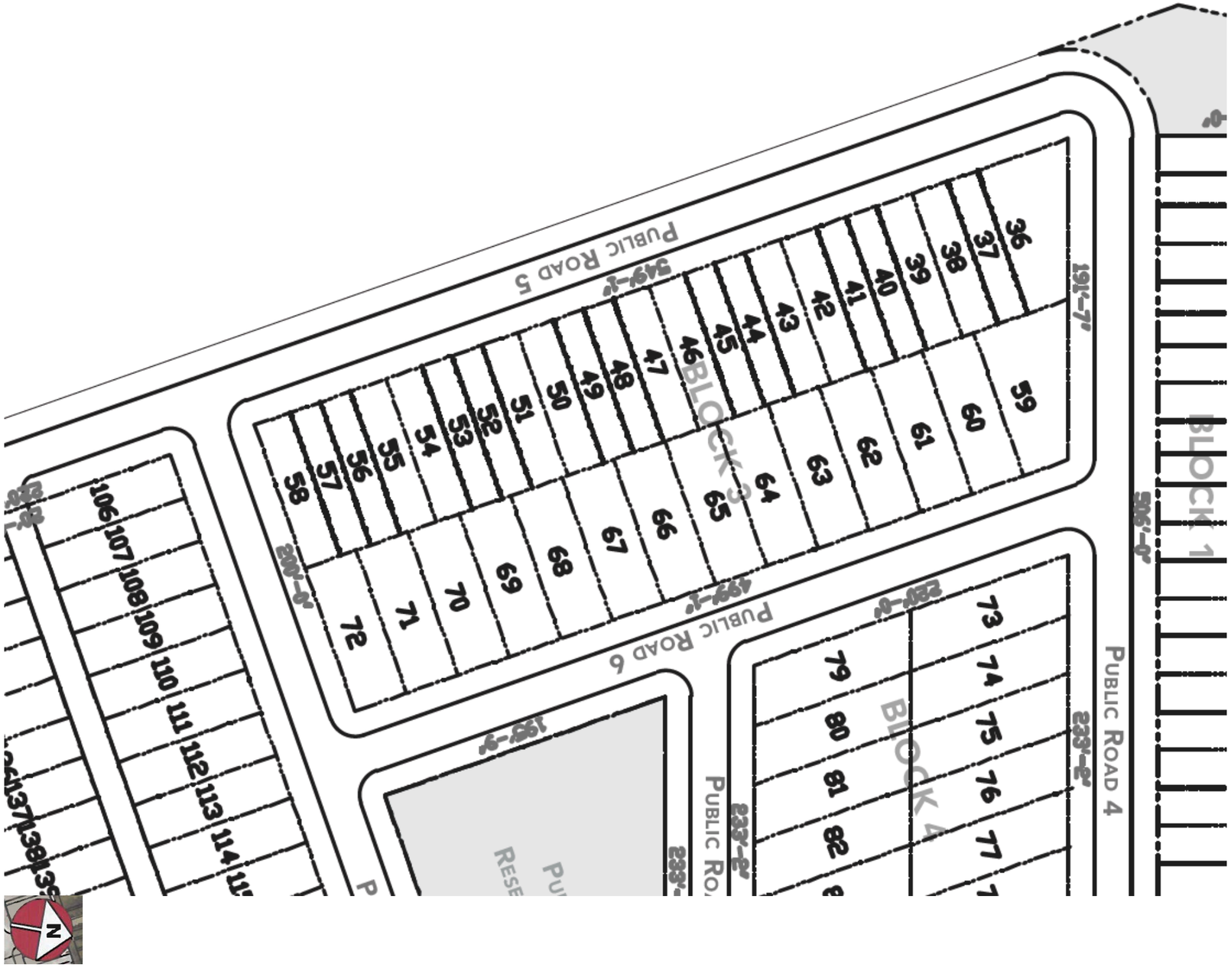
- Humane Society lands to the west [no front driveways].
- Sidewalk located on the street side where no driveways cross the sidewalk.



Public Road 5



Public Road 5



Public Road 5



Public Road 6 – Block 3, Lots 59-72 front driveways.

- The opposing street side is flankage and public reserve [no front driveways].
- Sidewalk located on the street side where no driveways cross the sidewalk.



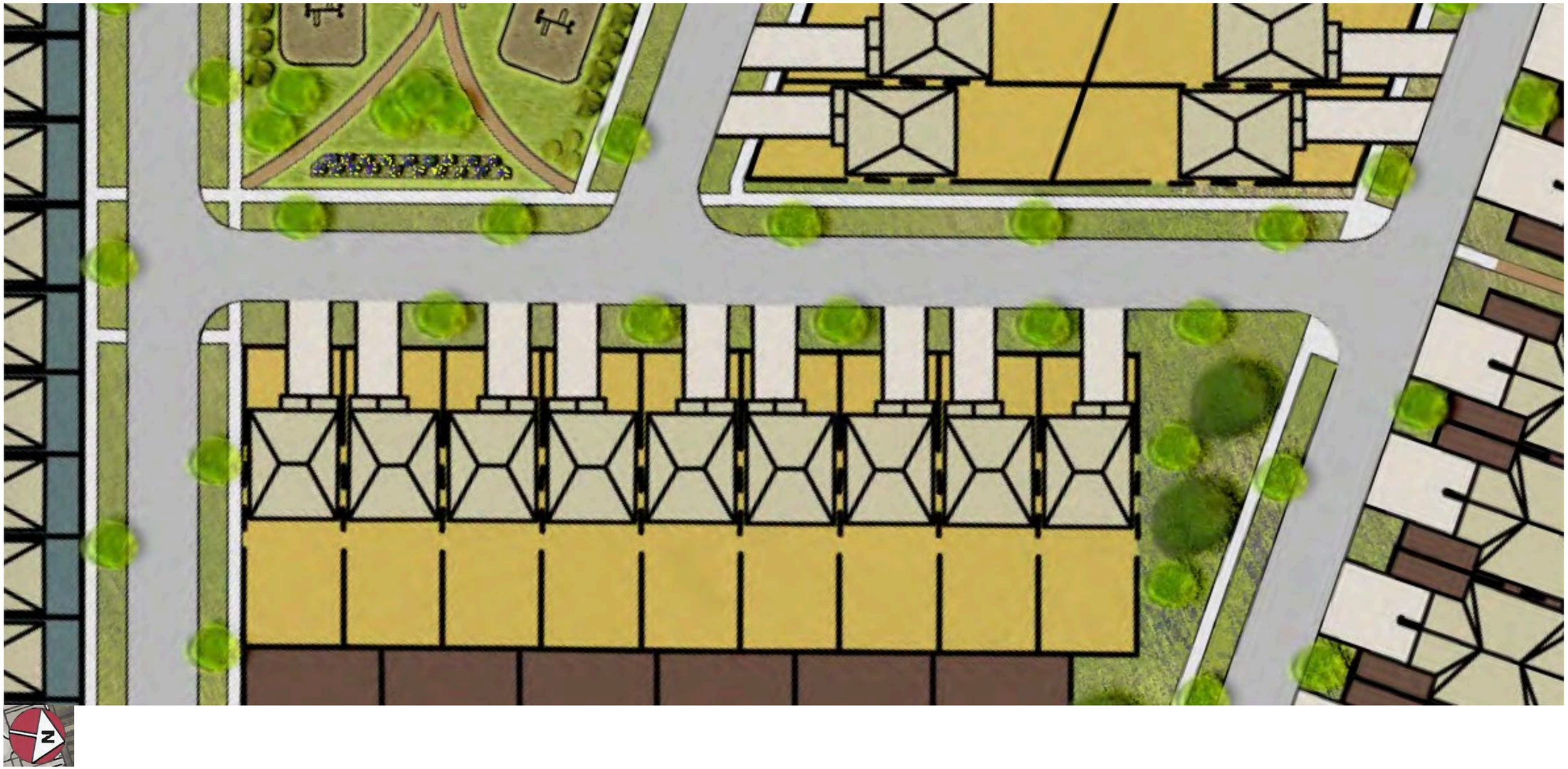
Public Road 6

Public Road 6



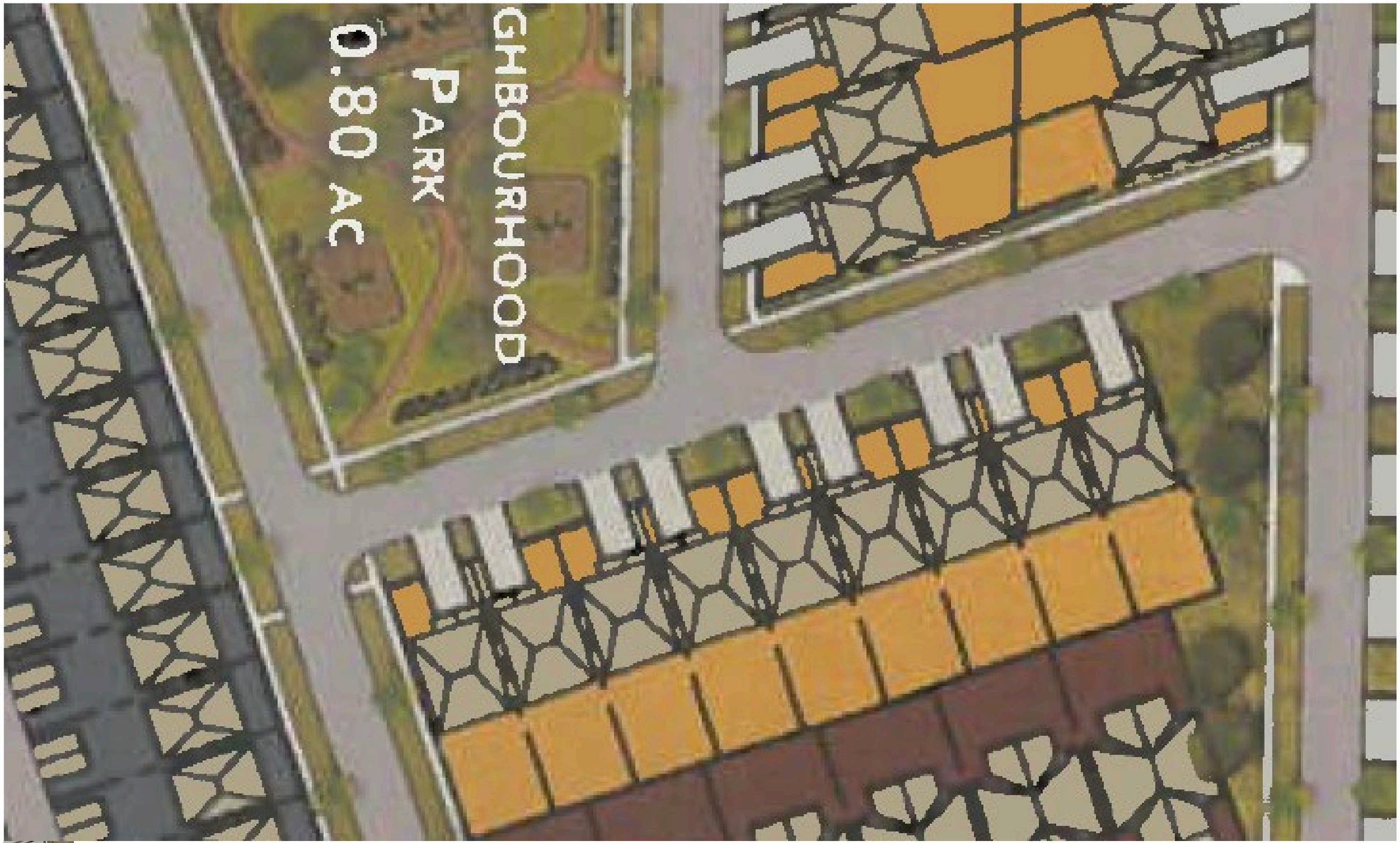
Public Road 7 – Block 5, Lots 85-93 front driveways.

- The opposing street side is flankage and public reserve [no front driveways].
- Sidewalk located on the street side where no driveways cross the sidewalk.



Public Road 7

Public Road 7



Public Road 8 - Block 5, Lots 94-105 front driveways.

- The opposing street side is flankage and public reserve [no front driveways].
- Sidewalk located on the street side where no driveways cross the sidewalk.
- Multiple dwellings Block 11 & 12 can access Public Road 4 & 9 respectively.



Public Road 8

Public Road 8



Multiple dwellings, Blocks 11 & 12 can access Public Road 4 & 9 respectively instead of Public Road 8.

