163 & 165 Rue Aubert Parking Management Plan

This report has been conducted to recommend an alternative parking strategy in lieu of The City of Winnipeg's multi-residential parking requirements. The goal of this report is to not only address possible concerns related to parking at 163 & 165 Aubert, but also to propose strategies to benefit the surrounding community.

163 & 165 Rue Aubert is in an appealing area of St. Boniface that is both safe and walkable. The many parks in the area promote active lifestyles and the surrounding amenities include; a public library, local grocer, post office and variety of restaurants, cafes and dessert shops. Additionally, the area is serviced by a primary bus corridor that runs from Transcona to Downtown making the downtown core accessible in minutes.

The anticipated future residents of 163 & 165 Aubert include young professionals, couples and students who will certainly take advantage of the benefits of living a more active lifestyle. This demographic is moving away from car ownership and the costs of owning a vehicle.

The current proposed plan includes 24 parking stalls to service 31 units which we anticipate will more that satisfy the parking demand. Additionally, we have included bicycle parking within each parking space and a separate enclosed bicycle parking location for residents who choose not to rent a stall. Although we are proposing a parking ratio under the official City of Winnipeg's requirements of 0.85, the target demographic and accessibility of active and public transportation in the St. Boniface area should alleviate any concern.

As an additional measure to mitigate any concerns regarding overburdening on-street parking in the area we have conducted and attached a parking study suggesting that parking utilization does not exceed 40% on surrounding streets.

As a summary, after an in-depth analysis of the current amenities and transportation options in the area we conclude that based on the target demographic for the 163 & 165 Rue Aubert development, a parking ratio of 0.77 will more than satisfy tenant demand. Additionally, we conclude that promoting active lifestyles through walkability and cycling will overall improve the surrounding neighborhood for future residents.



PARKING LOCATIONS

BUS STOP

NO STOPPING

NO PARKING

FREE PARKING

NO PARKING — FIRE HYDRANT

NO PARKING BETWEEN 6:00-13:00

1 HOUR PARKING BETWEEN 9:00-17:30

2 HOUR PARKING BETWEEN 9:00-17:30



PARKING UTILIZATION

0-15%

15-30%

30-45%

>45%

163 & 165 Aubert Transportation Study

Destination	Time to Destination (In Minutes)			
	By Foot:	By Bike:	By Bus:	By Car:
St. Boniface Hospital	18	5	6	4
University of Winnipeg	37	14	24	7
Canadian Museum of Human Rights	14	5	10	5
University of Manitoba	145	46	54	20
The Forks Market	18	6	20	5
Winnipeg Art Gallery	35	13	22	7
Canada Life Centre	28	10	18	7
Union Train Station	20	7	18	5
Centennial Concert Hall	27	9	16	6
Manitoba Museum	28	8	18	6
Manitoba Theatre Centre	26	8	15	5
Shaw Park	18	5	13	5
Plug In ICA	35	13	20	9
Universite de Saint-Boniface	12	3	9	3
Marion School	15	4	12	4
Ecole Provencher	16	4	9	4
Ecole Tache	1	5	4	2
College Louis-Riel	15	4	10	4
Red River College Downtown Campus	30	11	13	9
St. Boniface Library	6	2	4	2
Millenium Public Library	26	10	14	8

Bus Routes

South & Northbound St Joseph at Aubert
Walking Distance: 2 minute
Routes Served: 56

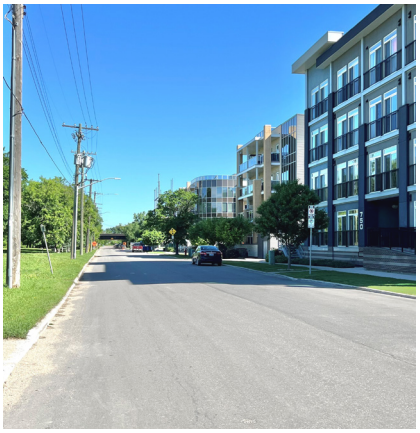
West & Eastbound Provencher at Tache
Walking Distance: 7 minutes
Routes Served: 10, 43, 49, 50, 56

South & Northbound Main St at Broadway (Union Station)
Walking Distance: 19 minutes
Routes Served: Blue, 14, 19, 47, 53, 54, 55, 57, 59, 68

South & Northbound Israel Asper at William Stephenson
Walking Distance: 15 minutes
Routes Served: 11, 38

JUNE 28 2022 | 9:00

PARKED VEHICLES



TACHE AVE *5*



LA VERENDRYE ST *7*



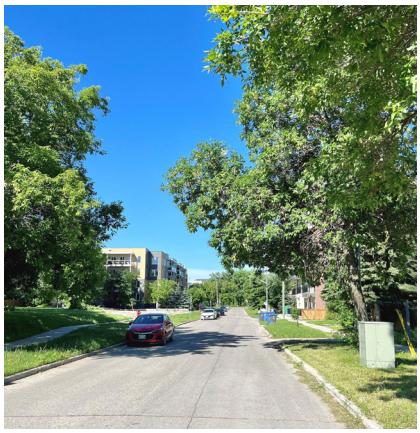
LA VERENDRYE ST *3*



LANGEVIN ST *5*



RUE AUBERT *16*



RUE AUBERT *10*



TACHE AVE *1*



TACHE AVE *7*



RUE DARVEAU *3*



RUE SAINT JOSEPH *5*



RUE GRANDIN *5*



RUE SAINT JOSEPH *2*

JUNE 28 2022 | 13:00

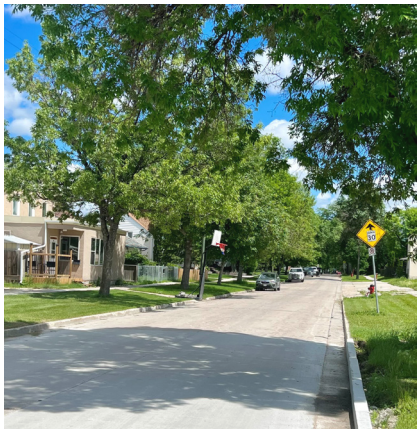
PARKED VEHICLES



TACHE AVE *1*



LA VERENDRYE ST *3*



LA VERENDRYE ST *5*



LANGEVIN ST *5*



RUE AUBERT *16*



RUE AUBERT *9*



TACHE AVE *1*



TACHE AVE *8*



RUE DARVEAU *3*



RUE SAINT JOSEPH *6*



RUE GRANDIN *7*



RUE SAINT JOSEPH *0*

JUNE 28 2022 | 18:00

PARKED VEHICLES



TACHE AVE *5*



LA VERENDRYE ST *6*



LA VERENDRYE ST *5*



LANGEVIN ST *2*



RUE AUBERT *5*



RUE AUBERT *13*



TACHE AVE *1*



TACHE AVE *0*



RUE DARVEAU *0*



RUE SAINT JOSEPH *3*



RUE GRANDIN *4*



RUE SAINT JOSEPH *0*

JUNE 30 2022 | 9:00

PARKED VEHICLES



TACHE AVE *3*



LA VERENDRYE ST *5*



LA VERENDRYE ST *6*



LANGEVIN ST *6*



RUE AUBERT *14*



RUE AUBERT *6*



TACHE AVE *1*



TACHE AVE *5*



RUE DARVEAU *4*



RUE SAINT JOSEPH *4*



RUE GRANDIN *6*



RUE SAINT JOSEPH *0*

JUNE 30 2022 | 13:00

PARKED VEHICLES



TACHE AVE *5*



LA VERENDRYE ST *7*



LA VERENDRYE ST *11*



LANGEVIN ST *4*



RUE AUBERT *12*



RUE AUBERT *9*



TACHE AVE *1*



TACHE AVE *5*



RUE DARVEAU *5*



RUE SAINT JOSEPH *6*



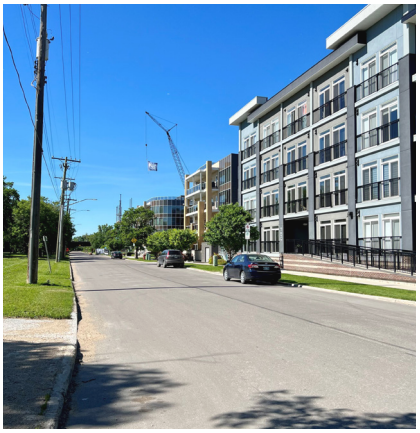
RUE GRANDIN *6*



RUE SAINT JOSEPH *0*

JUNE 30 2022 | 18:00

PARKED VEHICLES



TACHE AVE *3*



LA VERENDRYE ST *9*



LA VERENDRYE ST *11*



LANGEVIN ST *3*



RUE AUBERT *3*



RUE AUBERT *13*



TACHE AVE *0*



TACHE AVE *0*



RUE DARVEAU *0*



RUE SAINT JOSEPH *2*



RUE GRANDIN *5*



RUE SAINT JOSEPH *0*

JULY 10 2022 | 10:00

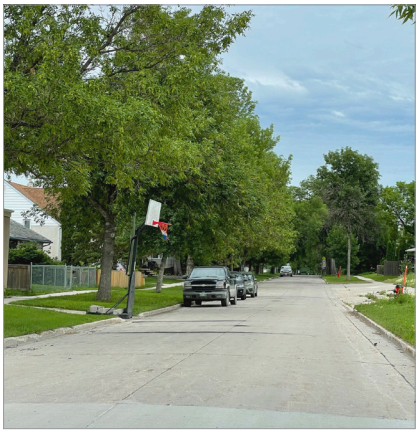
PARKED VEHICLES



TACHE AVE *1*



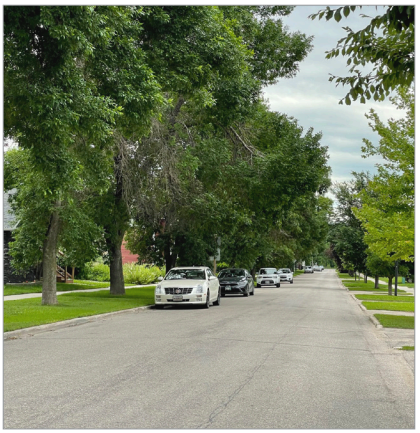
LA VERENDRYE ST *9*



LA VERENDRYE ST *4*



LANGEVIN ST *1*



RUE AUBERT *7*



RUE AUBERT *8*



TACHE AVE *2*



TACHE AVE *0*



RUE DARVEAU *0*



RUE SAINT JOSEPH *0*



RUE GRANDIN *4*



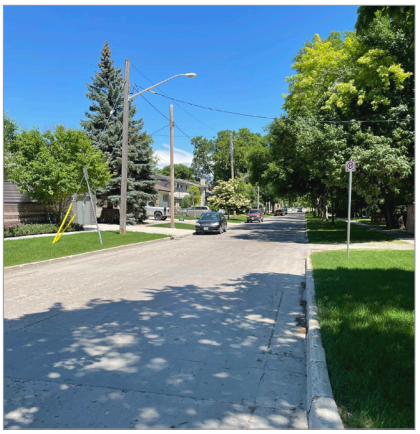
RUE SAINT JOSEPH *0*

JULY 10 2022 | 14:00

PARKED VEHICLES



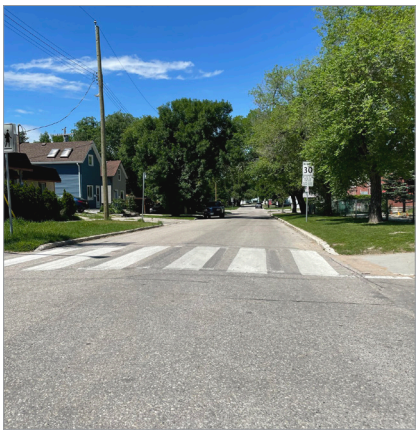
TACHE AVE *5*



LA VERENDRYE ST *8*



LA VERENDRYE ST *5*



LANGEVIN ST *1*



RUE AUBERT *8*



RUE AUBERT *11*



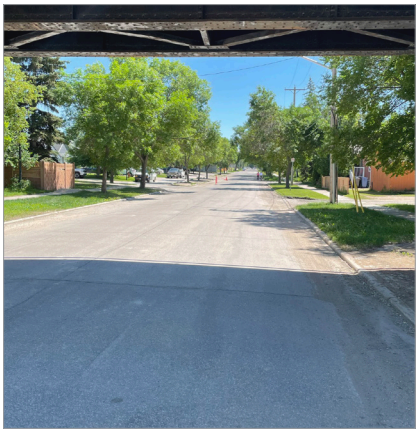
TACHE AVE *2*



TACHE AVE *0*



RUE DARVEAU *0*



RUE SAINT JOSEPH *0*



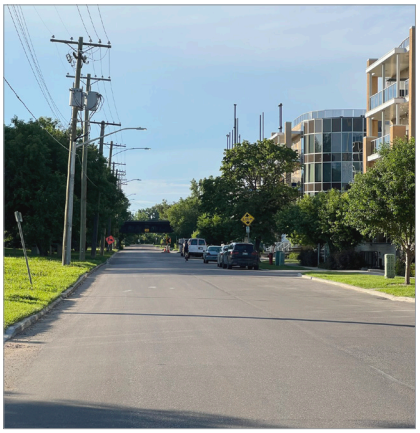
RUE GRANDIN *5*



RUE SAINT JOSEPH *0*

JULY 10 2022 | 20:00

PARKED VEHICLES



TACHE AVE *3*



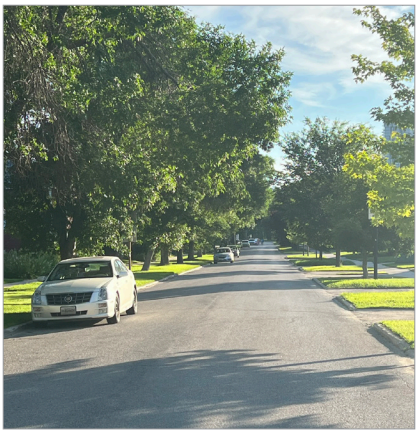
LA VERENDRYE ST *10*



LA VERENDRYE ST *5*



LANGEVIN ST *1*



RUE AUBERT *4*



RUE AUBERT *10*



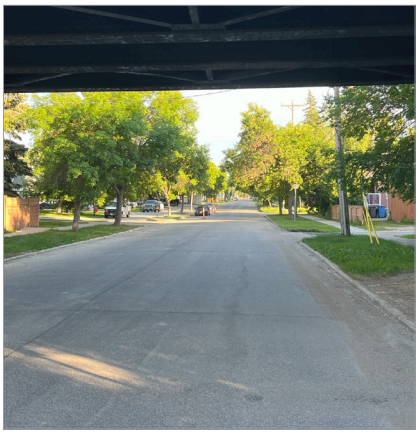
TACHE AVE *2*



TACHE AVE *0*



RUE DARVEAU *0*



RUE SAINT JOSEPH *2*



RUE GRANDIN *5*



RUE SAINT JOSEPH *0*