REPORTS

Item No. 13 Access Modifications to 2695 Main Street (North Kildonan Ward)

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Public Works concurred in the recommendation of the Winnipeg Public Service and recommended to Council:

1. That a new capital project for the Access Modifications to 2695 Main Street (Main Street at Fernbank Avenue) in the amount of $700,000.00 be created within the 2026 Regional Streets Renewal program (project #1804800126), to be funded as follows:

A.	Developer contribution	$310,000
B.	Transfer from Future Services Account	$189,208
C.	Prior years surplus	$200,792
	Total	**$700,000**

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

DECISION MAKING HISTORY:

Moved by Councillor Eadie,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Sharma,

That the recommendation of the Winnipeg Public Service be concurred in and forwarded to the Executive Policy Committee and Council.

Carried

ADMINISTRATIVE REPORT

Title: Access Modifications to 2695 Main Street

Critical Path: Standing Policy Committee on Public Works – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Condon, P.Eng.	J. Berezowsky	T. Graham	J. Dunford

EXECUTIVE SUMMARY

The Public Service recommends adding a fourth leg to the three-leg intersection at Fernbank Avenue and Main Street. This will modify access to the trailer park at 2695 Main Street. The change aligns with Council's authorization on April 30, 2026, to amend the Council Conditions for the Rezoning of Land Located at 2695 Main Street under File No. DAZ 205/2019.

This will improve safety for long residential trailers entering or exiting the trailer park.

The estimated remaining cost for this modification is $700,000. Of this amount, the Public Service recommends funding the work from:

- contributions by the property owner - $310,000
- funds in the future services account (see Implications) - $189,208
- budget from prior year Regional and Local Street Renewal surplus - $200,792

The Public Service recommends that this project be added to the 2026 Regional Street Renewal Program and funded as described above.

RECOMMENDATIONS

1. That a new capital project for the Access Modifications to 2695 Main Street (Main Street at Fernbank Avenue) in the amount of $700,000.00 be created within the 2026 Regional Streets Renewal program (project #1804800126), to be funded as follows:

A.	Developer contribution	$310,000
B.	Transfer from Future Services Account	$189,208
C.	Prior years surplus	$200,792
	Total	**$700,000**

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

On August 31, 2022, the East Kildonan Community Committee directed the Public Service to provide updates and progress on addressing the matter of access modifications at 2695 Main Street. This report is the conclusion of reporting requirements on this matter.

On April 30, 2026, Council will consider the following recommendations of the Standing Policy Committee on Property and Development with respect to the Amendment to Council Conditions for the Rezoning of Land Located at 2695 Main Street, File No. DAZ 205/2019 and adopted the following:

1. That the Owner's request to amend the conditions of approval of DAZ 205/2019 be approved in accordance with the following:

    A. That the servicing conditions itemized in recommendation 1.D.i. and 1.D.ii of the July 18, 2019, Council Minutes be deleted and replaced with the following:

        i. The Owner shall pay to the City the costs of intersection improvements to Fernbank Avenue and Main Street to a maximum of $350,000. The works shall include the modification and revisions of traffic signals servicing the intersection of Main Street and Fernbank Avenue.

        ii. The City shall credit the Owner for engineering work completed to date, up to a maximum of $40,000, upon receipt and acceptance by the City.

        iii. The Owner shall fully remove the existing approach on Main Street to the site.

2. That the City enter into, execute and deliver an agreement in accordance with recommendation 1 (the "Agreement"), and such other agreements determined by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Agreement and the Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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

Council approval is required to create a new capital project and re-allocate funds from existing capital budgets.

This report has been submitted in anticipation of Council approving the Standing Policy Committee's recommendation.

IMPLICATIONS OF THE RECOMMENDATIONS

The estimated remaining cost for the Access Modifications to 2695 Main Street ("the project") work is $700,000 (Class 3 estimate), plus applicable taxes.

Upon a fully executed agreement with the Owner, the City shall receive net proceeds of $310,000 to support the project, of which, $50,000 in the form of a deposit has already been received.

The Future Services Account is a liability account holding funds paid by developers to cover future infrastructure work. These funds pay for sidewalks, lighting, road upgrades, and sewage/drainage related to specific developments. The Public Service has reviewed the Future Services Account and has identified $189,208.06 for improvements that will be completed as part of the scope of this project. These funds were collected for the improvement of this intersection under adjacent applications (AG 43/87, AG 13/02, DASSF 504/2001). The Future Service Account will fund the pedestrian improvements, which include a pedestrian corridor, associated with the project. The original funding source for these improvements was the Road Safety Improvement Program. However, the budget was rescinded.

The Public Service has identified prior year surplus within the Regional and Local Street Renewal Program in the amount of $200,792 to contribute to the project.

HISTORY/DISCUSSION

There is a trailer park at 2695 Main Street at the north end of West Kildonan approximately 1.5 kilometers from the Perimeter Highway. Immediately to the south of it is a residential neighbourhood known as Rivergrove. The existing access to the development is via an approach to Main Street, which is a four-lane undivided road with a posted speed of 70 km/hr. The volume of traffic on Main Street and the associated development traffic creates a safety concern with the existing access.

In 2019, the City received a development application to rezone the property at 2695 Main Street to expand the existing mobile home park. Around the same time, the City also received a private approach application from 2695 Main Street for the mobile home park to access Rivergrove Drive to the south to provide additional access to the trailer park.

At the time, the Public Service had no concerns with the access to Rivergrove Drive, as Rivergrove Drive is designed and classified a residential collector street and could handle the additional traffic. However, some members within the Rivergrove community expressed opposition to the access connection to Rivergrove Drive.

On July 18, 2019, Council approved the proposed rezoning at 2695 Main Street (under File DAZ 205/2019) with the following conditions related to the access to the mobile home park:

D. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in order to address the following:

i. The Developer shall, at no expense to the City relocate the existing approaches servicing the property at Main Street to align with the existing Fernbank Avenue west of Main Street. The works shall include the modification and addition of traffic signals servicing the intersection of Main Street and Fernbank Avenue.

ii. All work shall be determined by and done in accordance with specifications and plans approved by the Director of Public Works.

E. That no private approach be connected to Rivergrove Drive.

After the Council approval, the City's Planning Property and Development Department collected $50,000 in securities but a Servicing Agreement was not completed. A Zoning Agreement was executed, which included prohibiting access from the mobile home park to Rivergrove Drive. Subsequently, the mobile home park was provided with their building permits and completed their expansion.

In 2022, the Developer applied to amend the Zoning Agreement (under File ZAA 3/2022) by removing the condition that states no private approach be connected to Rivergrove Drive. On September 22, 2022, Council rejected the Zoning Agreement Amendment application.

The Developer also submitted an application to legally close and purchase Fernbank Avenue and a portion of Rivergrove Drive on the east side of Main Street (under File DAC 7/2021). On January 26, 2023, Council rejected the closing application.

Since this time, the Public Service has been working internally and with the trailer park's consultant to come up with a solution to revise the access to the trailer park to tie in as a fourth leg to the three-leg signalized intersection at Fernbank Avenue and Main Street. Simultaneously, work continued to construct the expansion to the trailer park, creating the new trailer park lots.

The securities collected from the developer while the scope of work was negotiated, based on a preliminary assessment of the potential scope of work, but the extent of cost escalations based on the final design was unforeseen. In addition to the securities of $50,000, the Developer has committed an additional $300,000, $40,000 of which has already been spent on consultant work to prepare the design.

On April 30, 2026, Council will consider the following recommendations of the Standing Policy Committee on Property and Development with respect to the Amendment to Council Conditions for the Rezoning of Land Located at 2695 Main Street, File No. DAZ 205/2019 and adopted the following:

1. *That the Owner's request to amend the conditions of approval of DAZ 205/2019 be approved in accordance with the following:*

   A. That the servicing conditions itemized in recommendation 1.D.i. and 1.D.ii of the July 18, 2019 Council Minutes be deleted and replaced with:

      i. The Owner shall pay to the City the costs of intersection improvements to Fernbank Avenue and Main Street to a maximum of $350,000. The works shall include the modification and revisions of traffic signals servicing the intersection of Main Street and Fernbank Avenue.

      ii. The City shall credit the Owner for engineering work completed to date, up to a maximum of $40,000, upon receipt and acceptance by the City.

      iii. The Owner shall fully remove the existing approach on Main Street to the site.

2. *That the City enter into, execute and deliver an agreement in accordance with recommendation 1 (the "Agreement"), and such other agreements determined by the City*

Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

3. *That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Agreement and the Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.*

4. *That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.*

This report has been submitted in anticipation of Council approving the Standing Policy Committee's recommendation.

The Public Service's recommended solution to complete the modifications to the access is to relocate the access to the trailer park to Main and Fernbank, and to close the other existing access to Main Street. By consolidating access to a signalized intersection, it will reduce the number of conflicts with the existing approach and improve safety. Drawings of the required work have been created. The work is significant and will include modifications to the pavement, changes to the signal, additional signal infrastructure to add the fourth leg, modifications to Manitoba Hydro infrastructure adjacent to the intersection, and upgrades to pedestrian infrastructure (sidewalks and a pedestrian corridor).

With approval of this report, the Public Service intends to utilize the design work completed to date with the trailer parks engineering consultant and deliver the work through the City's Regional Street Renewal Program. There is a renewal planned for Main Street in 2027 and the City is in the process of scoping the Consulting Assignment for this project. The City will engage the Consultant to undertake the access modifications in an early works package, tentatively planned for Fall of 2026.

Future Services Account

The Future Services Account is a liability account holding funds paid by developers to cover future infrastructure work. These funds pay for sidewalks, lighting, road upgrades, and sewage/drainage related to specific developments.

The Public Service has reviewed the Future Services Account and has identified $189,208.06 for improvements that will be completed as part of the scope of this project. These funds were collected for the improvement of this intersection under adjacent applications (AG 43/87, AG 13/02, DASSF 504/2001).

Summary of Project Costs and Funding:

Approximate Project Cost	$700,000
Funding Source:	
1. Development Contribution – DAZ 205/2019	$310,000
2. Future Services Account	$189,208
3. Regional Street Renewal – Prior Years Surplus	$200,792

FINANCIAL IMPACT

Financial Impact Statement

Date: April 8, 2026

Project Name: **First Year of Program** **2026**

Access Modifications to 2695 Main Street

	2026	2027	2028	2029	2030
Capital					
Capital Expenditures Required	$ 700,000	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	440,000	-	-	-	-
Additional Capital Budget Required	$ 260,000	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
External	-	-	-	-	-
Grants (Identify)	-	-	-	-	-
Reserves, Equity, Surplus, Other	260,000	-	-	-	-
Total Funding	$ 260,000	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ 260,000				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	49,000	-	-	-	-
Net Cost/(Benefit)	$ (49,000)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(49,000)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: The estimated remaining cost for the access modifications at 2695 Main Street is $700,000.00 (Class 3 Estimate). Subject to the approval of the recommendations in this report, a new project, #1804800126, will be added to the 2026 Regional and Local Street Renewal Program. The funding of this project is comprised of a Servicing Agreement with the Owner in th amount of $350,000.00, of which, $40,000.00 is credited back to the Owner for consulting work already incurred. $50,000.00 in the form ofa deposit has been received, with the remaing amount of $260,000.00 owing from the Owner. The remaining funding will be provided thorugh a contribution from the Future Services Account of $189,208.00 and prior year surplus funding of $200,792.00 from the Regional and Local Street Renewal Program. Incremental Revenue/Recovery represents the estimated Departmental Engineering and Corporate Interest overheads associated with Public Works projects.

J. Ruby, 2026-04-09
J. Ruby, CPA, CA
Manager of Finance & Administration

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services

OURWINNIPEG POLICY ALIGNMENT

This report is in accordance with OurWinnipeg2045 as per:
Goal: Economic Prosperity
Policy 3.17 Sustainable Transportation Connectivity: Prioritize enhancement to the integrated and sustainable transportation system that improve its viability and access to places such as educational institutions, employment opportunities, recreation and library facilities, providers of essential goods and services and health providers, especially for children, and for neighbourhoods most impacted by poverty.

Goal: Good Health and Well-Being
Policy 4.10 Transportation Safety: Design, construct, maintain, and regulate an integrated and sustainable transportation system and related infrastructure that optimize safe, connected, and reliable mobility, and minimize severe injuries and fatalities for all road users.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

There is an indirect link between this report and the Climate Action Plan; the changes outlined here contribute to a safer and more efficient transportation network in a small way by eliminating conflict points. This contributes to improving the efficiency of transportation networks and reducing traffic congestion, which is noted as a positive within the Climate Action Plan.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Poverty Reduction Strategy (PRS) and its Goals and Objectives, and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Public Works
Division: Engineering
Prepared by: Andrew Condon, P. Eng. – Manager of Engineering
Date: April 27, 2026
File No: DAZ 205/2019