Minutes – East Kildonan-Transcona Community Committee – June 22, 2026

REPORTS

Item No. 10 Non-Conforming Approach – 29 & 175 Coppack Crescent (Transcona Ward)

COMMUNITY COMMITTEE DECISION:

The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the application for a non-conforming approach at 29 Coppack Crescent and 175 Coppack Crescent.

DECISION MAKING HISTORY:

Moved by Councillor Browaty

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 Browaty,

That the recommendation of the Winnipeg Public Service be concurred in, and the application for a non-conforming approach at 29 Coppack Crescent and 175 Coppack Crescent, be approved.

Carried

ADMINISTRATIVE REPORT

Title: **Non-Conforming Approach Application for 29 & 175 Coppack Crescent by Builder**

Critical Path: East Kildonan - Transcona Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Condon, P.Eng.	N/A	N/A	N/A

EXECUTIVE SUMMARY

The applicant seeks approval in compliance to the Private Access By-Law No 49/2008

Section 18, Subsection (c), which reads as follows:

> "an approach must not be constructed or allowed to exist where a lane at least 4.5 metres wide is adjacent to the property, whether or not the lane is improved."

RECOMMENDATIONS

That this application **be approved** by the East Kildonan - Transcona Community Committee.

REASON FOR THE REPORT

The application to construct an approach that does not conform to Private Access By-Law No. 49/2008.

IMPLICATIONS OF THE RECOMMENDATIONS

If approved, the applicant will be able to construct approaches at 29 & 175 Coppack Crescent.

HISTORY/DISCUSSION

This application is non-conforming under By-Law No. 49/2008,

Section 18, Subsection (c), which reads as follows:

> "an approach must not be constructed or allowed to exist where a lane at least 4.5 metres wide is adjacent to the property, whether or not the lane is improved."

The applicant proposes to construct an 3.0-meter concrete approach providing access from Coppack Crescent. A fence will be constructed along the property line abutting the public lane.

The Urban Planning Division of the Planning, Property and Development Department has reviewed the proposed Non-Conforming Approach Application and **supports** the proposed non-conforming approach application with the following reasons:

- Planning policies generally discourage the construction of front approaches on the public boulevard. This is in order to reduce potential conflicts between vehicles and pedestrians, and to accommodate on-street parking and public snow clearing.
- However, in the case of the subject sites, the front approaches:
    - are proposed where all properties on Coppack Crescent will be serviced by front approaches; there is no rear public lane access
    - will not have a significant adverse effect on the street environment or surrounding properties
    - allows the abutting residential lots that form the other half of the subject site duplexes to use a shared approach
    - still provides some space for landscaping in the front yards

FINANCIAL IMPACT

N/A

CONSULTATION

This Report has been prepared in consultation with:

C.Ho Urban Planning Division, Planning Property and Development Department

OURWINNIPEG POLICY ALIGNMENT

N/A

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

N/A

SUBMITTED BY

Department: Public Works
Division: Engineering
Prepared by: A. Carandang, Technologist II
Date: June 16, 2026
File No: 29 & 175 Coppack Crescent

Attachments:

- Applicant's Site Plan
- Applicant's Letter