Agenda - Council - March 23, 2005

Report - Standing Policy Committee on Downtown Development - February 28, 2005

Item No. 1 **Access to a proposed commercial development, located at 121 Disraeli Freeway**
File SC-1

STANDING COMMITTEE RECOMMENDATION:

On March 16, 2005, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown Development, as amended, and submits the following to Council:

1. That Schedule 1 of the Private Approaches By-law No. 6546/95 be amended to permit construction of an "entrance only" private approach on the south side of the Disraeli Freeway, between 25 metres and 35 metres east of Martha Street, as shown on Drawing No. A-05001.

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

Report - Standing Policy Committee on Downtown Development - February 28, 2005

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 16, 2005, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown Development, incorporating the intent of the following resolution, namely:

WHEREAS a building is proposed to be constructed on property bounded by the Disraeli Freeway, Martha Street and Lily Street and requires private approaches on both the Disraeli Freeway and Lily Street in order to facilitate vehicular access to the site;

AND WHEREAS the private approach proposed for Lily Street is not in compliance with subsection 7(1) of the Private Approaches By-law No. 6546/95;

AND WHEREAS by an administrative report dated February 28, 2005, the Director of Public Works applied to the Standing Policy Committee on Downtown Development for an order varying or canceling, temporarily or otherwise, the provisions of the By-law to permit a private approach on the west side of Lily Street, opposite Galt Avenue, as shown on Drawing No. A-05001 attached to the report;

AND WHEREAS on February 28, 2005, the Standing Policy Committee on Downtown Development concurred in the recommendation of the administrative report, thereby authorizing the private approach on the west side of Lily Street, opposite Galt Avenue, as shown on Drawing No. A-05001 attached to the report;

AND WHEREAS the private approach proposed for the Disraeli Freeway is not in compliance with subsection 3(2) of the Private Approaches By-law No. 6546/95 and requires a deletion or addition to Schedule 1 of the By-law;

AND WHEREAS, in accordance with subsection 3(3) of the By-law, a notice has been published in each of two successive weeks in two newspapers having a general circulation in the Winnipeg area stating the day on which and the time and place at which the Standing Policy Committee on Downtown Development would hear objections to the proposed deletion or addition to Schedule 1 of the By-law;

AND WHEREAS a hearing was held by the Standing Policy Committee on Downtown Development on February 28, 2005, to hear objections to the proposed deletion or addition to Schedule 1 of the By-law;

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DECISION MAKING HISTORY (continued):

AND WHEREAS the Standing Policy Committee on Downtown Development concurred in the recommendation of the administrative report that an "entrance only" private approach be constructed on the south side of the Disraeli Freeway east of Martha Street;

THEREFORE BE IT RESOLVED that Council amend the Private Approaches By-law No. 6546/95 by authorizing an "entrance only" private approach to be constructed on the south side of the Disraeli Freeway between 25 metres and 35 metres east of Martha Street,

and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On February 28, 2005, the Standing Policy Committee on Downtown Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

RE: ACCESS TO A PROPOSED COMMERCIAL DEVELOPMENT, LOCATED AT 121 DISRAELI FREEWAY, (ND LEA ENGINEERS AND PLANNERS INC., SUITE 111-93 LOMBARD AVENUE, WINNIPEG, MANITOBA R3B 3B1, ATTENTION: KELLY VAN CAMP)

FOR SUBMISSION TO: **STANDING POLICY COMMITTEE ON DOWNTOWN DEVELOPMENT**

ORIGINAL REPORT SIGNED BY: L.S.W. Larkin, P. Eng., Director Of Public Works

REPORT DATE: January 28, 2005

RECOMMENDATION(S):

That the construction of 1-7.0 metre angular "entrance only" private approach on the south side of the Disraeli Freeway, approximately 33.8 metres east of Martha Street and one 8.0 metre private approach on the west side of Lily Street, opposite Galt Avenue (as shown on Drawing No. A-05001) both be approved.

REPORT SUMMARY:

Key Issues:

Both non-conforming private approaches to this site are not expected to cause any traffic operating problems on the Disraeli Freeway or on Lily Street.

Implications of the Recommendation(s):

General Implications:

- [X] None
- [ ] For the organization overall and/or other departments
- [ ] For the community and/or organizations external to the City
- [ ] Involves a multi-year phase in process

Comments:

Policy Implications:

- [X] No
- [ ] Yes

Comments:

Environmental Implications:

[X] No
[ ] Yes

Comments:

Human Resource Implications:

[X] No
[ ] Yes

Comments:

Financial Implications:

[X] Within approved current and/or capital budget
[ ] Current and/or capital budget adjustment needed

Comments:

REASON FOR THE REPORT:

This application is non-conforming under The City of Winnipeg Private Approaches By-law No. 6546/95 Section 7, Subsection (1) ;

> "(1) No approach shall be constructed, erected or installed within an intersection, nor within six (6) metres of the intersecting street line projected at right angles, measured along the street curb line or its straight projection, from the straight projection of the nearest edge of the approach."

The proposed approach on Lily Street is opposite Galt Avenue.

and Section 3, Subsection (2):

> "(2) No approach shall be constructed, erected or installed in any street or section of street set forth in Schedule 1 hereto, provided that on those streets or sections of street which have service roads adjacent to the main roadways, this Schedule shall apply only to the main roadways and not to the service roads."

This section of the Disraeli Freeway is contained within Schedule 1.

DISCUSSION:

This section of the Disraeli Freeway is divided, with a 10.1 metre eastbound roadway which carries approximately 13,000 eastbound vehicles in a typical twelve hour weekday period between 07:00 and 19:00. There is a westbound left-turn storage lane and median opening for motorists making a westbound left turn onto Lily Street from the Disraeli Freeway.

This section of Lily Street contains a 10.1 metre wide roadway within a 20.1 metre right-of-way and carries approximately 6,500 vehicles in a typical twelve hour weekday period between 07:00 and 19:00.

This property is currently vacant, however a two storey, 6,000 square foot credit union building with 28 parking spaces and a drive-through is proposed to be constructed on the site. Access will be from a non-conforming 7.0 metre angular "entrance only" private approach on the south side of the Disraeli Freeway, and from a non-conforming 8.0 metre bi-directional private approach on the west side of Lily Street.

Eastbound motorists on the Disraeli Freeway can enter the site via the proposed angular "entrance only" approach, and exit the site via the proposed approach on Lily Street. Westbound motorists on the Disraeli Freeway can enter the site via turning left onto Lily Street, and into the proposed approach on the west side of Lily Street. The proposed Lily Street approach will also service as the main entrance and exit for motorists from the Exchange District.

The Private Approaches By-law does not allow any private approaches on this section of the Disraeli Freeway, nor within 6.0 metres of a street right-of-way, in this case Galt Avenue. However it is not expected that either proposed private approach will cause traffic operating problems on the Disraeli Freeway or on Lily Street.

There will be no financial impact to the City if these non-conforming private approaches are approved.

In preparing this report, there was consultation with and concurrence by: N/A

Financial Impact Statement **Date:** January 20, 2005

Project Name:

Access to a proposed commercial development located at 121 Disraeli Freeway

COMMENTS:

There is no financial impact to The City as all costs associated with private approaches are paid for by the developer.

Orignal signed by D. Stewart

Manager of Finance & Administration

Approved by Divisional Accountant Trainee: ✓

THIS REPORT SUBMITTED BY:

Department:	Public Works	
Division:	Transportation	
Prepared by:	Doug Binda, Approach Technician……..	986-5239
Processed by:	Carol Kawaza, Secretary to Traffic Management…….	986-5288
File No.	L/J	

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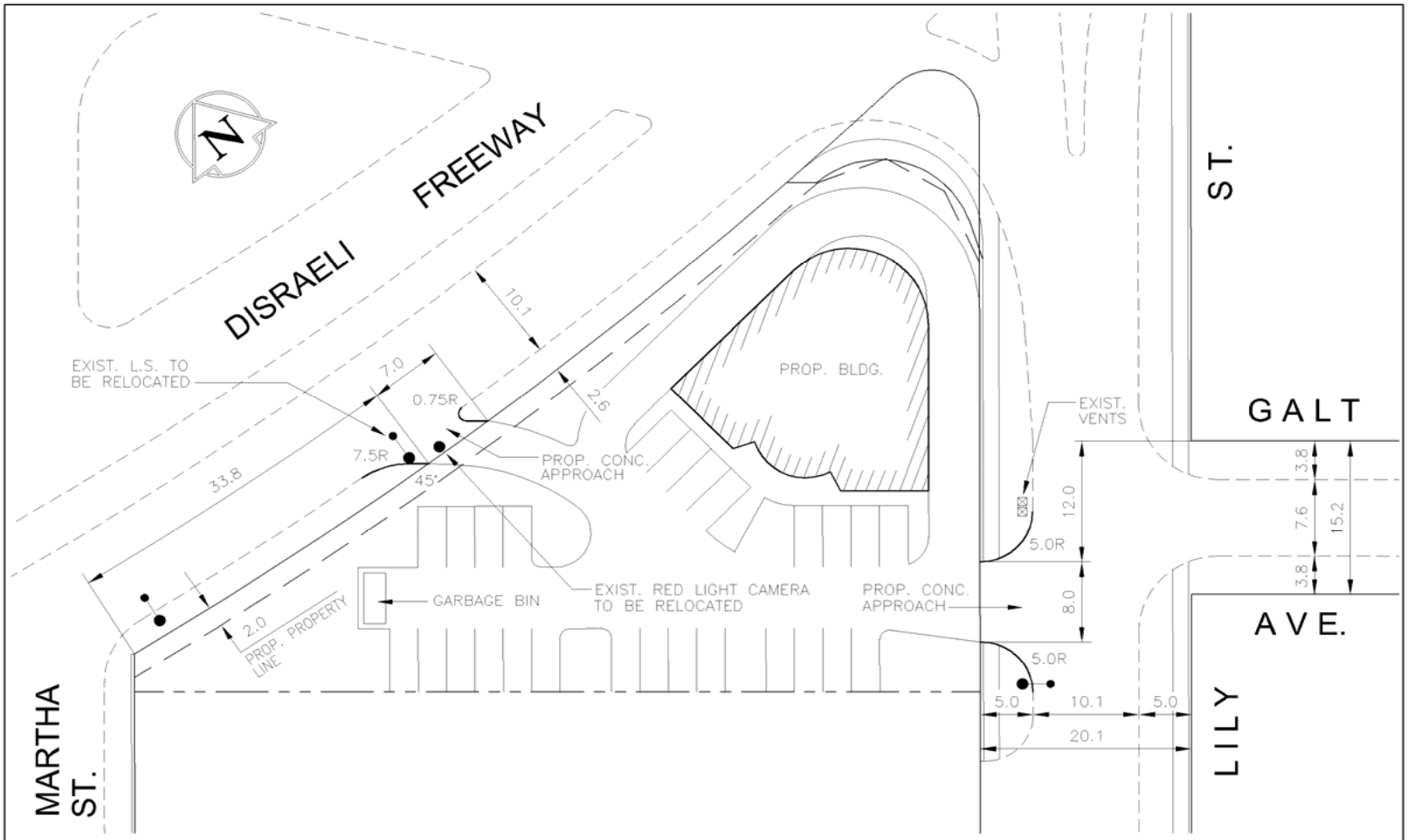

Winnipeg THE CITY OF WINNIPEG PUBLIC WORKS DEPARTMENT TRANSPORTATION DIVISION	ENTEGRA CREDIT UNION DISRAELI FREEWAY AT LILY ST.		PRIVATE APPROACH APPROVAL NO. D-05001
DRAWN BY: J.G. DATE: 05.01.14	SCALE: 1:500	APPROVED BY: DATE	DRAWING NO. A-05001