



**MORE PEOPLE BIKING
MORE OFTEN**

September 17, 2019

City Centre Community Committee public Hearing

Re: Item # 6 - Subdivision and Rezoning - 425 Wardlaw Avenue and 160 Osborne Street - DASZ 20/2019

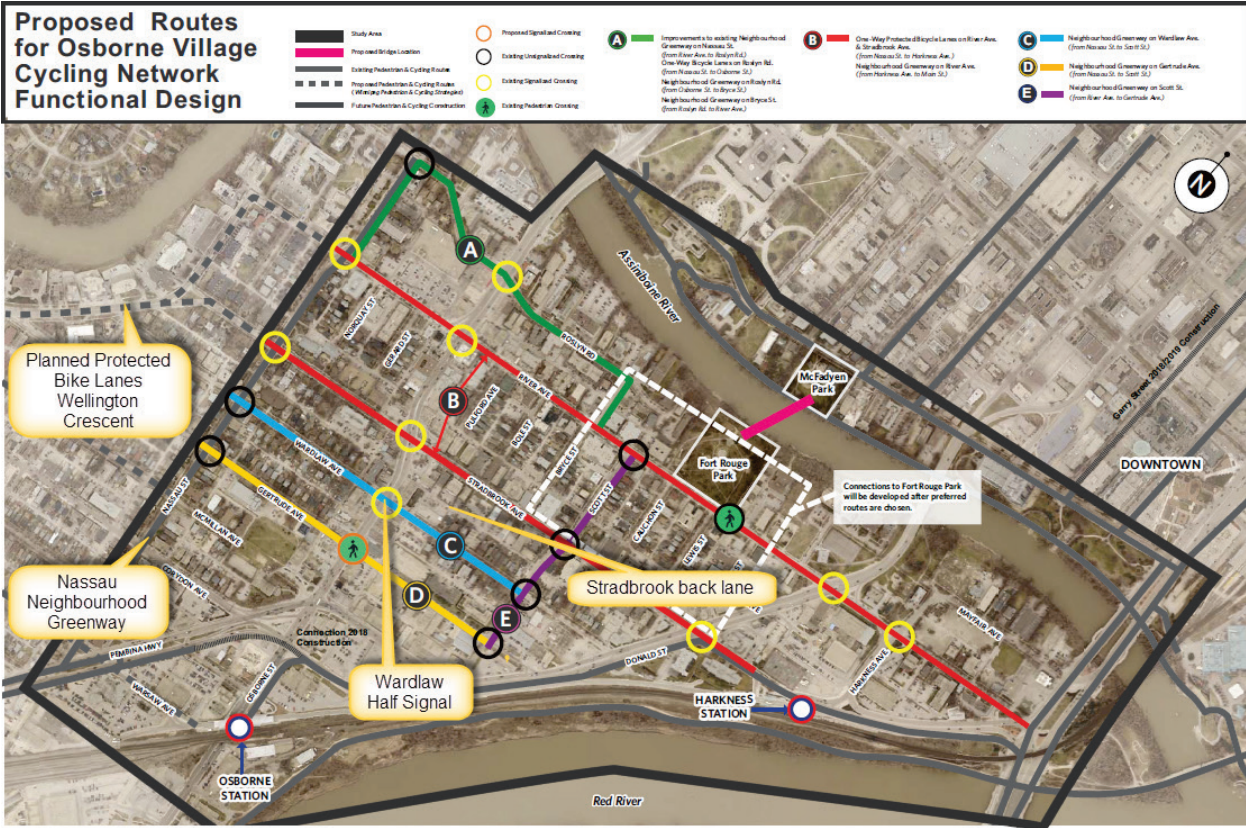
Dear Councillors,

Bike Winnipeg is supportive of the rezoning application for 425 Wardlaw provided that condition number 4 of the administration report be accepted.

4. That no building, permanent structure or fencing shall be permitted within the 20-foot wide space, as measured between 123 ft. and 143 ft. from the Osborne Street front property line and running the length of the property between the public lane to the north and Wardlaw Avenue to the south, in order to facilitate pedestrian access onto and over the site.

This is an important condition, as it will ensure access to important existing and planned bikeways on Nassau St (an existing neighbourhood greenway) and Wellington Crescent (a planned protected bike lane) from residences along the south side of Stradbrook Avenue via Wardlaw Avenue, which has a half signal installed to provide a safe crossing of Osborne Street.

Without the ability to pass through the private lane, pedestrian and cyclist access to these bikeways would be severely hindered, as a person wishing to bike to the Wardlaw half signal would need to detour all the way to Scott Street. Most people would either use the sidewalk, or choose another mode of transportation given this choice.



We agree with the city administration report that the inclusion of both indoor and outdoor bike parking, combined with the walkable, bikeable nature of the neighbourhood and the presence of nearby car-sharing opportunities provides a very defensible rationale to reduce the developments parking requirements. The ability to reduce parking requirements fits in line with the city's climate goals, and will provide a cheaper unit price for units, both pluses in our opinion.

Sincerely,

Mark Coho
 Executive Director
 Bike Winnipeg
 t: 204-894-6540
 e: mark@bikewinnipeg.ca