Winnipeg

BOARD OF ADJUSTMENT
DISPOSITION OF ITEMS

JANUARY 22, 2020

MEMBERS
PRESENT: Bill Sawka, Chairperson
Bill Maretski
Joel Remis

SECRETARY
TO THE BOARD: L. Cowan, City Clerk's Department

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Item	Application	Order of the Board
		PUBLIC HEARINGS
1	Variance – 287 Milton Street File DAV 218313/2019C	The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on "the land" for the establishment of two residential zoning lots to permit lot areas of 2,624.8 square feet (243.8 square metres), subject to the following conditions: 1. That the height of principal buildings shall be limited to a maximum of 30 feet. 2. That no front driveway approach shall be permitted. 3. That there shall be no new garages constructed attached to any principal dwelling on the subject property. 4. That any principal dwelling located on the subject properties shall provide an entrance on the building elevation facing the front yard. 5. That each newly constructed dwelling shall be distinctly different from one another in terms of the design, and incorporate a balance of varying materials and colours into the front façade. 6. That the variance order shall not come into force until the existing dwelling on LOT 93, PLAN 194 is upgraded along the south wall in order to comply with the Winnipeg Building By-law and Manitoba Building Code for spatial separation, to be determined by and thereafter maintained to the satisfaction of the Director of Planning Property and Development. 7. That alcoves, bay windows, vestibules and similar building elements creating interior floor area shall be at least two feet from any side lot line, measured from the exterior finish of said building elements.
2	Variance – 333 Melrose Avenue East File DAV 218354/2019C	The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on "the land" for the establishment of two residential lots to permit as follows: 1. On lot 1, a lot area of 2,698 square feet (250.6 square metres); and 2. On lot 2, a lot area of 2,698 square feet (250.6 square metres); Subject to the following conditions: 1. That the height of principal buildings shall be limited to a maximum of 30 feet. 2. That no front driveway approach shall be permitted. 3. That there shall be no new garages constructed attached to any principal dwelling on the subject property.

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		4. That any principal dwelling located on the subject properties shall provide an entrance on the building elevation facing the front yard. 5. That each newly constructed dwelling shall be distinctly different from one another in terms of the design, and incorporate a balance of varying materials into the front façade. 6. That the Owner must submit plans showing the location and design of any and all proposed: A. buildings including elevations of the front façades identifying proposed finishing materials B. accessory parking areas C. driveways D. fencing E. landscaping on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director. 7. That alcoves, bay windows, vestibules and similar building elements creating interior floor area shall be at least two feet from any side lot line, measured from the exterior finish of said building elements.
3	Variance – 390 Stradbrook Avenue File DAV 108982/2018C	The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on "the land" as follows: 1. For the expansion of a multi-family dwelling by the establishment of one (1) additional dwelling unit to permit a total of 8 parking spaces; 2. For the maintenance of an accessory parking area to permit: A. a parking aisle width of 14.5 feet (4.42 metres); B. stall dimensions of 10 feet x 14 feet (3.05 metres x 4.27 metres).