Agenda – Board of Adjustment – February 5, 2020

PUBLIC HEARINGS

Item No. 1 Conditional Use – 815 St. Mary's Road
(St. Vital Ward)
File DCU 191601/2019C [c/r DAV 191605/2019C]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning Division recommends approval of the application for a conditional use under Zoning By-Law No. 200/2006 to permit the establishment of a multi-family dwelling use, subject to the following conditions:

1. That, the maximum number of dwelling units on the land shall not exceed six (6).

2. That the development shall be constructed in substantial conformance with the plans submitted attached hereto and identified as Sheets 1 to 12 inclusive, for File No. DCU 19-191601\C, dated December 23, 2019 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

   OR

   That the Owner must submit plans showing the location and design of any and all proposed:

   A. buildings;
   B. accessory parking areas;
   C. driveways;
   D. garbage enclosures;
   E. fencing;
   F. freestanding signage and
   G. 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.

Agenda – Board of Adjustment – February 5, 2020

File:	DCU 191601/2019C
Applicant:	10001656 Manitoba Ltd. (Chris Thorne)
Premises Affected:	815 St. Mary's Road
Legal Description:	LOT 16 BLOCK 1 PLAN 2094 114/117 ST B, hereinafter called "the land"
Property Zoned:	"R2" Residential Two-Family
Nature of Application:	For a Conditional Use under the Winnipeg Zoning By-Law No. 200/2006 to permit establishment of a multi-family dwelling use.
Exhibits Filed:	1. Application dated October 4, 2019 2. Notification of Public Hearing dated January 16, 2020 3. Manitoba Status of Title 2518762/1 4. Letter of authorization dated August 2, 2019 from Rejean Bilodeau and Jennifer Skoleski to 10001656 Manitoba Ltd. 5. Surveyor's Building Location Certificate and sketch dated August 13, 2019 6. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising 7. Plans, Sheet 1 dated December 23, 2019, and Sheets 2 to 12 inclusive dated December 12, 2019, for File DCU 191601/2019C 8. Report from the Urban Planning Division dated January 28, 2020 9. Inspection Report

The Winnipeg Public Service to advise that all statutory requirements with respect to this application have been complied with.

REPRESENTATIONS:

In Support:

In Opposition:

For Information:

For the City:

Moved by
That the report of the Winnipeg Public Service be taken as read.

Moved by
That the receipt of public representations be concluded.

Moved by

That in accordance with Section 254 and Subsection 247(3) of The City of Winnipeg Charter, the Conditional Use,

(a) ☐ is consistent ☐ is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) ☐ does not create ☐ does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway; and

(d) ☐ is ☐ is not
compatible with the area in which the property to be affected is situated.

Supporting Comments:

Moved by

That the recommendation of the Winnipeg Public Service be / not be concurred in and the Conditional Use be approved / rejected.

Moved by

That the public hearing with respect to this application be concluded.

Exhibit “8” referred to in File DCU 191601/2019C

ADMINISTRATIVE REPORT

Title: DCU 19-191601\C – 815 St Mary's RD

Issue: For consideration at the public hearing for a conditional use to permit a 6-unit multi-family residential use.

Critical Path: Board of Adjustment as per the Development Procedures By-law and The City of Winnipeg Charter.

AUTHORIZATION

Author	Department Head	CFO	CAO
Simi Jerez	n/a	n/a	

RECOMMENDATIONS

The Urban Planning Division recommends approval of the application for a conditional use under Zoning By-Law No. 200/2006 to permit the establishment of a multi-family dwelling use, subject to the following conditions:

1) That, the maximum number of dwelling units on the land shall not exceed six (6).

2) That the development shall be constructed in substantial conformance with the plans submitted attached hereto and identified as Sheets 1 to 12 inclusive, for File No. DCU 19-191601\C, dated December 23, 2019 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

   OR

   That the Owner must submit plans showing the location and design of any and all proposed:

   i. buildings;
   ii. accessory parking areas;
   iii. driveways;
   iv. garbage enclosures;
   v. fencing;
   vi. freestanding signage and
   vii. 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.

REASON FOR THE REPORT

- This report provides information and makes recommendations regarding the subject application's compliance with The City of Winnipeg Charter.
- Conditional Use applications require a public hearing as per *The Development Procedures By-law* No. 160/2011 and *The City of Winnipeg Charter*, section 249.
- The report is being submitted for the Board of Adjustment's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the applicant will be approved for a multi-family dwelling use.

FILE/APPLICANT DETAILS

FILE:	**DCU 19-191601\C**
RELATED FILES:	DAV 19-191605/C
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.515 (St. George)
SUBJECT:	For a Conditional Use under Zoning By-Law No. 200/2006 to permit establishment of a multi-family dwelling use.
LOCATION:	815 St Mary's RD
LEGAL DESCRIPTION:	LOT 16 BLOCK 1 PLAN 2094 114/117 ST B
APPLICANT:	Chris Thorne 136 Market AVE Unit 300 Winnipeg , Manitoba
OWNER:	JENNIFER SKOLESKI 58 PIRSON CRES Winnipeg , Manitoba R3V 1R4

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a conditional use with respect to a property may be approved if the conditional use:

(a) is consistent with Plan Winnipeg and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on the east side of St Mary's Road between Fermor Avenue and Hull Avenue, in the St. George neighbourhood of the St Vital ward.
- The site is located along the St. Mary's Road Regional Mixed Use Corridor under the *Complete Communities Direction Strategy*. The property is zoned "R2" Residential Two-family.
- The property is 5,996 square feet in area and currently is currently occupied by an 816 square foot, one storey dwelling built in 1933.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A mix of single family and multi-family residential uses zoned “R2” Residential Two-Family.

South: Single family residential uses zoned “R2” Residential Two-Family.

East: Public lane; then single family residential uses zoned “R1-M” Residential Single-family Medium.

West: St. Mary’s Road; then Nichol Avenue and a mix of single family and multi-family uses zoned “R2” Residential Two-Family and “C2” Commercial Community.

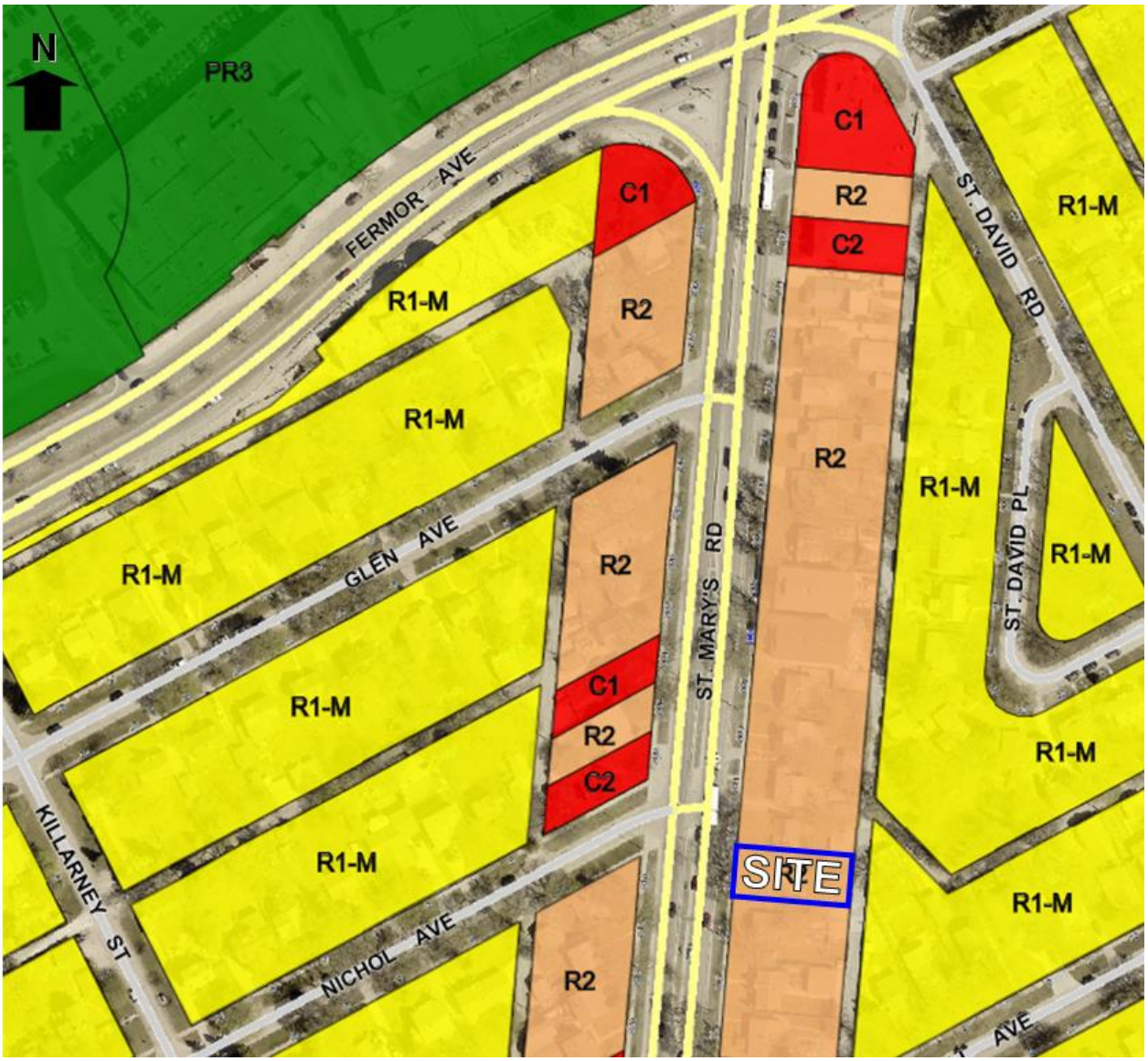


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to establish a two-storey (approximately 26.1 feet in height), six (6) unit residential multi-family dwelling. The existing dwelling on the site will be demolished.
- Access to individual units will be from an entrances located on the front (west) elevation, south side, and the rear (east) elevations.
- Six (6) parking stalls are being proposed to serve the residential units and parking will be taken directly off the lane. Access to the site will be from the rear lane.
- The applicant has a concurrent Variance application (DAV 19-191605/C) for providing a reduced front yard, 6 parking stalls instead of 7 stalls, reduced stall widths, and for insufficient buffering of the parking area from the abutting single family residential zoning district. Please see the Planning Report for more details.

- Note that the applicant also has concurrent applications for a similar development on the abutting property at 817 St. Mary's Road. Plans submitted show variety in the facades of the two buildings proposed.

COLLABORATION

- The applicant has worked with the Public Service to provide a design and site plan that is mutually agreeable.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- *The Complete Communities Direction Strategy* is one of four direction strategies supporting OurWinnipeg, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- Under the *Complete Communities Direction Strategy*, the proposed development is located on the St. Mary's Road Regional Mixed Use Corridor. Our Corridors serve a dual function. On one hand, they are our primary city routes, connecting neighbourhoods and transporting people, goods and services. On the other hand, they serve the additional purpose of accommodating a mix of uses, functioning as vibrant urban places for Winnipeggers to live, work and play. The Complete Communities Direction Strategy focuses growth to our Centres and Corridors in a manner that:
    - Provides compact, mixed-use, high-quality urban development;
    - Concentrates people and jobs in areas well served by transit;
    - Concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities; and
    - Encourages a built form that supports a pedestrian-friendly environment.
- Key relevant policies guiding development along our Regional Mixed Use Corridors include the following:
    - Provide a mix of employment, higher-density residential opportunities, retail and service uses that support the needs of and respect the context of adjacent communities.
    - Support a range of housing opportunities in terms of type, tenure, unit size.
    - Support active uses (such as retail and services) at street level and office and housing on the upper levels of multistory developments.
    - Encourage the transition of development towards the outer edges of each Centre and Corridor that is sensitive to the scale, massing, height, form and character of the surrounding area.
    - Mitigate the potential impacts of new development on neighbouring streets, parks and properties.
    - Ensure multi-modal connectivity.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The Residential Two-Family (R2) district is intended to accommodate the development of single- and two-family units and where possible limited multi-family units in lower density areas.

- The applicant is proposing to develop a six (6) unit multi-family dwelling on the site. Multi-family uses require a conditional use application in the "R2" zoning district.

ANALYSIS OF CONDITIONAL USE

- Certain uses in the Zoning By-law 200/06 are deemed conditional as they may or may not be appropriate for the particular context considered. As such, conditional uses require a higher level of planning review and analysis to determine suitability.
- Regional Mixed Use Corridors under the *Complete Communities Direction Strategy* are intended to accommodate a range of higher density residential development including a range of housing options.
- The site is located on the St. Mary's Road Regional Mixed Use Corridor under the *Complete Communities Direction Strategy*. As stated above, this policy area supports infill development that provides a mix of employment, a range of higher-density housing types and sizes, as well as commercial uses that support the needs of and respect the context of adjacent communities. Development in this area should support active uses at street level and office and housing on the upper levels of multistory developments.
- The proposed development also aligns with the City of Winnipeg's Transit Oriented Development Handbook as it provides high quality architectural design, contributes to a pedestrian environment with an active and permeable first floor storefront, and provides secure and convenient bicycle parking.
- The proposed development supports objectives in the *Complete Communities Direction Strategy* as it maximizes the use of existing infrastructure, encourages intensification to occur along a corridor. It fits within the *Complete Communities* vision of providing a range of housing options, and contributing to a vibrant and complete community.
- Most of the residential development along St. Mary's Road, whether it be single family or multi-family have active uses at grade, including residential units. The applicant's proposal to have at-grade residential units at this location is in keeping with the character of St. Mary's Road at this location.
- From a land use perspective, the subject property is located in an area zoned "R2" Residential Two-Family and characterized by a mix of single-family housing and small to medium scale multi-family housing. The proposed 6-unit multiple family dwelling is compatible with the area as there are other examples of multiple family developments located on the subject block of St. Mary's Road.

PLAN APPROVAL CONDITION

- The Urban Planning Division is recommending Substantial Conformance with the drawings submitted as a condition of approval. Should the proposed drawings be altered, Plan Approval by the Director of Planning, Property and Development prior to the issuance of building permits and prior to the commencement of any new construction.

REASONS FOR RECOMMENDATIONS

In the context of Section 247(3), the Urban Planning Division recommends approval for the following reasons:

is consistent with Plan Winnipeg and any applicable secondary plan;

In that, small-scale multi-family residential housing is consistent with the Regional Mixed Use Corridor policies within Complete Communities Direction Strategy.

does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, the proposed scale, character and built form of the multi-family dwelling is consistent with existing development on the street and will not have an adverse effect on the adjoining property.

is compatible with the area in which the property to be affected is situated.

In that, the proposed scale, character and built form of the multi-family dwelling is compatible with existing development on the street.

CONSULTATION

In preparing this report there was internal consultation with: N/A

OURWINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg's Approach to City Building

- **Direction 3: Promote compact urban form and manage the extension of municipal services for new growth:**
    - Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

01-1c Key Directions for Specific Areas – Centres and Corridors

- **Key Direction:** Focus a significant share of growth to Centres and Corridors in a manner that:
    - provides compact, mixed-use, high-quality urban development.
    - concentrates people and jobs in areas well-served by the primary transit service, located close to transit stops.
    - concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities.
    - encourages a built form that supports a pedestrian friendly environment while incorporating climate sensitive site and building design.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

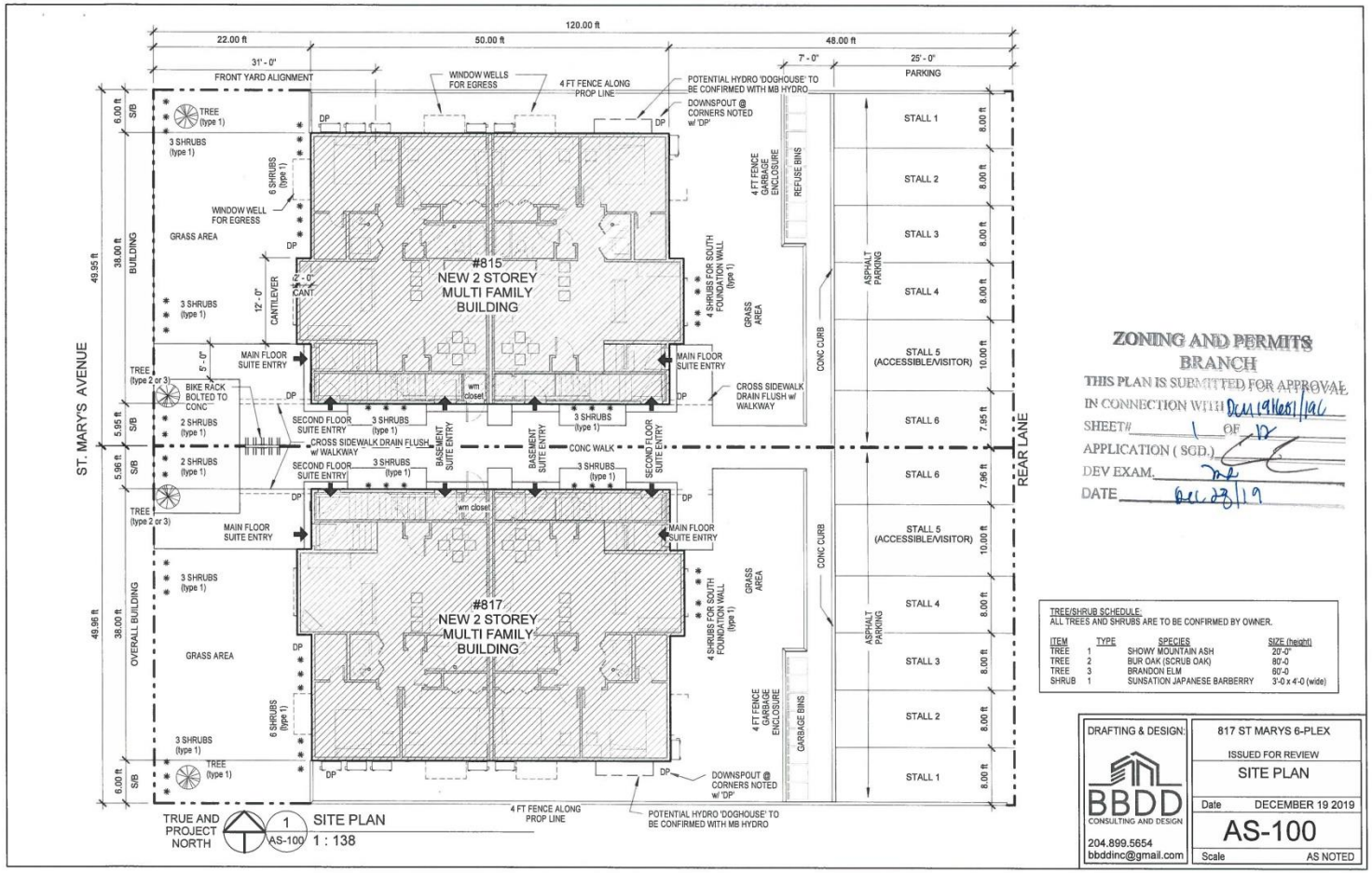
Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

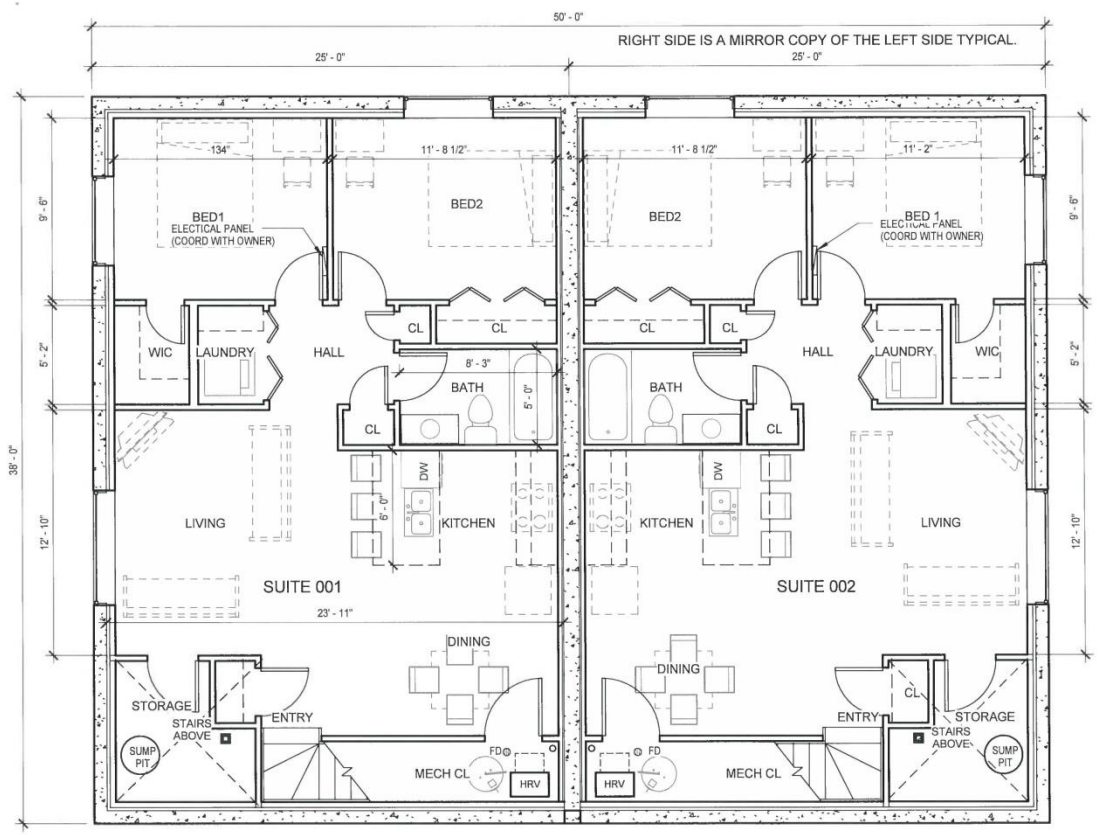
- **Key Direction 4.1:** Increase Strategic Infill Development That Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Simi Jerez
Date:	Tuesday, January 28, 2020
File No.	DCU 19-191601\C

Exhibit “7” referred to in File DCU 191601/2019C





1 AE-100 BASEMENT FLOOR PLAN
3/16" = 1'-0"

NOTE: LAYOUT SHOWN FOR 815 ST. MARY'S.
LAYOUT OF 817 ST MARY'S SIMILAR AND
MIRRORED ALONG ADJOINING PROPERTY LINE

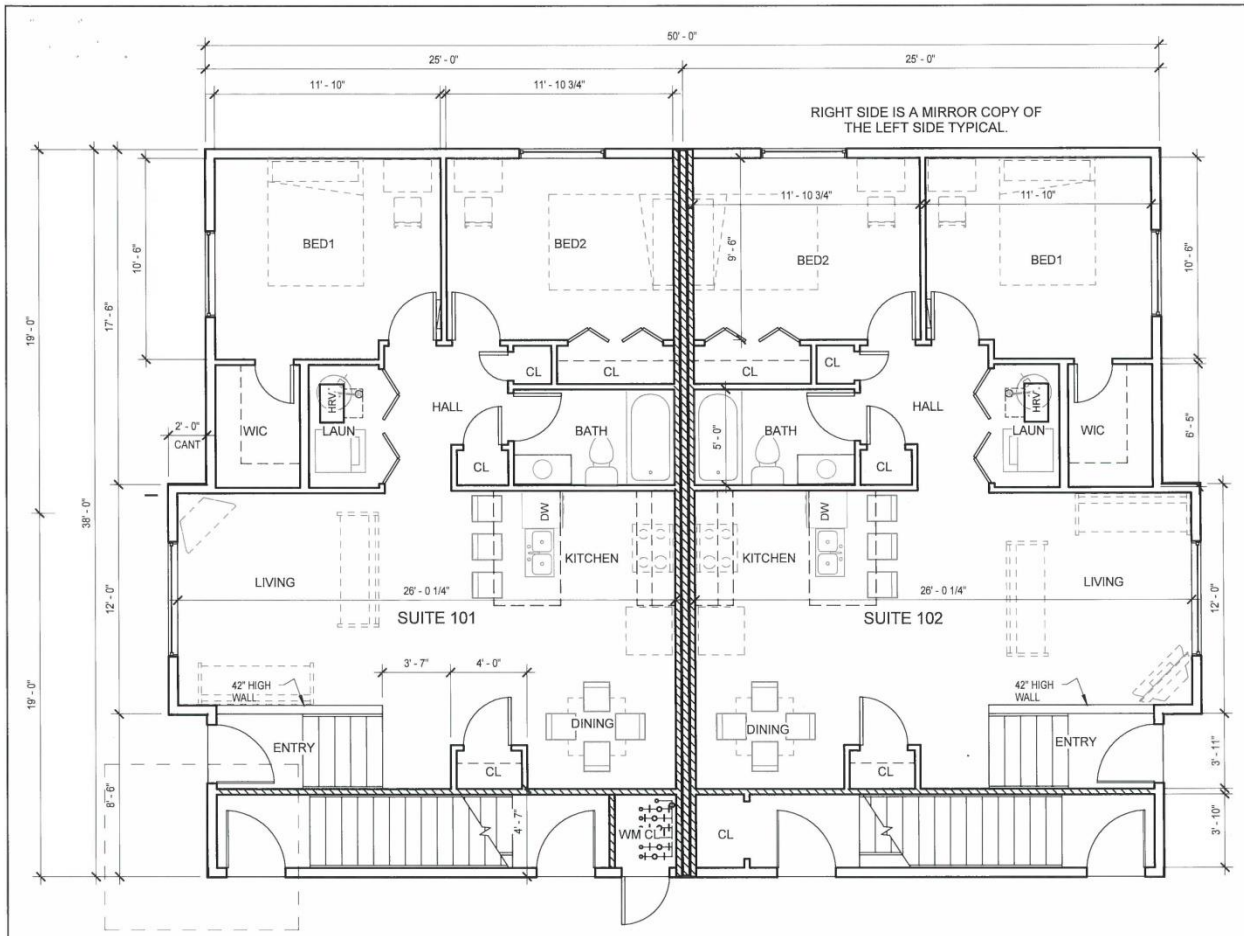
ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU 191601/190
SHEET 2 OF 12
APPLICATION (SCD.)
DEV EXAM. mt
DATE DEC 12 2019

SUITE NOTES:

SUITE 001 AND SUITE 002:
2 BED, 1 BATH
APPROXIMATELY 783 SQFT
HEATING/VENTILATION: BASEBOARDS + HRV
COOLING: MINISPLIT WITH UNIT IN LIVING
OTHER:
SEPARATE WATER AND ELECTRIC METER FOR INDIVIDUAL BILLING

DRAFTING & DESIGN:
BBDD CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com

817 ST MARYS 6-PLEX
ISSUED FOR REVIEW
BASEMENT FLOOR PLAN
Date DECEMBER 2019
AE-100
Scale AS NOTED



1 MAIN FLOOR
AE-101 3/16" = 1'-0"

NOTE: LAYOUT SHOWN FOR 815 ST. MARY'S.
LAYOUT OF 817 ST MARY'S SIMILAR AND
MIRRORED ALONG ADJOINING PROPERTY LINE

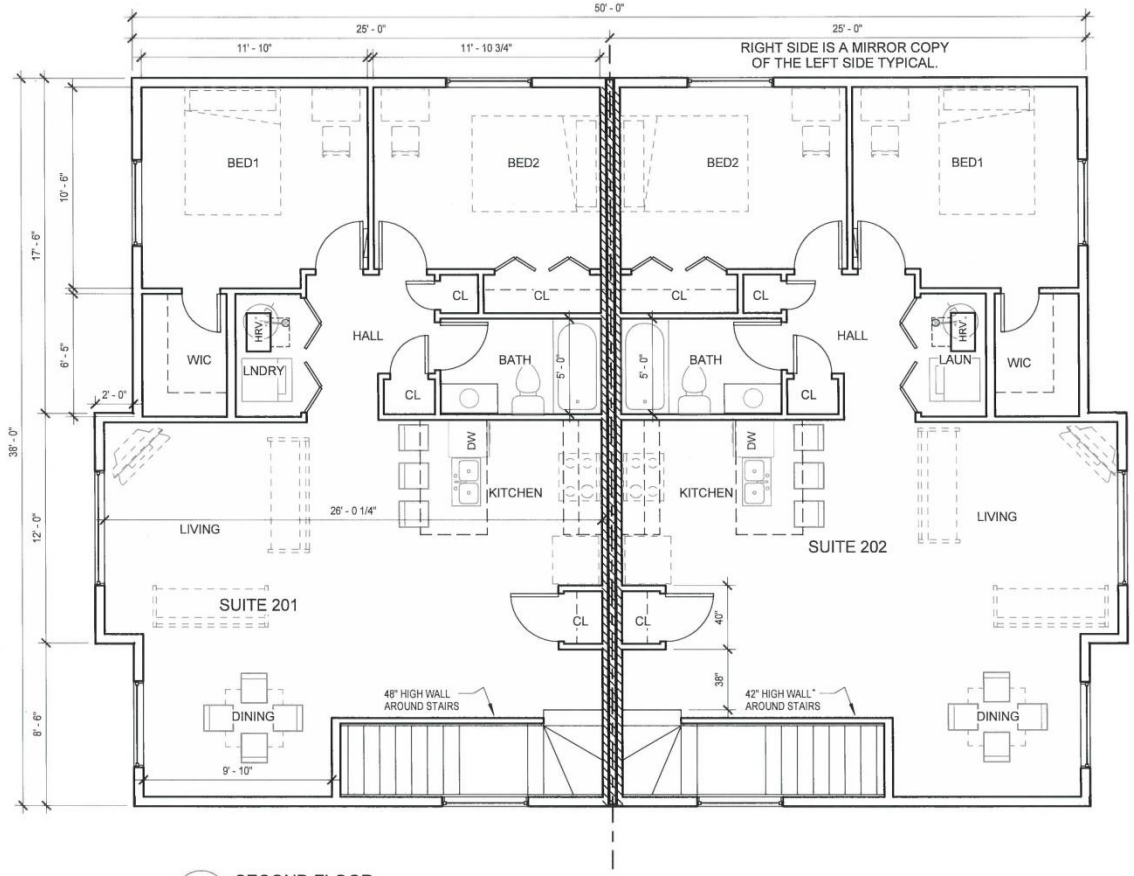
ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU 191601/1ac
SHEET# 3 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 12 2019

SUITE NOTES:

SUITE 101 AND 102:
2 BED, 1 BATH
101: APPROXIMATELY 820 SQFT
102: APPROXIMATELY 798 SQFT
HEATING/VENTILATION: BASEBOARDS + HRV
COOLING: MINISPLIT WITH UNIT IN LIVING
OTHER:
SEPARATE WATER AND ELECTRIC METER FOR INDIVIDUAL BILLING

DRAFTING & DESIGN:
BBDD CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com

817 ST MARYS 6-PLEX
ISSUED FOR REVIEW
MAIN FLOOR PLAN
Date DECEMBER 2019
AE-101
Scale AS NOTED



1 / AE-102 SECOND FLOOR
3/16" = 1'-0"

NOTE: LAYOUT SHOWN FOR 815 ST. MARY'S.
LAYOUT OF 817 ST MARY'S SIMILAR AND
MIRRORED ALONG ADJOINING PROPERTY LINE

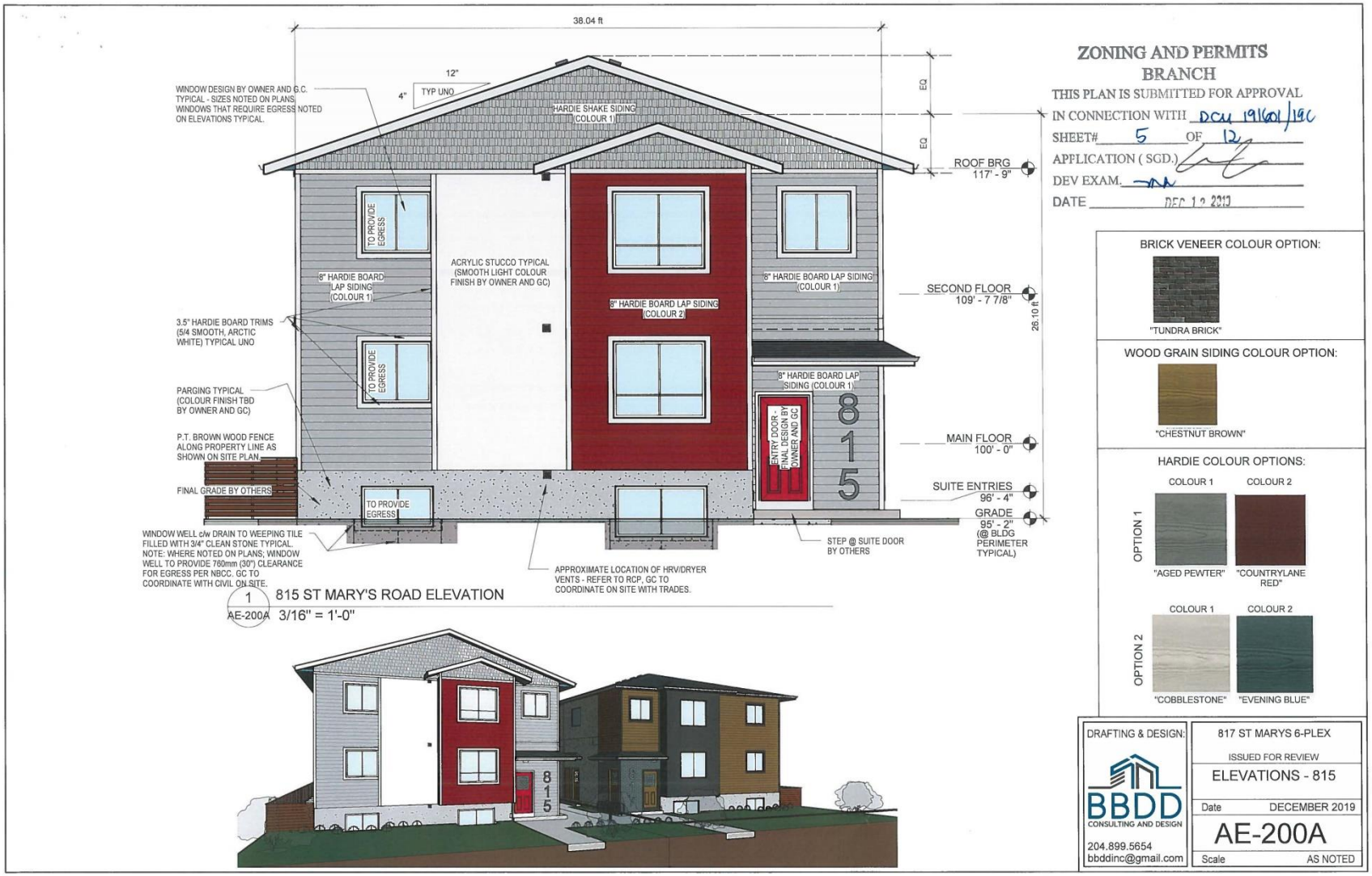
ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCM 19601/19C
SHEET# 4 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 10 2019

SUITE NOTES:

SUITE 201 AND 202:
2 BED, 1 BATH
201: APPROXIMATELY 866 SQFT
202: APPROXIMATELY 844 SQFT
HEATING/VENTILATION: BASEBOARDS + HRV
COOLING: MINISPLIT WITH UNIT IN LIVING
OTHER:
SEPARATE WATER AND ELECTRIC METER FOR INDIVIDUAL BILLING

DRAFTING & DESIGN:
BBDD
CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com

817 ST MARYS 6-PLEX
ISSUED FOR REVIEW
SECOND FLOOR PLAN
Date DECEMBER 2019
AE-102
Scale AS NOTED



ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL

IN CONNECTION WITH DCU 19/601/19C

SHEET# 5 OF 12

APPLICATION (SGD.)

DEV EXAM. NA

DATE DEC 12 2019

BRICK VENEER COLOUR OPTION:

"TUNDRA BRICK"

WOOD GRAIN SIDING COLOUR OPTION:

"CHESTNUT BROWN"

HARDIE COLOUR OPTIONS:

	COLOUR 1	COLOUR 2
OPTION 1	"AGED PEWTER"	"COUNTRYLANE RED"
OPTION 2	"COBBLESTONE"	"EVENING BLUE"

DRAFTING & DESIGN:

BBDD CONSULTING AND DESIGN

204.899.5654

bbddinc@gmail.com

817 ST MARYS 6-PLEX

ISSUED FOR REVIEW

ELEVATIONS - 815

Date DECEMBER 2019

AE-200A

Scale AS NOTED



1 AE-200B 817 ST MARY'S ROAD ELEVATION

3/16" = 1'-0"



ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DCU191601 | 19C

SHEET# 6 OF 12

APPLICATION (SGD.)

DEV EXAM.

DATE DEC 12 2019

BRICK VENEER COLOUR OPTION:

"TUNDRA BRICK"

WOOD GRAIN SIDING COLOUR OPTION:

"CHESTNUT BROWN"

HARDIE COLOUR OPTIONS:

	COLOUR 1	COLOUR 2
OPTION 1	"AGED PEWTER"	"COUNTRYLANE RED"
OPTION 2	"COBBLESTONE"	"EVENING BLUE"

DRAFTING & DESIGN:

BBDD CONSULTING AND DESIGN

204.899.5654

bbddinc@gmail.com

817 ST MARYS 6-PLEX

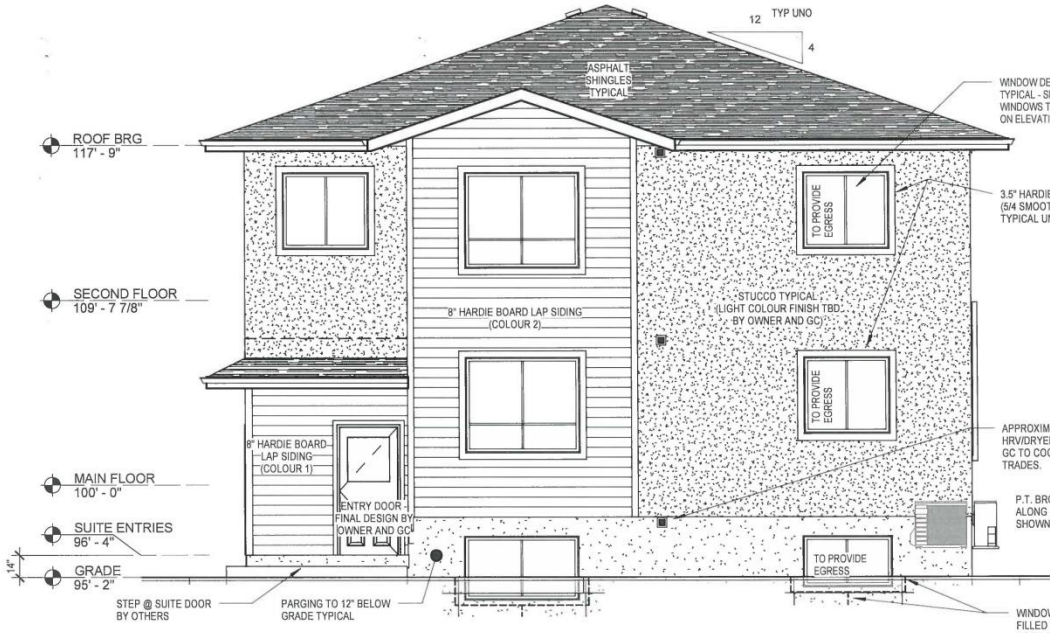
ISSUED FOR REVIEW

ELEVATIONS - 817

Date DECEMBER 2019

AE-200B

Scale AS NOTED



1 / AE-201A 815 ST MARY'S - REAR LANE ELEVATION

3/16" = 1'-0"

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCu 191601/19C
SHEET# 7 OF 12
APPLICATION (SGD.)
DEV EXAM:
DATE DEC 12 2019

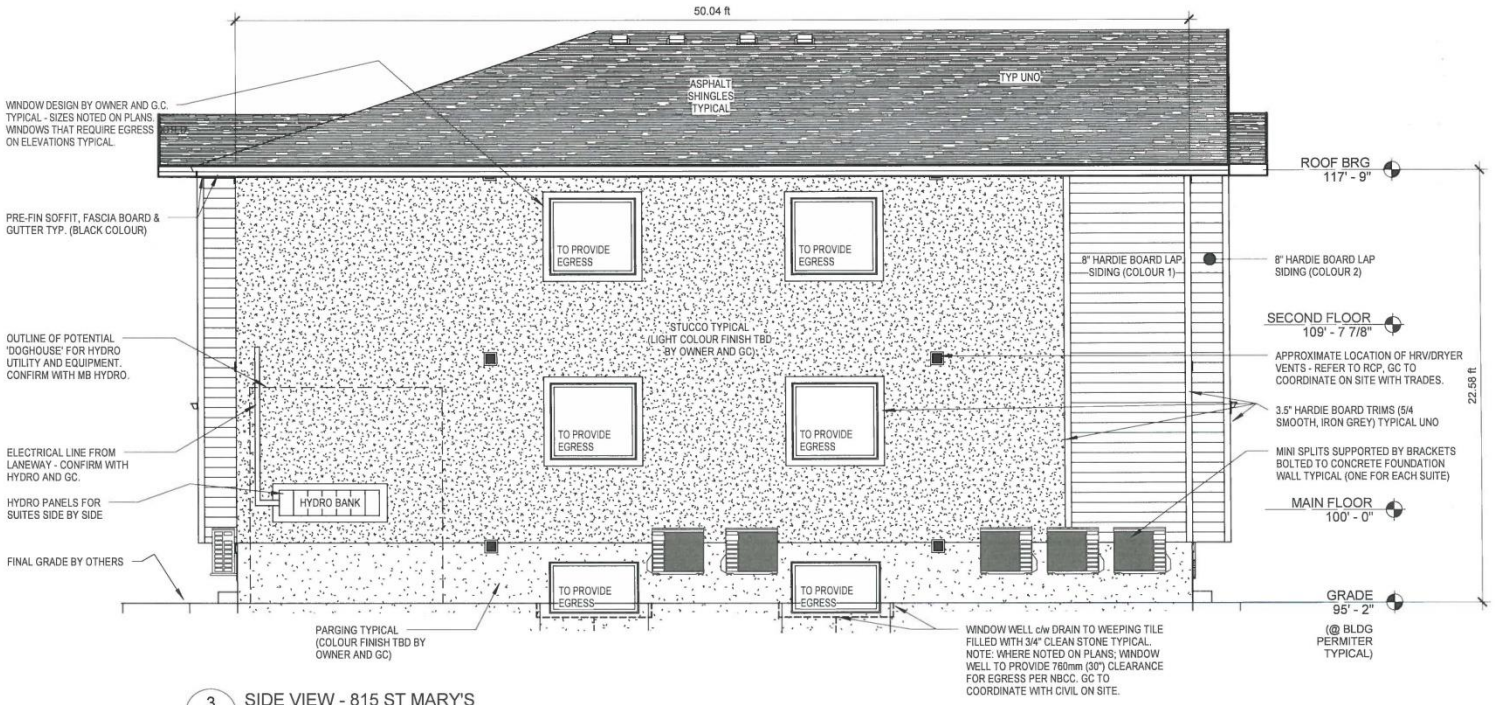
DRAFTING & DESIGN: BBDD CONSULTING AND DESIGN 204.899.5654 bbddinc@gmail.com	817 ST MARYS 6-PLEX
	ISSUED FOR REVIEW
	ELEVATIONS - 815
	Date DECEMBER 2019
	AE-201A
	Scale AS NOTED

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DC4191601/19C
SHEET# 8 OF 12
APPLICATION (SCD.)
DEV EXAM.
DATE DEC 12 2019



1 AE-201B 817 ST MARYS'S - REAR LANE ELEVATION
3/16" = 1'-0"

DRAFTING & DESIGN: BBDD CONSULTING AND DESIGN 204.899.5654 bbddinc@gmail.com	817 ST MARYS 6-PLEX
	ISSUED FOR REVIEW
	ELEVATIONS - 817
	Date DECEMBER 2019
	AE-201B
	Scale AS NOTED

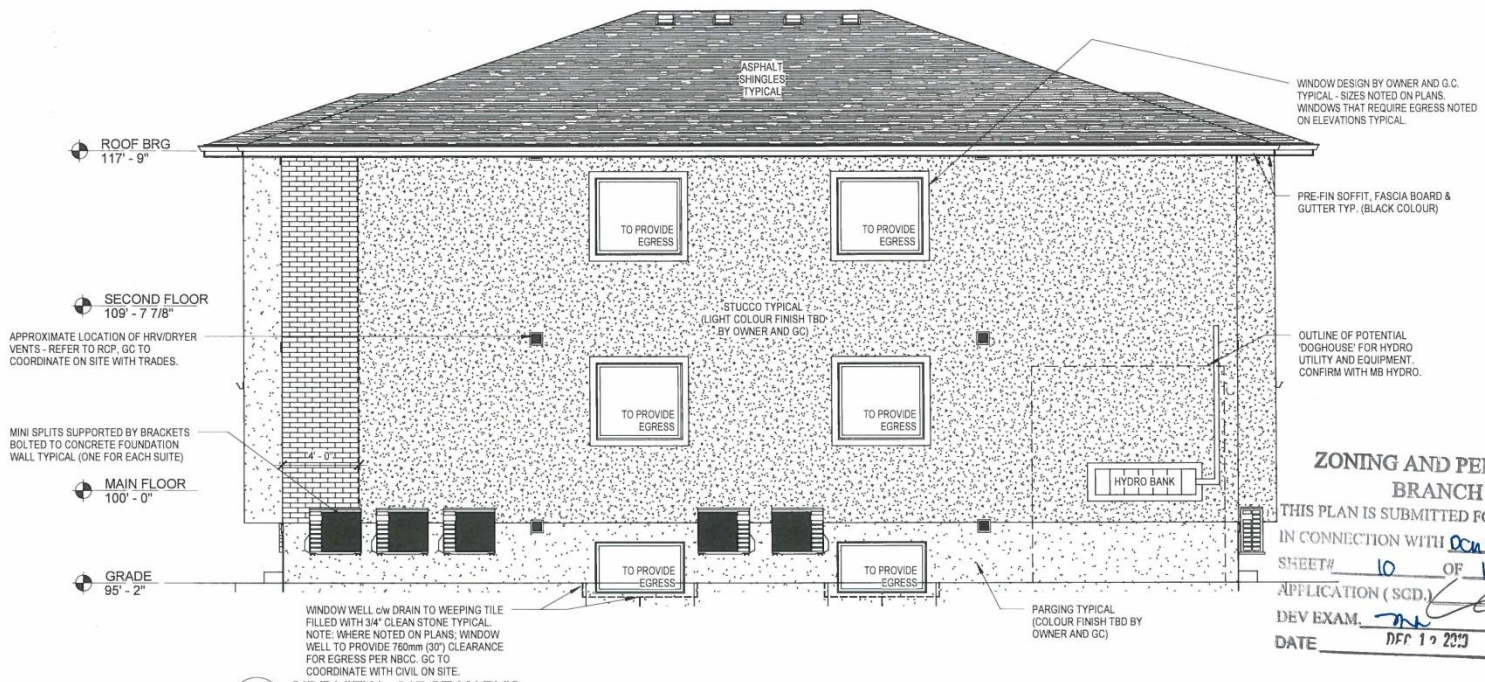


3 AE-202A SIDE VIEW - 815 ST MARY'S
3/16" = 1'-0"

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU 19601 / 19C
SHEET# 9 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 12 2019

DRAFTING & DESIGN:
BBDD CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com

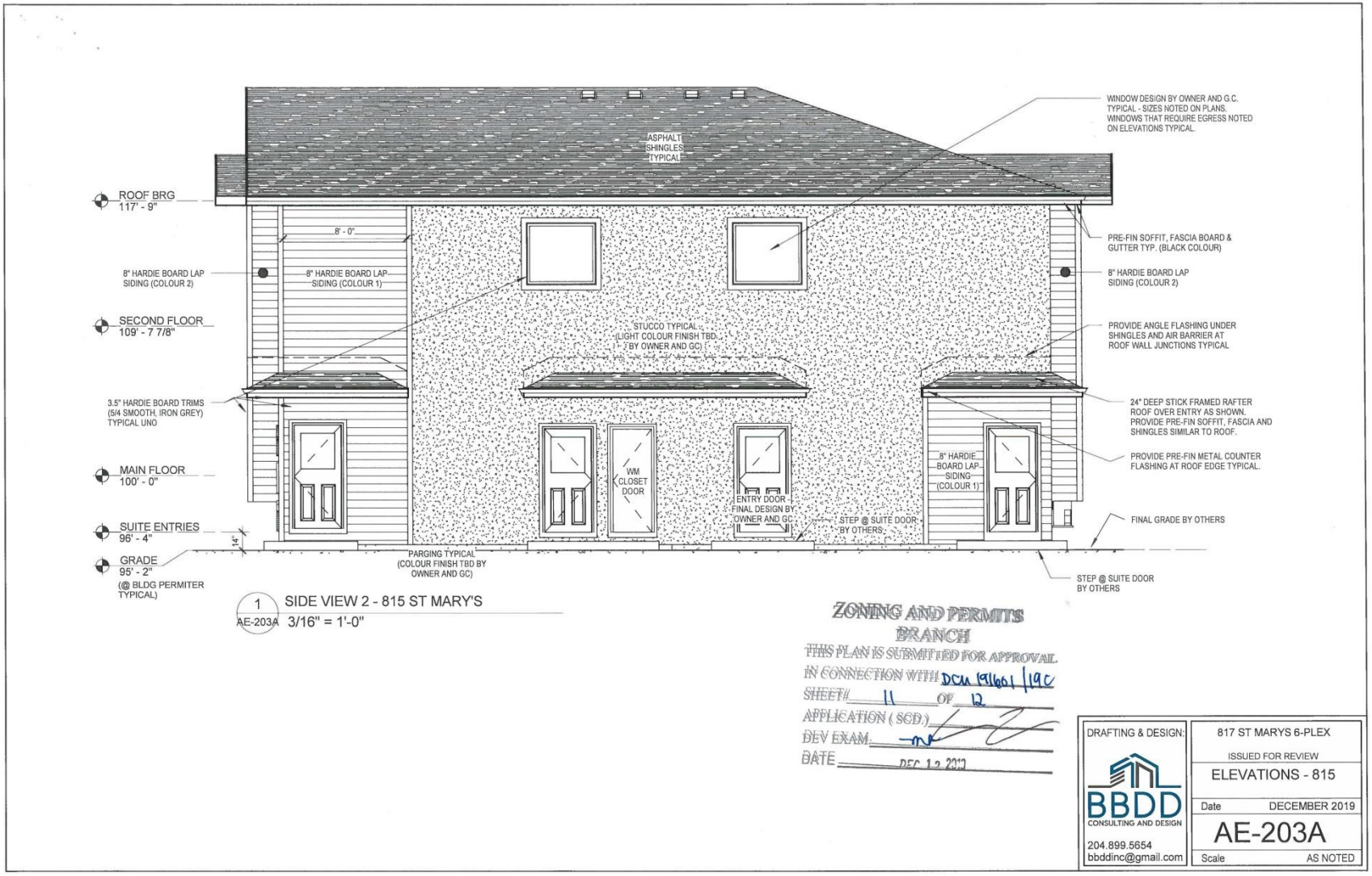
817 ST MARYS 6-PLEX
ISSUED FOR REVIEW
ELEVATIONS - 815
Date DECEMBER 2019
AE-202A
Scale AS NOTED



1 SIDE VIEW - 817 ST MARY'S
AE-202B 3/16" = 1'-0"

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCM191601/19e
SHEET# 10 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 1 2 2019

DRAFTING & DESIGN:	817 ST MARYS 6-PLEX
BBDD CONSULTING AND DESIGN	ISSUED FOR REVIEW
	ELEVATIONS - 817
	Date DECEMBER 2019
204.899.5654 bbddinc@gmail.com	AE-202B
	Scale AS NOTED



1 / AE-203A SIDE VIEW 2 - 815 ST MARY'S
3/16" = 1'-0"

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCM 191601 / 19C
SHEET# 11 OF 12
APPLICATION (SCD.)
DEV EXAM
DATE DEC 12 2019

DRAFTING & DESIGN:
BBDD CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com

817 ST MARYS 6-PLEX
ISSUED FOR REVIEW
ELEVATIONS - 815
Date DECEMBER 2019
AE-203A
Scale AS NOTED



1 / AE-203B SIDE VIEW 2 - 817 ST MARY'S

3/16" = 1'-0"

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU 191601/19C
SHEET# 12 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 12 2019

DRAFTING & DESIGN:
BBDD CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com

817 ST MARYS 6-PLEX
ISSUED FOR REVIEW
ELEVATIONS - 817
Date DECEMBER 2019
AE-203B
Scale AS NOTED