Winnipeg

# BOARD OF ADJUSTMENT
# DISPOSITION OF ITEMS

## FEBRUARY 5, 2020

MEMBERS
PRESENT: Bill Sawka, Chairperson
Bill Evans
Kara Bjornson

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

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# FEBRUARY 5, 2020
# DISPOSITION OF ITEMS

| Item | Application | Order of the Board |
|---|---|---|
| | | **PUBLIC HEARINGS** |
| 1 | Conditional Use – 815 St. Mary's Road<br>File DCU 191601/2019C<br>[c/r DAV 191605/2019C] | The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service and approved a Conditional Use on "the land" to permit the establishment of a multi-family dwelling use, subject to the following conditions:<br><br>1. That the maximum number of dwelling units on the land shall not exceed six (6).<br><br>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;<br><br>OR<br><br>That the Owner must submit plans showing the location and design of any and all proposed:<br><br>A. buildings<br>B. accessory parking areas<br>C. driveways<br>D. garbage enclosures<br>E. fencing<br>F. freestanding signage<br>G. landscaping<br><br>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. |
| 2 | Variance – 815 St. Mary's Road<br>File DAV 191605/2019C<br>[c/r DCU 191604/2019C] | The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on "the land" as follows:<br><br>1. For the construction of a multi-family dwelling to permit the following:<br><br>A. a front yard of 22 feet (6.7 metres);<br><br>B. 6 parking stalls;<br><br>2. For the establishment of accessory parking to permit the following:<br><br>A. a stall width of 7.96 feet (2.42 metres); |

# BOARD OF ADJUSTMENT
# FEBRUARY 5, 2020
# DISPOSITION OF ITEMS

| Item | Application | Order of the Board |
|---|---|---|
| | | B. a stall width of 8 feet (2.44 metres);<br><br>C. no buffering of parking located within 20 feet (6.1 metres) of a rear and side lot line adjacent to a residential district. |
| 3 | Conditional Use – 817 St. Mary's Road<br>File DCU 129264/2019C<br>[c/r DAV 129275/2019C] | The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service and approved a Conditional Use on "the land" to permit the establishment of a multi-family dwelling use, subject to the following conditions:<br><br>1. That the maximum number of dwelling units on the land shall not exceed six (6).<br><br>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 19-129264\C, dated December 23, 2019 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;<br><br>OR<br><br>That the Owner must submit plans showing the location and design of any and all proposed:<br><br>A. buildings<br>B. accessory parking areas<br>C. driveways<br>D. garbage enclosures<br>E. fencing<br>F. freestanding signage<br>G. landscaping<br><br>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. |
| 4 | Variance – 817 St. Mary's Road<br>File DAV 129275/2019C<br>[c/r DCU 129264/2019C] | The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" as follows:<br><br>1. For the construction of a multi-family dwelling to permit the following:<br><br>A. a front yard of 22 feet (6.7 metres);<br><br>B. 6 parking stalls;<br><br>2. For the establishment of accessory parking to permit the following: |

# BOARD OF ADJUSTMENT
# FEBRUARY 5, 2020
# DISPOSITION OF ITEMS

| Item | Application | Order of the Board |
|---|---|---|
| | | A. a stall width of 7.95 feet (2.42 metres);<br><br>B. a stall width of 8 feet (2.44 metres);<br><br>C. no buffering of parking located within 20 feet (6.1 metres) of a rear and side lot line adjacent to a residential district. |
| 5 | Conditional Use – 934 Grosvenor Avenue<br>File DCU 102629/2020C<br>[c/r DAV 102625/2020C] | The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service and approved a Conditional Use on "the land" to permit a detached secondary suite above an existing garage. |
| 6 | Variance – 934 Grosvenor Avenue<br>File DAV 102625/2020C<br>[c/r DCU 102629/2020C] | The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service, as amended, and approved a Variance on "the land" as follows:<br><br>1. For the maintenance of a detached garage to permit:<br><br>A. an east side yard of 1.7 feet (0.52 metres)<br><br>B. no east side yard to the eave projection<br><br>C. a rear yard of 1.3 feet (0.4 metres)<br><br>D. a lot coverage of 12.8%<br><br>2. For the maintenance of a landing to permit a rear yard of 10.5 feet (3.2 metres);<br><br>3. For the establishment of a secondary suite over the detached garage to permit:<br><br>A. an east side yard of 1.7 feet (0.52 metres);<br><br>B. a rear yard of 1.3 feet (0.4 metres).<br><br>Subject to the following condition:<br><br>1. That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 20-102625/C, sheet 2, dated January 24, 2020, and thereafter maintained to the satisfaction of the Director of Planning, Property and Development. |
| 7 | Conditional Use – 1079 Corydon Avenue<br>File DCU 176962/2019C<br>[c/r DAV 176967/2019C] | The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service and approved a Conditional Use on "the land" to permit the establishment of a multifamily dwelling use, subject to the following condition:<br><br>1. That the development shall be built in substantial conformance with the plans hereto attached and identified as |

# BOARD OF ADJUSTMENT
# FEBRUARY 5, 2020
# DISPOSITION OF ITEMS

| Item | Application | Order of the Board |
|---|---|---|
| | | Sheets 1-4, dated December 27, 2019, for File No. DCU 19-176962\C;<br><br>OR<br><br>That final plans, showing the location and details of buildings, elevations, parking, landscaping and fencing shall be submitted to the Director of Planning, Property and Development for approval prior to the issuance of any development permit or building permits; and thereafter shall be maintained to the satisfaction of the Director of Planning, Property and Development. |
| 8 | Variance – 1079 Corydon Avenue<br>File DAV 176967/2019C<br>[c/r DCU 176962/2019C] | The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" as follows:<br><br>1. For the construction of a multi-family dwelling to permit:<br><br>A. a front yard of 25 feet (7.62 metres);<br><br>B. 4 parking spaces;<br><br>2. For the establishment of accessory parking area to permit the following:<br><br>B. no buffering of parking located within 20 feet (6.1 metres) of a rear and side lot line adjacent to a residential district;<br><br>C. no visitor parking space. |
| 9 | Conditional Use – 1105 St. Mary's Road<br>File DCU 219914/2019C<br>[c/r DAV 219915/2019C] | The Board of Adjustment did not concur in the recommendation of the Winnipeg Public Service and approved the application for a Conditional Use on "the land" to permit the establishment of a Digital Static Copy, Billboard use. |
| 10 | Variance – 1105 St. Mary's Road<br>File DAV 219915/2019C<br>[c/r DCU 219914/2019C] | The Board of Adjustment did not concur in the recommendation of the Winnipeg Public Service and approved the application for a Variance for the erection of a billboard digital static copy free-standing sign face to permit a sign surface area of 400 square feet (37.2 square metres). |
| 11 | Variance – 200 Salter Street<br>File DAV 197511/2019C | The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service, as amended, and approved a Variance on "the land" to permit the following:<br><br>1. For the establishment of Auto/light truck/motorcycle, repair, service, sales and rental to permit as follows:<br><br>A. 8 parking spaces;<br><br>2. For the maintenance of a fence to permit height of 12 feet (3.66 metres).<br><br>Subject to the following conditions: |

# BOARD OF ADJUSTMENT
# FEBRUARY 5, 2020
# DISPOSITION OF ITEMS

| Item | Application | Order of the Board |
|---|---|---|
| | | 1. That the Auto/light truck/motorcycle, repair, service, sales and rental use shall not operate between the hours of 10:00 p.m. and 9:00 a.m.<br><br>2. That no more than eight (8) vehicles shall be parked or otherwise stored anywhere on the property unless enclosed within a building.<br><br>3. That an ornamental fence at least 4 feet in height, be installed and maintained along the east property line in front of all parking stalls abutting street right-of-ways, and along the entire south property line excepting for a break to allow either a matching gate or a drive aisle, to the satisfaction of the Director of Planning, Property and Development.<br><br>4. That all fencing shall be installed within six months of this order coming into force and effect.<br><br>5. That there shall be no banner signs, mobile signs, billboard signs, or A-board signs permitted anywhere on the property, except that a mobile sign shall be permitted on the site for a period of up to thirty (30) days in association with a new occupancy permit.<br><br>6. That final plans, showing the location and details of fencing shall be submitted to the Director of Planning, Property and Development for approval prior to the issuance of any development or building permits; and thereafter shall be maintained to the satisfaction of the Director of Planning, Property and Development. |
| 12 | Variance – 785 Buckingham Road<br>File DAV 213307/2019C | 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 the following:<br><br>1. Lot widths of 50 feet (15.24 metres)<br><br>2. Lot areas of 12,690 square feet (1,178.9 square metres). |
| 13 | Variance – 590 St. Anne's Road<br>File DAV 199425/2019C | The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service, as amended, and approved a Variance on "the land" as follows:<br><br>1. For the construction of a residential/commercial building, with the residential portion on floors two (2) to three (3) to permit:<br><br>A. a front yard of 16 feet (4.88 metres)<br><br>B. no north corner side yard<br><br>C. a south side yard of 2 feet (0.61 metres) |

# BOARD OF ADJUSTMENT
# FEBRUARY 5, 2020
# DISPOSITION OF ITEMS

| Item | Application | Order of the Board |
|---|---|---|
| | | D. 26 parking spaces<br><br>2. For the establishment of accessory parking to permit:<br><br>A. no visitor parking;<br><br>B. insufficient buffering of parking located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district; |
| 14 | Variance – 1669 Lee Boulevard<br>File DAV 214416/2019C | 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 zoning lots to permit the following:<br><br>1. On lots 63/64:<br><br>A. A lot area of two (2) acres (0.81 hectares);<br><br>B. A lot width of 250.52 feet (76.36 metres);<br><br>2. On lots 20/21:<br><br>A. A lot area of two (2) acres (0.81 hectares);<br><br>B. A lot width of 249.43 feet (76.03 metres). |
| 15 | Variance – 133 Harold Avenue W<br>File DAV 202153/2019C | The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" as follows:<br><br>1. For the establishment of two (2) residential zoning lots to permit:<br><br>A. lot areas of 3599 square feet (334.4 square metres);<br><br>B. lot widths of 36 feet (10.97 metres);<br><br>2. For the maintenance of a single family dwelling on Proposed Lot 2 to permit a front yard of 22 feet (6.7 metres)<br><br>Subject to the following conditions:<br><br>1. That the height of principal buildings shall be limited to a maximum of 30 feet.<br><br>2. That no front driveway approach shall be permitted. |

# BOARD OF ADJUSTMENT
# FEBRUARY 5, 2020
# DISPOSITION OF ITEMS

| Item | Application | Order of the Board |
|---|---|---|
| | | 3. That there shall be no new garages constructed attached to any principal dwelling on the subject property.<br><br>4. That any principal dwelling located on the subject properties shall provide an entrance on the building elevation facing the front yard.<br><br>5. That the development shall be constructed in substantial conformance with the plans submitted under File No.DAV 19-202153C, sheet 2, dated January 3, 2020, sheet 5a, dated November 12, 2019, and sheets 5b, 6 and 7, dated October 31, 2019, and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;<br><br>OR<br><br>That the Owner must submit plans showing the location and design of any and all proposed:<br><br>A. buildings including elevations of the front façades identifying proposed finishing materials<br>B. accessory parking areas<br>C. driveways<br>D. fencing<br>E. landscaping<br><br>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.<br><br>6. 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. |