Minutes – Board of Adjustment – February 5, 2020

PUBLIC HEARINGS

Item No. 3 Conditional Use – 817 St. Mary's Road
(St. Vital Ward)
File DCU 129264/2019C [c/r DAV 129275/2019C]

BOARD OF ADJUSTMENT DECISION:

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:

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 19-129264\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
   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.

DECISION MAKING HISTORY:

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

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

Carried

Moved by Kara Bjornson,
That the receipt of public representations be concluded.

Carried

Moved by Kara Bjornson,
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:

1. The Board of Adjustment agreed with the administrative comments contained in the report of the Urban Planning Division dated January 28, 2020.

Carried

DECISION MAKING HISTORY (continued):

Moved by Kara Bjornson,

That the recommendation of the Winnipeg Public Service be concurred in and the Conditional Use be approved.

Carried

Moved by Kara Bjornson,

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

Carried

THE CITY OF WINNIPEG
CONDITIONAL USE ORDER
BOARD OF ADJUSTMENT

DCU 129264/2019C [c/r DAV 129275/2019C]

Before:	Board of Adjustment Bill Sawka, Chairperson Bill Evans Kara Bjornson
Hearing:	February 5, 2020 Council Building, 510 Main Street
Applicant:	Spruce Properties (Chris Thorne)
Premises Affected:	817 St. Mary's Road
Legal Description:	LOT 17 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.

It is the opinion of the Board of Adjustment that subject to conditions listed below, if any, this Conditional Use meets the statutory criteria as outlined in Section 254 and Subsection 247(3) of The City of Winnipeg Charter in that it:

(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:

1. The Board of Adjustment agreed with the administrative comments contained in the report of the Urban Planning Division dated January 28, 2020.

ORDER:

The Board of Adjustment orders that a Conditional Use under the Winnipeg Zoning By-Law No. 200/2006 is approved on "the land", to permit the establishment of a multi-family dwelling use, subject to the following conditions, which the Board of Adjustment considers necessary to ensure compliance with criteria (a), (b) and (d) as outlined in Section 254 and Subsection 247(3) of The City of Winnipeg Charter, namely:

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 19-129264\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
   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.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: February 11, 2020

CERTIFIED BY:



Leah Cowan
Senior Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

(a) be in writing;

(b) contain your name, mailing address and phone number;

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on February 28, 2020;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(e) refer to Conditional Use Order No. DCU 129264/2019C; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address:	City Clerk, City of Winnipeg c/o Appeal Committee Susan A. Thompson Building Main Floor, 510 Main Street Winnipeg, Manitoba, R3B 1B9
Fax:	204-947-3452
Email:	CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Joel Burr
Arvene Freeman
Chris Thorne
Della Van Ryck

In Opposition:

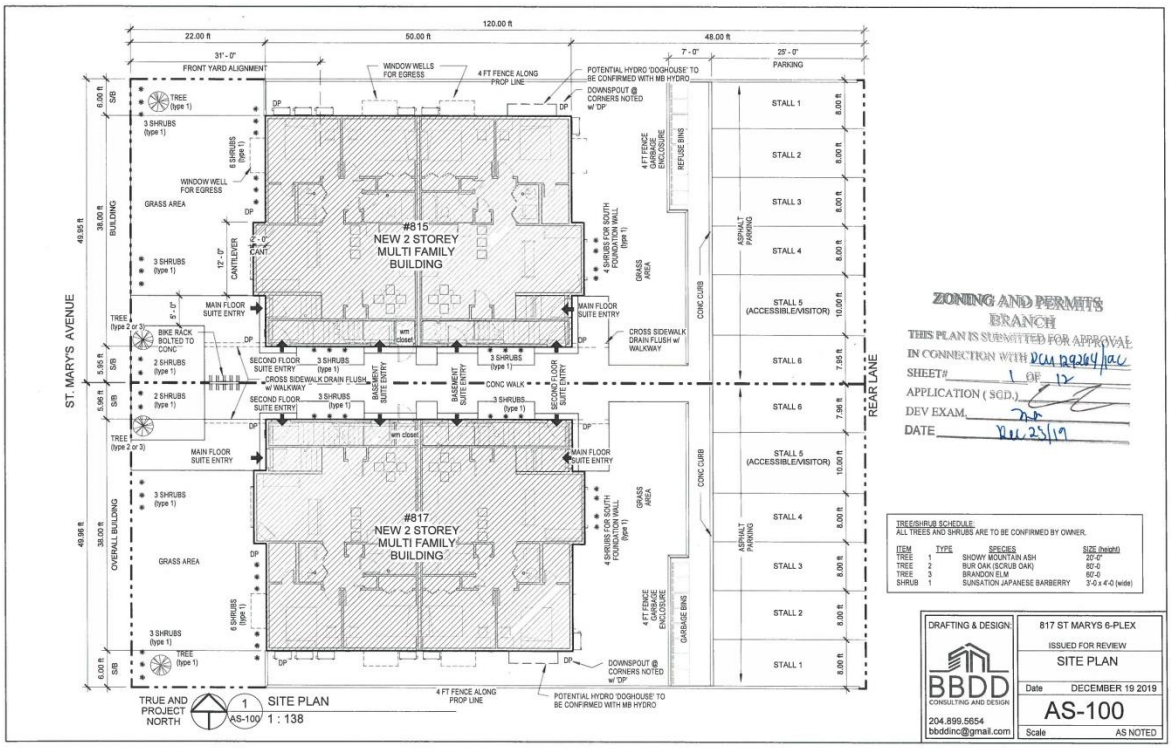
Nil

For Information:

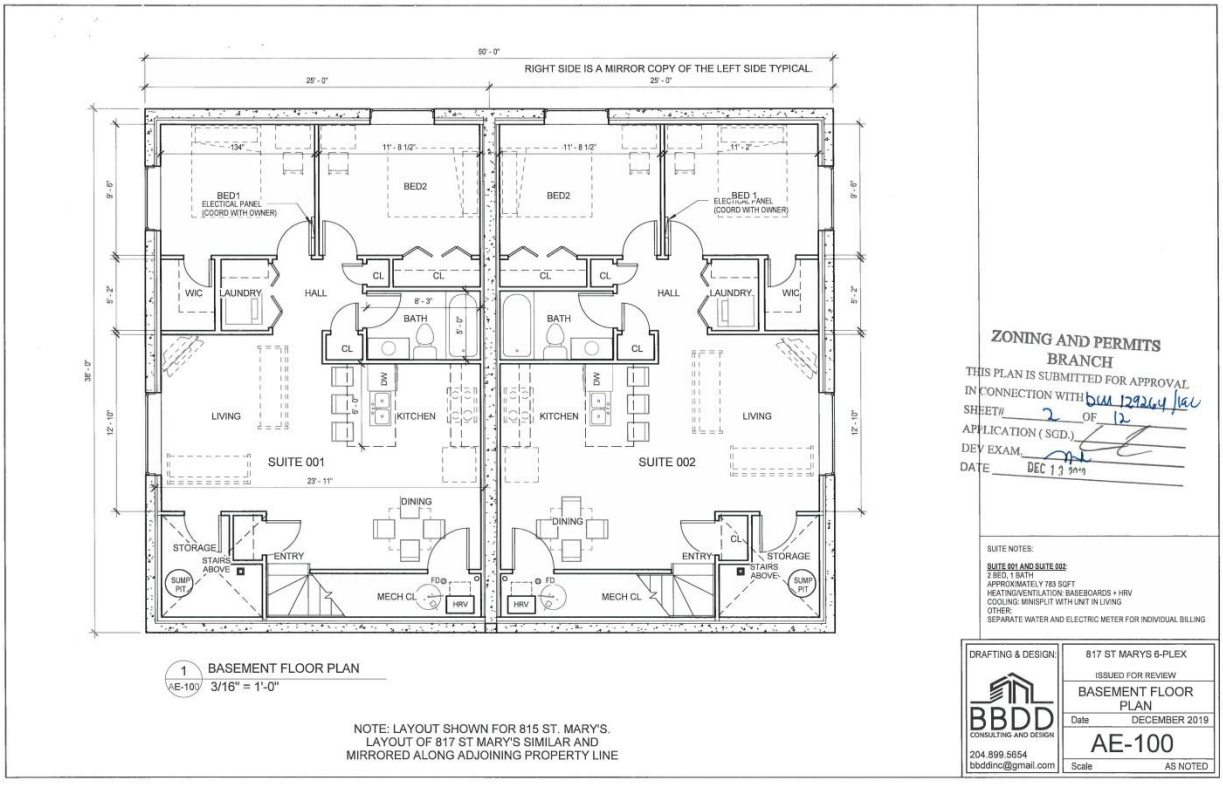
Nil

For the City:

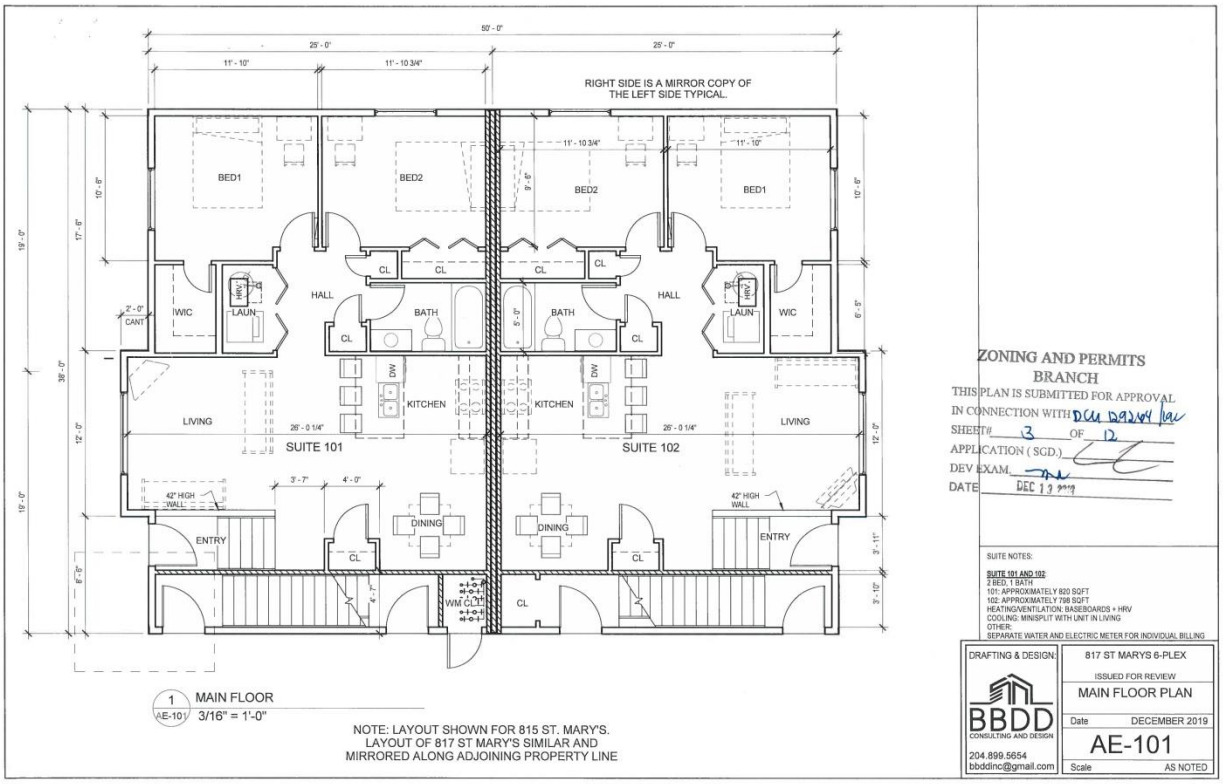
J. Hildebrand, Planner, Planning Property and Development Department
R. Galston, Planner, Planning, Property and Development Department



120.00 ft
22.00 ft
50.00 ft
48.00 ft
31' - 0"
7' - 0"
25' - 0"
FRONT YARD ALIGNMENT
WINDOW WELLS FOR EGRESS
4 FT FENCE ALONG PROP LINE
POTENTIAL HYDRO 'DOGHOUSE' TO BE CONFIRMED WITH MB HYDRO
DOWNSPOUT @ CORNERS NOTED w/ 'DP'
PARKING
ST. MARY'S AVENUE
REAR LANE
#815 NEW 2 STOREY MULTI FAMILY BUILDING
#817 NEW 2 STOREY MULTI FAMILY BUILDING
GRASS AREA
MAIN FLOOR SUITE ENTRY
SECOND FLOOR SUITE ENTRY
BASEMENT SUITE ENTRY
CONC WALK
CONC CURB
ASPHALT PARKING
STALL 1
STALL 2
STALL 3
STALL 4
STALL 5 (ACCESSIBLE/VISITOR)
STALL 6
TRUE AND PROJECT NORTH
SITE PLAN
1 : 138
ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU 129264/IAC
SHEET# 1 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE Dec 23/19
TREE/SHRUB SCHEDULE:
ALL TREES AND SHRUBS ARE TO BE CONFIRMED BY OWNER.
ITEM TYPE SPECIES SIZE (height)
TREE 1 SHOWY MOUNTAIN ASH 20'-0"
TREE 2 BUR OAK (SCRUB OAK) 80'-0
TREE 3 BRANDON ELM 60'-0
SHRUB 1 SUNSATION JAPANESE BARBERRY 3'-0 x 4'-0 (wide)
DRAFTING & DESIGN:
BBDD CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com
817 ST MARYS 6-PLEX
ISSUED FOR REVIEW
SITE PLAN
Date DECEMBER 19 2019
AS-100
Scale AS NOTED
2019-12-22 8:59:07 PM



50' - 0"
RIGHT SIDE IS A MIRROR COPY OF THE LEFT SIDE TYPICAL.
25' - 0"
25' - 0"
BED1 ELECTICAL PANEL (COORD WITH OWNER)
BED2
BED 1 ELECTICAL PANEL (COORD WITH OWNER)
WIC
LAUNDRY
HALL
CL
BATH
DW
KITCHEN
LIVING
SUITE 001
SUITE 002
DINING
STORAGE
STAIRS ABOVE
ENTRY
SUMP PIT
MECH CL
HRV
FD
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 129264/IAC
SHEET# 2 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 13 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 AE-101 MAIN FLOOR
3/16" = 1'-0"

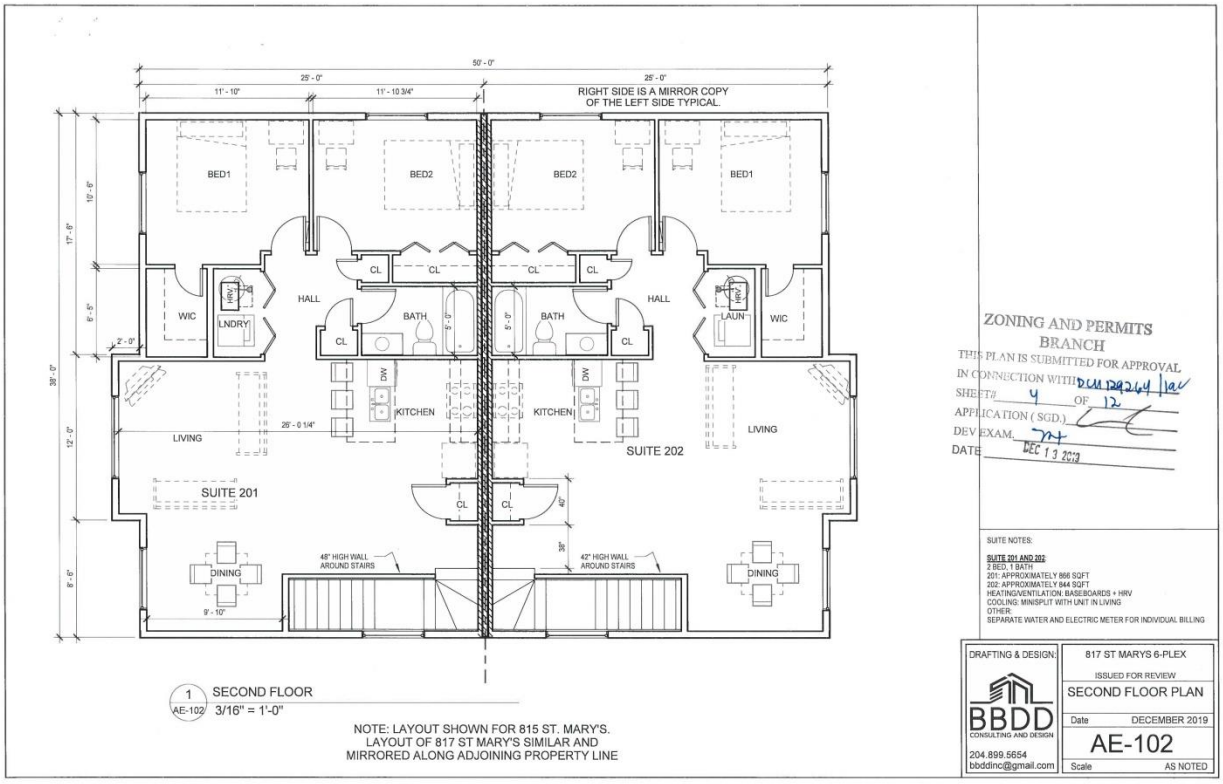
NOTE: LAYOUT SHOWN FOR 815 ST. MARY'S.
LAYOUT OF 817 ST MARY'S SIMILAR AND
MIRRORED ALONG ADJOINING PROPERTY LINE

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU 129264 /ac
SHEET# 3 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 13 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 DCU 129264 /ac
SHEET# 4 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 13 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 DCM D2964/18C
SHEET# 5 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 13 2019

BRICK VENEER COLOUR OPTION:
"TUNDRA BRICK"

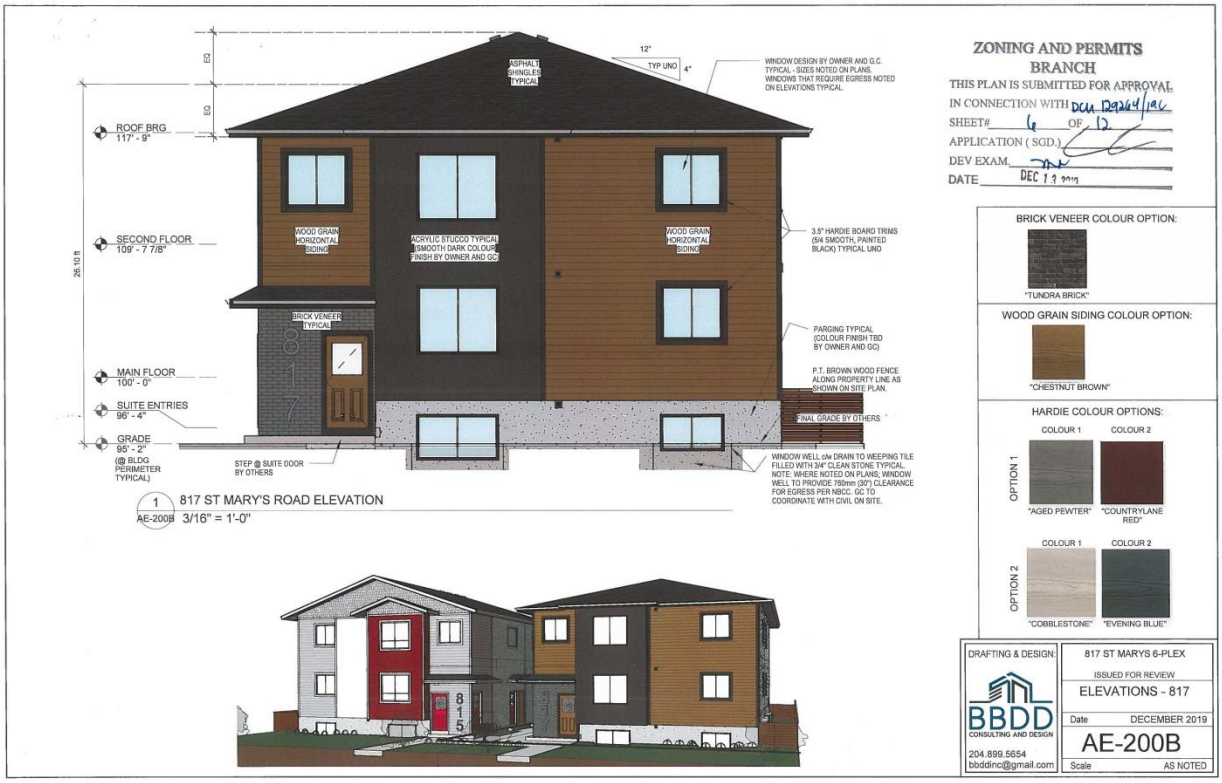
WOOD GRAIN SIDING COLOUR OPTION:
"CHESTNUT BROWN"

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



ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DCM D2964/18C
SHEET# 6 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 13 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

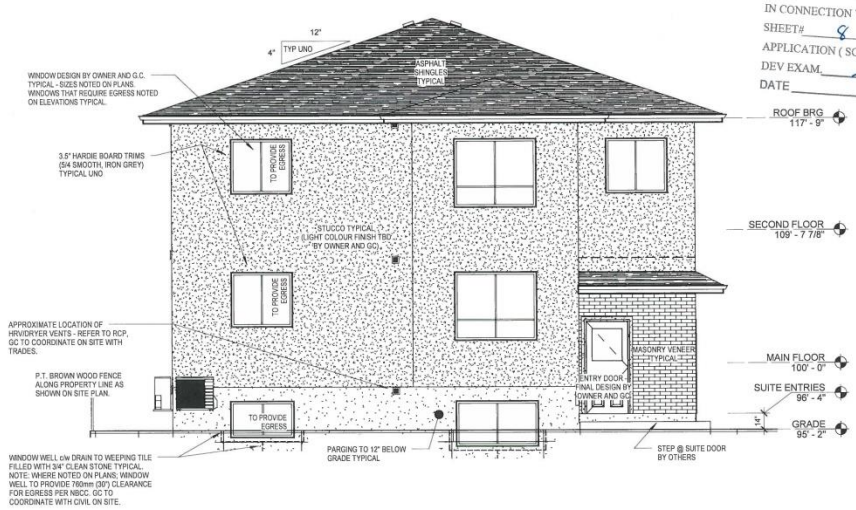
817 ST MARYS 6-PLEX
ISSUED FOR REVIEW
ELEVATIONS - 817
Date DECEMBER 2019
AE-200B
Scale AS NOTED



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 DCM 129264/19AC
SHEET# 7 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 19 2019

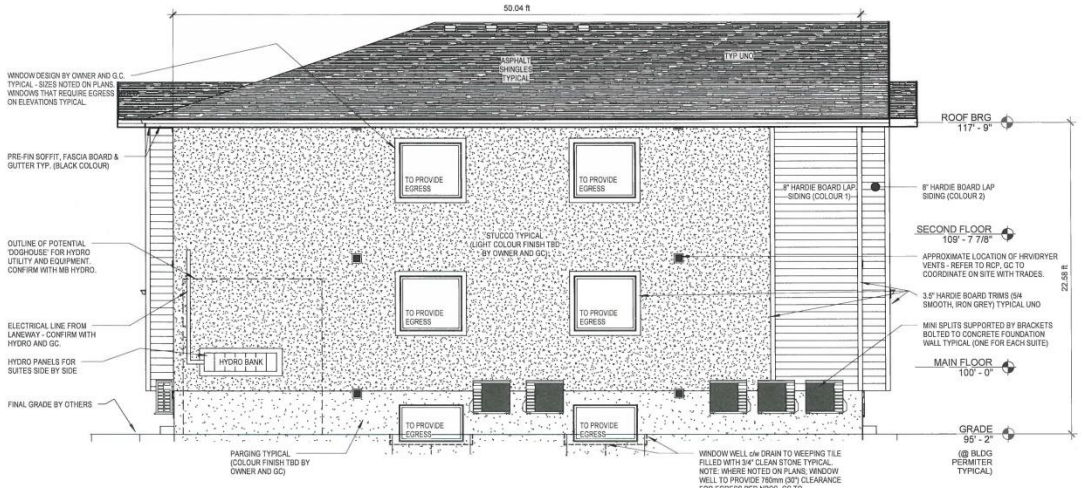
DRAFTING & DESIGN: BBDD CONSULTING AND DESIGN 204.899.5654 bbddinc@gmail.com	817 ST MARYS 6-PLEX ISSUED FOR REVIEW ELEVATIONS - 815 Date DECEMBER 2019 AE-201A Scale AS NOTED



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

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCM 129264/19AC
SHEET# 8 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 19 2019

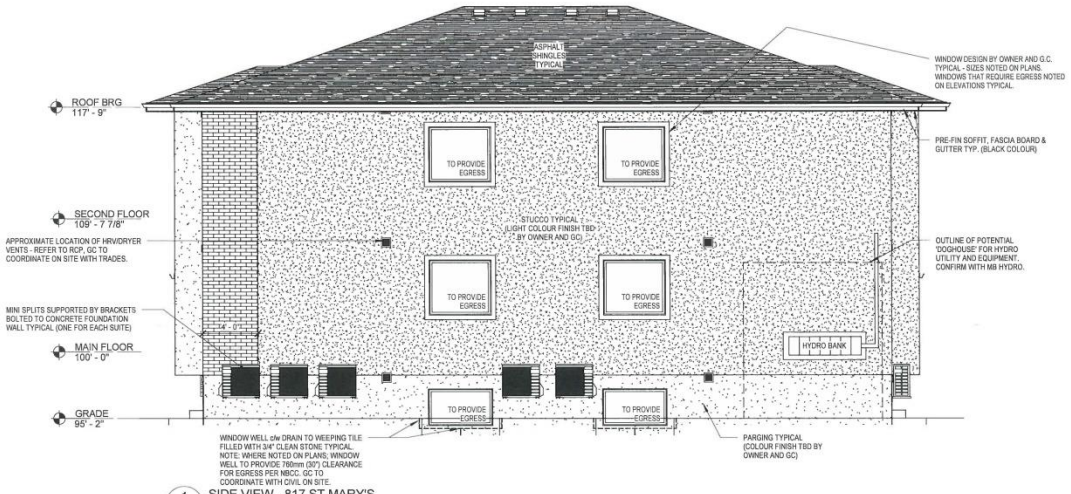
DRAFTING & DESIGN: BBDD CONSULTING AND DESIGN 204.899.5654 bbddinc@gmail.com	817 ST MARYS 6-PLEX ISSUED FOR REVIEW ELEVATIONS - 817 Date DECEMBER 2019 AE-201B Scale AS NOTED



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 DCM-R2026/19C
SHEET# 9 OF 12
APPLICATION (SCD.)
DEV EXAM.
DATE DEC 11 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 AE-202B SIDE VIEW - 817 ST MARY'S
3/16" = 1'-0"

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCM-R2026/19C
SHEET# 10 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 11 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-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 DCU 129264/19C
SHEET# 11 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 13 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 129264/19C
SHEET# 12 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 17 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

EXHIBITS FILED FOR DCU 129264/2019C

1. Application dated April 30, 2019
2. Notification of Public Hearing dated January 16, 2020
3. Manitoba Status of Title 3015008/1
4. Surveyor's Building Location Certificate and sketch dated January 4, 2019
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheet 1 dated December 23, 2019, and Sheets 2 to 12 inclusive dated December 13, 2019, for File DCU 129264/2019C
7. Report from the Urban Planning Division dated January 28, 2020
8. Inspection Report
9. Petition in support of the application purporting to contain the signatures of 2 area residents, submitted by the applicant at the public hearing

Exhibit "7" referred to in File DCU 129264/2019C

ADMINISTRATIVE REPORT

Title: DCU 19-129264\C – 817 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 19-129264\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 19-129264\C**
RELATED FILES:	DAV 129275/19C
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:	817 St Mary's RD
LEGAL DESCRIPTION:	LOT 17 BLOCK 1 PLAN 2094 114/117 ST B
APPLICANT:	Chris Thorne 530 Waterfront DR Unit 16 Winnipeg , Manitoba R3B 0J4
OWNER:	GERALD SURBEY 25 NICHOL AVE Winnipeg , Manitoba R2M 1V8

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 830 square foot, one storey dwelling built in 1922.



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.

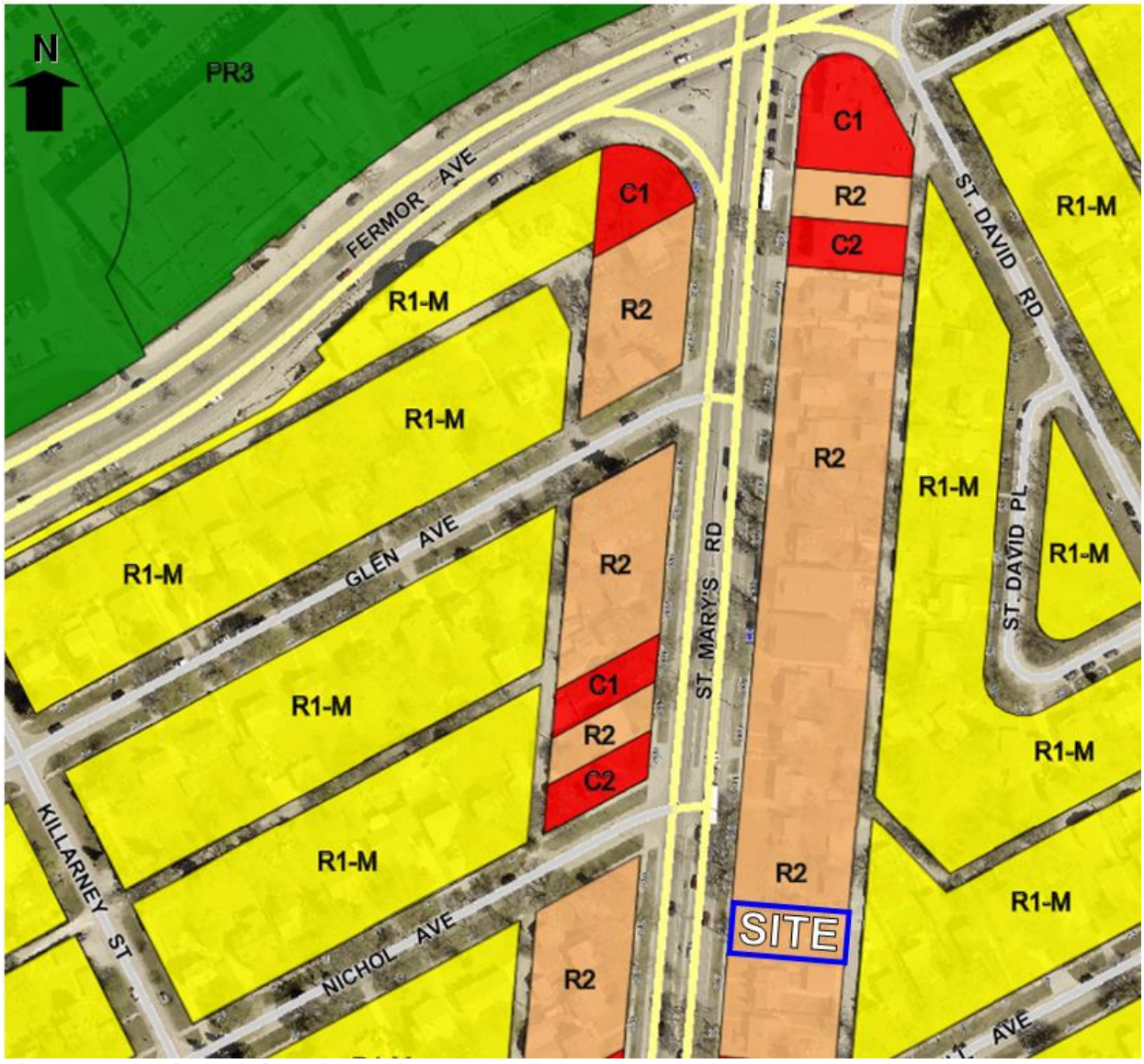


Figure 2: Zoning of the Site and Surrounding Area

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, north 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 19-129275/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 815 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:

(a) 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.

(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;

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.

(d) 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

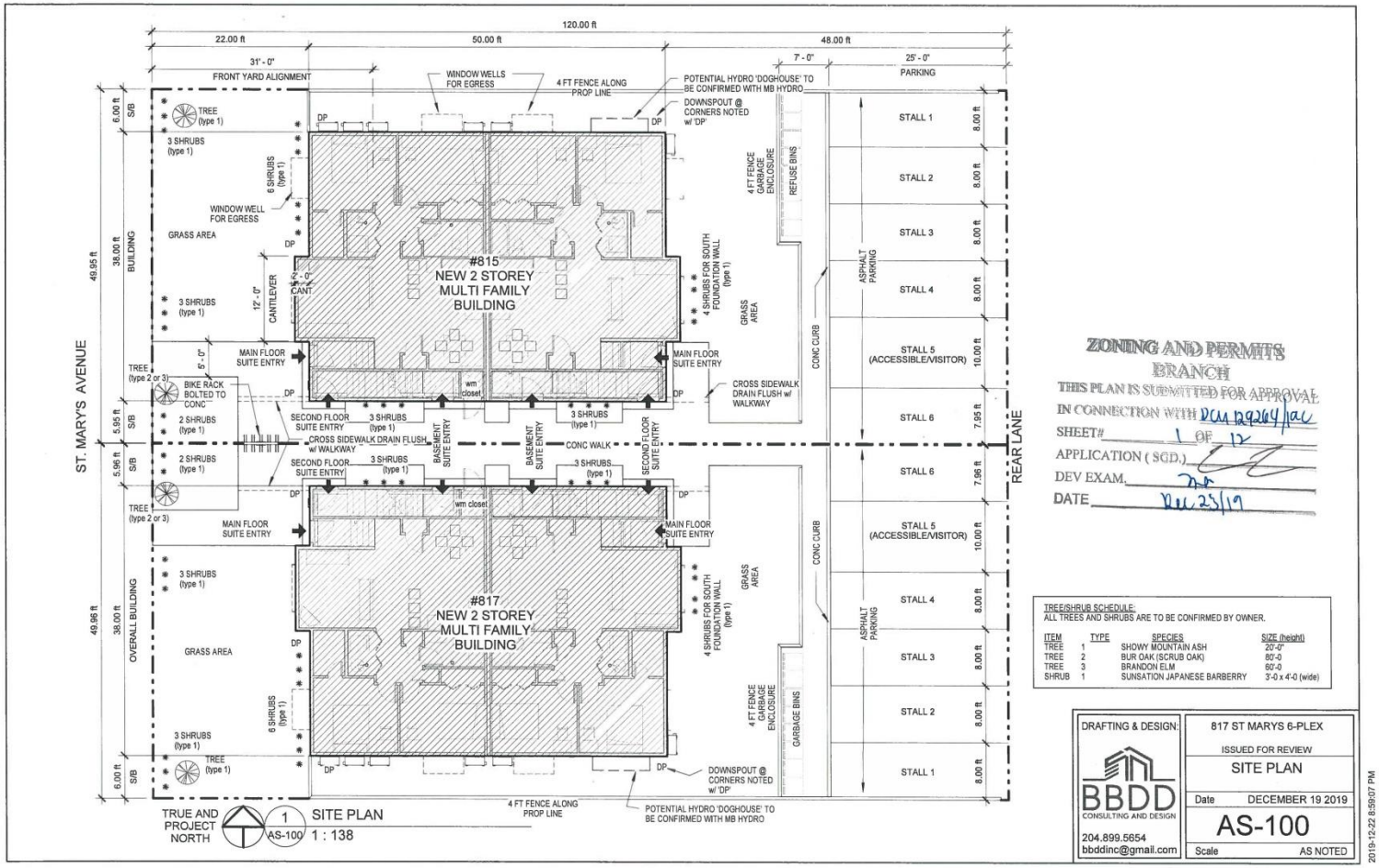
Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **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 19-129264\C

Exhibit “6” referred to in File DCU 129264/2019C



ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU 129264/19C
SHEET# 1 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE Dec 23/19

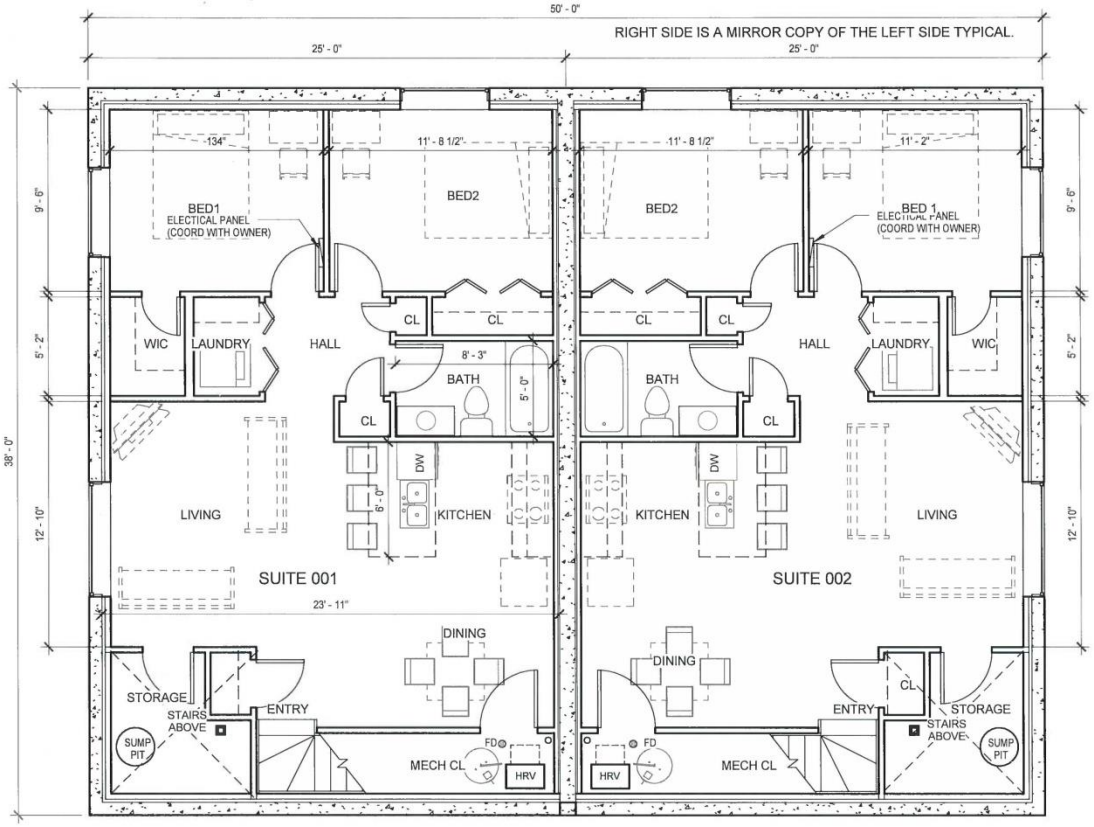
TREE/SHRUB SCHEDULE:
ALL TREES AND SHRUBS ARE TO BE CONFIRMED BY OWNER.

ITEM	TYPE	SPECIES	SIZE (height)
TREE	1	SHOWY MOUNTAIN ASH	20'-0"
TREE	2	BUR OAK (SCRUB OAK)	80'-0
TREE	3	BRANDON ELM	60'-0
SHRUB	1	SUNSATION JAPANESE BARBERRY	3'-0 x 4'-0 (wide)

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

817 ST MARYS 6-PLEX
ISSUED FOR REVIEW
SITE PLAN
Date DECEMBER 19 2019
AS-100
Scale AS NOTED

2019-12-22 8:59:07 PM



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

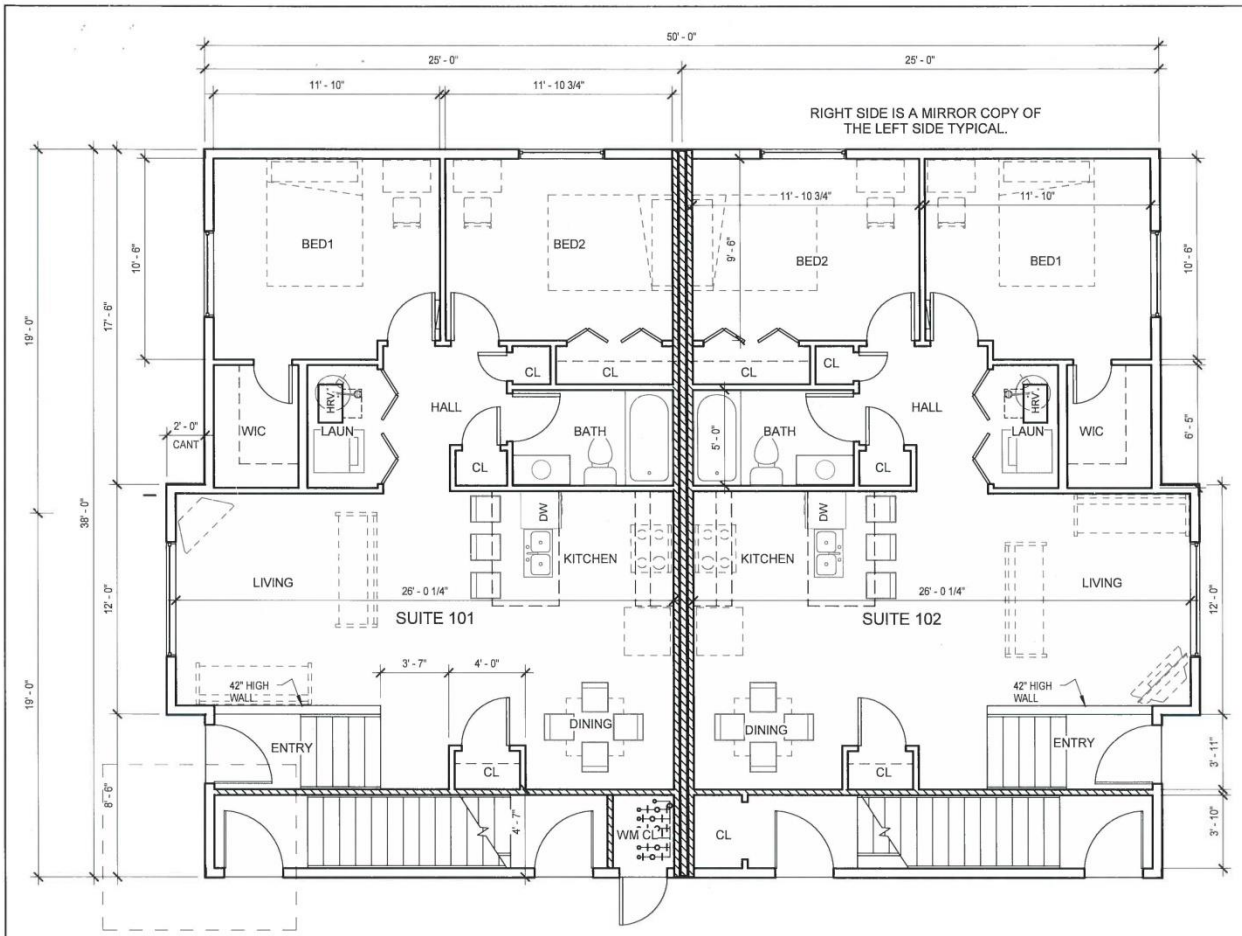
NOTE: LAYOUT SHOWN FOR 815 ST. MARY'S.
LAYOUT OF 817 ST MARY'S SIMILAR AND
MIRRORED ALONG ADJOINING PROPERTY LINE

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DW 129264 /IAC
SHEET# 2 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 13 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:	817 ST MARYS 6-PLEX
BBDD CONSULTING AND DESIGN	ISSUED FOR REVIEW
	BASEMENT FLOOR PLAN
	Date DECEMBER 2019
204.899.5654 bbddinc@gmail.com	AE-100
	Scale AS NOTED



1 AE-101 MAIN 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

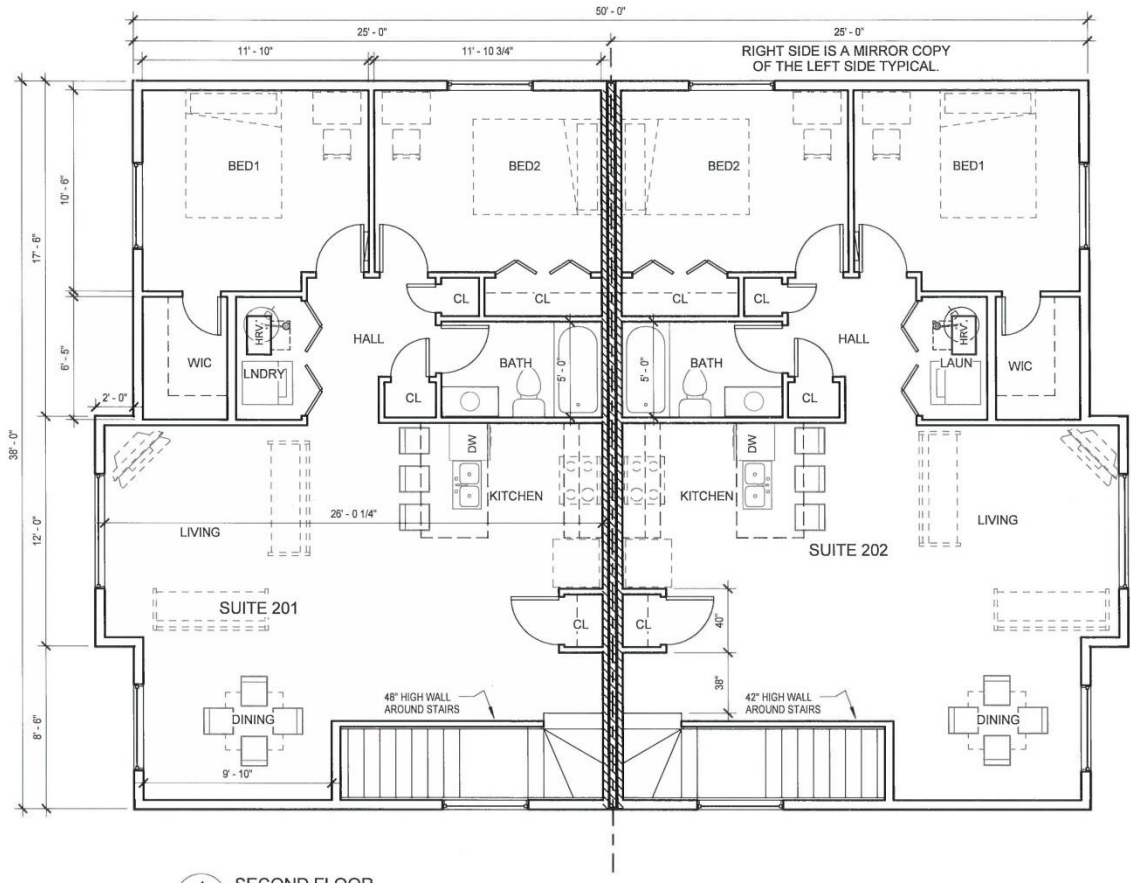
ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU 129264 /au
SHEET# 3 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 13 2019

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 SECOND FLOOR
AE-102 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 129264 | 1a
SHEET# 4 OF 12
APPLICATION (SGD.)
DEV EXAM. MT
DATE DEC 13 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

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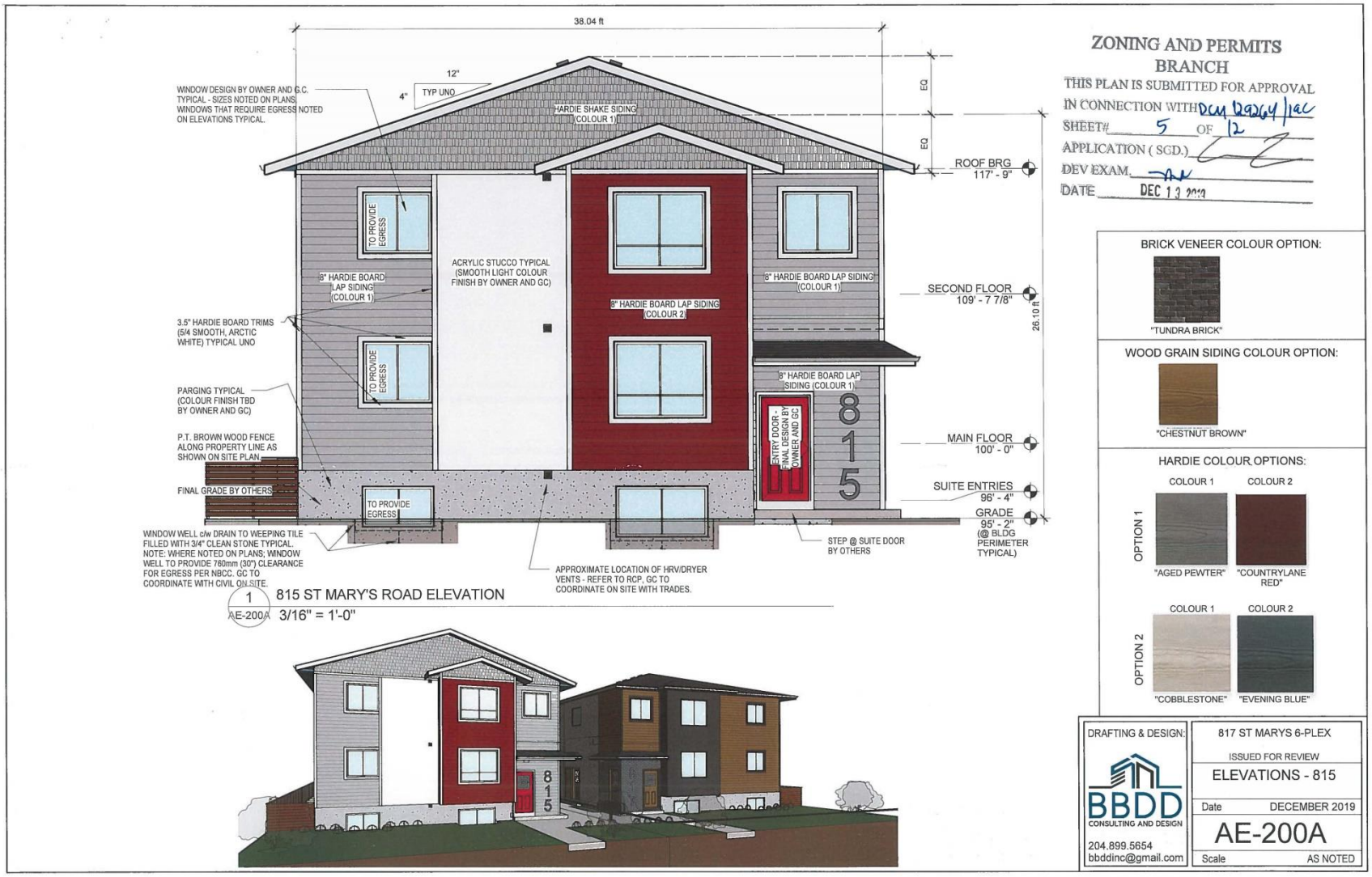
CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com

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


38.04 ft
12"
4"
TYP UNO
WINDOW DESIGN BY OWNER AND G.C. TYPICAL - SIZES NOTED ON PLANS. WINDOWS THAT REQUIRE EGRESS NOTED ON ELEVATIONS TYPICAL.
HARDIE SHAKE SIDING (COLOUR 1)
EQ
EQ
ROOF BRG 117' - 9"
TO PROVIDE EGRESS
ACRYLIC STUCCO TYPICAL (SMOOTH LIGHT COLOUR FINISH BY OWNER AND GC)
8" HARDIE BOARD LAP SIDING (COLOUR 1)
8" HARDIE BOARD LAP SIDING (COLOUR 2)
8" HARDIE BOARD LAP SIDING (COLOUR 1)
SECOND FLOOR 109' - 7 7/8"
26.10 ft
3.5" HARDIE BOARD TRIMS (5/4 SMOOTH, ARCTIC WHITE) TYPICAL UNO
TO PROVIDE EGRESS
8" HARDIE BOARD LAP SIDING (COLOUR 1)
PARGING TYPICAL (COLOUR FINISH TBD BY OWNER AND GC)
ENTRY DOOR - FINAL DESIGN BY OWNER AND GC
815
P.T. BROWN WOOD FENCE ALONG PROPERTY LINE AS SHOWN ON SITE PLAN
MAIN FLOOR 100' - 0"
FINAL GRADE BY OTHERS
TO PROVIDE EGRESS
SUITE ENTRIES 96' - 4"
GRADE 95' - 2" (@ BLDG PERIMETER TYPICAL)
WINDOW WELL c/w DRAIN TO WEEPING TILE FILLED WITH 3/4" CLEAN STONE TYPICAL. NOTE: WHERE NOTED ON PLANS; WINDOW WELL TO PROVIDE 760mm (30") CLEARANCE FOR EGRESS PER NBCC. GC TO COORDINATE WITH CIVIL ON SITE.
STEP @ SUITE DOOR BY OTHERS
APPROXIMATE LOCATION OF HRV/DRYER VENTS - REFER TO RCP, GC TO COORDINATE ON SITE WITH TRADES.
1
AE-200A
815 ST MARY'S ROAD ELEVATION
3/16" = 1'-0"
ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DCM 129264/1ac
SHEET# 5 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 13 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"
COLOUR 1
COLOUR 2
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 DCU 129264/1AC

SHEET# 6 OF 12.

APPLICATION (SGD.)

DEV EXAM.

DATE DEC 13 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

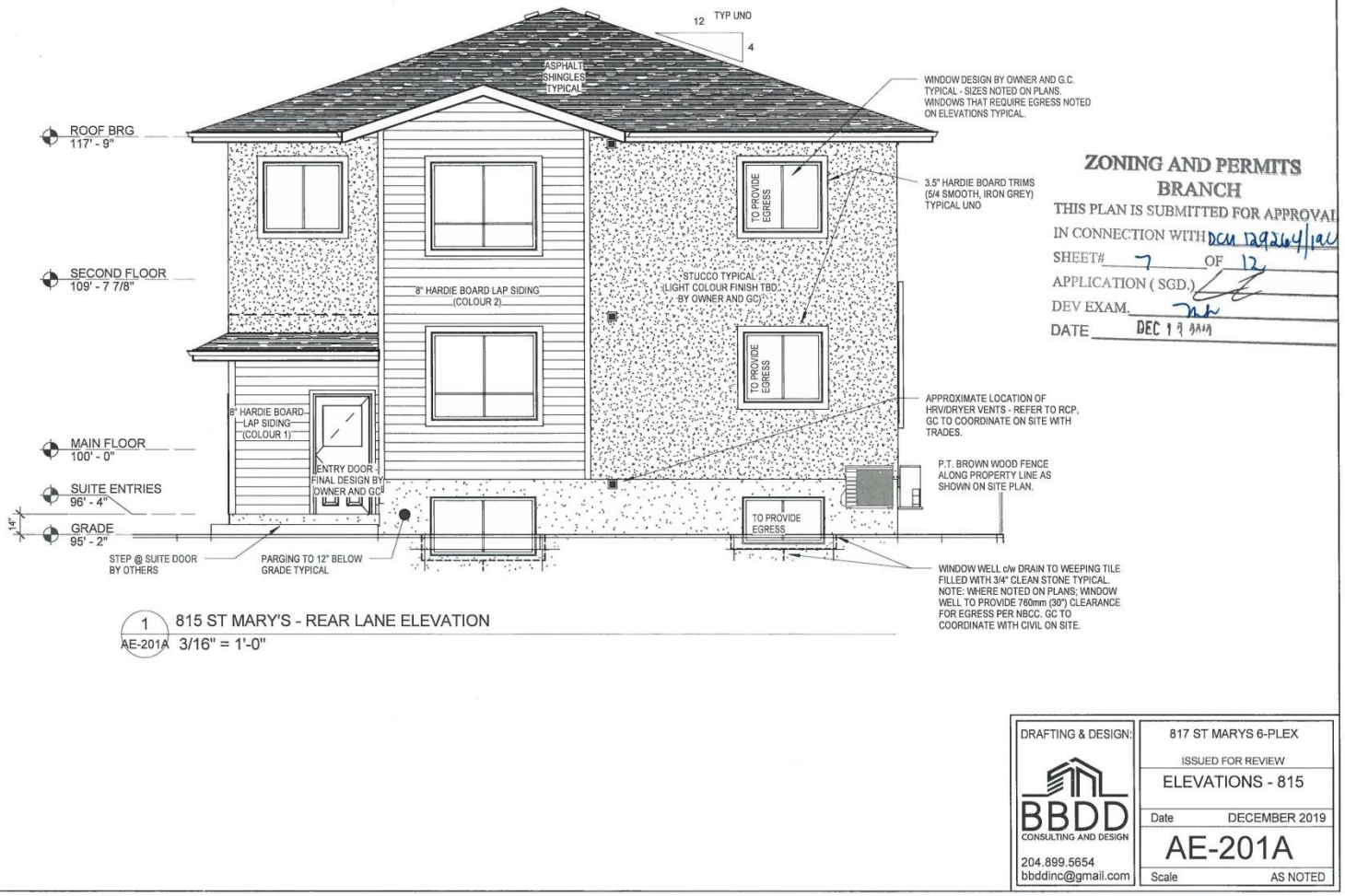
ISSUED FOR REVIEW

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 DCN 129264/1a
SHEET# 7 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 19 2019

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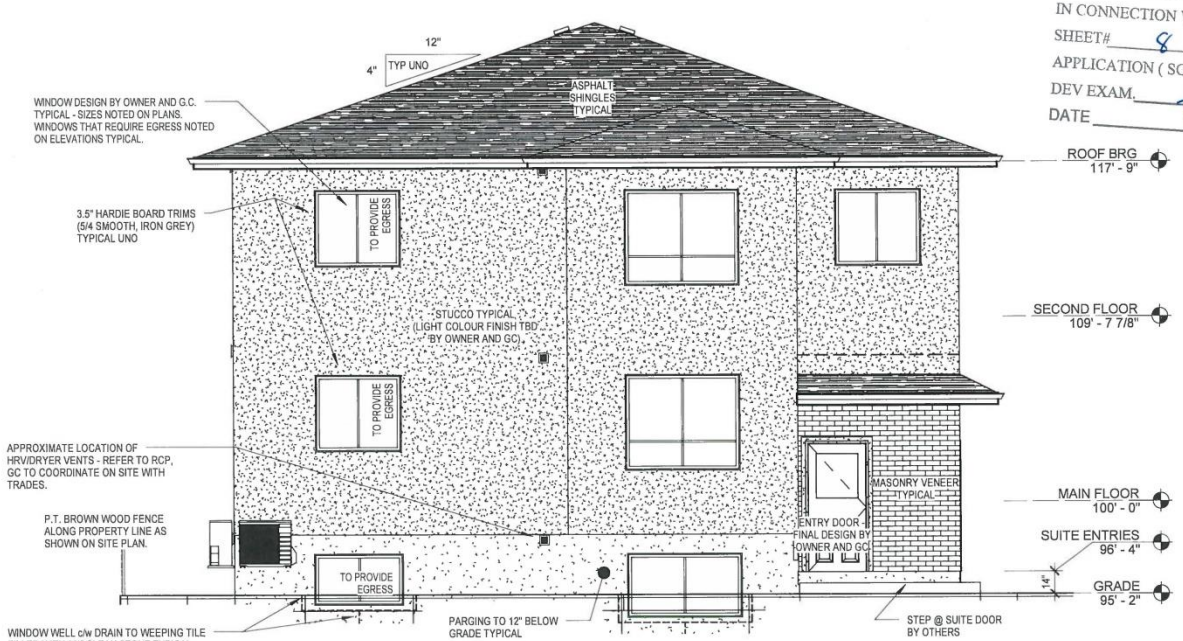
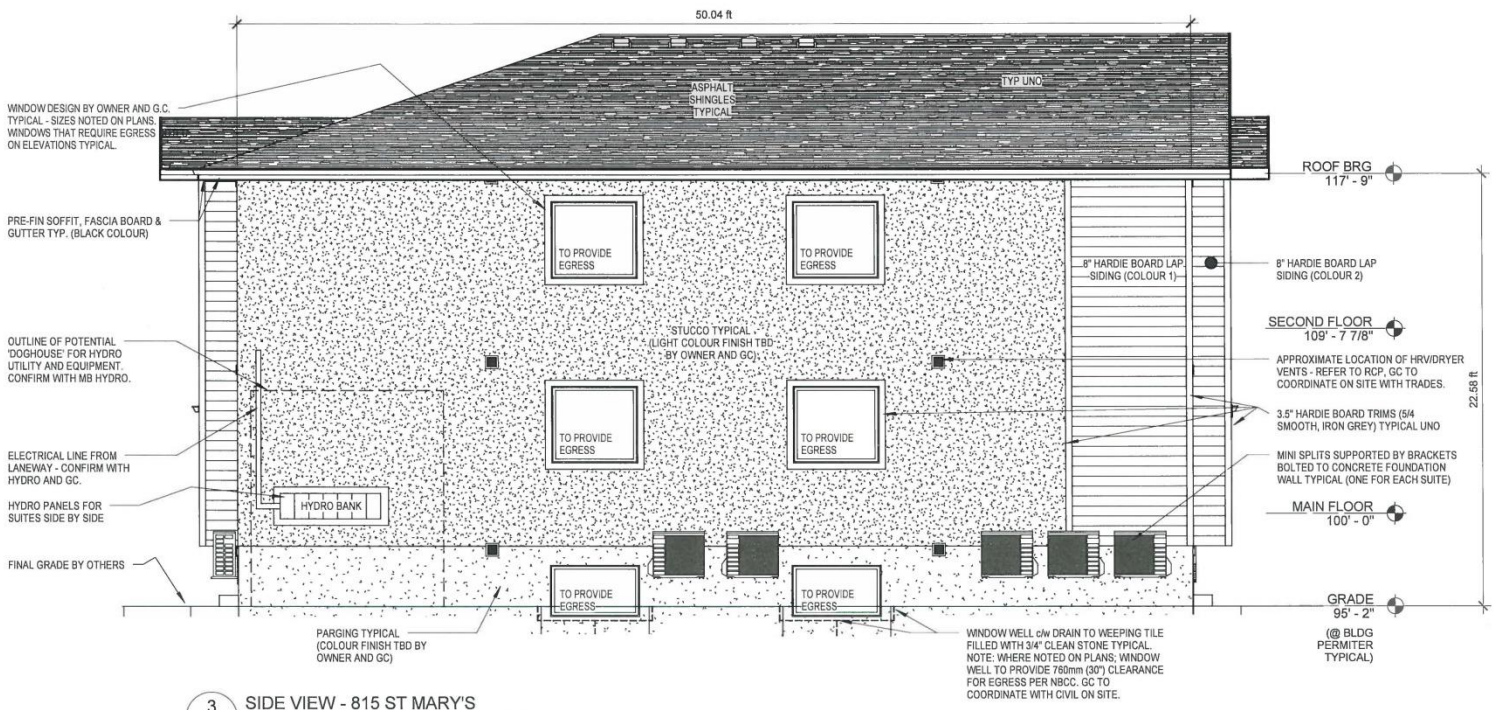
	ISSUED FOR REVIEW
	ELEVATIONS - 815
	Date DECEMBER 2019
	AE-201A
	Scale AS NOTED

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCM 129264/19C
SHEET# 8 OF 12
APPLICATION (SGD.)
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 DCM D92264/19C
SHEET# 9 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 19 2019

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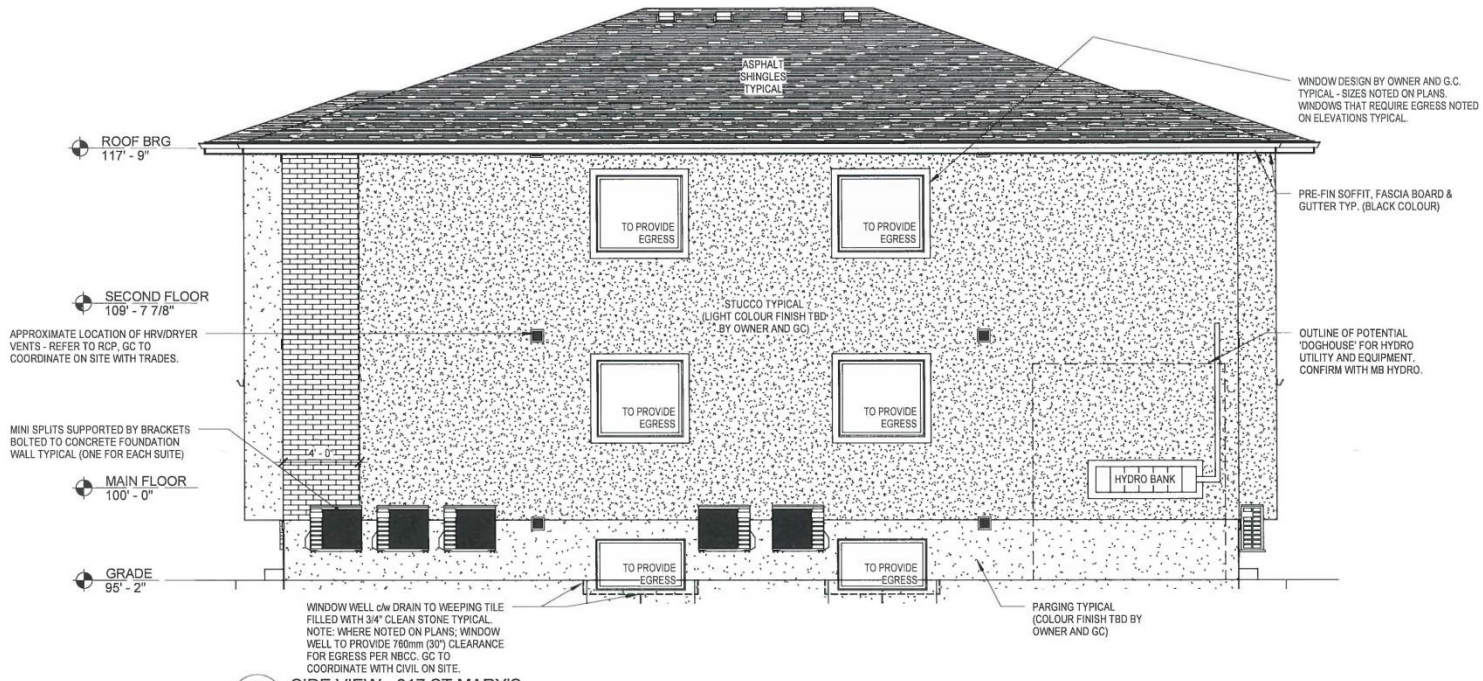
204.899.5654
bbddinc@gmail.com

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



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

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU 129264/19C
SHEET# 10 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 13 2019

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	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 DCU 129264/19CC

SHEET# 11 OF 12

APPLICATION (SGD.)

DEV EXAM.

DATE DEC 13 2019

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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 B92564/19C

SHEET# 12 OF 12

APPLICATION (SGD.)

DEV EXAM.

DATE DEC 7 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