BOARD OF ADJUSTMENT
DISPOSITION OF ITEMS

FEBRUARY 19, 2020

MEMBERS PRESENT: Bill Sawka, Chairperson
Bill Maretski
Joel Remis

SECRETARY TO THE BOARD: T. Pomanski, City Clerk's Department

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Item	Application	Order of the Board
		PUBLIC HEARINGS
1	Conditional Use – 602, 604, 606 Stradbrook Avenue File DCU 211494/2019C [c/r DAV 211498/2019C]	The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service and approved a Conditional Use on "the land" to permit establishment of multi family dwelling use, subject to the following conditions: 1. That prior to the issuance of building permits, the applicant provide the City with written confirmation of the retention of a certified arborist to provide tree protection guidance during demolition and construction. 2. That per the requirement for Design Review in the Osborne Village area, the Owner must submit plans showing the location and design of any and all proposed: A. buildings B. accessory parking areas C. garbage enclosures D. fencing E. free standing signs F. outdoor lighting 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.
2	Variance – 602, 604, 606 Stradbrook Avenue File DAV 211498/2019C [c/r DCU 211494/2019C]	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 construction of a multi-family dwelling to permit the following: A. lot area per dwelling of 739 square feet (68.66 square metres) B. a front yard of 20 feet (6.1 metres) C. a building height of 45 feet (13.72 metres) D. 32 parking stalls 2. For the establishment of an accessory parking area to permit no buffering of parking located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district. 3. For the establishment of a garbage enclosure that is not fully enclosed.

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		Subject to the following conditions: 1. That prior to the issuance of building permits, the applicant provide the City with written confirmation of the retention of a certified arborist to provide tree protection guidance during demolition and construction. 2. That per the requirement for Design Review in the Osborne Village area, the Owner must submit plans showing the location and design of any and all proposed: A. buildings B. accessory parking areas C. garbage enclosures D. fencing E. free standing signs F. outdoor lighting 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.
3	Variance – 86 Harrowby Avenue File DAV 102369/2020C	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 2565 square feet (238.3 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 into the front façade. 6. That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 20-102369/C, sheets 1 to 11 inclusive, dated January 6, 2020 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

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		OR 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.
4	Conditional Use – 2596 Portage Avenue File DCU 107164/2020C	The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service and approved a Conditional Use on "the land" to permit an outdoor dining/drinking area exceeding 100 square feet (9.3 square metres).
5	Variance – 457 and 457B Aberdeen Avenue File DAV 107733/2020C	The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the establishment of a two family dwelling to permit lot area per dwelling unit of 1,500 square feet (139.4 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 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.