VERNE REIMER
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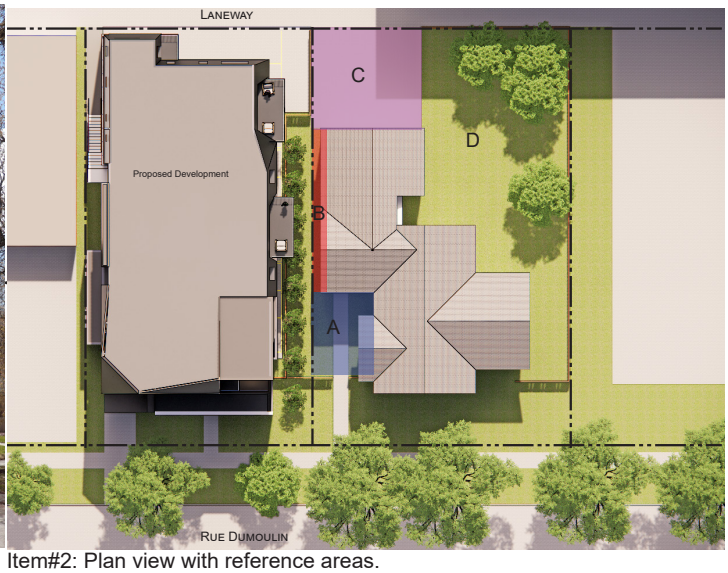
ZONING & PERMITS BRANCH
31 - 30 Fort Street
Winnipeg, Manitoba
R3C 4X7

RE: Plan of Subdivision and Rezoning (DASZ) – Visual Study
158 and 160 Rue Dumoulin, Winnipeg, MB

As requested, a visual study has been conducted in regards to the proposed balconies in relation to the existing two family residence at 154 Dumoulin.
Two conditions are reviewed, the privacy to of existing windows and the privacy of the exterior portions of the property.



Item#1: View looking South viewing 154 Dumoulin and the proposed development.



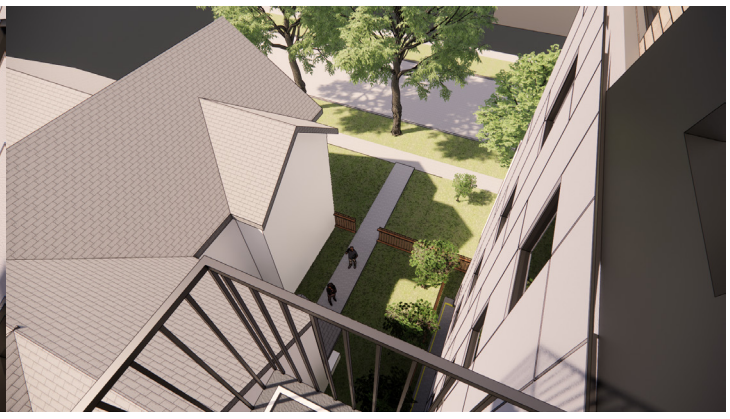
Item#2: Plan view with reference areas.

Privacy to the exterior portions of the property:

Area 'A' Front entry (as shown in the above graphic):
Balconies do not directly view this area but will have an angled obstructed view from the south (as seen below). As this semi-private area appears to be a transitional entry space, the proposed balconies not appear to negatively affect this area.



Item#3: View from Third floor balcony looking Northwest.



Item#4: View from Sixth floor balcony looking Northwest.

Privacy to the exterior portions of the property (Con't):

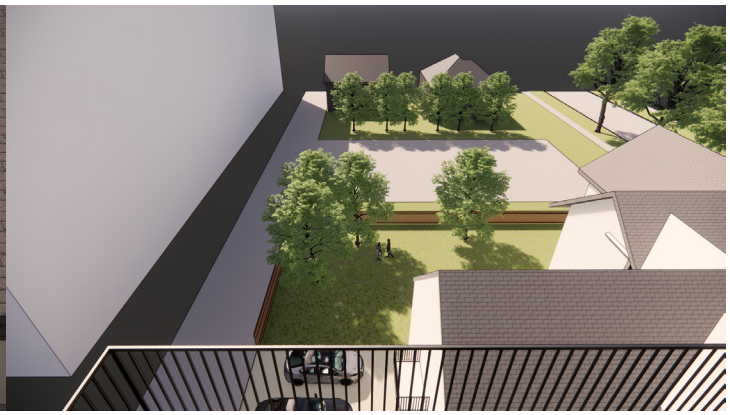
Area 'B' Side Yard (as shown in the above graphic):
It should be noted that the property line is actually approximately 4' or less from the existing structure, and that the current residents are using the property proposed for development as vehicular storage. Considering the narrowness (4'+/-) of the property along the dark red façade (area 'B'), it is not anticipated that the use of this portion of the property will result in any privacy issues.

Area 'C' Rear Yard Driveway:
As this area is primarily used as parking, we do not anticipate any privacy concerns. Eyes on the lane will also discourage vandalism to parked vehicles.

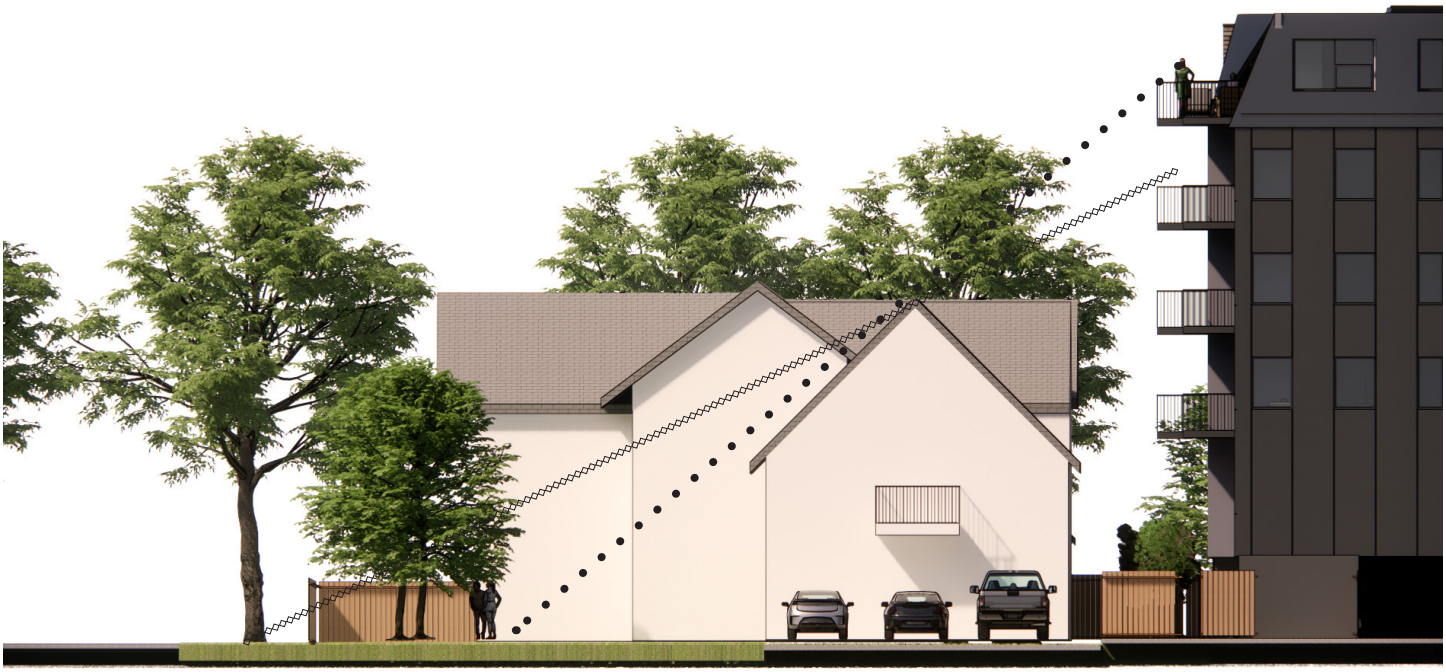
Area 'D' Backyard:
In most cases the back yard green space is blocked by the existing building. Balconies that do have partial views are at a substantial distance, looking over the three parking spaces or the existing high peaked roof.



Item#5: View from Third floor balcony looking West.



Item#6: View from Sixth floor balcony looking West.



Item#7: Elevation view looking North from Lane way.

Privacy of the existing windows of the property:

Area ‘B’ Side Yard (as shown in the above graphic):
There are three existing windows in Area ‘B’. These windows are high above grade level and appear high above corresponding floor level. Due to the locations and height, no privacy concerns are anticipated.



Yours truly,
VERNE REIMER ARCHITECTURE INCORPORATED

Daryl Holloway M.Arch MAA
Architect