APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

February 19, 2024

Michele Hammerberg
Land Development Branch
Main Floor, 65 Garry St.
Winnipeg, MB R3C 4K4

Dear Michele Hammerberg, Development Applications Coordinator:

RE: Letter of Intent – 122 St. Anne's Road File DAZ 219/2022 Extension of Time.

John Wintrup is the 'Applicant' in making the development application(s) on the **SUBJECT LANDS** for the **PROPOSED DEVELOPMENT** as outlined below.

1. SUBJECT LANDS

(a) Municipal Address:	122 St. Anne's RD
(b) Location:	West side, north of Sherwood PL and south of Victory PL
(c) Roll Numbers:	008000914000
(d) CT:	3177810//1
(e) COW Caveat(s):	N/A
(f) Legal Description:	Lot 9 Plan 21956
(g) Registered Owners:	10060862 Manitoba Inc.
(h) Neighbourhood:	Varennes
(i) Electoral Ward:	St. Vital
(j) Provincial Regs:	*Inside Airport Regulations // Outside Flood Fringe Reg*
(k) Development Plan:	***OurWinnipeg 2045 By-law No. 120/2020*** [May 26, 2022] ***Complete Communities Direction Strategy By-law No119/2020***
(l) D. Plan Designation:	Mature Community Priority Urban Mixed-Use Corridor
(m) Zoning By-law:	***Winnipeg Zoning By-law 200/2006*** [March 1, 2008]
(n) Zoning District:	***RMF - S Residential Multi-Family District – Small***
(o) Zoning PDO:	Urban Infill 'SCHEDULE C' Area 2
(p) Land Area:	+/- 5,389 sq.ft.
(q) Lot Configuration:	Interior

(r) Land Configuration: Rectangular

(s) Fronting Street: +/- 45 ft on St. Anne's Road, P1AT – Regional Street

(t) Flanking Street: N/A

(u) Back Lane: Gravel, between Victory and Sherwood Places

(v) Transit: Downtown Transit Route #55 is 1 minute walk north on St. Anne's RD
Downtown Transit Route #14 is 5 minute walk west on Victory PI to St. Mary's RD

(w) Bikeways: Informal on Street Route on Sherwood PI, Handyside Ave, Elm Park Rd, and Kingston Row between Riverdale Ave and Des Meurons St.
Informal on Street Route on Des Meurons St between Eugenie St. and Regal Ave

(x) Sewer District: Combined, Mager Sewer District

(y) Current Land-Uses:

i. Single-detached dwelling, Single Storey, 1039 sq.ft. built in 1952 w/detached accessory structure

(z) Adjacent Lands:

i. North, 120 St. Anne's Rd, Single-detached dwelling [1953] on 55 foot wide lot zoned C1
ii. South, 124 St. Anne's Road, Single-detached dwelling [1927], on 37 foot wide lot zoned RMF-S Residential Multi-Family - Small

(aa) Surrounding Lands:

i. North, across Victory PI, are lots addressed **100 to 112 St. Anne's Rd** and **32 Oakleigh PI** zoned **RMF-S**
ii. South, across St. Anne's Rd is 111 St. Anne's Road (Carl's Barber Shop) zoned RMF-S, and 113 to 121 St. Anne's Rd zoned **C2** Commercial – Community in the Glenwood neighbourhood area.
iii. West of the rear public lane are Single-Family Detached dwellings from **10 - 38 Victory PI** and from **11 – 45 Sherwood PI** zoned **R1**

(bb) Proposed Dev'pmnt:

i. Extension of time by-law no. 9/2023 File DAZ 219/2022

2. LOCATION

(1) The subject +/- 5,389 sq.ft.[45 x 116 ft] lands with a single-detached dwelling is located on west side of St. Anne's Road between Victory Pl and Sherwood Pl.

(2) National chain grocery stores [215 St. Anne's Rd & 2 Alpine Av] are less than 5 minutes away via Winnipeg Transit. King George Park and the St. Vital Outdoor Pool are less than a 15-minute walk to the southeast. YMCA-YWCA of Winnipeg South is a 15 minute walk or 10 minutes via Winnipeg Transit to the southwest

3. PROPOSED DEVELOPMENT

(1) Rezone subject land to CMU Commercial Mixed Use District.

(2) Demolish existing single-family detached dwelling and detached garage

(3) Build 3 storey mixed-use building with ground floor commercial and a 6 residential units on floors 2 & 3 (3 units on each floor), with parking accessed by the rear public lane.

4. BACKGROUND

(1) On April 27, 2023 Council gave second and third reading to By-law No. 9/2023, a by-law of The City of Winnipeg to amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 122 St. Anne's Road, in the Riel Community File DAZ 219/2022.

(2) On January 28, 2023 Council gave First Reading to By-law No. 9/2023.

(3) On November 14, 2022 the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and approved File DAZ 219/2022 to rezone the lands CMU.

(4) On November 14, 2022 the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and approved File DAV 177281/2022D as follows:

1. For the construction of a mixed use commercial and residential building to permit:

A. A north side yard of 7.5 feet (2.29 metres);
B. A south side yard of 7.4 feet (2.29 metres).

2. For the establishment of an accessory parking area to permit:
A. Parking spaces accessed directly from an adjacent lane instead of a parking driveway;

B. Insufficient buffering of parking area located within 20 feet (6.1 metres) of a side or rear lot line abutting or adjacent to a residential zoning district.

Subject to the following condition:
1. That the Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 219/2022.

5. NOTES

(1) By-law no. 9/2023 is set to expire on April 27, 2024.

(2) The agreements remain outstanding and are expected to be completed shortly: the extension of time request is taken as pre-cautionary step in the event the execution of the agreements falls just past the April deadline.

6. APPLICATION MATERIAL

Information provided with this Letter of Intent includes:

(1) Letter of Authorization to John Wintrup;

(2) Current Status of Titles;

(3) Current Legal Description & Title Plot;

(4) Current Zoning & Lot Configuration;

(5) By-law No. 9/2023;

(6) Application Fee.

Please do not hesitate to contact me directly if there is any missing information or materials for this extension of time request at **122 St. Anne's Rd**. We respectfully request this matter be advanced and processed in a timely manner.



John Scott Wintrup, B.A. (Hons), M.Sc.Pl., MCIP, RPP, AICP, CNU-A, LEED® Green Associate™
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Encl.