**Agenda – Riel Community Committee – April 10, 2026**

## REPORTS

**Item No. 9 Plan Approval – 475 Wales Avenue**
**(St. Vital Ward)**
**File DASZ 35/2014**

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the submitted plans.

# ADMINISTRATIVE REPORT

**Title:** Plan Approval 26-121613 – 475 Wales Avenue

**Issue**: For consideration at the Public Meeting of the plan approval drawing package for an attached sunroom.

**Critical Path:** Riel Community Committee as per DASZ 35/2014

## AUTHORIZATION

| Author | Division Head | Department Head | CFO | CAO |
|---|---|---|---|---|
| Sawyer Klassen, MCP | n/a | n/a | n/a | |

## RECOMMENDATIONS

The Urban Planning and Design Division recommends approval of the submitted plans.

## REASONS FOR REPORT

Per the Zoning Agreement for DASZ 35/2014:

> *'For the development of any two family residential lot, multi-family residential lot, or attached residential, and accessory parking area within those portions of the Owner's land zoned "RMF-S" Residential Multi-Family (Small) District and "R2" Residential Two-Family District, the Owner must submit plans showing the location and design of any and all proposed:*
>
> *i) Buildings,*
>
> *ii) Accessory parking areas,*
>
> *iii) Private approaches,*
>
> *iv) Garbage enclosures,*
>
> *v) Fencing, and*
>
> *vi) Landscaping*
>
> *("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee 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.'*

The applicant has submitted:

- colour elevations;
- site plan with dimensions;

## IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal can proceed.

## HISTORY

- *DASZ 35/2014 was approved at the March 9th, 2015, Riel Community Committee meeting.*

## FILE/APPLICANT DETAILS

| | |
|---|---|
| **FILE:** | **ZR-PA 26-121613** |
| **COMMUNITY:** | St Vital |
| **NEIGHBOURHOOD #:** | 5.554 - (MEADOWOOD) |
| **SUBJECT:** | Plans of Proposed Attached Sunroom Addition |
| **LOCATION:** | 475 Wales Avenue |
| **LEGAL DESCRIPTION:** | **LOT 22 PLAN 65211 53 ST V** |
| **APPLICANT:** | KIM GREAVES |
| **OWNER:** | KIM GREAVES |

## DISCUSSION

### SITE DESCRIPTION

- The subject property is located on Wales Street, in the Meadowood Neighbourhood of the St Vital Ward.
- The site is located within the "Area of Stability - Mature Community" policy area under the *Complete Communities Direction Strategy*.

- The property is zoned “R2” Residential Two-Family and is approximately 4,252 square feet in area.
- The property is occupied by a side-by-side duplex, but only one unit is located on the title. There is also a detached rear garage.

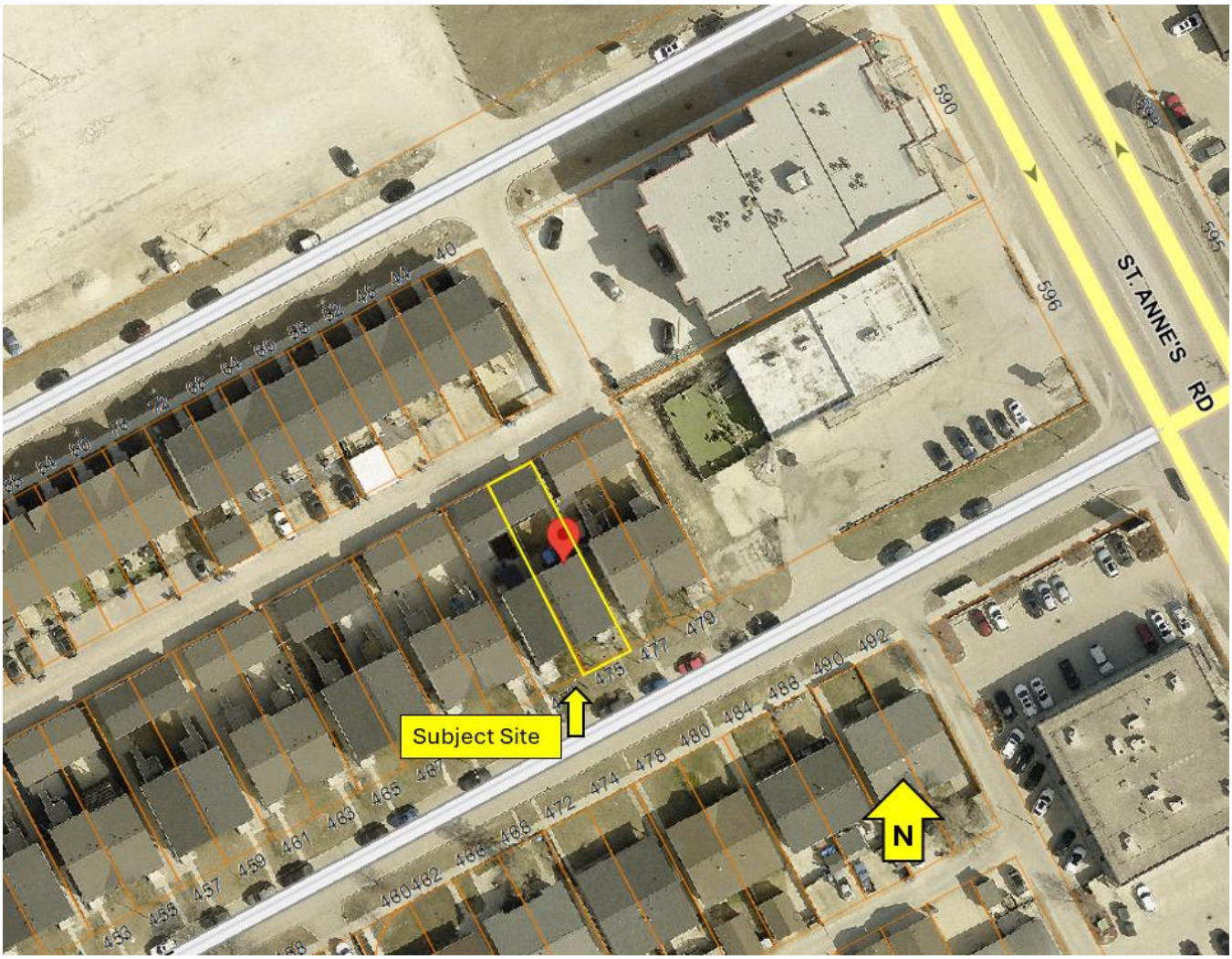


**Figure 1: Air photo of subject site and surrounding context (*Flown, 2024*)**

## SURROUNDING LAND USE AND ZONING

- *The properties to the east and west are also adjoined duplexes. The property to the west shares a property wall with the subject property, while the property to the east is half of a separate attached duplex. Both properties are zoned “R2” Residential Two-Family, and the same zoning applies to the properties to the north (across a rear lane) and to the south (across Wales Avenue).*

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct an attached sunroom on the rear of the house.

- The proposed sunroom is 10 feet deep and 12 feet and 11 inches wide.
- The sunroom is 8 feet tall from the floor to the roof.
- There is a proposed 4-feet-deep open deck off the rear of the sunroom with a stairway leading to the ground.
- The open deck is 13 feet and 9 inches from the rear detached garage and 35 feet 9 inches from the rear property line.
- The proposed sunroom and deck are located on the rear of the house, on the side that does not share a property wall with the other side of the attached duplex.

**ANALYSIS AND ISSUES**

- *The proposed sunroom would replace an existing deck. It is similar in size to the deck and does not require any Variances. Each of the neighbouring properties have the same sized deck. The proposed sunroom is located on the rear corner of the house that does not share a wall with the neighbour but instead has a side yard setback to the neighbouring house.*

**REASONS FOR THE RECOMMENDATIONS**

The Urban Planning and Design Division recommend approval of the submitted plans because it does not deviate from the Winnipeg Zoning Bylaw, and will have no impact on any neighbouring properties.

**CONSULTATION**

*N/A*

**SUBMITTED BY**

| | |
|---|---|
| Department: | Planning, Property and Development |
| Division: | Urban Planning and Design |
| Prepared by: | Sawyer Klassen, MCP |
| Date: | March 30, 2026 |
| File No: | ZR-PA 26-121613 |