Agenda – City Centre Community Committee – May 29, 2026

PUBLIC HEARINGS

Item No. 2 Variance – 284 Wellington Crescent
(Fort Rouge-East Fort Garry Ward)
File DAV 127653/2026D [c/r DAZ 208/2026]

COMMUNITY COMMITTEE DECISION:

The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and rejected the application for a Variance under File DAV 127653/2026D as follows:

1. For the construction of a multi-family dwelling to permit:

    A. a front yard of 13 feet (5.18 metres) instead of 17 feet (3.96 metres);

    B. an east corner side yard of 4 feet (1.22 metres) instead of 20 feet (3.05 metres);

    C. a rear yard of 4 feet (2.44 metres) instead of 25 feet (7.62 metres);

    D. a lot area per dwelling unit of 321 square feet (29.82 square metres) instead of 800 square feet (74.32 square metres);

    E. 4 parking spaces instead of 14 spaces;

    F. a three-sided garbage enclosure instead of fully enclosed;

2. For the establishment of an accessory parking area to permit insufficient buffering of loading and parking area located within 20 feet (6.10 metres) of a side or rear lot line adjacent to a residential district).

Minutes – City Centre Community Committee – May 29, 2026

DECISION MAKING HISTORY:

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

Moved by Councillor Gilroy,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Gilroy,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Gilroy,
That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(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;

(c) ☐ is ☑ is not
the minimum modification of a zoning by–law required to relieve the injurious effect of the zoning by–law on the applicant's property; and

(d) ☐ is ☑ is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. The proposed development is not consistent with the policies and the intent of the Community Direction Strategy and City of Winnipeg Corydon-Osborne Planned Development Overlay.

DECISION MAKING HISTORY (continued):

2. These planning documents, I think, were created to guide growth with respect to existing neighbourhoods, character, appropriate scale, and compatible design.

3. And although I appreciated the comments from the developer, I think it's also important to know that although we have policies, this is why we're here, is to help guide that neighbourhood design and compatibility.

4. So, I think that's an important role that we provide at the City, and that this application significantly exceeds the density and the envisioned support of a PDO of the area. The scale, the massing of the project just does not fit in with the existing neighbourhood context.

5. And there were residents that participated in the public process, there's opposition. I'm really a proponent that really favours community consultation with developments. And I know that wasn't provided.

Carried

Moved by Councillor Gilroy,

That the recommendation of the Winnipeg Public Service be concurred in, and the application for a Variance under File DAV 127653/2026D be rejected.

Carried

Moved by Councillor Gilroy,

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

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
CITY CENTRE COMMUNITY COMMITTEE

DAV 127653/2026D [c/r DAZ 208/2026]

Before:	City Centre Community Committee Councillor Rollins, Chairperson Councillor Gilroy
Hearing:	May 29, 2026 Council Building, 510 Main Street
Applicant:	John Scott Wintrup Planning & Development (John Wintrup)
Premises Affected:	284 Wellington Crescent
Legal Description:	LOT 9 PLAN 27431 34/35 ST B, hereinafter called "the land"
Property Zoned:	"R2 PDO-1 Corydon Osborne" (Residential Two Family) Proposed "RMF-L PDO-1 Corydon Osborne" (Residential Multi-Family)
Nature of Application:	To vary the Proposed "RMF-L PDO-1 Corydon Osborne" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 to permit as follows:

1. for the construction of a multi-family dwelling to permit:

    A. a front yard of 13 feet (5.18 metres) instead of 17 feet (3.96 metres);

    B. an east corner side yard of 4 feet (1.22 metres) instead of 20 feet (3.05 metres);

    C. a rear yard of 4 feet (2.44 metres) instead of 25 feet (7.62 metres);

Nature of Application:
(continued)

D. a lot area per dwelling unit of 321 square feet (29.82 square metres) instead of 800 square feet (74.32 square metres);

E. 4 parking spaces instead of 14 spaces;

F. a three-sided garbage enclosure instead of fully enclosed;

2. for the establishment of an accessory parking area to permit insufficient buffering of loading and parking area located within 20 feet (6.10 metres) of a side or rear lot line adjacent to a residential district).

It is the opinion of the City Centre Community Committee that this Variance does not meet the statutory criteria as outlined in 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;

(c) [ ] is [✓] is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) [ ] is [✓] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. The proposed development is not consistent with the policies and the intent of the Community Direction Strategy and City of Winnipeg Corydon-Osborne Planned Development Overlay.

2. These planning documents, I think, were created to guide growth with respect to existing neighbourhoods, character, appropriate scale, and compatible design.

3. And although I appreciated the comments from the developer, I think it’s also important to know that although we have policies, this is why we’re here, is to help guide that neighbourhood design and compatibility.

4. So, I think that's an important role that we provide at the City, and that this application significantly exceeds the density and the envisioned support of a PDO of the area. The scale, the massing of the project just does not fit in with the existing neighbourhood context.

5. And there were residents that participated in the public process, there's opposition. I'm really a proponent that really favours community consultation with developments. And I know that wasn't provided.

ORDER:

The City Centre Community Committee orders that the Application for a Variance under File DAV 127653/2026D is rejected.

DATE OF ORDER: June 2, 2026

CERTIFIED BY:

J. Nachtigall
Assistant 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 June 19, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(e) refer to Variance Use Order No. DAV 127653/2026D; 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:

Pio Araneta
Charn Brar
Geo Bricker
Shazad Bukhari
Lukas Douglas
Nathan Douglas
Brett Kolba
Jorel Minuk
Thomas Nuytten
Matt Odger
Chris Penner
Christian Pierce
Hélio Rodrigues
Jon Thiessen
Ryan Blaine Turner
Keaton Winter
John Wintrup
Brock Alexander Zimak

In Opposition:

Michal Brichacek
Sheila Duprey
Tim Duprey
Jacqueline Jasinski
Geraldine Krone

For Information:

Nil

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 127653/2026D

1. Application dated March 24, 2026
2. Notification of Public Hearing dated May 7, 2026
3. Manitoba Status of Title 3375297/1
4. Letter of authorization dated January 20, 2026, from 10089833 Manitoba Ltd. (Nathan Douglas) to John S. Wintrup
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Arborist Report dated February 23, 2026
7. Proposed Rezoning
8. Legal Description and Title Plot
9. Plans, Sheets 1 to 9 inclusive for File DAV 127653/2026D dated March 23, 2026
10. Report from the Urban Planning Division dated May 20, 2026
11. Inspection Report
12. Communication dated May 26, 2026 from Nathan Douglas in support of the application
13. Communication dated May 26, 2026 from Ryan Blaine Turner in support of the application
14. Communication dated May 26, 2026 from Pio Araneta in support of the application
15. Communication dated May 26, 2026 from Keaton Winter in support of the application
16. Communication dated May 26, 2026 from Chris Penner in support of the application
17. Communication dated May 26, 2026 from Shazad Bukhari in support of the application
18. Communication dated May 26, 2026 from Geo Bricker in support of the application
19. Communication dated May 26, 2026 from Jon Thiessen in support of the application
20. Communication dated May 26, 2026 from Charn Brar in support of the application
21. Communication dated May 26, 2026 from Christian Pierce in support of the application
22. Communication dated May 26, 2026 from Matt Odger in support of the application
23. Communication dated May 26, 2026 from Jorel Minuk in support of the application
24. Communication dated May 27, 2026 from Michal Brichacek in opposition to the application
25. Communication dated May 27, 2026 from Hélio Rodrigues in support of the application
26. Communication dated May 28, 2026 from Lukas Douglas in support of the application
27. Communication dated May 28, 2026 from Sheila Duprey in opposition to the application
28. Communication dated May 28, 2026 from John Scott Wintrup in support of the application
29. Communication dated May 28, 2026 from Thomas Nuytten in support of the application
30. Communication dated May 28, 2026 from Brett Kolba in support of the application
31. Communication dated May 28, 2026 from Brock Alexander Zimak in support of the application
32. Photos dated May 29, 2026, in opposition to the application submitted by Michal Brichacek
33. Communication dated May 29, 2026 from Jacqueline Jasinski in opposition to the application

Exhibit “10” referred to in File DAV 127653/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-127653\D – 284 Wellington Cres

Issue: For consideration of Variances associated with the construction of a four-storey, 14-unit multi-family building.

Critical Path: City Centre Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
Dylan Chyz-Lund, RPP, MCIP	n/a	n/a	

RECOMMENDATION

The Urban Planning and Design Division recommends **rejection** the application to vary the Proposed "RMF-L PDO-1 Corydon Osborne" Development and Design standards of Winnipeg Zoning By-Law No. 200/2006.

REASON FOR THE REPORT

- The applicant is proposing to build a four-storey, 14-unit multi-family building and requires Variances to enable the development.
- This report provides information regarding the subject application’s compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE: **DAV 26-127653\D**
RELATED FILES: DAZ 208/2026, 26-127881 ZR
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.110 - (McMILLAN)

SUBJECT:

To vary the Proposed "RMF-L PDO-1 Corydon Osborne" Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 to permit as follows:

1) for the construction of a multi-family dwelling to permit:
a) a front yard of 13 feet (5.18 metres) instead of 17 feet (3.96 metres);
b) an east corner side yard of 4 feet (1.22 metres) instead of 20 feet (3.05 metres);
c) a rear yard of 4 feet (2.44 metres) instead of 25 feet (7.62 metres);
d) a lot area per dwelling unit of 321 square feet (29.82 square metres) instead of 800 square feet (74.32 square metres);
e) 4 parking spaces instead of 14 spaces;
f) a three-sided garbage enclosure instead of fully enclosed;

2) for the establishment of an accessory parking area to permit insufficient buffering of loading and parking area located within 20 feet (6.10 metres) of a side or rear lot line adjacent to a residential district;

LOCATION: 284 Wellington Cres
LEGAL DESCRIPTION: LOT 9 PLAN 27431 34/35 ST B

APPLICANT: John Wintrup (John Scott Wintrup Planning and Development)
139 Roslyn Rd Unit 301
Winnipeg, MB R3L 0G7

OWNER: 10089833 MANITOBA LTD.
26 Delbrook Cres
Winnipeg, MB R2G 3H4

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

(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;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located at the southwest corner of Wellington Crescent and Cockburn St. N, in the McMillan neighbourhood of the Fort Rouge – East Fort Garry Ward.
- The subject property is located in an "Established Neighbourhood-Mature Community" policy area as identified in *Complete Communities 2.0*.
- The subject property is currently zoned "R2" Residential – Two-Family district, and is approximately 4495 square feet in area.
- The subject property is accessed by a paved rear lane.

Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING

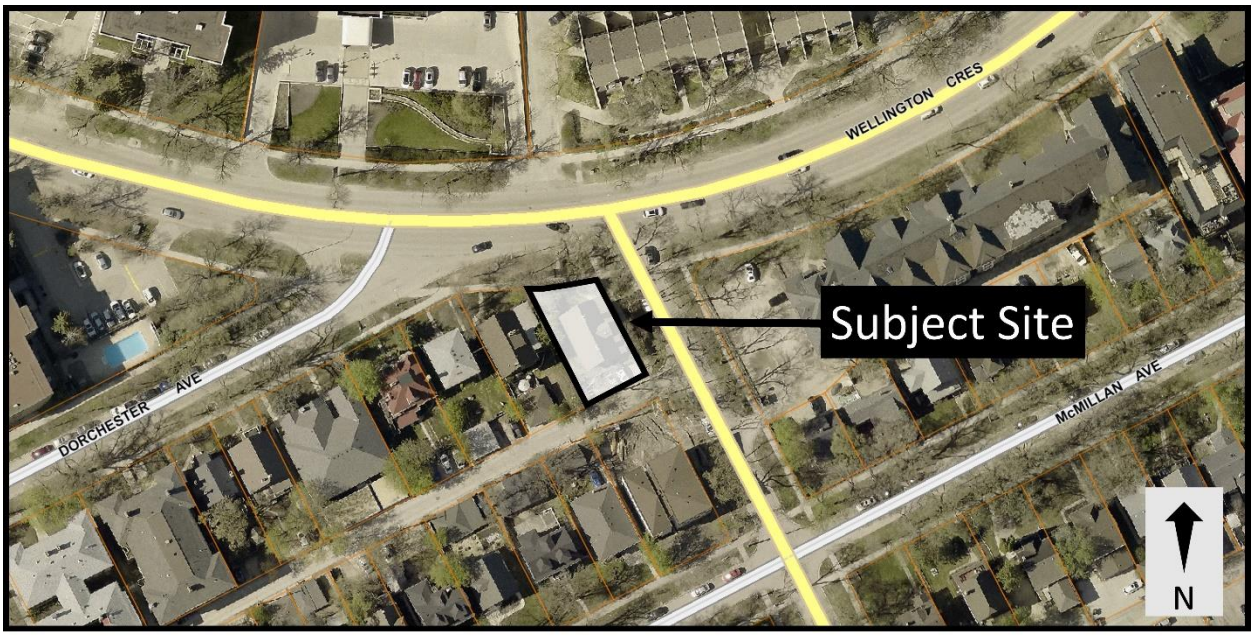


Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024).

North: Wellington Crescent, then large multi-family buildings zoned "RMF-L" Residential Multi-Family (Large) district.

South: A rear lane, then multi-family buildings zoned "R2" Residential – Two-Family district.

East: Cockburn Street N, then multi-family buildings zoned "R2" Residential – Two-Family district.

West: A single-family dwelling zoned "R1-S" Residential Single-Family – Small district.

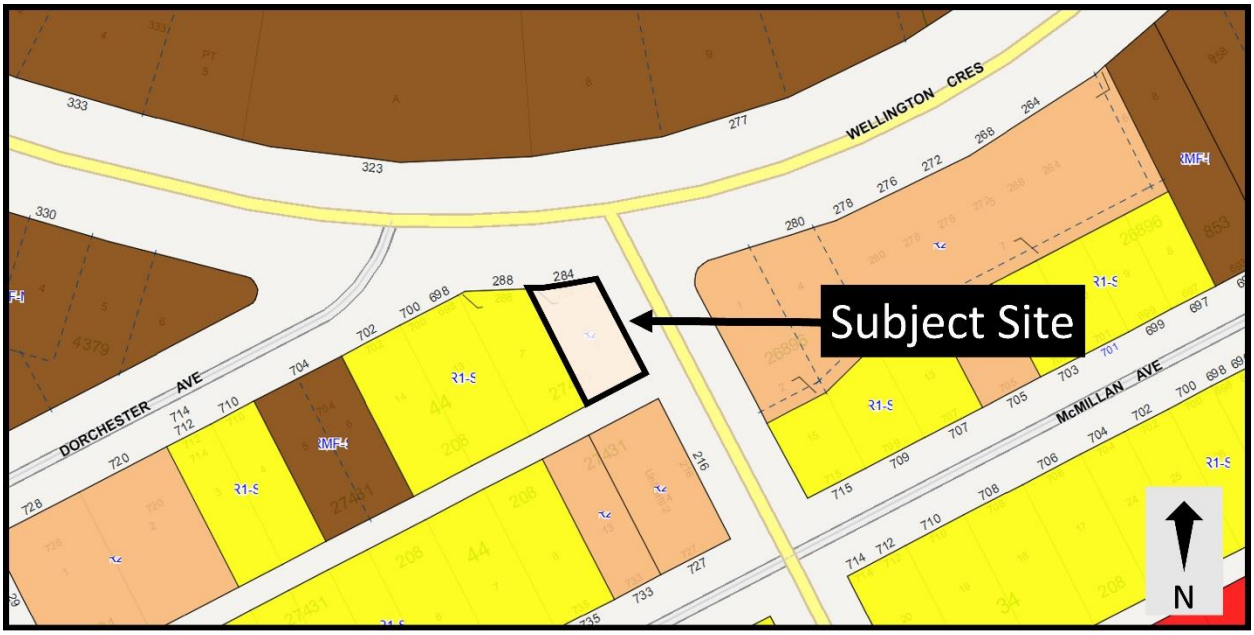


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a four-storey, 14-unit residential building on the lot. The building would:
    - Have a 13’ front yard setback to the Wellington Crescent property line.
    - Have a 4’ east side yard setback to Cockburn St. N.
    - Have a west side yard setback of 8’
    - Have a 4’ rear yard setback to the rear lane.
    - Be four stories in height (approximately 44’)
    - Include a main entrance on the east façade.
    - Include balconies on the north and south facades.
    - Be clad in a mixture of stucco, metal cladding, and concrete.
- The site plan also shows:
    - A total of 6 trees.
    - Access from the rear lane
    - A total of four parking stalls, including one accessible stall and one visitor stall.

COLLABORATIVE PLANNING AND CONSULTATION

- N/A

ANALYSIS AND ISSUES

The Public Service is recommending rejection of the associated Rezoning application (DAZ 208/2026). The proposed Variances would only be required if the Rezoning were approved, as they relate to development standards within the RMF-L zoning district. Accordingly, no separate policy analysis has been provided for the Variances, as the relevant policy analysis is contained within the Rezoning report.

CONDITIONS OF APPROVAL

N/A

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division recommends **rejection of** the application for the following reasons:

(a) is not consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, the proposed Variances are associated with a Rezoning that is not consistent with the Corydon-Osborne Area Plan.

(b) 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;

In that, the proposed Variances are associated with a Rezoning that creates a substantial adverse effect on adjoining properties.

(c) is not the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, to the extent the Variances and the associated Rezoning are not consistent with the Corydon-Osborne Secondary Plan and Planned Development Overlay suggests that that the Winnipeg Zoning By-law does not pose an injurious effect.

(d) is not compatible with the area in which the property to be affected is situated.

In that, the associated Rezoning that prompts the variances is not supportable, because it would designate the site as a "RMF-L" Residential Multi-Family (Large) site, which exceeds the intended density for the Medium Density Area of the Corydon-Osborne Secondary Plan.

CONSULTATION

In preparing this report there was internal consultation with: N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

OURWINNIPEG

OurWinnipeg Goal: City Building

Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.

- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Established Neighbourhoods – Mature Communities

6.1 Sustainable Urban Growth

- The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

6.11 Secondary Plans

- The contents of a secondary plan, including its vision, goals, objectives, and policies must be consistent with and promote this Plan's goals. Complete Communities will provide more specific direction with regards to secondary plan content

6.16 Established Neighbourhoods

- Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

6.44 Compatible Growth

- Plan for and protect green and built infrastructure and resources from incompatible development that would compromise achievement of this Plan's goals.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Climate Action Plan* (*WCAP*) and it was determined that the *WCAP* is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Dylan Chyz-Lund
Date:	Wednesday, May 20, 2026
File No.	DAV 26-127653\D

Appendix A – North of Corydon Residential Design Guidelines

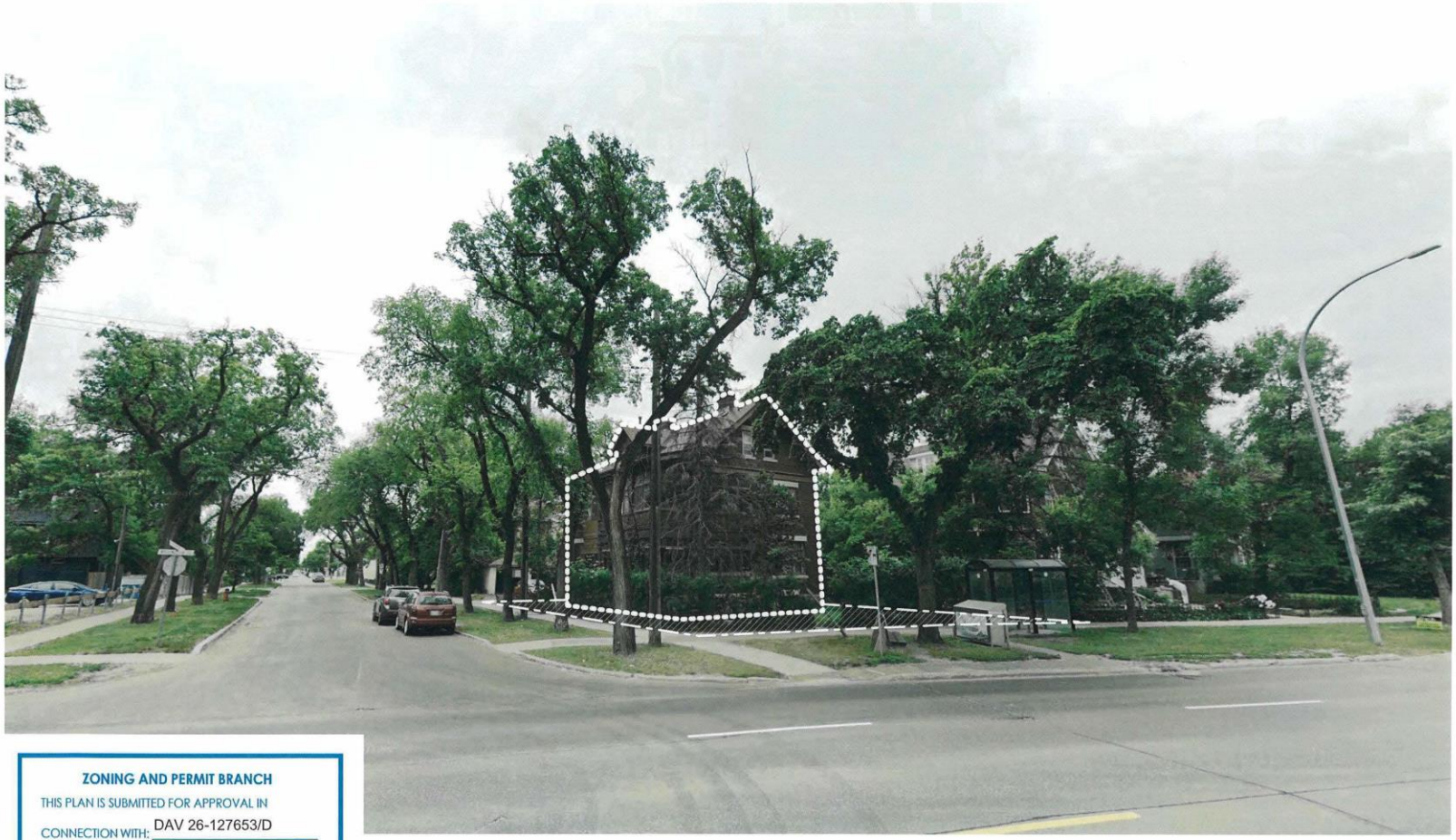
Corydon Osborne Plan Urban Design Review
Internal Evaluation Worksheet

North of Corydon Residential Design Guidelines	Comply (Yes or No)	Comments
i) Buildings should be parallel to the street frontage property line	**yes**	
ii) Building setbacks should be within 1.5 metres (5 feet) of the average of the two adjacent buildings' setbacks	**yes**	
iii) Roofs should be pitched unless adjacent buildings are flat roofed	**yes**	Most adjacent buildings in the Medium Density Residential area have traditional pitched roofs, however the building opposite the subject site has a flat roof.
iv) Buildings should have their main entrance facing the street	**yes**	
v) Windows and entrances should be articulated	**no**	Arguably, the variation in window size and placement meets the intent of window articulation, which is to create visual interest and avoid a flat / uniform façade. However, the windows as shown do not include articulations themselves – such as recesses, pronounced frames, multiple panes, or decorative elements.
vi) Façade lighting should be wall mounted luminaries no higher than top of first floor and all light should be cast down and fully shielded	**yes**	
vii) Front yard fences should be less than 1.2 metres(4 feet) and mostly transparent	**n/a**	
viii) Multi-family buildings should reflect the surrounding residential building character	**no**	The surrounding character includes varied rooflines, building materials such as brick, stone, wood, and shake siding, hip or gable roofs, etc. The proposed building is a departure from the surrounding building character.
ix) Multi-family buildings should have a variable setback across the facade	**yes**	

x) Corner lots may have greater lot coverage	**n/a**	
xi) Multiple lot development may be contiguous but should articulate the appearance of the original lot line	**n/a**	
xii) Signs should be flush with the building	**n/a**	
xiii) Residential development should maintain the existing pattern of detached garages rather than attached garages	**n/a**	
xiv) All parking lots should provide appropriate screening to preserve the residential character of the area	**yes**	
xv) Residential developments should provide pedestrian access at street level and locate parking, loading, and service entrances at the rear of buildings.	**yes**	
xvi) Residential development should have consideration for light, view, and privacy of adjacent buildings and area	**no**	The proposed 4' rear yard setback, when coupled with the building height of four stories, will negatively impact the light, view, and privacy of the dwelling abutting to the west.
xvii) Residential development should ensure pedestrian access is a predominant feature in the site design	**yes**	
xviii) Residential development should ensure the use of building design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows, and doors and height and massing of buildings	**no**	See comments under section viii.
xix) Residential development should ensure sensitive design that clearly defines public, semi-private, and private space	**yes**	
xx) Residential development should encourage preservation of mature canopy shade trees and natural areas through good design	**yes**	
xxi) Residential design should strongly encourage the incorporation of concepts of Universal Design and Crime Prevention Through Environmental Design (CPTED) into building, streetscape, and site design	**yes**	

Exhibit “9” referred to in File DAV 127653/2026D





ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-127653/D
SHEET # 2 OF 9
DATE: March 23, 2026

h5a

PROJECT TITLE: **Wellington Apartments**
PROJECT ADDRESS: **284 Wellington Cres.**
PROJECT NO.: **250623**
DATE: **26/02/11**
DRAWING TITLE: **Existing Site**

a.0.1



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 26-127653/D

SHEET # 3 OF 9

DATE: March 23, 2026

h5a

PROJECT TITLE: Wellington Apartments

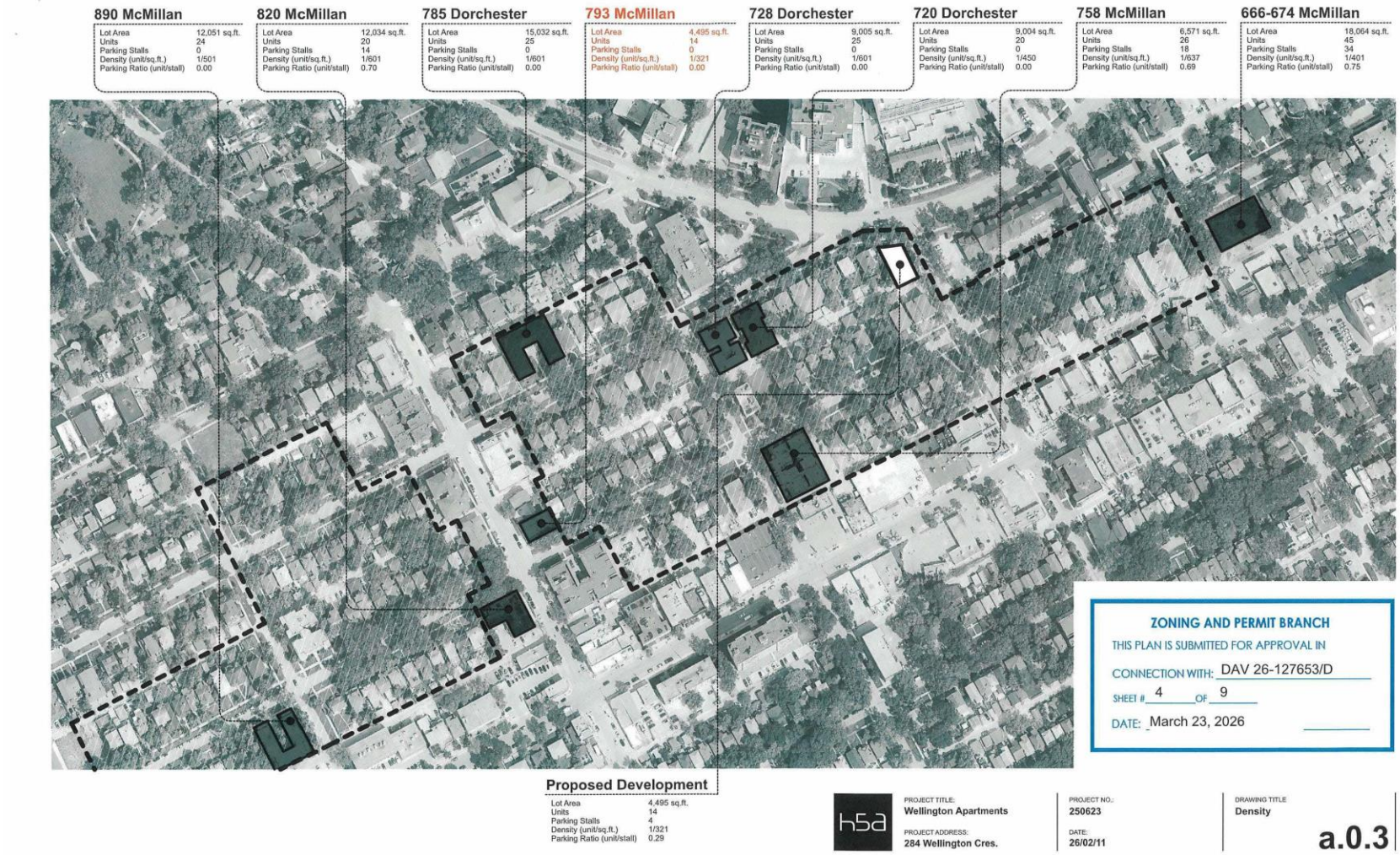
PROJECT ADDRESS: 284 Wellington Cres.

PROJECT NO.: 250623

DATE: 26/02/11

DRAWING TITLE: Corydon-Osborne PDO

a.0.2


890 McMillan
Lot Area 12,051 sq.ft.
Units 24
Parking Stalls 0
Density (unit/sq.ft.) 1/501
Parking Ratio (unit/stall) 0.00
820 McMillan
Lot Area 12,034 sq.ft.
Units 20
Parking Stalls 14
Density (unit/sq.ft.) 1/601
Parking Ratio (unit/stall) 0.70
785 Dorchester
Lot Area 15,032 sq.ft.
Units 25
Parking Stalls 0
Density (unit/sq.ft.) 1/601
Parking Ratio (unit/stall) 0.00
793 McMillan
Lot Area 4,495 sq.ft.
Units 14
Parking Stalls 0
Density (unit/sq.ft.) 1/321
Parking Ratio (unit/stall) 0.00
728 Dorchester
Lot Area 9,005 sq.ft.
Units 25
Parking Stalls 0
Density (unit/sq.ft.) 1/601
Parking Ratio (unit/stall) 0.00
720 Dorchester
Lot Area 9,004 sq.ft.
Units 20
Parking Stalls 0
Density (unit/sq.ft.) 1/450
Parking Ratio (unit/stall) 0.00
758 McMillan
Lot Area 6,571 sq.ft.
Units 26
Parking Stalls 18
Density (unit/sq.ft.) 1/637
Parking Ratio (unit/stall) 0.69
666-674 McMillan
Lot Area 18,064 sq.ft.
Units 45
Parking Stalls 34
Density (unit/sq.ft.) 1/401
Parking Ratio (unit/stall) 0.75
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-127653/D
SHEET # 4 OF 9
DATE: March 23, 2026
Proposed Development
Lot Area 4,495 sq.ft.
Units 14
Parking Stalls 4
Density (unit/sq.ft.) 1/321
Parking Ratio (unit/stall) 0.29
h5a
PROJECT TITLE: Wellington Apartments
PROJECT ADDRESS: 284 Wellington Cres.
PROJECT NO.: 250623
DATE: 26/02/11
DRAWING TITLE Density
a.0.3



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 26-127653/D

SHEET # 5 OF 9

DATE: March 23, 2026

hsa

PROJECT TITLE: **Wellington Apartments**

PROJECT ADDRESS: **284 Wellington Cres.**

PROJECT NO.: **250623**

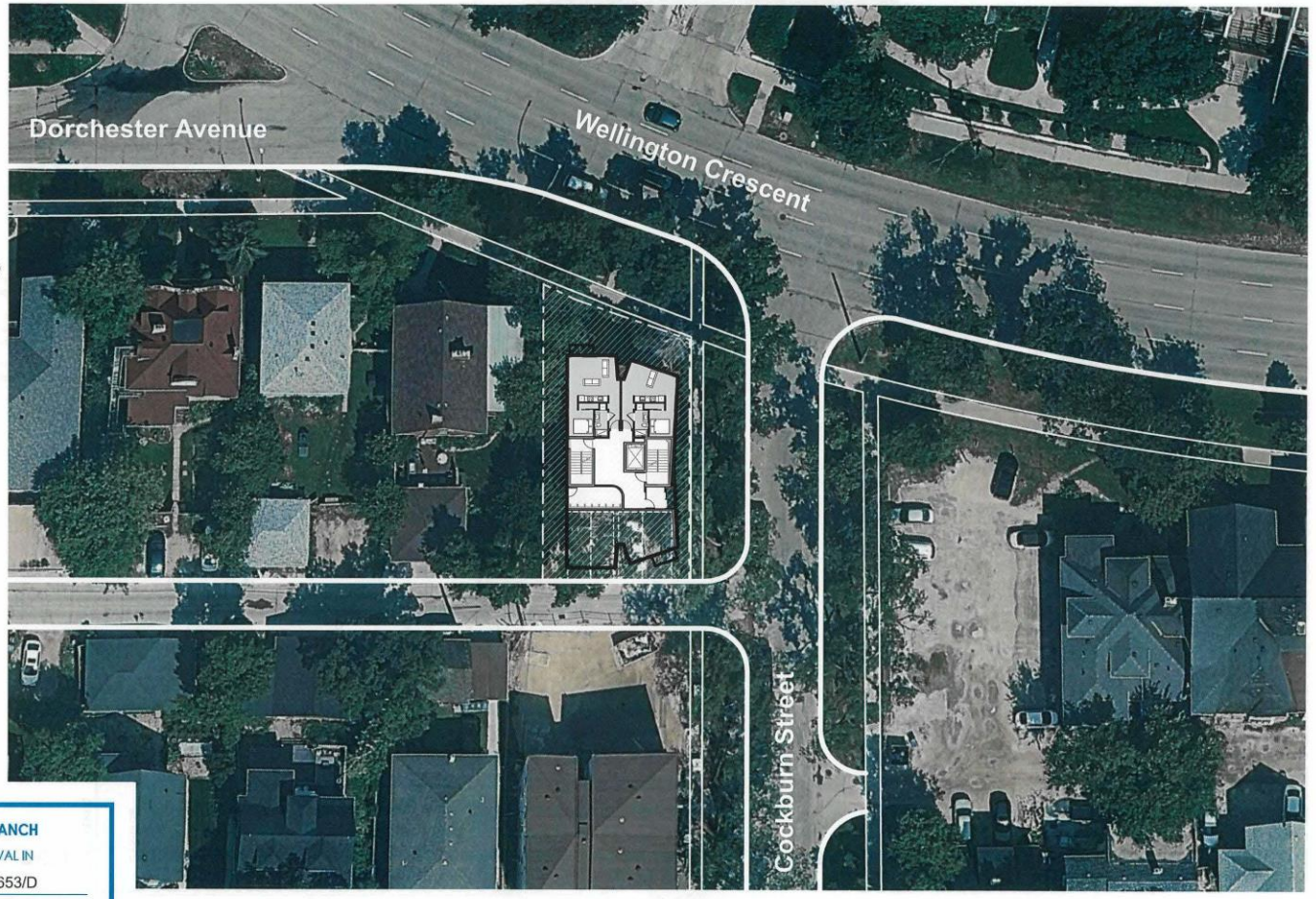
DATE: **26/02/11**

DRAWING TITLE: **Building Heights (Storeys)**

a.0.4

Development Summary

HEIGHT	
Storeys	4 (4 allowed)
Height	44' (45' max.)
DENSITY	
No. of Units	14 (1 Bedroom)
Lot Area	4,495 sq.ft.
Unit / Lot Area	1/321
PARKING	
Vehicle Stalls	4 (1 Accessible)
Unit / Stall	0.29
Secure Bicycle Parking	14
Exterior Bicycle Parking	4
SETBACKS	
Front Yard	13' (17' alignment)
Interior Side Yard	8' (8' required)
Corner Side Yard	4'
Rear Yard	4' (25' required)



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 26-127653/D

SHEET # 6 OF 9

DATE: March 23, 2026

hsa

PROJECT TITLE: **Wellington Apartments**

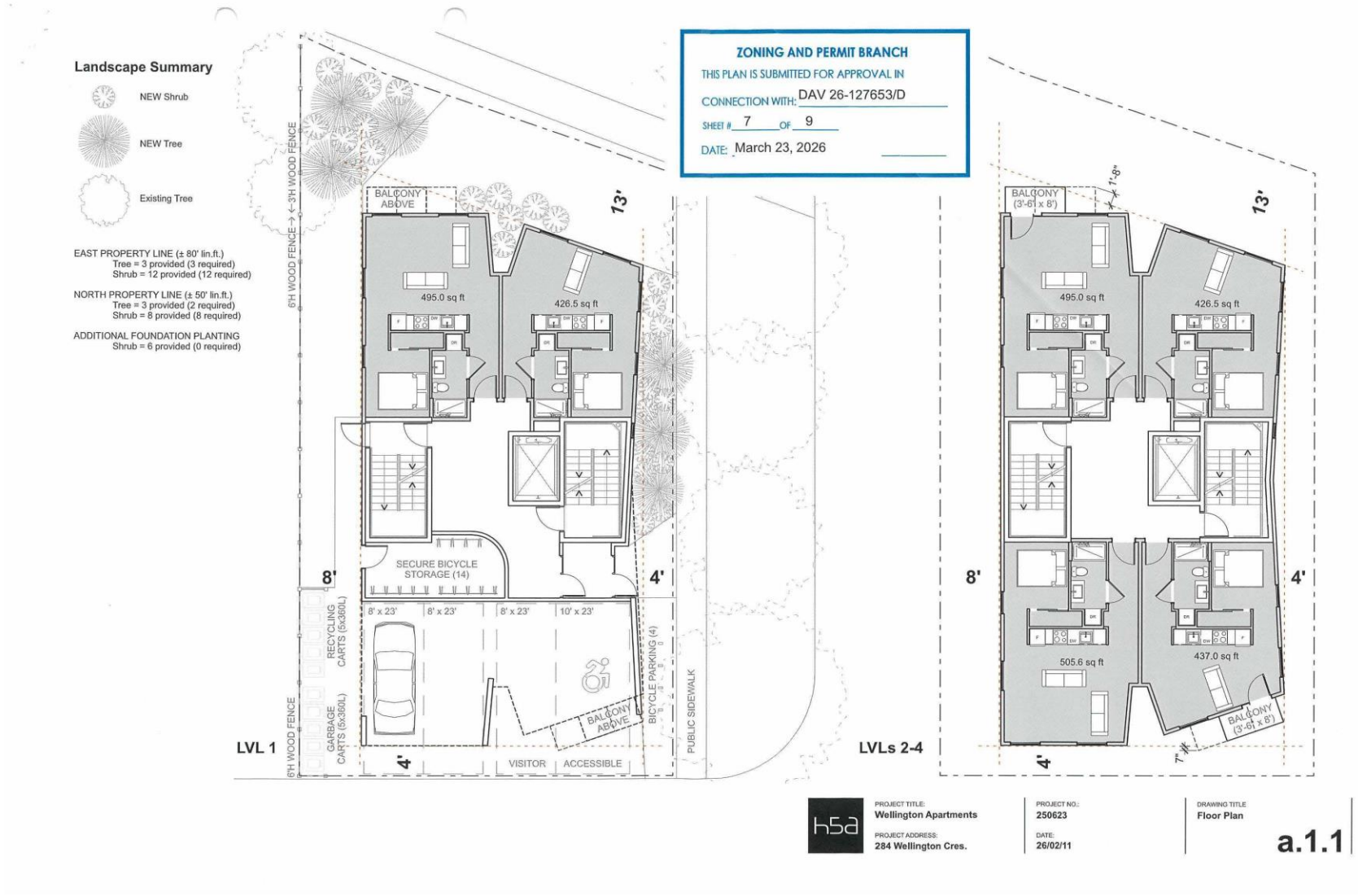
PROJECT ADDRESS: **284 Wellington Cres.**

PROJECT NO.: **250623**

DATE: **26/02/11**

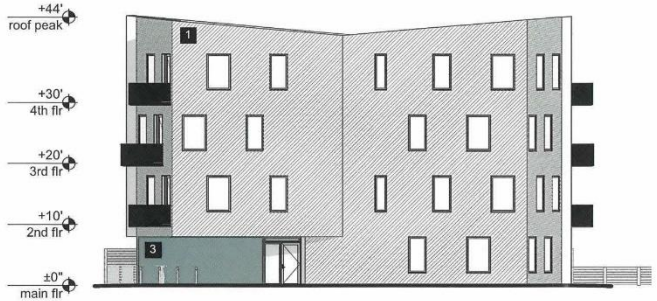
DRAWING TITLE: **Context Plan**

a.1.0

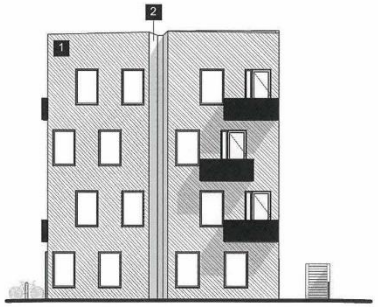

Landscape Summary
NEW Shrub
NEW Tree
Existing Tree
EAST PROPERTY LINE (± 80' lin.ft.)
Tree = 3 provided (3 required)
Shrub = 12 provided (12 required)
NORTH PROPERTY LINE (± 50' lin.ft.)
Tree = 3 provided (2 required)
Shrub = 8 provided (8 required)
ADDITIONAL FOUNDATION PLANTING
Shrub = 6 provided (0 required)
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-127653/D
SHEET # 7 OF 9
DATE: March 23, 2026
6'H WOOD FENCE
3'H WOOD FENCE
BALCONY ABOVE
13'
495.0 sq ft
426.5 sq ft
SECURE BICYCLE STORAGE (14)
8'
4'
8' x 23'
8' x 23'
8' x 23'
10' x 23'
RECYCLING CARTS (5x360L)
GARBAGE CARTS (5x360L)
BICYCLE PARKING (4)
PUBLIC SIDEWALK
BALCONY ABOVE
VISITOR
ACCESSIBLE
LVL 1
BALCONY (3'-6" x 8')
1'-8"
505.6 sq ft
437.0 sq ft
7"
LVLs 2-4
PROJECT TITLE: Wellington Apartments
PROJECT ADDRESS: 284 Wellington Cres.
PROJECT NO.: 250623
DATE: 26/02/11
DRAWING TITLE: Floor Plan
a.1.1

Material Schedule

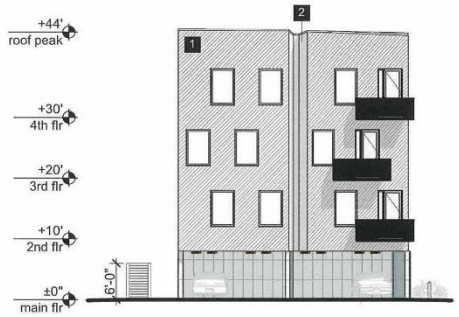
1. Metal Cladding
2. Stucco - Colour t.b.d.
3. Concrete



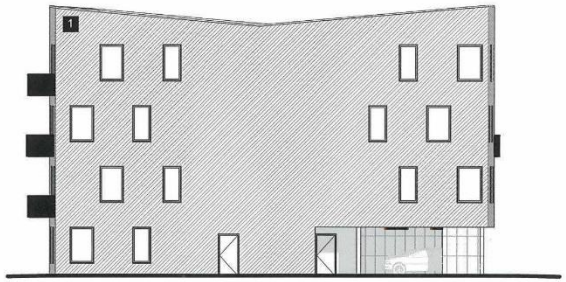
East Elevation



North Elevation



South Elevation



West Elevation

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-127653/D
SHEET # 8 OF 9
DATE: March 23, 2026

h5a

PROJECT TITLE: Wellington Apartments
PROJECT ADDRESS: 284 Wellington Cres.
PROJECT NO.: 250623
DATE: 26/02/11
DRAWING TITLE: Elevations

a.2.0









ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-127653/D
SHEET # 9 OF 9
DATE: March 23, 2026

h5a

PROJECT TITLE:
Wellington Apartments

PROJECT ADDRESS:
284 Wellington Cres.

PROJECT NO.:
250623

DATE:
26/02/11

DRAWING TITLE
Renders

a.3.0