Agenda – Executive Policy Committee – June 16, 2026

Report – Standing Policy Committee on Property and Development – June 11, 2026

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 5 Rezoning – 284 Wellington Crescent
(Fort Rouge-East Fort Garry Ward)
File DAZ 208/2026 [c/r DAV 127653/2026D]

STANDING COMMITTEE RECOMMENDATION:

On June 11, 2026, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the following to Council:

1. That the application and proposed by-law for rezoning under File DAZ 208/2026 [c/r DAV 127653/2026D] be rejected.

2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted.

3. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.

Agenda – Executive Policy Committee – June 16, 2026

Report – Standing Policy Committee on Property and Development – June 11, 2026

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On June 11, 2026, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 29, 2026, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

File: DAZ 208/2026

Before: City Centre Community Committee
Councillor Rollins, Chairperson
Councillor Gilroy

Public Hearing: May 29, 2026
Council Building, 510 Main Street

Applicant: John Scott Wintrup Planning & Development (John Wintrup)

Subject:



APPLICANT: John Scott Wintrup Planning & Development (John Wintrup)
FILE: DAZ 208/2026
PROPOSAL: To rezone the land shown outlined above from an "R2 PDO-1 CORYDON OSBORNE" RESIDENTIAL TWO-FAMILY DISTRICT to an "RMF-L PDO-1 CORYDON OSBORNE" MULTI-FAMILY RESIDENTIAL (LARGE) DISTRICT to facilitate the establishment of a proposed residential multi-family dwelling use.
For information, phone D. Chyz-Lund Planner at 204-986-8289.

Premises Affected: 284 Wellington Crescent

For submission to: The Standing Policy Committee on Property and Development

Prepared by: J. Nachtigall, Assistant Committee Clerk
City Centre Community Committee

Report date: May 29, 2026

Community Committee Recommendation:

On May 29, 2026, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the application and proposed by-law for rezoning under File DAZ 208/2026 [c/r DAV 127653/] be rejected.

2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted.

3. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.

The City Centre Community Committee provided the following supporting reasons for its recommendation:

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.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 4

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated March 24, 2026
2. Notification of Public Hearing dated April 20, 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. Arborist Report dated February 23, 2026
6. Proposed Rezoning
7. Legal Description and Title Plot
8. Plans (9 pages)
9. Report from the Urban Planning Division dated May 20, 2026
10. Inspection Report
11. Communication dated May 26, 2026 from Nathan Douglas in support of the application
12. Communication dated May 26, 2026 from Ryan Blaine Turner in support of the application
13. Communication dated May 26, 2026 from Pio Araneta in support of the application
14. Communication dated May 26, 2026 from Keaton Winter in support of the application
15. Communication dated May 26, 2026 from Chris Penner in support of the application
16. Communication dated May 26, 2026 from Shazad Bukhari in support of the application
17. Communication dated May 26, 2026 from Geo Bricker in support of the application
18. Communication dated May 26, 2026 from Jon Thiessen in support of the application
19. Communication dated May 26, 2026 from Charn Brar in support of the application
20. Communication dated May 26, 2026 from Christian Pierce in support of the application
21. Communication dated May 26, 2026 from Matt Odger in support of the application
22. Communication dated May 26, 2026 from Jorel Minuk in support of the application
23. Communication dated May 27, 2026 from Michal Brichacek in opposition to the application
24. Communication dated May 27, 2026 from Hélio Rodrigues in support of the application

Exhibits Filed (continued):

25. Communication dated May 28, 2026 from Lukas Douglas in support of the application
26. Communication dated May 28, 2026 from Sheila Duprey in opposition to the application
27. Communication dated May 28, 2026 from John Scott Wintrup in support of the application
28. Communication dated May 28, 2026 from Thomas Nuytten in support of the application
29. Communication dated May 28, 2026 from Brett Kolba in support of the application
30. Communication dated May 28, 2026 from Brock Alexander Zimak in support of the application
31. Photos dated May 29, 2026, in opposition to the application submitted by Michal Brichacek
32. Communication dated May 29, 2026 from Jacqueline Jasinski in opposition to the application
33. Recording of Representations

REPRESENTATIONS:

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

Exhibit “9” referred to in File DAZ 208/2026

ADMINISTRATIVE REPORT

Title: DAZ 208/2026 at 284 Wellington Crescent

Issue: For consideration at the Public Hearing of an application to rezone the subject property to the “RMF-L” Residential Multi-Family (Large) district for the purpose of constructing a four-storey, 14-unit residential building on the lot.

Critical Path: City Centre Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

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

RECOMMENDATIONS

1. That Development Application No. DAZ 208/2026 for the rezoning of land located at 284 Wellington Crescent be **rejected**.
2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant wishes to Rezone the subject property to the “RMF-L” Residential Multi-Family (Large) district for the purpose of constructing a 14-unit residential building.
- Rezoning applications require a Public Hearing per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- This report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the land **will not be Rezoned.**

CONSULTATION

In preparing this report there was consultation with:

- Land Development Branch

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Dylan Chyz-Lund, RPP, MCIP
Date:	May 20, 2026
File No.	DAZ 208/2026

List of Schedules and Appendices

- Schedule A – Planning Discussion
- Schedule “B” of File No. DAZ 208/2026, City Centre Community Committee, dated May 29, 2026
- Appendix A: Draft by-law
- Appendix B: Report of the Administrative Coordinating Group, dated May 15, 2026
- Appendix C: Arborist Report

While the Public Service is recommending that the Rezoning be rejected, Schedule “B,” Appendix A, and Appendix B have been included to enable the land to be Rezoned if Council does not concur in the recommendation of the Public Service, and instead decides to Rezone the land.

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	May 29, 2026
FILE:	**DAZ 208/2026**
RELATED FILES:	DAV 26-127653\D
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	110 - (MCMILLAN)

SUBJECT: To rezone the property to the "RMF-L" Residential Multi-Family (Large) district for the purpose of constructing a four-storey, 14-unit residential building on the lot.

LOCATION: 284 Wellington Crescent



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

RECOMMENDATION: **Rejection**

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.

SURROUNDING LAND USE AND ZONING

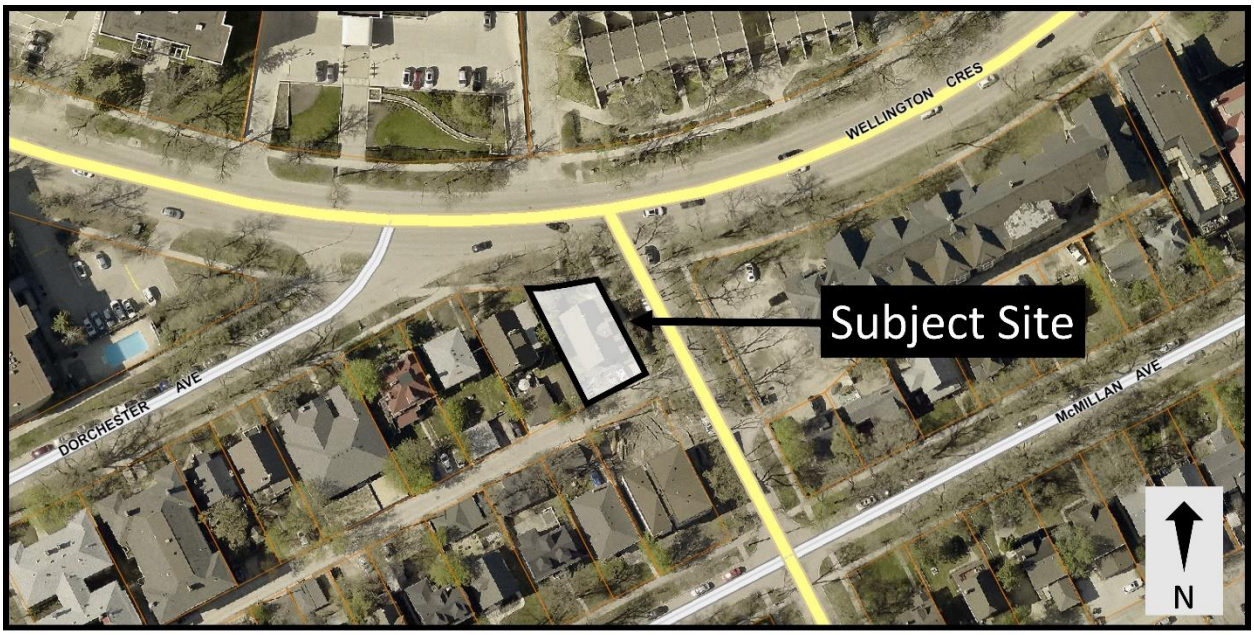


Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024).

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.

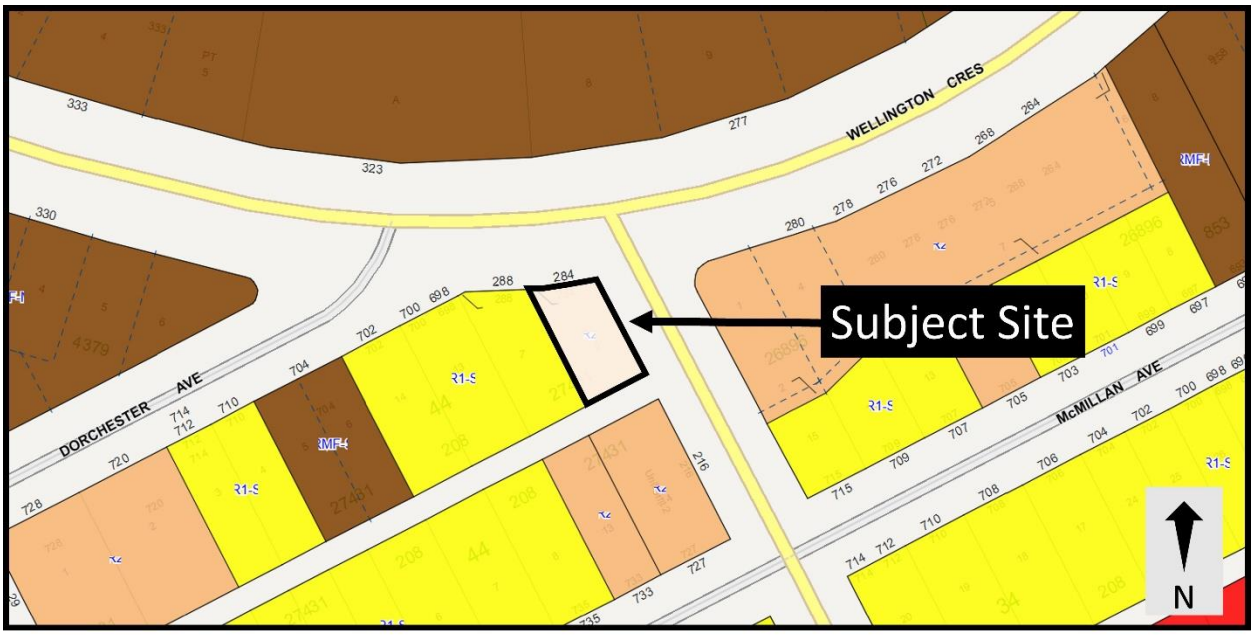


Figure 2: Zoning of the subject site and surrounding area.

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.

Collaboration with the Public Service:

- N/A

ANALYSIS AND ISSUES

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.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.

The subject site is located in an "Established Neighbourhood – Mature Communities" policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

- Goal 1 - *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*

  General policies

  - *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
  - *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
  - *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*

- *1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*

  a. Applicable City-endorsed policies or guidelines;

  b. Existing zoning of the property and adjacent properties;

  c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;

  d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

  e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;

  f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;

  g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

  h. The supporting transit, pedestrian and active transportation network; and

  i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.

- Goal 7 - *Strategically encourage and guide growth within Established Neighbourhoods through the use of secondary plans.*

  General Policies

  - *7.1 Support amendments to existing secondary plans that further the vision, goals and policies of this By-law.*
  - *7.2 Consider the creation of secondary plans in Established Neighbourhoods when the City determines an area is a strategic location for growth and that more detailed direction is needed for matters beyond the general framework provided by the policies contained within this By-law.*

Broadly, *CCDS 2.0* is supportive of a multi-family development on this property, as this would meet the policies of increasing the population and housing options in the neighbourhood. However, *CCDS 2.0* is intended to be read alongside any applicable secondary plans that also apply to the site. Policy 1.6 states that:

> *In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development*

In this instance, there is an applicable secondary plan - the *Corydon-Osborne Area Plan* - and it does not support a Rezoning to the "RMF-L" zoning district, as discussed in the next section. Rather, the *Corydon-Osborne Secondary Plan* already provides detailed directions for this site as a medium density residential area. For this reason, the proposed rezoning is not consistent with the policies of *CCDS 2.0*.

CORYDON-OSBORNE SECONDARY PLAN and PLANNED DEVELOPMENT OVERLAY

- The *Corydon-Osborne Secondary Plan* (*COSP*) is an area-specific secondary plan that applies to the subject property. The following policies of the *COSP* apply to the site:
    - *3.5.21 Up to four unit development will be permitted, subject to zoning by-law requirements and applicable design guidelines / controls. Small multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process. The maximum building height in these areas should be 3 storeys. On corners, medium multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process. The maximum building height on corners should be 4 storeys. Greater increases in height or density would be considered on a case-by-case basis through the rezoning process.*
    - *3.5.30 The Planned Development Overlay (PDO) should cover the entire Corydon-Osborne study area. The PDO should be used to implement the Area Plan changes in height/density and implement design controls. An approvals process should be developed based on compliance with the design controls.*

The proposed Rezoning and associated development are not consistent with the policies of the *COSP*. The *COSP* designates the site as "Medium Density Residential" and states that "*On corners, medium multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process*." The existing "R2" Residential Two-Family District already permits the same density as the "RMF-M" Residential Multi-Family (Medium) District and is therefore sufficient to accommodate the type of medium multi-family development contemplated by the *COSP*. In contrast, the proposed rezoning to the "RMF-L" Residential Multi-Family (Large) District would permit a level of density beyond what is contemplated for Medium Density Residential areas. As a result, the proposed rezoning would not align with the intent or policy direction of the COSP.

While policy 3.5.21 acknowledges that "*Greater increases in height or density would be considered on a case-by-case basis through the rezoning process,"* policy 3.5.30 states:

> *The* [Corydon-Osborne PDO] *should be used to implement the Area Plan changes in height/density and implement design controls. An approvals process should be developed based on compliance with the design controls*.

The PDO then assigns specific densities to the "Medium Density Residential" area. On non-corner lots, the densities are limited to one dwelling unit per 1250 square feet of lot area, while on corner lots the density is increased to one dwelling unit per 800 square feet of lot area. The 1250 square feet per dwelling unit lot requirement is consistent with the "RMF-S" Residential Multi-Family (Small) district density limits, while the 800 square feet per dwelling unit lot requirement is consistent with the "RMF-M" Residential Multi-Family (Medium) district or the "R2" Residential – Two-Family district density limits.

Importantly, the PDO does not contemplate densities greater than one dwelling unit per 800 square feet of lot area within the Medium Density Residential designation. The proposed development, at approximately one dwelling unit per 321 square feet of lot area, substantially exceeds this limit and would permit a density beyond not only the Medium Density Residential policies of the PDO, but even beyond the standard density enabled in the "RMF-L" Residential Multi-Family (Large) District.

When read together, the *COSP* and the associated PDO establish a clear policy framework that limits the subject site to medium-density multi-family development. While the *COSP* allows consideration of increased height or density through rezoning, policy 3.5.30 specifically directs that the PDO is to implement and define those permitted height and density changes, and the PDO limits Medium Density Residential areas to a maximum density of one dwelling unit per 800 square feet of lot area. The proposed development substantially exceeds the density contemplated by both documents and therefore is not supported by the combined policy framework of the *COSP* and PDO.

ZONING BY-LAW 200/2006

- The "RMF-L" Residential Multi-Family (Large) district is intended for larger-scale multi-family development up to one dwelling unit per 400 square feet of lot area, or more through a density variance.
- The proposed zoning district is not appropriate for this site, given the applicable secondary plan policies and the corresponding planned development overlay.

ADDITIONAL CONSIDERATIONS

ACG

- The Administrative Coordinating Group (ACG) report outlined in Appendix B of this report advises that no servicing agreement would be required if the development were to be approved.

Garbage Collection

- The proposed development shows individual carts for both the recycling and the garbage. Solid Waste generally requires multi-family developments of eight dwelling units or more to have a dedicated garbage bin / enclosure, not individual carts. If the development were approved, changes to the garbage collection would likely be needed.

Schedule "B," Appendix A, and Appendix B

- Schedule "B," Appendix A, and Appendix B are included with this report so that if Council does not concur in the recommendation of the Public Service, and instead decides to Rezone the land, the necessary documentation is available for that decision.

SUMMARY

The Urban Planning Division recommends **rejection** for the following reasons:

- The Rezoning is not consistent with the policies *OurWinnipeg 2045*, *Complete Communities 2.0, and the Corydon Osborne Neighbourhood Plan*.

RECOMMENDATION

The Urban Planning Division recommends this application be **rejected** and the subject property **not be Rezoned** to the “RMF-L” Residential Multi-Family (Large) district.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Dylan Chyz-Lund, RPP, MCIP
PPD File # DAZ 208/2026

SCHEDULE “B” OF FILE DAZ 208/2026, City Centre Community Committee, Dated May 29, 2026

By-Law No. _____

File No. **DAZ 208/2026**

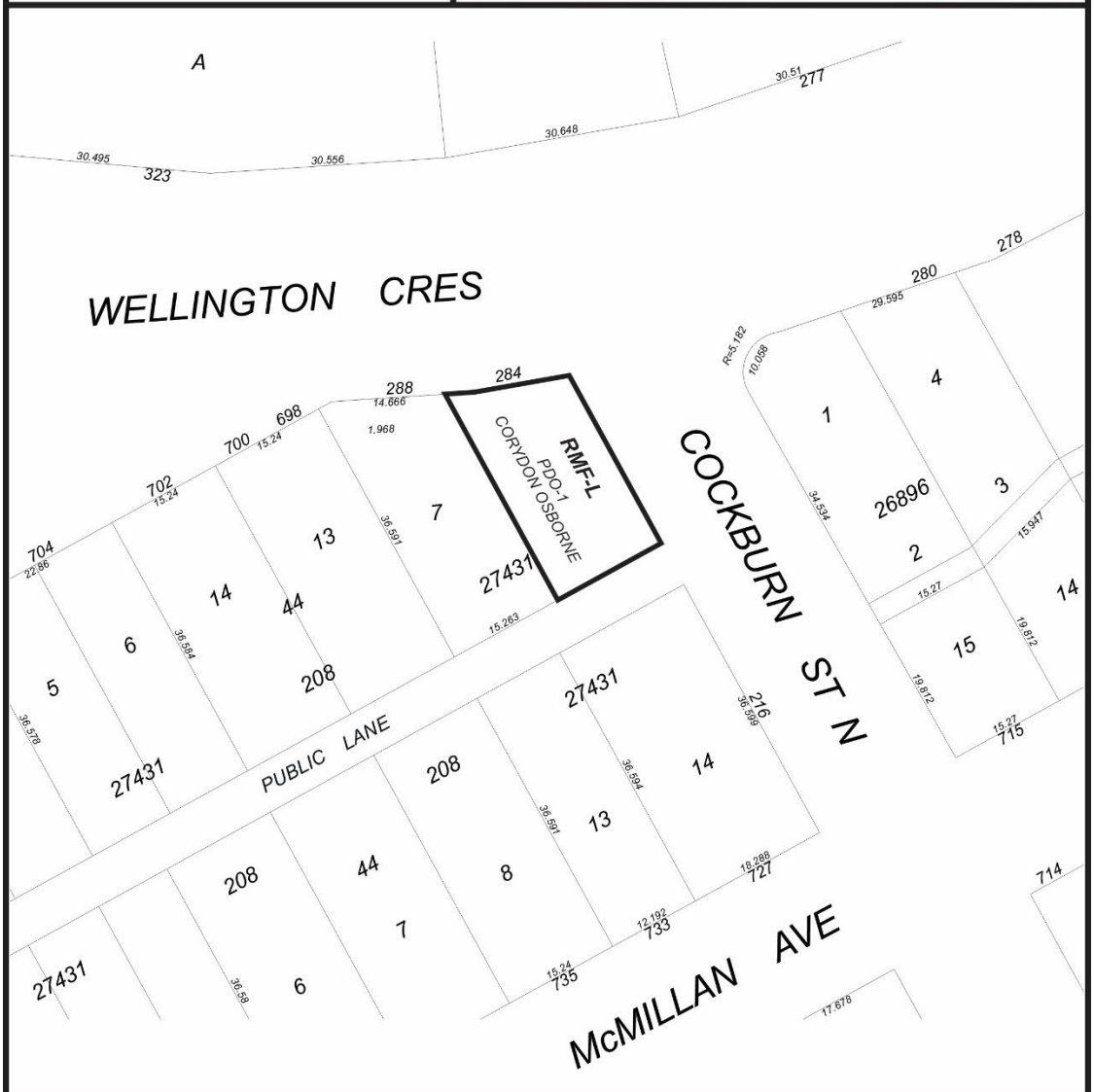
Atlas Sheet No. **AC24**

N

CITY CENTRE COMMUNITY

Explanation:

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 284 Wellington Crescent from an "R2 PDO-1 CORYDON OSBORNE" RESIDENTIAL TWO-FAMILY DISTRICT to an "RMF-L PDO-1 CORYDON OSBORNE" MULTI-FAMILY RESIDENTIAL (LARGE) DISTRICT to facilitate the establishment of a proposed residential multi-family dwelling use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “8” referred to in File DAZ 208/2026



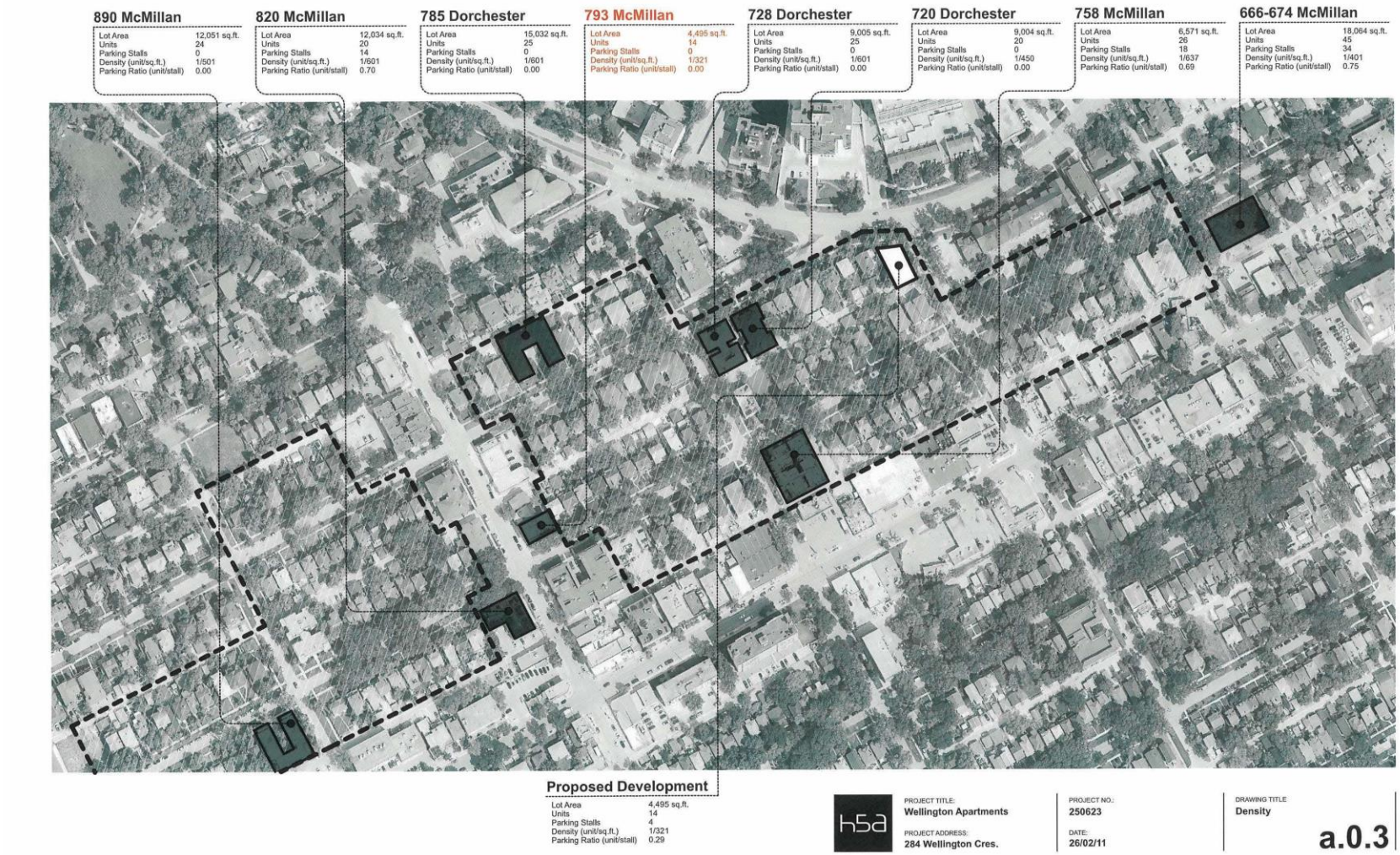
h5a	PROJECT TITLE: Wellington Apartments PROJECT ADDRESS: 284 Wellington Cres.	PROJECT NO.: 250623 DATE: 26/02/11	DRAWING TITLE Project Site a.0.0



h5a	PROJECT TITLE: Wellington Apartments PROJECT ADDRESS: 284 Wellington Cres.	PROJECT NO.: 250623 DATE: 26/02/11	DRAWING TITLE: Existing Site a.0.1



PROJECT TITLE: Wellington Apartments	PROJECT NO.: 250623	DRAWING TITLE Corydon-Osborne PDO	
PROJECT ADDRESS: 284 Wellington Cres.	DATE: 26/02/11		a.0.2

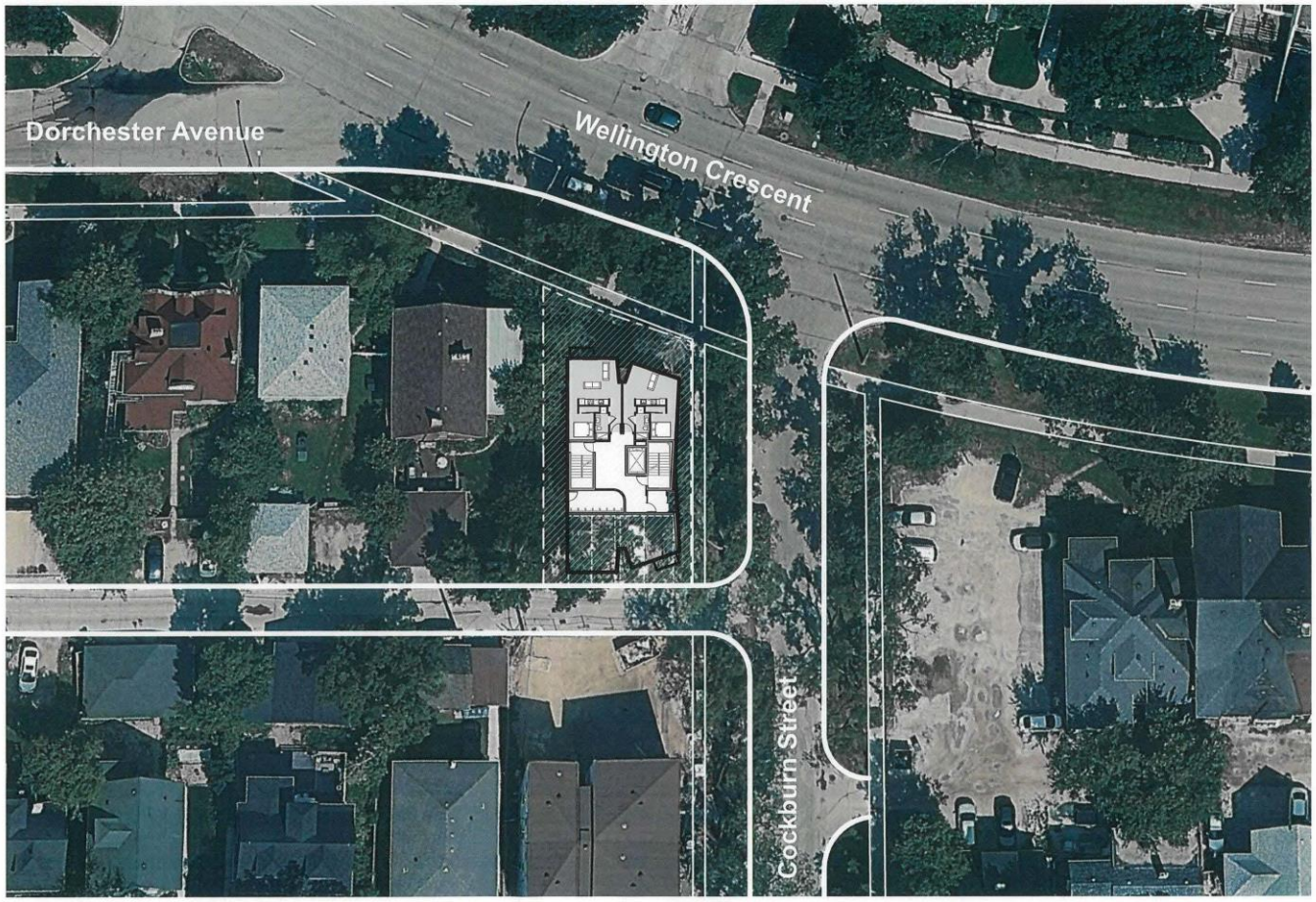

890 McMillan
Lot Area 12,051 sq.ft.
Units 24
Parking Stalls 0
Density (unit/sq.ft.) 1/501
Parking Ratio (unit/stall) 0.00
820 McMillan
Lot Area 12,034 sq.ft.
Units 20
Parking Stalls 14
Density (unit/sq.ft.) 1/601
Parking Ratio (unit/stall) 0.70
785 Dorchester
Lot Area 15,032 sq.ft.
Units 25
Parking Stalls 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
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



h5a	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)



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

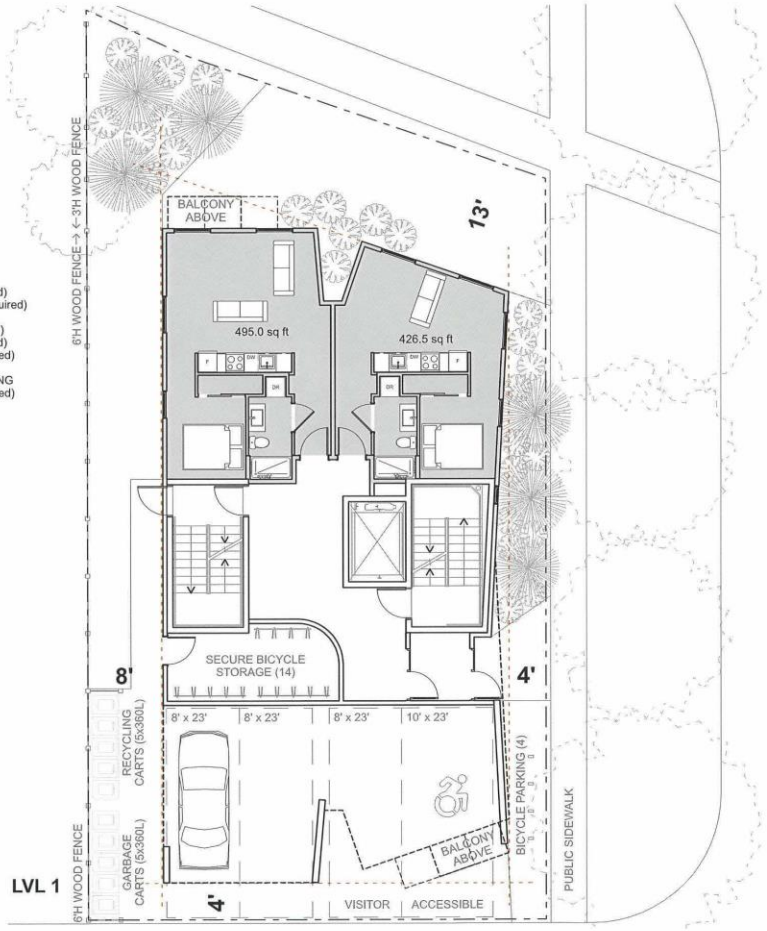
NEW Tree

Existing Tree

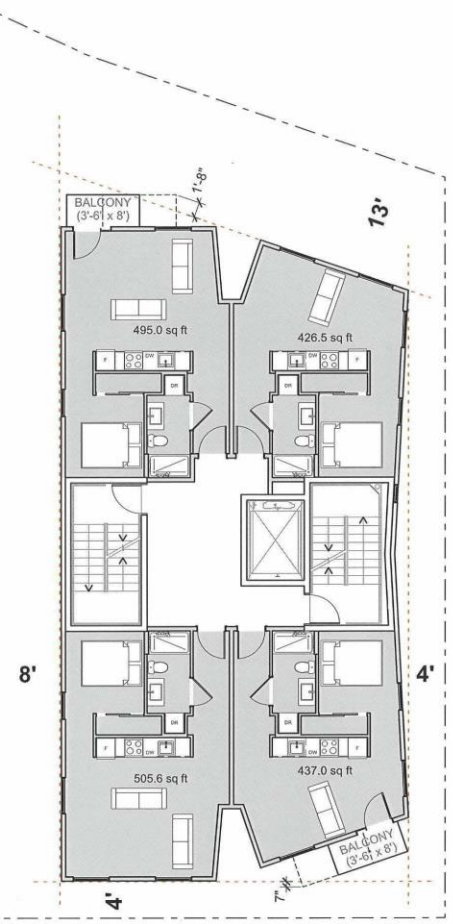
EAST PROPERTY LINE (± 80' lin.ft.)
Tree = 3 provided (3 required)
Shrub = 12 provided (12 required)

NORTH PROPERTY LINE (± 50' lin.ft.)
Tree = 3 provided (2 required)
Shrub = 8 provided (8 required)

ADDITIONAL FOUNDATION PLANTING
Shrub = 6 provided (0 required)



LVL 1

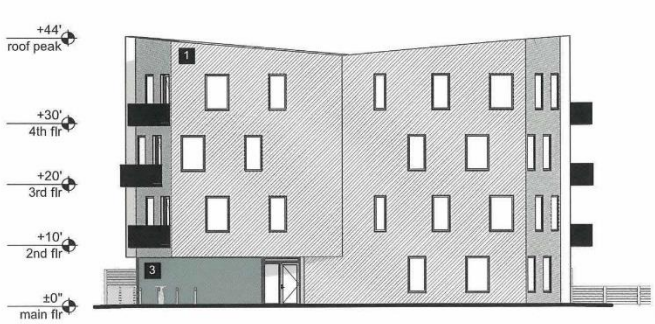


LVLs 2-4

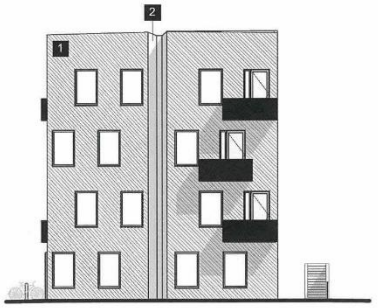
h5a	PROJECT TITLE: Wellington Apartments	PROJECT NO.: 250623	DRAWING TITLE Floor Plan
	PROJECT ADDRESS: 284 Wellington Cres.	DATE: 26/02/11	a.1.1

Material Schedule

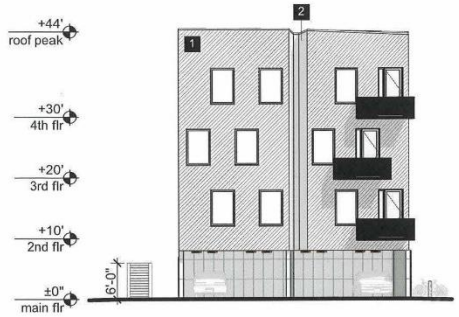
1. Metal Cladding
2. Stucco - Colour t.b.d.
3. Concrete



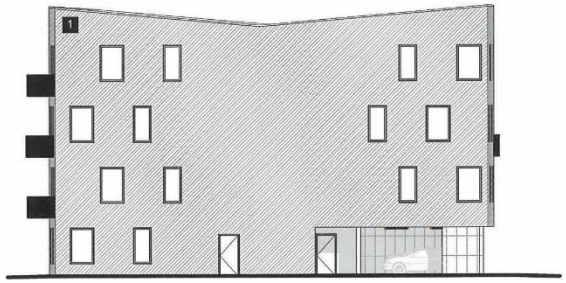
East Elevation



North Elevation



South Elevation



West Elevation

h5a	PROJECT TITLE: Wellington Apartments PROJECT ADDRESS: 284 Wellington Cres.	PROJECT NO.: 250623 DATE: 26/02/11	DRAWING TITLE: Elevations

a.2.0









h5a	PROJECT TITLE: **Wellington Apartments**	PROJECT NO.: **250623**	DRAWING TITLE **Renders**
	PROJECT ADDRESS: **284 Wellington Cres.**	DATE: **26/02/11**	**a.3.0**