

Agenda – City Centre Community Committee – November 2, 2020

PUBLIC HEARINGS

**Item No. 4 Variance – 198 Sherbrook Street
(Fort Rouge-East Fort Garry Ward)
File DAV 122569/2020D**

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning Division recommends approval of the application to vary the proposed "RMU" "PDO-1 Neighbourhood Main Streets" dimensional standards of Zoning By-Law No. 200/2006 as follows:

1. for the construction of a 5 storey mixed use dwelling to permit the following:
 - A. a lot area per dwelling of 439 square feet (40.78 square metres) instead of 500 square feet (46.45 square metres)
 - B. no front yard instead of 20 feet (6.10 metres);
 - C. a north side yard of 9 feet (2.74 metres) and 0 feet (0 metre) instead of 13 feet (3.96 metres) to the principal building and the canopy, respectively;
 - D. a south side yard of 5 feet (1.52 metres) instead of 13 feet (3.39 metres);
 - E. a rear yard of 10 feet (3.05 metre) instead of 25 feet (7.62 metres);
 - F. 16 stalls instead of 30 stalls
2. for the establishment of an accessory parking area to permit the following:
 - A. no visitor parking instead of 2 visitor spaces.

Subject to the following condition(s):

1. That, prior to the issuance of building permits, the applicant must provide the City with the final terms associated with the provision of affordable housing units in the building, meeting or exceeding the affordability targets identified in this report, and thereafter must follow such terms to the satisfaction of the Director of Planning, Property and Development.

Agenda – City Centre Community Committee – November 2, 2020

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

2. That the Owner must submit plans showing the location and design of any and all proposed:
 - A. buildings;
 - B. accessory parking areas;
 - C. fencing; and
 - D. landscaping

on the Owner's Land ("Works") to the Director of Planning, Property and Development 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.

Agenda – City Centre Community Committee – November 2, 2020

File:	DAV 122569/2020D
Applicant:	Alston Properties Ltd. (Bryce Alston)
Premises Affected:	198 Sherbrook Street
Legal Description:	EXC W 8F LOT 257/258 PLAN 49 79 ST JA, hereinafter called “the land”
Property Zoned:	“C2 PDO-1 Nbhd Main” (Commercial Community Planned Development Overlay-1 District Neighbourhood Main)
Nature of Application:	<p>To vary the the proposed “RMU PDO-1 Neighbourhood Main Streets” Dimensional Standards of the Winnipeg Zoning By-Law No. 200/2006 as follows:</p> <ol style="list-style-type: none">for the construction of a 5 storey multi-family dwelling to permit the following:<ol style="list-style-type: none">a lot area per dwelling of 439 square feet (40.78 square metres) instead of 500 square feet (46.45 square metres)no front yard instead of 20 feet (6.10 metres);a north side yard of 9 feet (2.74 metres) and 0 feet (0 metre) instead of 13 feet (3.96 metres) to the principal building and the canopy, respectively;a south side yard of 5 feet (1.52 metres) instead of 13 feet (3.39 metres);a rear yard of 10 feet (3.05 metre) instead of 25 feet (7.62 metres);16 stalls instead of 30 stallsfor the establishment of an accessory parking area to permit no visitor parking instead of 2 visitor spaces.
Exhibits Filed:	<ol style="list-style-type: none">Application dated September 10, 2020Notification of Public Hearing dated October 7, 2020Manitoba Status of Title 3048030/1Letter of authorization dated July 2, 2020 from Bryce Alston, 198 Sherbrook Street Ltd. and Tom Monteyne, 198 Sherbrook Street Ltd. to Tom Monteyne

Agenda – City Centre Community Committee – November 2, 2020

- Exhibits Filed (continued):
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
 6. Plans, Sheets 1, 3 and 4 dated September 10, 2020, and Sheets 2 and 5 to 9 inclusive dated August 25, 2020 for File DAV 122569/2020D
 7. Parking Study dated April 3, 2020
 8. Report from the Urban Planning Division dated October 19, 2020
 9. Inspection Report

Agenda – City Centre Community Committee – November 2, 2020

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

REPRESENTATIONS:

In Support:

In Opposition:

For Information:

For the City:

Moved by Councillor

That the report of the Winnipeg Public Service be taken as read.

Moved by Councillor

That the receipt of public representations be concluded.

Agenda – City Centre Community Committee – November 2, 2020

Moved by Councillor

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 Comments:

Moved by Councillor

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in and the Variance be approved / rejected.

Moved by Councillor

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

ADMINISTRATIVE REPORT

Title: DAV 20-122569\D – 198 Sherbrook ST.

Issue: For consideration at the public hearing for a Variance to permit the construction of a 5-storey, 28-unit mixed use building.

Critical Path: City Centre Committee as per the Development Procedures By-law and The City of Winnipeg Charter.

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Ross, RPP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning Division recommends approval of the application to vary the proposed "RMU" "PDO-1 Neighbourhood Main Streets" dimensional standards of Zoning By-Law No. 200/2006 as follows:

1. for the construction of a 5 storey mixed use dwelling to permit the following:
 - a. a lot area per dwelling of 439 square feet (40.78 square metres) instead of 500 square feet (46.45 square metres)
 - b. no front yard instead of 20 feet (6.10 metres);
 - c. a north side yard of 9 feet (2.74 metres) and 0 feet (0 metre) instead of 13 feet (3.96 metres) to the principal building and the canopy, respectively;
 - d. a south side yard of 5 feet (1.52 metres) instead of 13 feet (3.39 metres);
 - e. a rear yard of 10 feet (3.05 metre) instead of 25 feet (7.62 metres);
 - f. 16 stalls instead of 30 stalls
2. for the establishment of an accessory parking area to permit the following:
 - a. no visitor parking instead of 2 visitor spaces.

Subject to the following condition(s):

1. That, prior to the issuance of building permits, the applicant must provide the City with the final terms associated with the provision of affordable housing units in the building, meeting or exceeding the affordability targets identified in this report, and thereafter must

follow such terms to the satisfaction of the Director of Planning, Property and Development.

2. That the Owner must submit plans showing the location and design of any and all proposed:
 - i. buildings;
 - ii. accessory parking areas;
 - iii. fencing; and
 - iv. landscaping

on the Owner's Land ("Works") to the Director of Planning, Property and Development 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.

REASON FOR THE REPORT

- Variance applications require a public hearing as per *The Development Procedures By-law* No. 160/2011 and *The City of Winnipeg Charter*, section 249.
- The report is being submitted for the City Centre Committee's consideration of the development application at the public hearing.
- Council approved the rezoning to "RMU" in June, 2020 (see below under "HISTORY"). Given it has been less than two years since Council approval of the rezoning, per the Development Procedures By-Law, the subject variances are classified as 'D' variances and are heard by City Centre Community Committee.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the variance to permit the construction of a 5-storey, 28-unit mixed use building may be approved.

FILE/APPLICANT DETAILS

FILE: DAV 20-122569\D

RELATED FILES:

COMMUNITY: City Centre Committee

NEIGHBOURHOOD #: 1.103 – West Broadway

SUBJECT: To vary the proposed "RMU" "PDO-1 Neighbourhood Main Streets" dimensional standards of Zoning By-Law No. 200/2006 as follows:
1) for the construction of a 5 storey multi-family dwelling to permit the following:

- a) a lot area per dwelling of 439 square feet (40.78 square metres) instead of 500 square feet (46.45 square metres)
- b) no front yard instead of 20 feet (6.10 metres);

- c) a north side yard of 9 feet (2.74 metres) and 0 feet (0 metre) instead of 13 feet (3.96 metres) to the principal building and the canopy, respectively;
- d) a south side yard of 5 feet (1.52 metres) instead of 13 feet (3.39 metres);
- e) a rear yard of 10 feet (3.05 metre) instead of 25 feet (7.62 metres);
- f) 16 stalls instead of 30 stalls
- 2) for the establishment of an accessory parking area to permit the following:
 - a) no visitor parking instead of 2 visitor spaces.

LOCATION: 198 Sherbrook ST
LEGAL DESCRIPTION: LOT 1 DASZ 30/2014

APPLICANT: Bryce Alston
 82 George AVE
 Winnipeg , Manitoba

OWNER: 608 BROADWAY
 Winnipeg , Manitoba R3C 0W8

HISTORY

In 2014, City Centre Community Committee approved a subdivision and rezoning to the “RMU” – Residential Mixed-Use district and variances, in order to support a 4 storey, 18-unit building with commercial on the ground floor.

That project never came to fruition.

In 2019, the property owner renewed their vision for the site and began a collaborative planning process with the Urban Planning Division toward a new proposal.

The current applicant completed the 2014-initiated “RMU” rezoning process.

“RMU” zoning is now in place on the land, per approval by Council on June 26, 2020.

Given less than two years have passed since Council approval of the rezoning, in accordance with the Development Procedures By-Law the subject application is processed as a “D” variance and is subject to City Centre Community Committee approval.

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 on the west side of Sherbrook Street between Sara Street and Broadway Avenue, in the West Broadway Neighborhood of the Fort Rouge-East Fort Garry Ward.

The site has the characteristics of a Community Mixed Use Corridor under the *Complete Communities Direction Strategy*.

The property is zoned “RMU” – Residential Mixed Use, is 12,276 square feet in size, and is currently vacant.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2018)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Commercial Uses (zoned “C2” Commercial Community).

South: Commercial (Office) Uses (zoned “C2” Commercial Community).

West: Duplex and multifamily residential Uses (zoned “RMF-M” Residential Multiple Family-Medium).

East: Commercial (Office) (zoned “C2” Commercial Community).

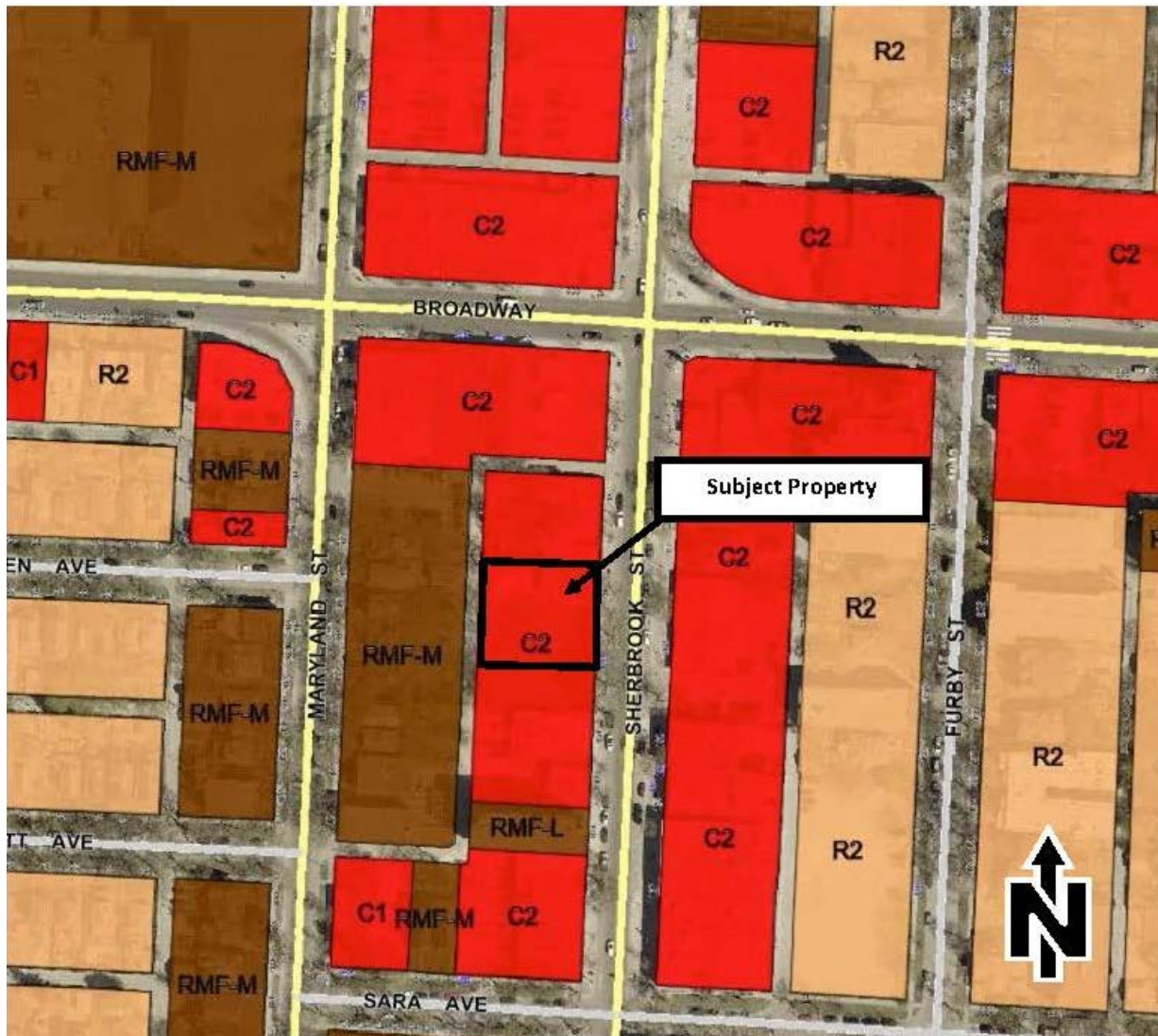


Figure 2: Zoning of the site and surrounding area. Although Figure 2 shows the site as ‘C2’ Commercial, it has been confirmed that it was rezoned to ‘RMU’ Residential Mixed Use as of June 2020.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks variances for lot area per dwelling unit, yards, and parking in order to construct a 5-storey, 28-unit mixed use dwelling on the subject property.

REASON FOR APPLICATION

Lot area per dwelling unit

Winnipeg Zoning By-Law 200/06 permits a maximum density of 500 sq. ft. per dwelling unit in the “RMU” zoning district. The applicant seeks a density of 439 sq. ft. of lot area per dwelling unit; therefore a variance is required.

Yards

Front yard

Winnipeg Zoning By-Law 200/06 requires a minimum of 20 ft. of front yard in the “RMU” zoning district. The applicant proposes a front yard of zero feet, for a portion of the building. Therefore, a variance is required.

North side yard

In the “RMU” district, the minimum required interior side yard is 5 ft. plus 2 ft. for every storey above the first storey, for a total of 13 ft. for this development. The applicant is proposing a north side yard of 9 ft. to the building, and 0 ft. to an outdoor canopy, respectively. Therefore, a variance is required.

South side yard

In the “RMU” district, the minimum required interior side yard is 5 ft. plus 2 ft. for every storey above the first storey, for a total of 13 ft. for this development. The applicant is proposing a south side yard of 5 ft.; therefore, a variance is required.

Rear yard

The minimum required rear yard in the “RMU” district is 25 ft. The applicant proposes 10 ft.; therefore a variance is required.

Parking

Number of stalls

The required number of parking stalls for this development located within the Urban Infill Area is 30 stalls. The applicant is proposing 16 stalls; therefore a variance is required.

Visitor stalls

The required number of visitor stalls for this development is 2. The applicant is proposing zero visitor stalls; therefore a variance is required.

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division to make some site planning and design adjustments, including:

- The applicant agreed to adjust their plans to eliminate a previous variance for substandard widths for stalls next to a fence.
- The applicant agreed to meet the Winnipeg Zoning By-Law requirement for landscaping and responded by adding trees and shrubs to the Sherbrook street edge.
- The applicant agreed to label exterior façade materials on their plans.
 - The Division communicated support for a mix of substantial materials, that EIFS / stucco comprise only a minority of the street-facing façade, and that the other three facades also have a mix of materials.
 - The Division communicated support for the brick veneer on the ground floor facades; as well as the murals which will add life to the building and streetscape.
 - The current proposed mix of materials meets the Division's expectations.

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg policy 01-4 Housing, states:

Direction 1: Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the city. Relevant Enabling Strategies include:

- *With guidance from Complete Communities, encourage the development of safe and affordable housing throughout the city.*
- *Support the creation of a range of sizes, forms and tenures of housing. Tools include applying zoning by-laws and processes for approval.*

The applicant has informed the City of an intended funding arrangement to provide affordable housing, confirmed through the following letter from Canadian Mortgage and Housing Corporation (CMHC):

"The property review is complete and approved, they are just reviewing the profile of the borrowers. I would suspect we will get approval and a Certificate of Insurance from CMHC in the next few weeks".

The applicant indicates that the following is the intended affordable housing program:

- The total residential income will be at least 10% less than the potential residential income for this project, as determined by an approved appraisal report.
- 6 of the proposed 28 residential units, 21% of the total, will be rented at or below 30% of the median household incomes for the West Broadway neighbourhood.

The applicant commits to maintaining these affordability criteria, through oversight of CMHC, for a minimum of 10 years from the date of first occupancy.

The City requires confirmation of the above prior to release of occupancy permits (see CONDITIONS OF APPROVAL, below, for more information).

The City's support for zoning flexibility regarding parking supply (explained below under WINNIPEG ZONING BY-LAW) provides an incentive for this development to occur, in alignment with the above-mentioned policies of OurWinnipeg.

Direction 5: Support the integration of specialty housing within residential neighbourhoods, with a particular focus on locations near a variety of transportation options.

The proposed development represents housing for those on lower incomes as well as those with various levels of mobility (see below under Direction 9 for more on accessibility). As such, the development meets the above-mentioned policy of OurWinnipeg.

Direction 3: Establish partnerships with the private, not-for-profit and government sectors to provide affordable housing throughout the city, with a particular focus on locations near a variety of transportation options. Relevant Enabling strategies include:

- *Maintain a collaborative approach to affordable housing, recognizing that the City can play a role by facilitating and providing incentives to other partners.*
- *Encourage new and infill development, as well as the redevelopment of existing properties to incorporate affordable housing that is integrated with market housing.*
- *Promote partnership with housing developers and other housing stakeholders in continually resolving issues related to affordable housing, visitable housing and land use needs.*

The City's support for a reduction in parking supply (explained below under WINNIPEG ZONING BY-LAW) helps enable the affordable housing model, in alignment with the above policies.

OurWinnipeg policy 03-1 Opportunity, states:

Direction 9: Collaborate with developers, community organizations and other partners to foster an age-friendly and accessible urban environment. Relevant Enabling Strategies include:

- *With guidance from Complete Communities, encourage age-friendly and accessible new development in existing neighbourhoods.*

Housing with universal accessibility provides options for those living with mobility challenges. It also allows for 'aging-in-place' – an option for residents to remain in their neighbourhood of choice as they move through different stages of life related to age and ability.

The applicant provided the following information (summarized) regarding accessibility features included in the development:

- The building will contain a grade level entrance to elevator lobby serving the apartment floors above, and grade level entries to 3 commercial units facing Sherbrook Street.
- The entrance to the apartment lobby, and entrances to commercial units, will be served by a power door operator.
- The required accessible parking space has been placed closest to the lobby entrance.

- The commercial units will be designed in accordance with Manitoba Building Code requirements for accessibility. This will include accessible washroom on the main floor.
- Doors to bathrooms in units are 36" wide to facilitate access.

The Urban Planning Division is very supportive of the incorporation of accessibility features which help meet the needs of a diverse cross section of community members.

COMPLETE COMMUNITIES DIRECTION STRATEGY

Sherbrook Street has the characteristics of a Community Mixed Use Corridor in the *Complete Communities Direction Strategy*.

Key policies guiding development along Community Mixed Use Corridors include:

- *Promote the enhancement of existing Community Mixed Use Corridors through moderate intensification.*
- *Promote the conservation of traditional commercial storefronts where practical.*

The proposal represents a moderate land use intensification which aligns with the above policy, and which is suitable here given the property is located:

- Directly adjacent to regular and high frequency transit service running north/south.
- Directly adjacent to a traffic-protected bike lane along Sherbrook Street.
- Within walking distance to the University of Manitoba.

The development provides commercial storefronts addressing the sidewalk.

Per above, the proposed development complies with the intent of *Complete Communities*.

WINNIPEG ZONING BY-LAW 200/06

Neighbourhood Main Streets Planned Development Overlay (PDO)-1

The Neighbourhood Main Streets PDO-1 (Schedule G of the Winnipeg Zoning By-Law) imposes limits on the types, and sizes, of particular land uses. The PDO-1 does not impose any limitations on the type or sizes of uses (residential and office) proposed for this building.

VARIANCES

Lot area per dwelling unit

In cases where a property is in either the "RMF-L", "RMU", or "CMU" zoning district, the Urban Planning Division may support density variances at a level suitable within the context.

In this case, the context includes several multifamily buildings along Sherbrook and Maryland, including some recently built, higher-density buildings. Examples include:

155 Sherbrook – built 2013 - 465 sq. ft. lot area/ dwelling unit.

185 Sherbrook – built 2015 - 204 sq. ft. lot area/ dwelling unit.

267 Sherbrook – built 2018 - 260 sq. ft. lot area/ dwelling unit.

The subject proposed density of 439 sq. ft. lot area/ dwelling unit is well within the recently-approved range for multifamily and mixed-use buildings along this stretch of Sherbrook Street.

In addition, the subject requested density variance is relatively minor at 12%.

The Division supports this variance and recommends that it be approved.

Yards

Front yard

As shown on the plan, one point of the building reaches zero feet from the front property line; the rest of the building slants back providing a front yard of 25 ft. at its largest point.

This is exactly the same condition that exists for 194 Sherbrook – the building directly south of this property, as shown on page 1 1.0 of the attached plans. This condition provides ample space in the front of the building for patio seating and landscaping. The Division supports this variance and recommends that it be approved.

North side yard

Given the Mature Community context and highly ‘urban’ local development pattern, the Division believes that the proposed north side yard of 9 ft. is suitable. In addition, the north butting abutting property is commercial – a type of use that is not as sensitive to impacts from neighbouring yard reductions. The 0 ft. component of this side yard variance applies only to an outdoor canopy which provides shelter to those entering and exiting the building. For these reasons the Division supports this variance and recommends that it be approved.

South side yard

For the same reasons as above under “North side yard”, the Division supports the south side yard variance as proposed. Five feet provides sufficient space for a universally accessible walkway connecting the front and rear of the property; and the development immediately south is commercial. The Division supports this variance and recommends that it be approved.

Rear yard

The rear yard is 10 ft. at its smallest point and enlarges to approximately 35 ft at its largest point by virtue of the angled building design. This results in a large portion of the rear yard being compliant with the By-Law requirement; and in turn significantly reduces any adverse impact of the variance. The Division supports this variance and recommends that it be approved.

Parking

Number of stalls

The applicant provided a parking study to assist the Division in determining support. The following are highlights of the parking study (summarized):

- 21st Century Living – the project is tailored to those interested in walking and cycling, pedestrian friendly urban environments,
- Central Location – The property is within walking distance to high demand activities like downtown, the Winnipeg Art Gallery, Misericordia Hospital, University of Winnipeg.

- Transit and AT Infrastructure Node – the property is on a major transit node as well as overlooking the cycling infrastructure on Sherbrook Street. This will reduce the need for individual car ownership
- Space Sharing – the applicant believes that some residential users may vacate their spaces during the day for the benefit/use of commercial tenants.

The Division supports parking reductions on Sherbrook Street which is a quality transit corridor and contains a traffic-protected cycling lane. Both of these measures support use of modes of travel other than personal automobile.

However, given that the requested parking reduction is steep at 16 stalls instead of (or a 0.53 ratio of stalls per dwelling unit), the Division was clear to the applicant that in order to provide support, we would require a significant amount of the onsite bike parking, as well as one of the following options:

1. A car share vehicle and dedicated stall, or
2. a ratio of affordable units (because lower income residents tend to exhibit lower rates of car ownership than the general population).

The applicant has opted for option 2 above and provided the City with a letter of confirmation from Canadian Mortgage and Housing Corporation (CMHC), as noted above under “OURWINNIPEG”

In summary, the Division supports the proposed parking variance for the following reasons:

- The development provides affordable units, which is associated with much lower rates of car ownership.
- The property is located directly on a transit quality corridor.
- The property is located directly on a corridor with a traffic-protected cycling lane.
- The property is within walking distance of the University of Winnipeg.

Visitor stalls

The applicant is going above and beyond on accessible parking by providing a wheelchair van-accessible parking stall that is not required based on the number of units.

In terms of visitor stalls, the Division commonly supports variances where onsite space for parking is at a premium on urban lots, and where nearby street parking exists to accommodate casual visitor parking. Visitor parking exists on both Sherbrook Street and Sara Ave. For the above reasons, the Division therefore supports this variance and recommends that it be approved.

CONSULTATION

The Division recommended that the applicant conduct community consultation. The applicant provided the following information (summarized) regarding consultation. The applicant states that they:

- Informally discussed the project to many people in the neighbourhood.
- Received a generally enthusiastic and positive response.
- Met with the owners of the laundromat north of the site, who provided them with a supportive response.
- The applicant provided the City with a letter of support from the West Broadway BIZ. The letter states:

“Having seen the plans, we are excited to welcome this vibrant forward-thinking development that will add (units) to our neighbourhood. It is developments like this that make West Broadway a great place to live, work, and shop.”

CONDITIONS OF APPROVAL

Affordable units

Given that the Division’s support for the large parking variance hinges on a quantity of affordable units being provided, a condition of approval is included requiring the applicant to provide the City with proof of the terms of affordability for the development, prior to issuance of building permits.

Plan approval

The Urban Planning Division recommends plan approval in order to allow the application and the Division to work collaboratively toward final building and site details.

REASONS FOR RECOMMENDATIONS

In the context of Section 247(3), the Urban Planning Division recommends **approval with conditions** for the following reasons:

- (a) is consistent with Plan Winnipeg and any applicable secondary plan;
In that, the proposal focuses multifamily residential and commercial uses along a Corridor; provides affordable units, and includes accessibility features.
- (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;
In that, the development provides a scale and form that are compatible with the context.
- (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
In that, the parking variance is offset by suitable measures, and other variances are relatively minor and suitable within this urban, mature community location along a major Corridor.
- (d) is compatible with the area in which the property to be affected is situated.

In that, the parking variance is offset by suitable measures, and other variances are relatively minor and suitable within this urban, mature community location along a major Corridor.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

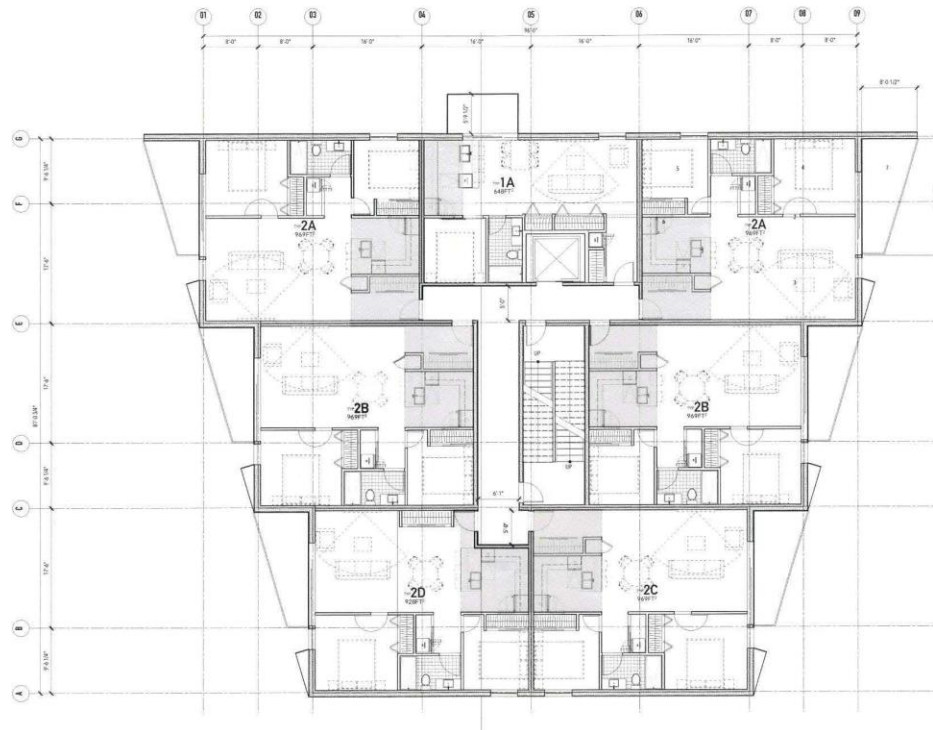
The proposed rezoning and subdivision aligns with the Key Direction of *OurWinnipeg* that applies to the Mature Communities Policy Area, which states: “*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg’s changing population.*”

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed rezoning and subdivision complies with the *Winnipeg Climate Action Plan* because the proposed development would increase the residential density of an established neighbourhood.

SUBMITTED BY


Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: October 19, 2020
File No. DAV 20-122569\D



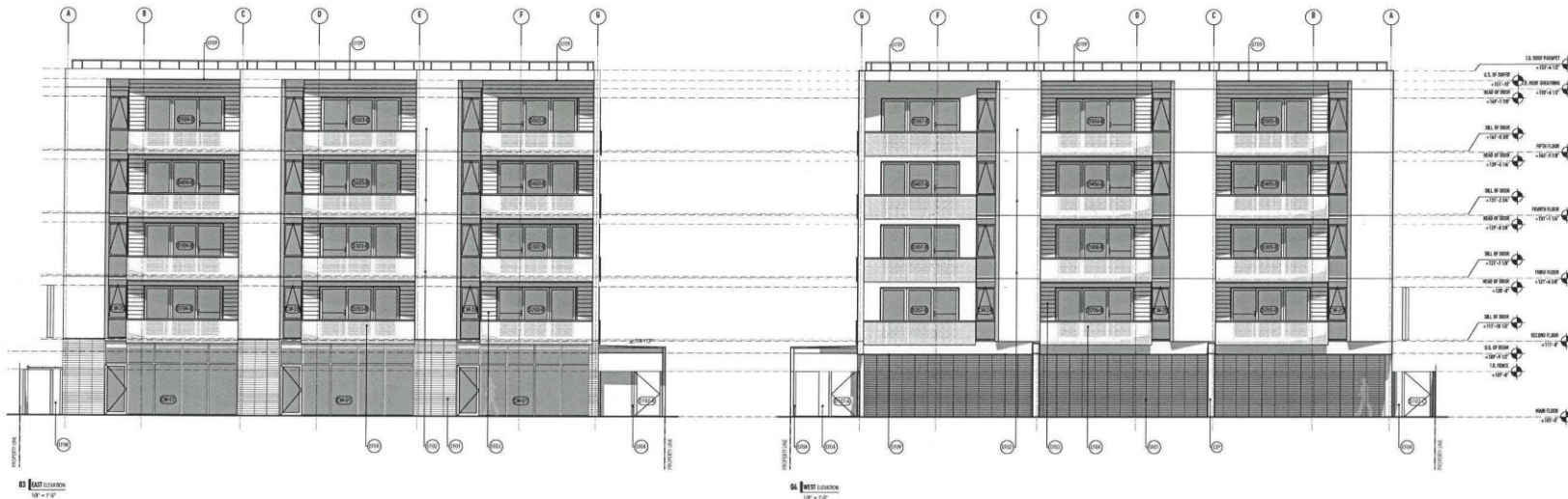
**ZONING AND PERMITS
BRANCH**
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN (22589) 000
SHEET# 2 OF 9
APPLICATION (SGD.) [Signature]
DEV EXAM. muln
DATE Aug 25 / 2020

LEGEND
1. KITCHEN
2. BATHROOM
3. LIVING AREA
4. BEDROOM
5. HALL
6. BALCONY
7. STAIRS

NOT FOR CONSTRUCTION
01 2ND FLOOR PLAN
1/8" = 1'-0"

1819	2020/03/04
 MONTEYNE architecture works INCORPORATED 198 SHERBROOK COMMONS WINNIPEG, MB 198 SHERBROOK STREET 2ND FLOOR PLAN	

A2.2



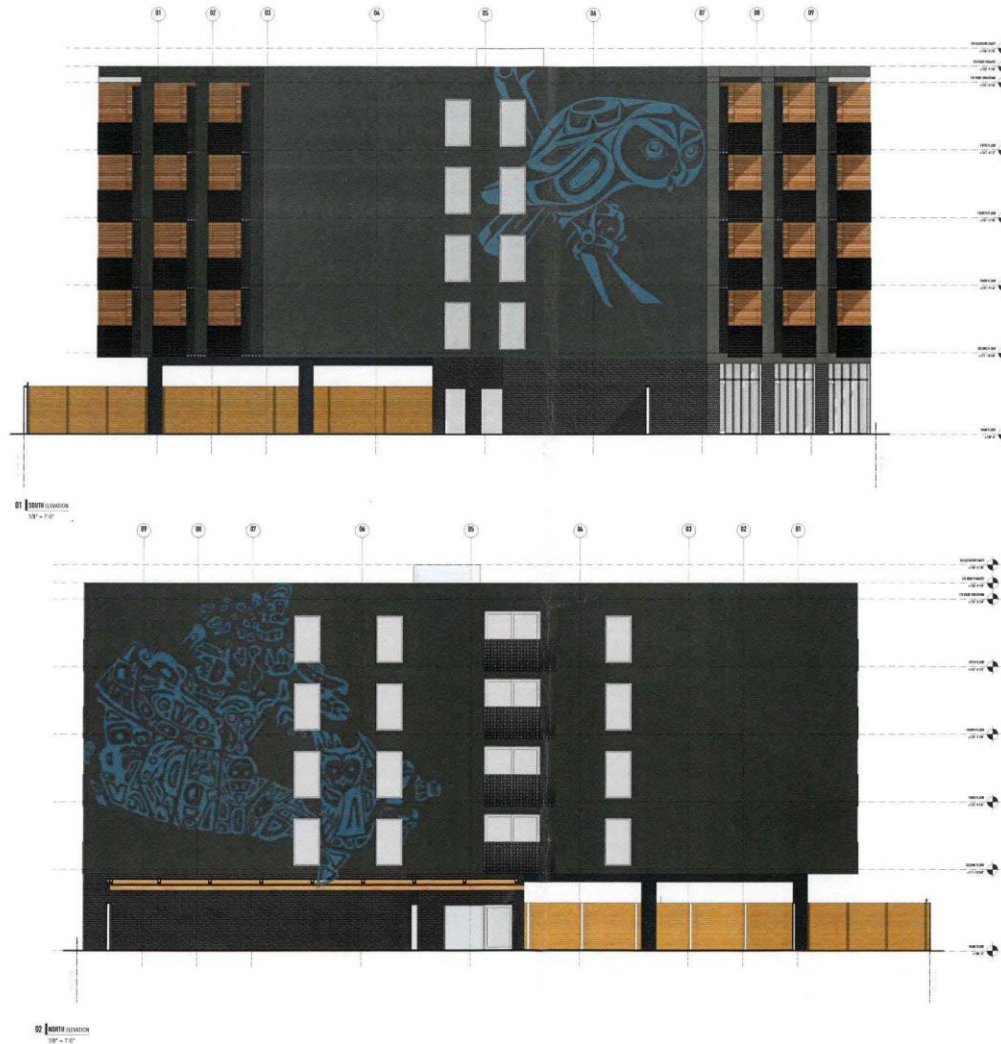
ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DA 122569 / 200
SHEET# 4 OF 9
APPLICATION (SGD) [Signature]
DEV EXAM. [Signature]
DATE SEP 10 2020

not for construction

A ISSUED FOR REVIEW 2020/05/04	
1819	2020/05/01
 MONTEYNE architecture works INCORPORATED 198 SHERBROOK COMMONS WINNIPEG, MB 198 SHERBROOK STREET EAST/WEST ELEVATIONS	


A3.1



ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAY 122507/20
SHEET# 5 OF 9
APPLICATION (SGD) [Signature]
DEV EXAM. Mulin
DATE Aug 25/2020

not for construction


1819	2020/03/04
 MONTENE architecture works 198 SHERBROOK COMMONS WINNIPEG, MB 198 SHERBROOK STREET SOUTH/NORTH ELEVATIONS	

A3.0



**ZONING AND PERMITS
BRANCH**
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DN 122589/20
SHEET# 6 OF 9
APPLICATION (SGD) [Signature]
DEV EXAM. [Signature]
DATE July 25, 2020

not for construction


1870	2020/03/04
 MONTEYNE architecture works INCORPORATED 198 SHERBROOK COMMONS WINNIPEG, MB 198 SHERBROOK STREET EAST/WEST ELEVATIONS	

A3.1



ZONING AND PERMITS
 BRANCH
 THIS PLAN IS SUBMITTED FOR APPROVAL
 IN CONNECTION WITH DN 27569/200
 SHEET# 2 OF 9
 APPLICATION (SGD) [Signature]
 DEV EXAM. [Signature]
 DATE May 25, 2020

not for construction

1819	2020/03/04
 MONTENE architecture works INCORPORATED 198 SHERBROOK COMMONS WINNIPEG, MB 198 SHERBROOK STREET EAST/WEST ELEVATIONS	

A9.0



ZONING AND PERMITS
BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DA 122529 MOD

SHEET# 8 OF 9

APPLICATION (SGD) 3

DEV EXAM. Mulin

DATE Aug 25/20

not for construction

1819	2020/03/04

M
MONTEYNE
architecture works
INCORPORATED


198 SHERBROOK COMMONS
WINNIPEG, MB
198 SHERBROOK STREET
EAST/WEST ELEVATIONS

A9.1



ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH 122564/2010
SHEET# 9 OF 9
APPLICATION (SGD) [Signature]
DEV EXAM. Melis
DATE Aug 25, 2010

not for construction

1819	2020/03/04
 MONTEYNE architecture works INCORPORATED 198 SHERBROOK COMMONS WINNIPEG, MB 198 SHERBROOK STREET EAST/WEST ELEVATIONS	

A9.2