

Agenda – Riel Community Committee – June 19, 2023

PUBLIC HEARINGS

**Item No. 5 Variance – 49 Fermor Avenue
(St. Vital Ward)
File DAV 132157/2023D [c/r DAZ 202/2023]**

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the application to vary the proposed "RMF-S" Development & Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows:

1. For the construction of a multi-family dwelling (3 units) to permit a lot area of 5150 square feet (478.4 square metres) instead of 9000 square feet (836.1 square metres); and
2. For the establishment of an accessory parking area to permit insufficient buffering of a parking area located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district.

Subject to the following conditions:

1. That the height of the principal buildings shall be limited to a maximum of 28 feet.
2. That the rear yard to the living space of the principal buildings shall be a minimum of 27 feet.
3. That the minimum east side yard to the living space of the principal building shall be a minimum of 4 feet.
4. That the minimum west side yard to the living space of the principal building shall be a minimum of 4 feet.
5. That the maximum lot coverage for the principal building shall be 30% and the maximum lot coverage for all accessory structures shall be 12%.
6. Lot coverage for the principal building for a fourplex may be increased up to 42% by taking the lot coverage allocation from the lot coverage for accessory structures.
7. That required landscaping should be planted within 12 months of occupancy.
8. That no front approaches shall be permitted.

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WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

9. That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 23-132157D, dated April 25, 2023 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

OR

That the Owner must submit plans showing how the design of any and all proposed development conforms with conditions for maximum height and lot coverage, minimum setbacks for side and rear yards, and the Site Plan and Building Design sections within the Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to 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.

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- File:** DAV 132157/2023D
- Applicant:** Camco Electric (Cam Couper)
- Premises Affected:** 49 Fermor Avenue
- Legal Description:** LOT 17 BLOCK 4 PLAN 2785 112/113 ST B, hereinafter called “the land”
- Property Zoned:** “R1-M” (Residential Single-Family-Medium)
Proposed “RMF-S” (Residential Multi-Family-Small)
- Nature of Application:** To vary the proposed "RMF-S" Development & Design Standards of the Winnipeg Zoning By-law No. 200/2006 as follows:
1. For the construction of a multi-family dwelling (3 units) to permit a lot area of 5,150 square feet (478.4 square metres) instead of 9,000 square feet (836.1 square metres);
 2. For the establishment of an accessory parking area to permit no buffering of parking located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district.
- Exhibits Filed:**
1. Application dated April 4, 2023
 2. Notification of Public Hearing dated May 23, 2023
 3. Manitoba Status of Title 3184521/1
 4. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
 5. Plans, Sheets 1 to 5 for File DAV 132157/2023D dated April 25
 6. Report from the Urban Planning Division dated May 24, 2023
 7. Inspection Report

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

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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.

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 23-132157\D – 49 Fermor Avenue

Issue: For consideration at the public hearing for Variances associated with the establishment of a three-unit multi-family dwelling use

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

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Iskierski, MCP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the proposed "RMF-S" Development & Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows:

1. For the construction of a multi-family dwelling (3 units) to permit a lot area of 5150 square feet (478.4 square metres) instead of 9000 square feet (836.1 square metres); and
2. For the establishment of an accessory parking area to permit insufficient buffering of a parking area located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district.

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4. That the minimum west side yard to the living space of the principal building shall be a minimum of 4 feet.
5. That the maximum lot coverage for the principal building shall be 30% and the maximum lot coverage for all accessory structures shall be 12%.
6. Lot coverage for the principal building for a fourplex may be increased up to 42% by taking the lot coverage allocation from the lot coverage for accessory structures.
7. That required landscaping should be planted within 12 months of occupancy.
8. That no front approaches shall be permitted.

9. That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 23-132157D, dated April 25, 2023 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

OR

That the Owner must submit plans showing how the design of any and all proposed development conforms with conditions for maximum height and lot coverage, minimum setbacks for side and rear yards, and the Site Plan and Building Design sections within the Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to 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 associated with a rezoning require a public hearing as per *The Development Procedures By-law No. 104/2020* 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.

FILE/APPLICANT DETAILS

FILE: DAV 23-132157D
RELATED FILES: DAZ 202/2023, 23-130359 ZR
COMMUNITY: Riel Committee
NEIGHBOURHOOD #: 5.516 - Varennes

SUBJECT: To vary the proposed "RMF-S" Development & Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows:

1. For the construction of a multi-family dwelling (3 units) to permit a lot area of 5150 square feet (478.4 square metres) instead of 9000 square feet (836.1 square metres); and
2. For the establishment of an accessory parking area to permit insufficient buffering of a parking area located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district.

LOCATION: 49 Fermor Avenue
LEGAL DESCRIPTION: LOT 17 BLOCK 4 PLAN 2785 112/113 ST B

APPLICANT: Cam Couper (Camco Electric)
1432 Erin St
Winnipeg, MB R3G 2S8

OWNER: Cameron Couper
1432 Erin St
Winnipeg, MB R3E 2S8

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 on the north side of Fermor Avenue in the Varennes neighbourhood of the St Vital ward.
- The subject site is 5174 square feet (480.68 square metres) in area. The site is currently occupied by a one-storey house built in 1922.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods - Mature Communities policy area. The property is zoned "R1-M" Residential Single-Family Medium district.

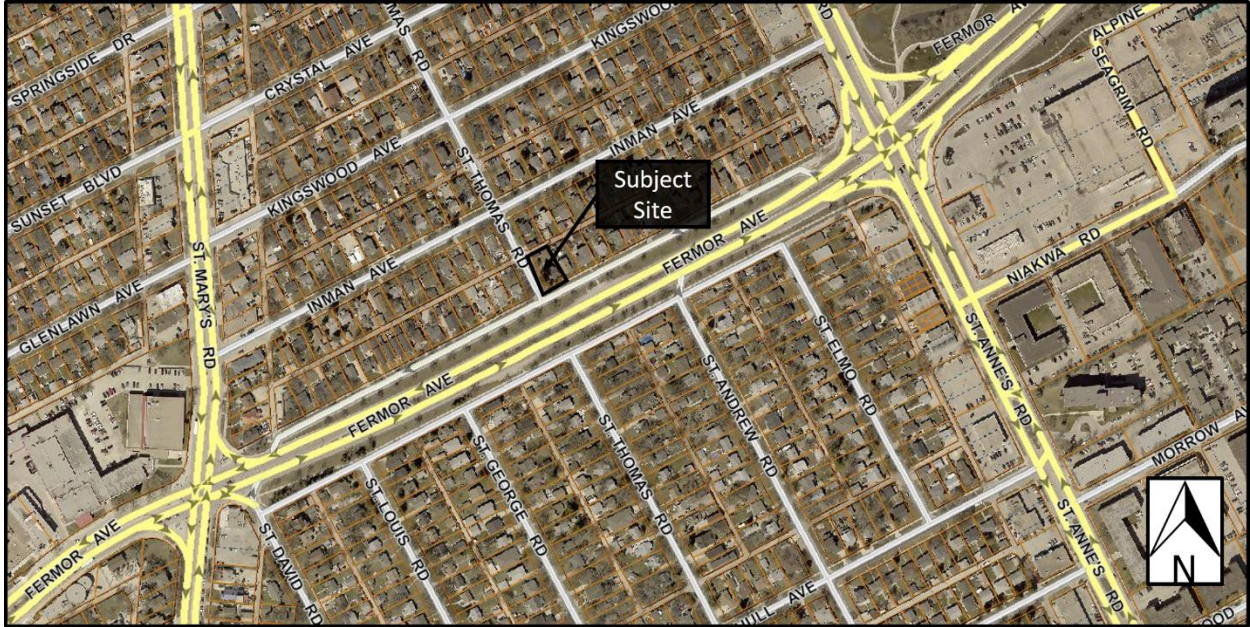


Figure 1: Aerial photo of subject site and surrounding area (flown 2021).

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Laneway then detached single-family dwelling zoned “R1-M” Residential Single-Family Medium District.

South: FERMOR Avenue then detached single-family dwelling zoned “R1-M” Residential Single-Family Medium District.

East: Detached single-family dwelling zoned “R1-M” Residential Single-Family Medium District.

West: St. Thomas Road then detached single-family dwelling zoned “R1-M” Residential Single-Family Medium District.

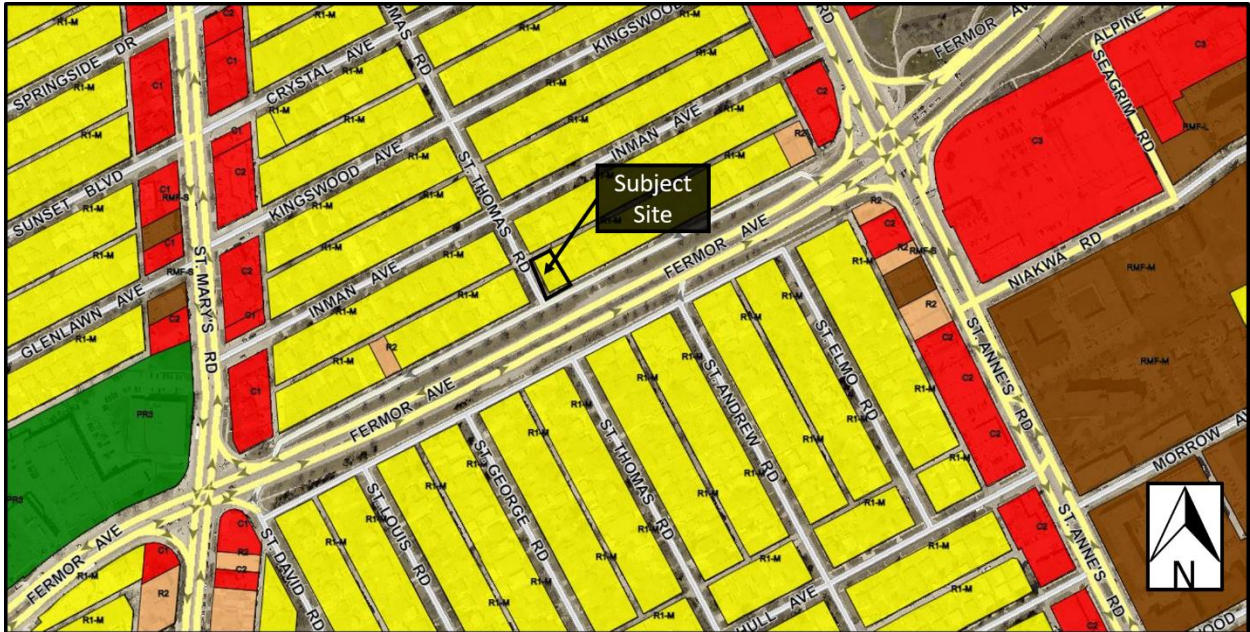


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a multi-family building that will encompass three (3) residential units.
- The building being proposed is two storeys in height with entrances on the front façade facing Inman Avenue and along the west façade in the corner side yard and along the rear façade in the rear yard.
- The building footprint is 22 feet (6.71 metres) wide by 39 feet (11.89 metres) in length which represents a lot area coverage of 25.1% with soft landscaping covering 40% of the lot area.
- A total of five (5) parking stalls will be provided behind the building.
- Of the five (5) parking stalls, one (1) is designated as an accessible parking stall as well as a visitor stall.
- Vehicular access to the property is proposed by way of the existing rear laneway accessed from St. Thomas Road to the west.
- Garbage is located in an enclosure adjacent to the parking area and rear laneway.
- A site plan, landscaping plan, floor plans, elevations and renderings have been provided.
- The proposed development requires a rezoning application that will rezone from “R1-M” Residential Multi-Family Medium District to “RMF-S” Residential Multi-Family Small District (see associated Re-zoning application and planner’s report for DAZ 202-2023).
- The applicant also applied for and was approved to provide an alternative equivalence compliance for the street edge landscaping along St. Thomas Road where there was insufficient space to include all of the required trees. Instead the applicant planted the required trees in the rear yard (application No. 23-130359 ZR).

COLLABORATIVE PLANNING and CONSULTATION

With the Urban Planning and Design Division

The applicant engaged the Urban Planning and Design Division for preliminary discussions prior to making a formal application and revised the site plan and elevation drawings as per the recommendations of the Urban Planning and Design Division to align the proposed development with the newly adopted *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities*.

With the Public

The applicant did not include any signatures of support in their application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 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.

- As part of *Complete Communities Direction Strategy 2.0*, the City has an intensification target under Section B1. General Growth Goal 2 - Policy 2.1 states that a minimum of 50% of all new dwelling units be accommodated in the intensification target area of the city of which this property is located within.
- The subject property is located in an Established Neighbourhood designated as a “Mature Community” as outlined in *Complete Communities Direction Strategy 2.0*.
- The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states “encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City’s residential intensification target.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:
 - 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.*
 - 1.6 *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;*
 - 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.*
 - 1.8 *Low-rise residential uses will generally be encouraged on arterial roads and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*
 - 1.9 *Small-scale residential uses other than single-family residential may be accommodated*

- *Complete Communities Direction Strategy 2.0* states Mature Communities “present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure.”
- Goal 2 states “design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.” More specifically, policies that relate to the subject proposal are as follows:

2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.

2.5 Encourage a variety of architectural styles.

2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the aesthetics of the street and neighbourhood.

2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

- a. Window placement that supports passive surveillance;*
- b. Unit entrances with direct access to the street;*
- c. Front porches;*
- d. Balconies;*
- e. Awnings;*
- f. Lighting; and*
- g. Height of primary entrances.*

2.12 New developments should respect and complement the existing character of the built form of surrounding properties.

2.14 Avoid buildings that create long blank walls facing public streets.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:

- a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;*
- b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and*
- c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.*

2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.

2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.

2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

- Goal 3 states “ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.” More specifically, policies that relate to the subject proposal are as follows:

3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.

3.2 Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.

3.6 Encourage new developments that incorporates housing types that enable “aging in place” in Established Neighbourhoods.

The subject proposal aligns with the above applicable policies for Mature Communities for the following reasons:

- The development will help achieve residential intensification targets;
- The development will positively contribute to the surrounding neighbourhood by providing additional housing options;
- The proposed development will better utilize existing infrastructure including the street network, active transportation paths to the east, water and wastewater service capacity and city services such as library, recreation and education;
- The proposed density is compatible with the surrounding context where this section of Fermor Avenue in that it is only a slight increase from the adjacent detached single-family dwellings; and
- The proposed design meets the design policies mentioned above. Namely, the building is oriented to the street, has a height and scale similar to surrounding buildings, uses a variety of building materials, adds to the architectural interest of the area, includes features such as porches and balconies that increase activity along the street edge, and takes vehicular access from the rear laneway.

SMALL SCALE AND LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINES FOR MATURE COMMUNITIES

- The *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities (Infill Guidelines)* were adopted by Council on June 24, 2021.

- The subject application was submitted to the Urban Planning Division after the adoption of the *Infill Guidelines* therefore the *Infill Guidelines* apply.
- The proposed development meets the Preferred Location Criteria for Triplexes and all of the applicable site design guidelines including front, rear and side yard setbacks, lot coverage and landscaping.
- The proposed development meets all of the applicable building design guidelines including building height, roof pitches, façade materials and architectural features, main floor height, entrances, projections into setbacks, privacy and utilities servicing and mechanical.
- The only *Design Guidelines* that the proposed development does not meet from the *Infill Guidelines* is to design for accessible suites and that the design of the building takes cues from surrounding architectural features.
 - Please note that the language in the *Infill Guidelines* used is 'encouraged' therefore this is not a requirement.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reasons for the Variances

Reduced lot area requirements

The minimum lot area in the "RMF-S" zoning district is 9000 square feet (836.13 square metres). The applicant is proposing a lot area of 5174 square feet (480.68 square metres). For this reason, a variance are required.

Substandard parking requirements

Where a multi-family use abuts a residential district, buffering between the parking area and the existing residential uses should be provided. The applicant is proposing no buffering of parking located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district to accommodate the requirements for parking stalls and garbage enclosures. For this reason, a variance is required.

ANALYSIS OF VARIANCES

The Urban Planning Division supports this type of moderate infill development within Mature Communities because it utilizes existing infrastructure in an efficient manner, has a minimal impact on the existing form, and adds a moderate increase in density.

Reduced lot area requirements

The **support** for the proposed lot area variance to the dimensional standards of the *Winnipeg Zoning Bylaw* is based on the proposal meeting the Preferred Location Criteria and all of the required Site and Design Guidelines outlined in the *Infill Guidelines*. The *Infill Guidelines* ensure that a proposal is consistent and compatible with the surrounding context by guiding where certain types of development can occur and by providing design considerations to fit into the existing urban fabric. More specifically, the subject proposal is compatible with, and will not create a substantive effect, on the area in the following ways:

- The Preferred Location Criteria for Triplexes in Area 1 as outlined in the *Infill Guidelines* states that triplexes should be permitted on corner lots, including interior corner lots, and have a minimum site width of 35 feet (10.66 metres) and a minimum site area of 3500 square feet (325.16 square metres). The subject site is on a corner lot and has a site width of 50 feet (15.24 metres) and a lot area of 5174 square feet (480.68 square metres).

- The *Infill Guidelines* provide Design Guidelines for triplexes also include provisions for privacy and amenity of adjoining properties including side yard setbacks, offsetting window placement or using other screening measures and aligning the building footprint to that of the surrounding context.
- There is nothing to suggest that the establishment of a buildable lot less than 9000 square feet (836.13 square metres) and the construction of a triplex will cause any adverse effect on the existing surrounding properties.

Buffering from parking area

The Urban Planning and Design Division **supports** the variance to provide no buffering of parking located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district as the parking area is already established and any buffering would reduce the number of parking stalls which would necessitate an additional variance to permit fewer parking stalls than the *Winnipeg Zoning By-Law* requires. In addition, the space not used for buffering will allow space for a refuse.

The proposed variances are the minimum modification of the *Winnipeg Zoning Bylaw* required to remove the injurious effect on the applicant's property which would allow the applicant to introduce additional density on the site in a manner that helps the City meet its residential intensification target and is consistent with the policies guiding development under the Established Neighbourhoods - Mature Communities policy area within the *Complete Communities Direction Strategy 2.0*.

In conclusion, the subject proposal meets the applicable intents and policies outlined by *OurWinnipeg 2045*, *Complete Communities Direction Strategy 2.0* and the *Infill Guidelines* with regard to providing infill housing in a context sensitive manner that is compatible with the area. The subject variance does not have a substantial adverse impact on the surrounding area and is the minimum modification of the Bylaw required to relieve the injurious effect of the zoning bylaw on the applicant's property. For these reasons, the Urban Planning and Design Division approves the subject variance application.

CONDITIONS OF APPROVAL

A set of standard conditions applied to *Infill Guidelines* proposals are included on this variance approval (conditions 1-9). This includes a condition of approval requiring substantial conformance with the submitted plans, to ensure future development will be compatible with the area. Should development change, then a Plan Approval application (with approval via the Director of Planning, Property and Development) will be required and those plans would also be reviewed against the relevant conditions under the *Infill Guidelines*.

Please note that the conditions for the lot coverage are also written with the option to increase the lot coverage for the principal building should a fourplex ever be constructed on site. The reason for this is that while the subject site meets the Preferred Location Criteria for a fourplex, Water and Waste had concerns with more than three units at this time. However, in the future, should new information arise and a fourplex becomes a possibility, this condition was included to provide flexibility for that option.

REASONS FOR RECOMMENDATIONS

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

- (a) is consistent with Plan Winnipeg and any applicable secondary plan;
In that, the application is consistent with the Complete Communities Direction Strategy's 2.0 policies for Established Neighbourhoods - Mature Communities.
- (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 design elements of the proposed project align with the surrounding context and help reduce any potential adverse effects on adjoining properties.
- (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 proposed variances would allow the applicant to introduce additional density on the site in a manner that is consistent with the policies guiding development under the Established Neighbourhoods - Mature Communities policy area within the Complete Communities Direction Strategy 2.0.
- (d) is compatible with the area in which the property to be affected is situated.
In that, the development is designed to the scale of the neighbouring buildings in that it is two storeys, has relatively the same lot coverage and has similar setbacks to the existing development on this block of Fermor Avenue.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

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 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.

6.6 Intensification Target

- Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed by *Complete Communities*.

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*.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.1:** Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service
- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Daniel Iskierski, MCP
Date: Wednesday, May 24, 2023
File No. DAV 23-132157\D

SITE PLAN
SCALE 1/8" = 1'-0"

PARKING RECEPTACLE SECTION
SCALE 1/2" = 1'-0"

BUILDING DESIGN SUMMARY (2012 NBC PART 9)

SECTION 9.1 - GENERAL
BUILDING HEIGHT: 2 STOREYS
BUILDING AREA: 133.2 SQ. M. (1434.0 SQ. FT.)
MAJOR OCCUPANCY CLASSIFICATION:
GROUP - RESIDENTIAL
ARTICLE 9.1.1

SECTION 9.2 - MEANS OF EGRESS
DESIGN OCCUPANT LOAD:
Dwellings Units (9 Bedrooms) = 18 PERSONS
ARTICLE 9.2.1.3
NUMBER OF REQUIRED EXITS: 1 PER SUITE
ARTICLE 9.2.2
EGRESS WINDOWS OR DOORS FOR BEDROOMS: YES
ARTICLE 9.2.3

SECTION 9.3 - FIRE PROTECTION
ROOF ASSEMBLY: 45 MIN. RATING
ARTICLE 9.3.0.1
LOAD BEARING WALL, COLUMN AND ARCHES TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR OR ROOF ASSEMBLY
ARTICLE 9.3.0.3
PENETRATION OF FIRE SEPARATIONS:
CHIMNEYS, DUCTS, PLUMBING STACKS OF DRAINS AND ELECTRICAL SERVICES WHICH PENETRATE A FIRE SEPARATION SHALL BE SEALED AT THE PENETRATION BY A FIRE STOP SYSTEM THAT HAS AN FT RATING NOT LESS THAN THE FIRE RESISTANCE RATING OF THE FIRE SEPARATION
ARTICLE 9.3.0.6
SEPARATION OF RESIDENTIAL SUITES: 45 MIN.
ARTICLE 9.3.0.14
A DUCT THAT PENETRATES A FIRE SEPARATION SHALL BE EQUIPPED WITH A FIRE DAMPER
ARTICLE 9.3.0.15
SPATIAL SEPARATION BETWEEN BUILDINGS:
NORTH BUILDING FACE: NO RATING
EAST BUILDING FACE: 1 HOUR RATING
-CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE
-CLADDING: NON-COMBUSTIBLE
SOUTH BUILDING FACE: 45 MIN. RATING
-CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE
-CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE
WEST BUILDING FACE: 1 HOUR RATING
-CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE
-CLADDING: NON-COMBUSTIBLE
ARTICLE 9.3.1.4
FIRE ALARM SYSTEM: NO
ARTICLE 9.3.1.2 & 9.3.1.12.6
SMOKE ALARMS & SMOKE MONITORED DETECTORS: YES
ARTICLE 9.3.1.1
PORTABLE FIRE EXTINGUISHERS: N/A
AS PER THE NATIONAL FIRE CODE OF CANADA
ARTICLE 9.3.20.4

SECTION 9.3.1.1 - SOUND PROTECTION
EVERY DWELLING UNIT SHALL BE PROVIDED WITH A SOUND TRANSMISSION CLASS (STC) RATING OF AT LEAST 50 -
ARTICLE 9.3.1.2

SECTION 9.3.1.3 - PLUMBING EXCLUSIONS
SYSTEMS USED BY BUILDINGS SHALL COMPLY WITH THE ENERGY EFFICIENCY REQUIREMENTS IN SECTION 9.3.6
ARTICLE 9.3.1.11
THE CONSTRUCTION OF MECHANICAL, PLUMBING OR ELECTRICAL PLUMBING SYSTEMS SHALL COMPLY WITH PART 4 OF THE NBC AND CONSIDER TO THE ENERGY EFFICIENCY REQUIREMENTS IN SECTION 9.3.6
ARTICLE 9.3.1.17

SECTION 9.3.1.3 - PLUMBING EXCLUSIONS
THE DESIGN AND INSTALLATION OF HEATING SYSTEMS, INCLUDING REQUIREMENTS FOR COMPLETION OR, AND FOR CONTROLLING SYSTEMS SHALL COMPLY WITH PARTS 4 OF THE NBC AND TO THE ENERGY EFFICIENCY REQUIREMENTS OF SECTION 9.3.6
ARTICLE 9.3.3.1

SECTION 9.3.4 - ELECTRICAL FACILITIES
ELECTRICAL INSTALLATIONS, INCLUDING THE SERVICE CAPACITY OF THE INSTALLATION AND THE NUMBER AND DISTRIBUTION OF CIRCUITS AND RECEPTACLES, SHALL MEET THE REQUIREMENTS OF THE APPROPRIATE PROVINCIAL, MUNICIPAL OR, IN THE ABSENCE OF SUCH LEGISLATION, SHALL COMPLY TO CSA C22.1, CANADIAN ELECTRICAL CODE, PART I
ARTICLE 9.3.4.1

SECTION 9.3.6 - ENERGY EFFICIENCY
REFERENCE: LOCATION: WINNIPEG, MB
HEATING ZONE: BARY OF BUILDING LOCATION: ZONE 7A (5000-5999)
ARTICLE 1.3.1

COMPLIANCE AND APPLICATION:
-PRESERVE REQUIREMENTS AS DESCRIBED IN SUBSECTIONS 9.36.2 TO 9.36.4
-APPLIES TO BUILDINGS OF RESIDENTIAL OCCUPANCY
ARTICLE 9.36.1.3
ABOVE-GROUND WALL ASSEMBLIES LISTED IN THE DRAWINGS COMPLY WITH TABLE 9.36.2.2.1A. NO CALCULATION OR LABORATORY TESTS ARE REQUIRED TO DETERMINE THE EFFECTIVE THERMAL RESISTANCE OF THE ASSEMBLY
ARTICLE 9.36.2.2.1(4.0) PARA
MIN. EFFECTIVE THERMAL RESISTANCE (R-VALUE) OF ABOVE-GROUND WALLS ASSEMBLIES IN BUILDINGS WITH A HEAT RECOVERY VENTILATOR:
-WALLS: R-VALUE 2.80
ARTICLE 9.36.2.6 PARA
MAX. OVERALL THERMAL TRANSMITTANCE (U) OF FENESTRATION AND DOORS:
-WINDOWS & DOORS: U VALUE 1.6 (MIN. ENERGY RATING 25)
-DOORS: U VALUE 2.7
-ONE EXTERIOR DOOR: U VALUE 2.6
-GLASS INFILLS: U VALUE 2.6
ARTICLE 9.36.2.7
MIN. EFFECTIVE THERMAL RESISTANCE (R-VALUE) OF ASSEMBLIES BELOW GRADE OR IN CONTACT WITH THE GROUND IN BUILDINGS WITH A HEAT RECOVERY VENTILATOR:
-FOUNDATION WALLS: R-VALUE 2.80
-UNHEATED FLOORS BELOW FROST LINE: UNINSULATED
-UNHEATED FLOORS ABOVE FROST LINE: R-VALUE 1.96
-HEATED FLOORS: R-VALUE 2.84
ARTICLE 9.36.2.8 PARA
NOTE:
-REFER TO THE BUILDING ASSEMBLIES FOR WALL, FLOOR AND ROOF R-VALUES

STRUCTURAL SEAL:

PERMITS EXAMINATION BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAV 23-132 (ST/D)

SHEET # 1 OF 5

APR 25 2023

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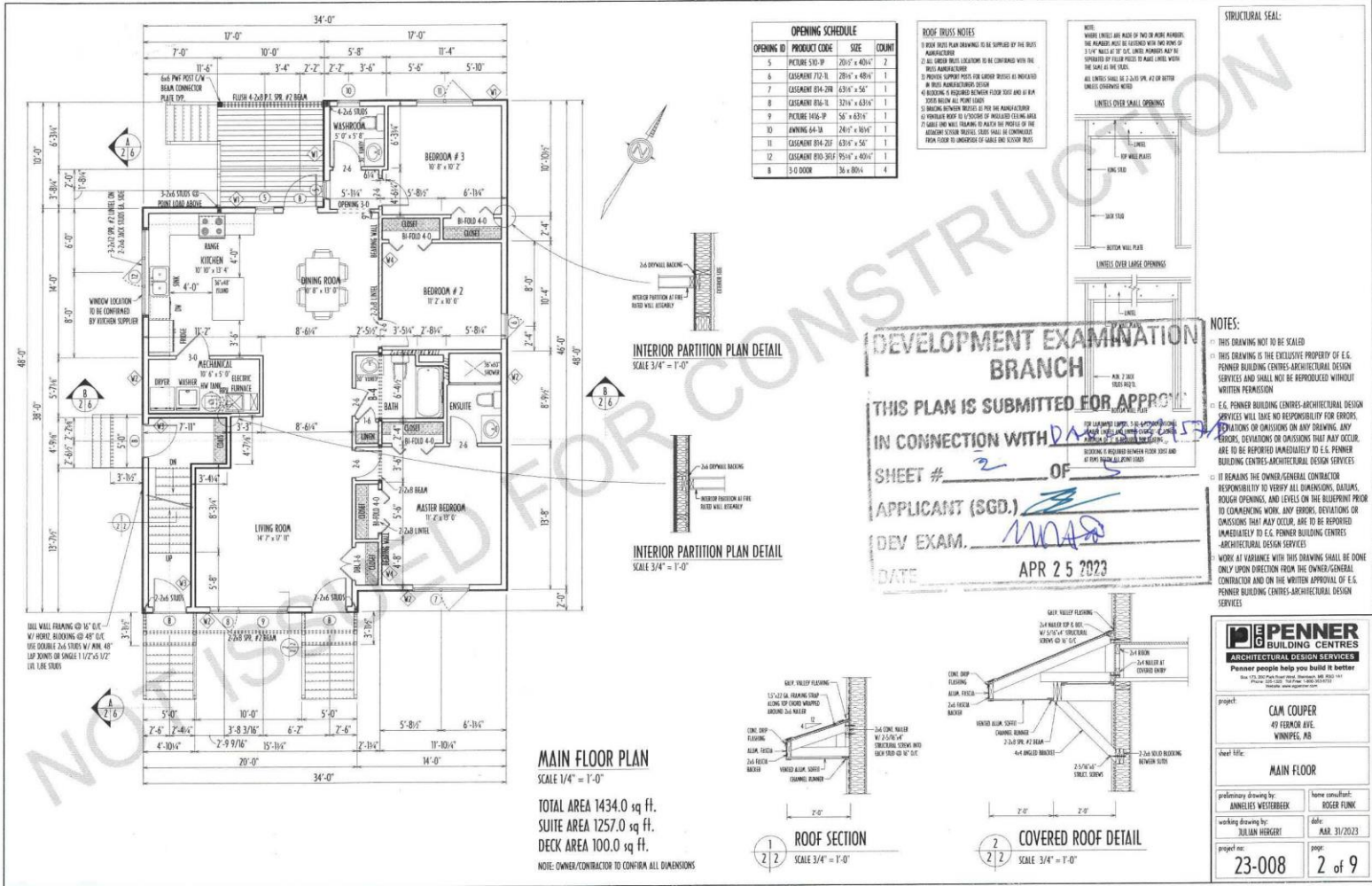
Project: **CAM COUPER**
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WINNIPEG, MB

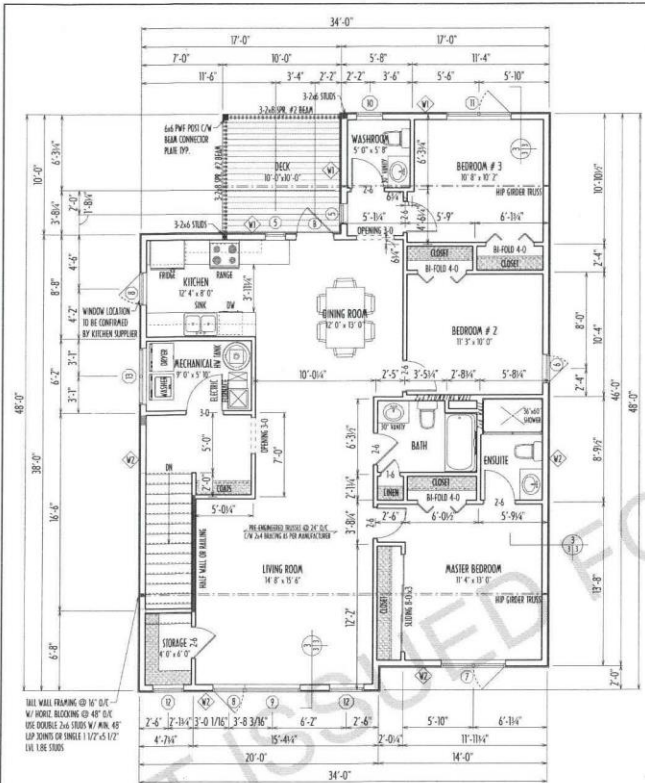
Sheet Title: **SITE PLAN & CODE REVIEW**

Preliminary drawing by: **ANNEKES WESTERBEEK** Name: **ROGER FUNK**

Working drawing by: **JULIAN HERBERT** Date: **APR. 31/2023**

Project no: **23-008** Page: **1 of 9**





ALL WALL FINISH @ 1/2" D.C.
 W/ VINYL BLOCKING @ 40" D.C.
 USE DOUBLE 2x6 STUDS W/ MIN. 45"
 LIP STUDS OR SINGLE 1 1/2" x 1 1/2"
 100 LBS STUDS

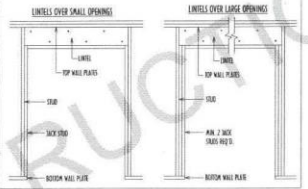
UPPER FLOOR PLAN
 SCALE 1/4" = 1'-0"

SUITE AREA 1353.0 sq. ft.
 DECK AREA 100.0 sq. ft.

NOTE: OWNER/CONTRACTOR TO CONFIRM ALL DIMENSIONS

ROOF TRUSS NOTES
 1) ROOF TRUSS PLAN DRAWING TO BE SUPPLIED BY THE TRUSS MANUFACTURER
 2) ALL MEMBER END CONNECTIONS TO BE CONFIRMED WITH THE TRUSS MANUFACTURER
 3) PROVIDE SUPPORT PILES FOR MEMBER BRACES AS INDICATED IN TRUSS MANUFACTURER DESIGN
 4) PROVIDE 4x4 BRACING BETWEEN TRUSS JOINTS AND AT END JOINTS BELOW ALL PEAK LOADS
 5) SECTION THROUGH BRACES TO BE FOR THE ANCHORAGE/FASTENING TO BE PROVIDED BY THE MANUFACTURER
 6) PROVIDE ROOF DRAINAGE TO 12000'S OF INSTALLED CEILING AREA
 7) LABEL THE WALL FINISH TO BE THE PROFILE OF THE ANCHOR TRUSS BRACE. THIS SHALL BE DETERMINED FROM FLOOR TO MEMBERS OF GABLE END SECTION TRUSS.

NOTE:
 1) ALL LATHES ARE MADE OF TWO (2) BARS MINIMUM. THE ANCHORS MUST BE EMBEDDED WITH TWO ROWS OF 3 BAR LATHES AT 18" O.C. UNLESS OTHERWISE NOTED. LATHES SHALL BE EMBEDDED INTO THE CONCRETE AT THE SAME AS THE STEEL.
 2) ALL LATHES SHALL BE 2x6x20 PER FT OR BETTER UNLESS OTHERWISE NOTED.
 3) THE LATHES SHALL BE 12x12x4x12 UNLESS OTHERWISE NOTED.
 4) ALL LATHES SHALL BE 12x12x4x12 UNLESS OTHERWISE NOTED.



STRUCTURAL SEAL:

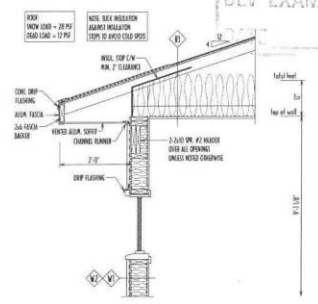
OPENING SCHEDULE

OPENING ID	PRODUCT CODE	SIZE	COUNT
5	PICTURE 510-1P	20"0" x 40"0"	2
6	CASEMENT 710-1L	20"0" x 40"0"	1
7	CASEMENT 010-2R	15"0" x 24"0"	1
8	CASEMENT 010-1L	12"0" x 15"0"	2
9	PICTURE 110-1P	14"0" x 40"0"	1
10	SLIDING 14-1L	20"0" x 30"0"	1
11	CASEMENT 010-2T	15"0" x 24"0"	1
12	PICTURE 85-1P	12"0" x 20"0"	2
13	PICTURE 78-2P	14"0" x 32"0"	1
14	3x6 DOOR	36"0" x 40"0"	1

DEVELOPMENT EXAMINATION BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH 23-137
 SHEET # 3 OF 5
 APPLICANT (SGD.) [Signature]
 DEV EXAM. [Signature]
 APR 25 2023

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ROOF SECTION
 SCALE 3/4" = 1'-0"

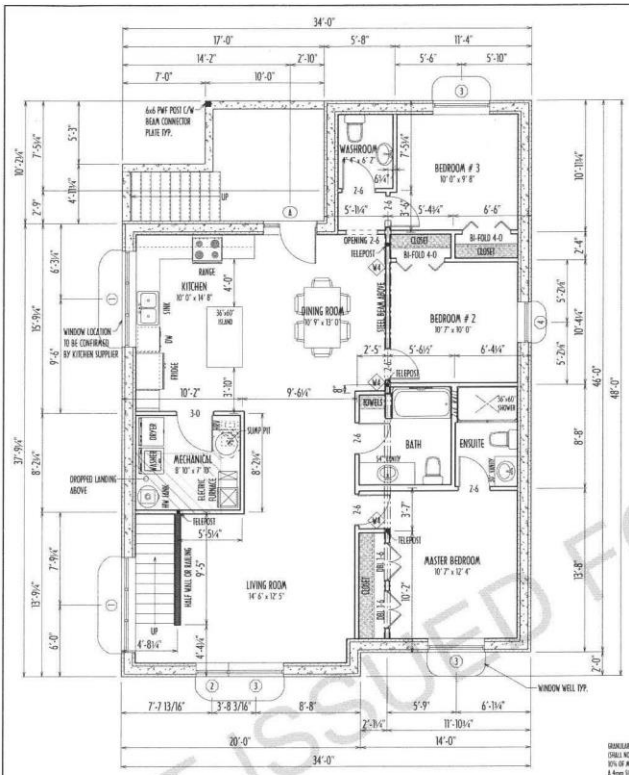
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project: **CAM COUPER**
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 WINNIPEG, MB

sheet title: **UPPER FLOOR**

preliminary drawing by: **ANNELIES WESTERBERG** home consultant: **ROGER FRANK**
 working drawing by: **JULIAN HERBERT** date: **AM 31/2023**

project no: **23-008** page: **3 of 9**



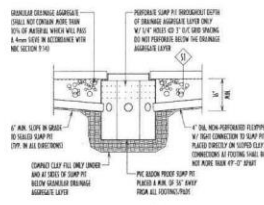
BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"

SUITE AREA 1248.1 sq. ft.
PATIO AREA 100.0 sq. ft.

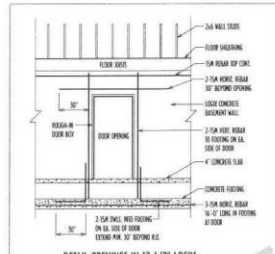
NOTE: OWNER/CONTRACTOR TO CONFIRM ALL DIMENSIONS

OPENING SCHEDULE

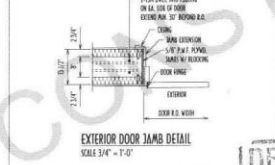
OPENING ID	PRODUCT CODE	SIZE	COUNT
1	PICTURE WINDOW	35" x 20"	2
2	PICTURE WINDOW	24" x 22"	1
3	TELEVISION	34" x 22"	3
4	TELEVISION	40" x 22"	1
5	3-0 DOOR	36" x 80"	1



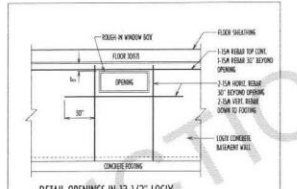
SUMP PIT DETAIL
SCALE 1/2" = 1'-0"



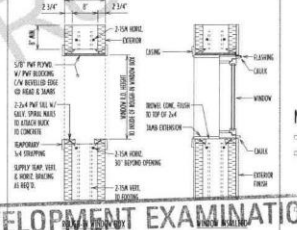
DETAIL OPENINGS IN 13 1/2\"/>



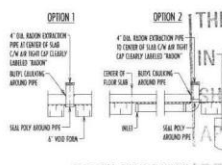
EXTERIOR DOOR JAMB DETAIL
SCALE 3/4" = 1'-0"



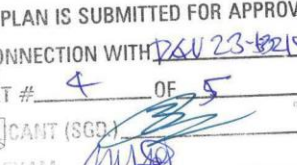
DETAIL OPENINGS IN 13 1/2\"/>



TYPICAL LOGGIA DETAIL
SCALE 3/4" = 1'-0"



RADON PIPE DETAIL
SCALE 1/2" = 1'-0"



METAL WINDOW WELL DETAIL
SCALE 1/2" = 1'-0"

DEVELOPMENT EXAMINATION BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAU 23-8215
SHEET # 4 OF 5
APPLICANT (SGO) M/S/O
DEV EXAM. M/S/O
APR 25 2023

STRUCTURAL SEAL:

NOTES:

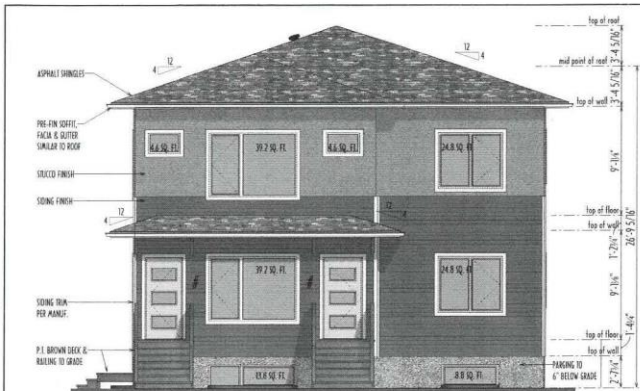
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Sheet title: **BASEMENT**

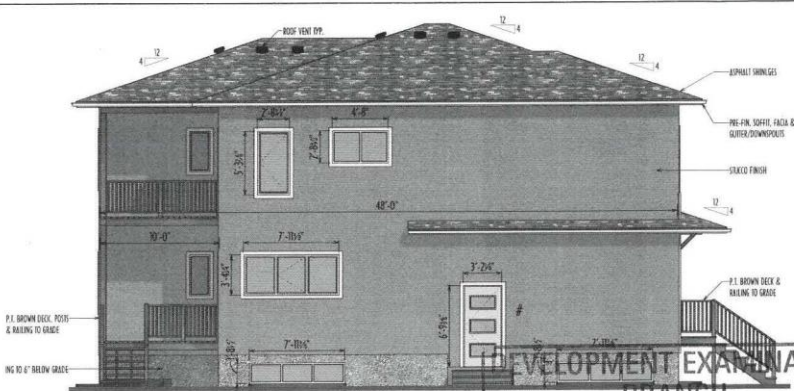
Preliminary drawing by: **ANNELES WESTERBECK** Date: **APR 31/2023**
Working drawing by: **JULIAN WERGERT**
Project no: **23-008** Page: **4 of 9**



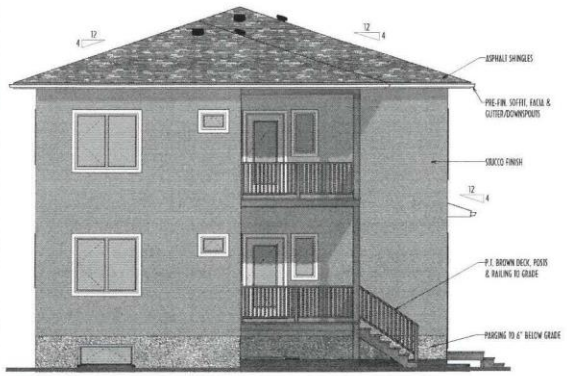
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH FACADE AREA CALCULATIONS

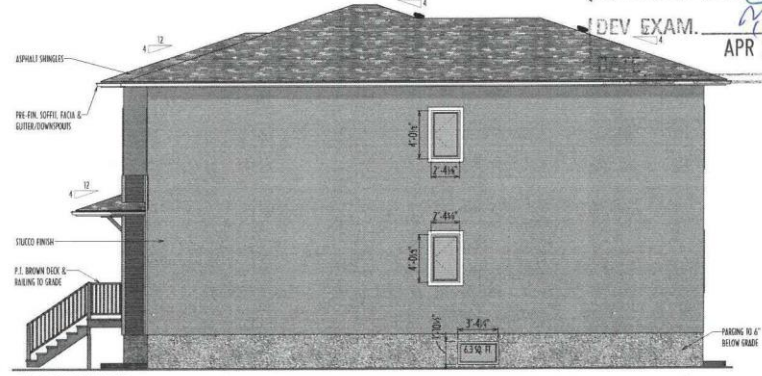
FACADE AREA	796 SF
CEMENT STUCCO AREA	43 %
HARDIE BOARD LAP SIDING	57%
TOTAL WINDOW AREA	160 SF
WINDOW / FACADE	20%



WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

**DEVELOPMENT EXAMINATION
BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH *DA 23-03215-4*

SHEET # 5 OF 5

APPLICANT (SGD) *[Signature]*

DEV EXAM. *[Signature]*

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project: **CAM COUPER**
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sheet title: **ELEVATIONS**

preliminary drawing by: **ANNELIES WESTERBECK** / home consultant: **BOCKER FUNK**

working drawing by: **JULIAN HERGENEY** / date: **APR. 31/2023**

project no: **23-008** / page: **5 of 9**