

Minutes – City Centre Community Committee – April 29, 2022

PUBLIC HEARINGS

**Item No. 5 Variance – 145 and 149 Spence Street
(Fort Rouge - East Fort Garry Ward)
File DAV 106801/2022D [c/r DASZ 11/2022]**

COMMUNITY COMMITTEE DECISION:

The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on “the land” as follows:

1. For the construction of a multi-family dwelling (18 units) to permit:
 - A. a lot area of 11,896 square feet (1105.17 square metres);
 - B. a front yard ranging from 22-24 feet (6.71-7.32 metres) to the main building;
 - C. a front yard ranging from 18-20 feet (5.49-6.1 metres) to the enclosed balconies;
 - D. a north side yard of 6 feet (1.83 metres) to the main building;
 - E. a north side yard of 3.7 feet (1.13 metres) to the enclosed balconies;
 - F. a south side yard of 6.5 feet (1.98 metres) to the main building;
 - G. a rear yard ranging from 22-23 feet (6.71-7.01 metres) to the enclosed balconies;
 - H. 15 parking spaces;
 - I. 1 visitor parking space;
2. For the establishment of an accessory parking area to permit:
 - A. a north side yard of 6 feet (1.83 metres);
 - B. no 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 building shall be limited to a maximum of 35 feet.
2. That the rear yard to the principal building wall shall be a minimum of 28 feet.

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COMMUNITY COMMITTEE DECISION (continued):

3. That the south side yard of the principal building shall be a minimum of 6 feet.
4. That the north side yard of the principal building shall be a minimum of 6 feet.
5. That the maximum lot coverage for the principal building shall be 50%
6. That required landscaping shall be planted within 12 months of occupancy.
7. That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 22-106801D, dated January 25, 2022 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.

8. Prior to the issuance of permits, the applicant shall ensure a minimum of four (4) units in the proposed development will provide rents not exceeding the most current Provincial Affordable rates as posted by the Province of Manitoba, for a period of no less than 10 consecutive years from the date in which the building is granted occupancy. The Owner shall provide a copy of an executed agreement with the City of Winnipeg or any other level of government that details a clear mechanism of enforcement to adhere to the reduced rental rates, to the satisfaction of the Housing & Neighbourhood Revitalization Coordinator as delegated under the Director of Planning, Property and Development Department.
9. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 11/2022.

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DECISION MAKING HISTORY:

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

The Chairperson called Councillor Orlikow to the Chair in order to move the following motions:

Moved by Councillor Rollins,

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

Carried

Moved by Councillor Rollins,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Rollins,

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:

1. The policy alignment, the pilot that I am enthusiastically in support of.

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DECISION MAKING HISTORY (continued):

2. We have worked so hard, as the City Centre Community Committee, but also as the Housing Steering Committee, to ensure we're working on affordable housing and housing policy in the City of Winnipeg, to ensure that we have really good supportive policy, not only in OurWinnipeg and the Strategic Plan but that we're doing all that we can in innovative partnerships. Today marks the day where through the premier planning that West Broadway's been doing since long before I became City Councillor, with Jenny Gerbasi, with Greg McPherson and more rockstars including the Cho family and MB Housing and Dwayne Rawniak in particular who signed a letter that's attached to this program.
3. When folks say that the City of Winnipeg doesn't do density bonusing, they're wrong. But this really draws a very underlined and exclamation point, so not only does this follow policy, it's an innovative thoughtful pilot that I believe will be beautiful in West Broadway because of the all of the illustrative points that Chris Gilmour, who spoke so eloquently today about the design in the modest way that he does, stated that the façade that is articulated that follows the rhythm of West Broadway, with the sunken gardens and the safety and security concerns primarily the concerns around housing. This defines affordable.
4. It partners with MB Housing and it incorporates universal design, barrier-free design and I just really want to thank the applicant for being innovators and bringing this here today.
5. Obviously there's no opposition because this is what West Broadway does; they're city builders in the City of Winnipeg and it's the easiest thing to be their Councillor and agree to their good work.

Moved by Councillor Rollins,

That the recommendation of the Winnipeg Public Service be concurred in and the Variance be approved.

Carried

Moved by Councillor Rollins,

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

Carried

Councillor Rollins resumed the Chair.



**THE CITY OF WINNIPEG
VARIANCE ORDER
CITY CENTRE COMMUNITY COMMITTEE**

DAV 106801/2022D [c/r DASZ 11/2022]

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

Hearing: April 29, 2022
Council Building, 510 Main Street

Applicant: 2 Architecture Inc. (Chris Gilmour)

Premises Affected: 145 and 149 Spence Street

Legal Description: LOT 46 PLAN 726 84 ST JA
LOT 47 PLAN 726 84 ST JA, hereinafter called “the land”

Property Zoned: “R2” (Residential Two-Family District)
Proposed “RMF-L” (Residential Multi-Family-Large District)

Nature of Application: To vary the Proposed “RMF-L” Dimensional Standards of the
Winnipeg Zoning By-law No. 200/2006 as follows:

1. for the construction of a multi-family dwelling (18 units) to permit:
 - a. lot area of 11,896 square feet (1105.17 square metres) instead of 20,000 square feet (1858.06 square metres);
 - b. a front yard ranging from 22-24 feet (6.71-7.32 metres) to the main building instead of 29 feet (8.84 metres);

- c. a front yard ranging from 18-20 feet (5.49-6.1 metres) to the enclosed balconies instead of 29 feet (8.84 metres);
 - d. a north side yard of 6 feet (1.83 metres) to the main building instead of 12 feet (3.66 metres);
 - e. a north side yard of 3.7 feet (1.13 metres) to the enclosed balconies instead of 12 feet (3.66 metres);
 - f. a south side yard of 6.5 feet (1.98 metres) to the main building instead of 12 feet (3.66 metres);
 - g. a rear yard ranging from 22-23 feet (6.71-7.01 metres) to the enclosed balconies instead of 25 feet (7.62 metres);
 - h. 15 parking spaces instead of 22 spaces;
 - i. 1 visitor parking space instead of 2 spaces;
2. for the establishment of an accessory parking area to permit:
- a. a north side yard of 6 feet (1.83 metres) instead of 8 feet (2.44 metres);
 - b. no buffering of a parking area located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district.

It is the opinion of the City Centre Community Committee that subject to the conditions listed below, if any, this Variance meets the statutory criteria as outlined in Subsection 247(3) of the City of Winnipeg Charter in that it:

- (a) ☒ is consistent ☐ is not consistent
with Plan Winnipeg, and any applicable secondary plan;
- (b) ☒ does not create ☐ does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
- (c) ☒ is ☐ is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

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

Supporting Comments:

1. The policy alignment, the pilot that I am enthusiastically in support of.
2. We have worked so hard, as the City Centre Community Committee, but also as the Housing Steering Committee, to ensure we're working on affordable housing and housing policy in the City of Winnipeg, to ensure that we have really good supportive policy, not only in OurWinnipeg and the Strategic Plan but that we're doing all that we can in innovative partnerships. Today marks the day where through the premier planning that West Broadway's been doing since long before I became City Councillor, with Jenny Gerbasi, with Greg McPherson and more rockstars including the Cho family and MB Housing and Dwayne Rewniak in particular who signed a letter that's attached to this program.
3. When folks say that the City of Winnipeg doesn't do density bonusing, they're wrong. But this really draws a very underlined and exclamation point, so not only does this follow policy, it's an innovative thoughtful pilot that I believe will be beautiful in West Broadway because of the all of the illustrative points that Chris Gilmour, who spoke so eloquently today about the design in the modest way that he does, stated that the façade that is articulated that follows the rhythm of West Broadway, with the sunken gardens and the safety and security concerns primarily the concerns around housing. This defines affordable.
4. It partners with MB Housing and it incorporates universal design, barrier-free design and I just really want to thank the applicant for being innovators and bringing this here today.
5. Obviously there's no opposition because this is what West Broadway does; they're city builders in the City of Winnipeg and it's the easiest thing to be their Councillor and agree to their good work.

ORDER:

The City Centre Community Committee orders that the provisions of the Proposed "RMF-L" Dimensional Standards of the Winnipeg Zoning By-law No. 200/2006 are varied on "the land" as follows:

1. For the construction of a multi-family dwelling (18 units) to permit:
 - A. a lot area of 11,896 square feet (1105.17 square metres);
 - B. a front yard ranging from 22-24 feet (6.71-7.32 metres) to the main building;

- C. a front yard ranging from 18-20 feet (5.49-6.1 metres) to the enclosed balconies;
 - D. a north side yard of 6 feet (1.83 metres) to the main building;
 - E. a north side yard of 3.7 feet (1.13 metres) to the enclosed balconies;
 - F. a south side yard of 6.5 feet (1.98 metres) to the main building;
 - G. a rear yard ranging from 22-23 feet (6.71-7.01 metres) to the enclosed balconies;
 - H. 15 parking spaces;
 - I. 1 visitor parking space;
2. For the establishment of an accessory parking area to permit:
- A. a north side yard of 6 feet (1.83 metres);
 - B. no 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, which the City Centre Community Committee considers necessary to ensure compliance with criteria (a) to (d) in Subsection 247(3) of the City of Winnipeg Charter, namely:

- 1. That the height of the principal building shall be limited to a maximum of 35 feet.
- 2. That the rear yard to the principal building wall shall be a minimum of 28 feet.
- 3. That the south side yard of the principal building shall be a minimum of 6 feet.
- 4. That the north side yard of the principal building shall be a minimum of 6 feet.
- 5. That the maximum lot coverage for the principal building shall be 50%
- 6. That required landscaping shall be planted within 12 months of occupancy.
- 7. That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 22-106801D, dated January 25, 2022 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.

8. Prior to the issuance of permits, the applicant shall ensure a minimum of four (4) units in the proposed development will provide rents not exceeding the most current Provincial Affordable rates as posted by the Province of Manitoba, for a period of no less than 10 consecutive years from the date in which the building is granted occupancy. The Owner shall provide a copy of an executed agreement with the City of Winnipeg or any other level of government that details a clear mechanism of enforcement to adhere to the reduced rental rates, to the satisfaction of the Housing & Neighbourhood Revitalization Coordinator as delegated under the Director of Planning, Property and Development Department.
9. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 11/2022.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: May 3, 2022

CERTIFIED BY:



Kate McMillan
Senior Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

- (a) be in writing;
- (b) contain your name, mailing address, and phone number;
- (c) be addressed as set out below;
- (d) be received at that office not later than 4:30 p.m. on May 20, 2022;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 106801/2022D; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address: City Clerk, City of Winnipeg
c/o Appeal Committee
Susan A. Thompson Building
Main Floor, 510 Main Street
Winnipeg, Manitoba, R3B 1B9
Fax: 204-947-3452
Email: CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

David J. Danyluk
Chris Gilmour
Brian Pincott

In Opposition:

Nil

For Information:

Nil

For the City:

D. Harris, Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 106801/2022D

1. Application dated January 28, 2022
2. Notification of Public Hearing dated April 8, 2022
3. Manitoba Status of Titles 2765179/1 and 2765180/1
4. Letter of authorization dated November 17, 2021 from Cho Venevongsa, 6136592 Manitoba Ltd. and Tracy Chen, 6136592 Manitoba Ltd. to 2 Architecture Inc.
5. Surveyor's Building Location Certificate and sketch for 145 Spence Street dated between April 14 and July 6, 2021
6. Surveyor's Building Location Certificate and sketch for 149 Spence Street dated between April 14 and July 6, 2021
7. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
8. Plans, Sheets 1 to 10, for File DAV 106801/2022D dated January 25, 2022
9. Public Consultation Report dated November 19, 2021
10. Letter of Comfort dated December 21, 2021
11. Report from the Urban Planning Division dated April 20, 2022
12. Inspection Report
13. Communication dated April 28, 2022, from Brian Pincott in support of the application
14. Presentation in support of the application, submitted by Chris Gilmour at the public hearing

ADMINISTRATIVE REPORT

Title: DAV 22-106801\D – 145 Spence ST

Issue: For consideration at the public hearing for a variance to establish an 18 unit multi-family residential use

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

AUTHORIZATION

Author	Department Head	CFO	CAO
Dylan Harris, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning Division recommends **approval** of the application to vary the proposed "RMF-L" Dimensional Standards of Zoning By-law No. 200/2006 as follows:

- 1) for the construction of a multi-family dwelling (18 units) to permit:
 - a) a lot area of 11,896 square feet (1105.17 square metres) instead of 20,000 square feet (1858.06 square metres);
 - b) a front yard ranging from 22-24 feet (6.71-7.32 metres) to the main building instead of 29 feet (8.84 metres);
 - c) a front yard ranging from 18-20 feet (5.49-6.1 metres) to the enclosed balconies instead of 29 feet (8.84 metres);
 - d) a north side yard of 6 feet (1.83 metres) to the main building instead of 12 feet (3.66 metres);
 - e) a north side yard of 3.7 feet (1.13 metres) to the enclosed balconies instead of 12 feet (3.66 metres);
 - f) a south side yard of 6.5 feet (1.98 metres) to the main building instead of 12 feet (3.66 metres);
 - g) a rear yard ranging from 22-23 feet (6.71-7.01 metres) to the enclosed balconies instead of 25 feet (7.62 metres);
 - h) 15 parking spaces instead of 22 spaces;

- i) 1 visitor parking space instead of 2 spaces;
- 2) for the establishment of an accessory parking area to permit:
 - a) a north side yard of 6 feet (1.83 metres) instead of 8 feet (2.44 metres);
 - b) no 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 condition(s):

- 1) That the height of the principal building shall be limited to a maximum of 35 feet.
- 2. That the rear yard to the principal building wall shall be a minimum of 28 feet.
- 3. That the south side yard of the principal building shall be a minimum of 6 feet.
- 4. That the north side yard of the principal building shall be a minimum of 6 feet.
- 5. That the maximum lot coverage for the principal building shall be 50%
- 6. That required landscaping shall be planted within 12 months of occupancy.
- 7. That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 22-106801D, dated January 25, 2022 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.

- 8. Prior to the issuance of permits, the applicant shall ensure a minimum of four (4) units in the proposed development will provide rents not exceeding the most current Provincial Affordable rates as posted by the Province of Manitoba, for a period of no less than 10 consecutive years from the date in which the building is granted occupancy. The Owner shall provide a copy of an executed agreement with the City of Winnipeg or any other level of government that details a clear mechanism of enforcement to adhere to the reduced rental rates, to the satisfaction of the Housing & Neighbourhood Revitalization Coordinator as delegated under the Director of Planning, Property and Development Department.
- 9. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 11/2022.

REASON FOR THE REPORT

- Variance applications 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.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the variance will be **approved**.

FILE/APPLICANT DETAILS

FILE: DAV 22-106801\D
RELATED FILES: DASZ 11/2022
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.103 West Broadway

SUBJECT: To vary the proposed "RMF-L" Dimensional Standards of Zoning By-law No. 200/2006 as follows:

1) for the construction of a multi-family dwelling (18 units) to permit:

a) a lot area of 11,896 square feet (1105.17 square metres) instead of 20,000 square feet (1858.06 square metres);

b) a front yard ranging from 22-24 feet (6.71-7.32 metres) to the main building instead of 29 feet (8.84 metres);

c) a front yard ranging from 18-20 feet (5.49-6.1 metres) to the enclosed balconies instead of 29 feet (8.84 metres);

d) a north side yard of 6 feet (1.83 metres) to the main building instead of 12 feet (3.66 metres);

e) a north side yard of 3.7 feet (1.13 metres) to the enclosed balconies instead of 12 feet (3.66 metres);

f) a south side yard of 6.5 feet (1.98 metres) to the main building instead of 12 feet (3.66 metres);

- g) a rear yard ranging from 22-23 feet (6.71-7.01 metres) to the enclosed balconies instead of 25 feet (7.62 metres);
- h) 15 parking spaces instead of 22 spaces;
- i) 1 visitor parking space instead of 2 spaces;
- 2) for the establishment of an accessory parking area to permit:
 - a) a north side yard of 6 feet (1.83 metres) instead of 8 feet (2.44 metres);
 - b) no buffering of a parking area located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district.

LOCATION: 145-149 Spence ST
LEGAL DESCRIPTION: LOT 47 PLAN 726 84 ST JA

APPLICANT: Chris Gilmour (2 Architecture Inc)
 213 Notre Dame Ave Unit 1004
 Winnipeg, MB R3B 1N3

OWNER: 6136592 MANITOBA LTD.
 155 Spence St
 Winnipeg, MB R3C 1Y2

HISTORY

- The applicant first contacted the Urban Planning Division regarding potential lot consolidation and construction of a multi-family residential use at 145-149 Spence in the fall of 2020.
- Numerous follow up discussion led to the Urban Planning Division recommending the applicant to undertake a Pre-Application.
- The Urban Planning Division provided a feedback letter to the applicant on regarding the establishment of an 18 unit multi-family residential use at 145-149 Spence on August 18, 2021.

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 site consists of two (2) lots (145 and 149 Spence St.) located on the east side of Spence St. in the West Broadway neighbourhood of the Fort Rouge – East Fort Garry ward.
- The subject properties are currently zoned “R2” Residential Two-Family District and if combined would result in a consolidated lot with 100 feet of frontage on Spence St. and a site area of 11 945 sq. ft. in area.
- A 12 room Single Room Occupancy (SRO) use is currently located on the property at 145 Spence St.
- A two (2) family dwelling is currently located on property at 149 Spence St.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (*flown 2021*)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A public lane then a restaurant use zoned “C2” Commercial Community district.

South: A three (3) unit multi-family residential use zoned “R2” Residential Two-Family district.

East: A rear lane then a single family residential use and a four (4) unit multi-family residential use zoned “R2” Residential Two-Family district.

West: Spence St. then two (2) two family residential uses and a three (3) unit multi-family residential use zoned “R2” Residential Two-Family district.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The subject site consists of two (2) lots that are currently zoned “R2” Residential Two-Family District.
- The applicant wishes to consolidate the two existing 50 foot wide lots and rezone the property into the “RMF-L” Residential Multi-Family Large district to facilitate the construction of an 18 unit multi-family residential use.

- Submitted elevations illustrate a three (3) storey building, with a well articulated front façade, variable roof line, significant wall plane projection and recess, balconies, numerous windows, ground level glazing and quality façade materials.
- The front of the building has been designed to illustrate four distinct sections in a fashion that breaks up building mass while replicating the original lot lines.
- The building is clad with a mix of vertical cement board siding, brass copper cladding, mirrored glass panel and storefront glazing.
- The site plan illustrates provision of a recessed outdoor plaza space with seating area in the front yard of the proposed building. This area is accessed by both a ramp and stairs to ensure accessibility.
- A roof deck facing Spence St. provides additional outdoor amenity space for residents.
- The front yard space is well landscaped with provision of trees, shrubs and a grassed area.
- 15 motor vehicle parking spaces are provided at the rear of the building, with 5 stalls located under the proposed building.
- 14 secure indoor bicycle parking spaces are provided. Four (4) visitor bicycle parking spaces are located in the front yard setback.
- Five (5) foot wide pedestrian pathways are located in both proposed side yards, providing access to the sidewalk on Spence and the rear lane / parking area.
- Through numerous collaborative discussions between the applicant's representative, the Public Service and the Government of Manitoba (Manitoba Housing and Renewal Corporation), the applicant has agreed to provide four (4) of the 18 units in the proposed building at Affordable Housing Rental Program (AHRP) levels as identified by Manitoba Housing and Renewal Corporation for a minimum period of 10 years.
- A corresponding subdivision and rezoning application (DASZ 11/ 2022) is required to enable the proposed development. For more information please see the associated planners report.

Collaboration with the Public Service:

- For a summary of the collaborative process between the applicant and the Urban Planning Division please see the corresponding subdivision and rezoning report (DASZ 11/ 2022).

Public engagement:

- For a summary of the public consultation process undertaken by the applicant please see the corresponding subdivision and rezoning report (DASZ 11/ 2022).

REASONS FOR APPLICATION

Lot area

The Zoning By-law requires that properties zoned “RMF-L” Residential Multi-Family Large district provide a minimum of 20 000 sq. ft. of site area. The applicant is proposing to consolidate two (2) lots resulting in a proposed lot area of 11 896 sq. ft. For this reason, a variance is required.

Front yard setback

The Zoning By-law requires that when residential redevelopment occurs within an established context, that a front yard alignment be undertaken to determine the required front yard setback. Given adjacent context, a front yard setback of 29 feet is required. The applicant is proposing a front yard setback to the front building wall between 24 and 22 feet. For this reason, a variance is required.

Front yard setback to an enclosed balcony

The Zoning By-law permits unenclosed balconies to project into the front yard by four (4) inches per foot of yard setback to a maximum of five (5) feet. The applicant is proposing to use a brass cladding in a manner that partially encloses the proposed balcony area. As a result , these balconies are “enclosed” and cannot be counted as a permitted projections and a variance is required to enable their front yard setback. For this reason, a variance is needed.

North side yard

The Zoning By-law requires that a multi-family residential buildings provide a minimum interior side yard of eight (8) feet plus two (2) additional feet for every storey above the first floor. Given the proposed three (3) storey construction, a 12 foot interior side yard is required. The applicant is proposing a six (6) foot north interior side yard. For this reason, a variance is required.

North side yard to an enclosed balcony

The Zoning By-law permits unenclosed balconies to project into the side yard by four (4) inches per foot of yard setback to a maximum of five (5) feet. The applicant is proposing to use a brass cladding in a manner that partially encloses the proposed balcony area. As a result , these balconies are “enclosed” and cannot be counted as a permitted projections, and a variance is required to enable their side yard setback. For this reason, a variance is needed.

South side yard

The Zoning By-law requires that a multi-family residential buildings provide a minimum interior side yard of eight (8) feet plus two (2) additional feet for every storey above the first floor. Given the proposed three (3) storey construction, a 12 foot interior side yard is required. The applicant is proposing a six (6) foot six (6) inch south interior side yard. For this reason, a variance is required.

Rear yard to an enclosed balcony

The Zoning By-law permits unenclosed balconies to project into the rear yard by four (4) inches per foot of yard setback to a maximum of five (5) feet. The applicant is proposing to use a brass cladding in a manner that partially encloses the proposed balcony area. As a result , these balconies are “enclosed” and cannot be counted as a permitted projections, and a variance is required to enable their rear yard setback. For this reason, a variance is needed.

Parking supply

When undertaking multi-family residential development in the Mature Communities (the Urban Infill Area) policy area, a minimum parking supply of 1.2 stalls per dwelling unit is required. Given a proposed 18 dwelling units, 22 parking spaces are required. The applicant is proposing to establish 15 parking stalls. For this reason, a variance is required.

Visitor parking supply

The Zoning By-law requires that when undertaking multi-family development, 10% of the required parking supply be unassigned guest parking. Given the proposed development requires 22 parking spaces, two (2) visitor parking spaces are required. The applicant is proposing to provide one (1) visitor parking stall. For this reason, a variance is required.

Parking area north side yard

When undertaking multi-family residential development in the “RMF-L” district, an eight (8) foot side yard is required between surface parking spaces and side property lines, when parking is located in the side yard. The applicant is proposing a six (6) foot side yard between parking spaces and the side property line. For this reason, a variance is required.

Buffering of a parking area to a rear property line

When parking areas are accessed directly from a rear lane, the Zoning By-law requires that parking areas are buffered by landscaping. The applicant is proposing not to buffer the parking area due to their provision of parking spaces directly off a rear lane. For this reason, a variance is required.

ANALYSIS AND ISSUES

OurWinnipeg

- Section 01-4 Housing in the City of Winnipeg’s development plan *OurWinnipeg* describes the provision of quality housing in the following way:
 - *The City of Winnipeg has an important role to play in planning for a diversity of housing types, tenures and costs in each neighbourhood.*
 - *Housing is a cornerstone of healthy communities and of a strong city; it is a basic need and is central to our quality of life.*
- Specific *OurWinnipeg* policies which apply to the subject application include:
 - *Direction 1: Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the city.*
 - *With guidance from Complete Communities, encourage the development of safe and affordable housing throughout the city.*
 - *Direction 2: Collaborate with other levels of government and other partners to renew and regenerate Winnipeg’s housing stock.*
 - *Continue to use initiatives to facilitate housing rehabilitation in reinvestment neighbourhoods and infill housing in mature neighbourhoods.*
 - *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.*

- *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.*

OurWinnipeg policy provides strong support for the creation of safe and affordable housing, that meet a variety of housing needs in Winnipeg. The applicant's willingness to provide four (4) affordable housing units as part of their proposed development is the result of an effective partnership between a private property developer, the City of Winnipeg and the Government of Manitoba who has agreed to undertake rent monitoring on behalf of the City. This arrangement is a new approach that can assist the Public Service in supporting the establishment of affordable housing as supported by *OurWinnipeg* policy.

COMPLETE COMMUNITIES DIRECTION STRATEGY

- The subject properties are currently within the Areas of Stability – Mature Communities Policy Area under *the Complete Communities Direction Strategy*. With regard to this proposal, the key policies guiding the development of Areas of Stability include:
- *Direction 1: Support the completion of areas of stability*
 - *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
 - *Provide clarity and promote compatibility between existing developments and new developments through design and development standards, such as the creation of Infill Development Guidelines for Multiple-Family Developments in Low Density Neighbourhoods.*
 - *Promote a quality public realm with a high level of accessibility to community service and amenities and opportunities for gathering and social interaction.*
 - *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.*
 - *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
 - *Support Complete Communities by ensuring diverse and high quality housing stock.*
 - *In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.*
 - *Where intensification / densification of housing occurs, ensure that the types of open spaces – passive, active and plazas – respond to community needs.*

The proposed 18 unit multi family residential use will increase housing choice in this mature neighbourhood through moderate intensification. Submitted designs are of high quality, with concerted effort by the applicant to design a contextually considerate and compatible building design. The development provides a high quality public realm through provision of quality landscaping and establishment of a street front plaza space. The proposed development is consistent with the vision for Area of Stability intensification as identified in the *Complete Communities Direction Strategy*.

Small Scale and Low Rise Residential and Development Guidelines for Mature Communities

- The *Residential Infill Guidelines* were approved by City Council on June 24, 2021 and apply to all residential development in the Mature Community policy area as identified in the *Complete Communities* direction strategy (<https://winnipeg.ca/ppd/PublicEngagement/InfillStrategy/default.stm#tab-documents>).
- The subject properties at 145-149 Spence St. are located in Area 2 of the *Infill Guidelines* planned area.

Preferred Location Criteria:

- The following criteria must be met in order to support the establishment of low-rise multi-family residential uses in Area 2:
 - **Scenario 2-Where all of the following criteria are met**
 - a. on sites where the rear yard abuts a lane;*
 - b. on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and*
 - c. where one or more of the following conditions are met:*
 - i. on corner lots (including internal corner lot); or*
 - ii. on sites where at least one side yard abuts a commercial, multi-unit residential or non-residential use (p17).*
- The proposed consolidated lot at 145-149 Spence St. meets the Preferred Location Criteria for Low Rise Multi-Unit development in that:
 - The subject property's rear yard abuts a public lane.
 - The site is approximately 55 metres from Broadway Ave., which is part of the Primary Transit Network.
 - The property is an internal corner lot which flanks a public lane.
- Given the proposed consolidated property at 145-149 Spence St. meets the above criteria, the Urban Planning Division is **supportive** of the establishment of a low rise multi-family building at this location contingent upon alignment applicant Design Guidelines.

Design Guidelines:

- The proposed site plan and building elevations have been evaluated against the Design Guidelines for low rise multi-unit development as outlined in the *Low Rise Residential Development Guidelines for Mature Communities*.
- Based on this review the application has been deemed to comply with the guidelines in that:
 - The maximum building height is a compliant 35 feet.
 - Six (6) foot side yards are provided.
 - The front yard setback to the building wall is within 5 feet of the calculated alignment.
 - Lot coverage is less than 50%
 - A 28 foot rear yard to the principal building wall is provided
 - Five (5) trees and 15 shrubs will be planted in the front yard.
 - 20% of the site is soft landscaped
 - The front building elevation utilizes a variety of high quality cladding materials
 - The front façade provides adequate window coverage and at grade glazing
 - Balcony design is considerate of adjacent uses and maintains privacy
 - Parking areas are well designed and screened from view
 - Architectural design is of high quality and employs roof line variation wall plane recess / projection to effectively articulate the building.
 - The building is substantially less than maximum length / width for consolidated lots (maximum = 120 feet. Proposed = 88 feet).
- Overall the submitted design is of high quality and is consistent with the Design Guidelines for low rise multi unit development.
- Based on these considerations and submission of a site plan and design that is of high quality, the Urban Planning Division is supportive of the submitted design.

VARIANCES

Lot area

The Zoning By-law requirement for a minimum 20 000 sq. ft. of lot area to enable the use of “RMF-L” zoning district does not typically reflect the size of urban lots in many of our older neighbourhoods. This can limit access to our most dense multi-family zoning district in some of our most urban neighbourhoods where this zoning district can be appropriate.

The associated dimensional standards of RMF-L including permitted heights and required yards assume intensive development. The policy framework in the *Infill Guidelines* provides guidance on appropriate building mass and yard setbacks which enable the use of the RMF-L district while maintaining a compatible scale of development.

The applicant’s proposed two (2) lot consolidation results in a proposed lot area of 11 896 sq. ft. which exceeds all other multifamily zoning district minimum lot area requirements. It is the opinion of the Urban Planning Division that given the proposed lot size and that submitted designs are in alignment with *Infill Guidelines* design policy, the 11 896 sq. ft. site can adequately accommodate the proposed 18 dwelling units and its associated parking needs. For this reason, the Urban Planning Division **supports** this variance

Front yard setback

The *Infill Guidelines* enable a new development to provide a front yard setback that is within +/- 5 feet of the determined front yard alignment on a block. The front yard alignment for this section of Spence St. was calculated at 29 feet. The applicant is proposing a front yard setback of 24 to the front building wall, which is consistent with *Infill Guidelines* policy. The building does use a variable front setback to provide greater building articulation, with portions of the building setback slightly more than 24 feet.

The building uses a wall plane projection of two feet in the middle of the building on the second and third floor to further articulate the front building elevation. This projection results in a 22 foot front yard setback for this portion of the building. This projection is located farther north on the subject property, away from adjacent residential uses to the south. This projection is a positive design feature that improves the scale of the proposed dwelling and is not believed to pose a negative impact to adjacent uses. Variable setbacks and wall plane articulation which create three dimensional depth are desired design features for small scale multi-unit development as outlined in the *Infill Guidelines*. For these reasons, the Urban Planning Division **supports** this variance.

Front yard setback to an enclosed balcony

The Zoning By-law identifies unenclosed balconies as a permitted projection in the front yard setback. Balconies typically use railings or glass panels to partially enclose the balcony area. The applicant is proposing to utilize a brass cladding material to enclose their proposed front yard balconies. In some cases, the brass cladding extends higher, resulting in a partially enclosed outdoor space. As a result of this proposed design, the Public Service has determined these balconies are not “unenclosed” and cannot be defined as a permitted projection, thereby requiring a front yard variance. The proposed balconies project five (5) feet into the front yard, which is consistent with allowable unenclosed balcony projection. It is the opinion of the Urban Planning Division the proposed balcony design adds an attractive and interesting design feature to the building without imposing an impact greater than a standard, permitted balcony projection. For these reasons, the Urban Planning Division **supports** this variance.

North side yard

The “RMF-L” zoning district enables intensive residential development to occur. As a result, the associated dimensional standards are proportionate to the assumed building heights. Based on the proposed three (3) storey building, the RMF-L side yard requirement is an onerous 12 feet. The *Infill Guidelines* require provision of six (6) foot side yards for low rise multi-unit residential development. The applicant is illustrating a six (6) foot north side yard. Given the proposed side yard is consistent with *Infill Guidelines* policy for the low rise multi-unit development, the Urban Planning Division **supports** this variance.

North side yard to an enclosed balcony

As explained above under “front yard setback to an enclosed balcony”, the applicant is proposing to clad their north side yard elevation balconies in a brass material, resulting in a partially enclosed side balcony. As a result, the balconies cannot be counted as a permitted projection and must be considered as part of the side yard setback. The proposed two (2) foot partially enclosed side balconies are consistent in depth with permissions for unenclosed balconies. The proposed partially enclosed design does provide some increased privacy to adjacent commercial and residential uses across the rear lane. For these reasons, the Urban Planning Division **supports** this variance.

South side yard

The “RMF-L” zoning district enables intensive residential development to occur. As a result, the associated dimensional standards are proportionate to the assumed building heights. Based on the proposed three (3) storey building, the RMF-L side yard requirement is an onerous 12 feet. The *Infill Guidelines* require provision of six (6) foot side yards for low rise multi-unit residential development. The applicant is illustrating a six (6) foot five (5) inch south side yard. Given proposed side yard is consistent with *Infill Guidelines* policy for the low rise multi-unit development, the Urban Planning Division **supports** this variance.

Rear yard to an enclosed balcony

As explained above under “front yard setback to an enclosed balcony”, the applicant is proposing to clad their rear elevation balconies in a brass material to a taller than average height, resulting in a partially enclosed rear balcony. As a result, the balconies cannot be counted as a permitted projection and must be considered as part of the rear yard setback, despite being above grade. The proposed five (5) foot partially enclosed rear balconies are consistent in depth with permissions for unenclosed balconies. The proposed partially enclosed design does provide some increased maintenance of privacy to adjacent residential uses across the rear lane. The applicant is providing a 28 foot rear yard to the building wall which exceeds the Zoning By-law requirement for rear yard setback and is consistent with *Infill Guidelines* for low rise multi-unit development. For these reasons, the Urban Planning Division **supports** this variance.

Parking supply

In certain instances, the Urban Planning Division will support a reduced parking supply through variances if the proposed development is well served by public transit, the area highly walkable / bikeable, there are numerous amenities in close proximity and parking offsets are provided such as high quality, secure indoor bike parking. The applicant is providing 15 parking stalls for 18 dwelling units, resulting in a parking stall per dwelling unit ratio of 0.83.

The subject property is approximately 55 metres from Broadway Ave. which part of the primary transit network. Frequent transit service on Broadway Ave. provides a viable transportation alternative to personal automobile use.

The West Broadway neighbourhood contains a broad range of commercial amenities within walking distance, decreasing dependence on private automobile use. At the request of the Urban Planning Division, the applicant is providing secure indoor bicycle parking for 14 bicycles. Short term visitor bicycle parking is also provided in the front yard setback.

The subject property is approximately 215 metres from the Downtown policy area (east of Colony Ave. and Good St.). The Downtown Zoning By-law does not impose a parking minimum. Given proximity to the Downtown policy context, the reduced parking supply is reasonable.

Additional consideration for reduced parking ratios is also given if an applicant is proposing to establish a significant amount of affordable housing, as these housing types often have a reduced motor vehicle parking demand. Through collaborative efforts between the applicant, the City of Winnipeg and the Province of Manitoba, the applicant has agreed to provide four (4) dwelling units at Affordable Housing Rental Program (AHRP) levels, as set by the province of Manitoba. For more information on the proposed affordability program please see analysis under the "Affordable Housing Program" in the associated subdivision and rezoning report (DASZ 11/22). For these reasons the Urban Planning Division **supports** this variance.

Visitor parking supply

The subject site is located in a highly walkable, bike-able, transit connected and amenity rich neighbourhood. In these environments, there is less dependence on private motor vehicles for transportation.

The applicant has sought an overall parking reduction to allow a ratio of 0.83 parking stalls per dwelling unit. In doing so they have provided offsets including a substantial supply of indoor bike parking.

It is the opinion of the Urban Planning Division that due to the high degree of walkability and other transportation alternatives, reducing the visitor parking supply by one required stall is reasonable. Further, for those who do visit residents in the proposed building, street parking on Spence St. is permitted. For these reasons, the Urban Planning Division **supports** this variance.

Parking area north side yard

The applicant is proposing to locate three (3) parking stalls under the building. Given these stalls are not entirely behind the building, the required side yard setback of eight (8) feet applies to these parking stalls. The applicant has set these parking stalls back more than six (6) feet, beyond the north building wall. The applicant is illustrating provision of a pedestrian pathway between the building edge and the north property line. A six (6) foot tall fence is also proposed along the north property line, which screens these parking spaces from view along the public lane. The Urban Planning Division does not believe any negative impact is created by the illustrated six (6) foot setback to the parking area.

Buffering of a parking area to a rear property line

The Zoning By-law requires parking areas accessory to multi-family development that are within 20 feet of the side or rear lot line of an abutting residential use provide a landscape buffer to reduce the potential impact of the new parking area.

Given the proposed development provides parking off the rear lane which is an encouraged condition, it is not possible to provide a landscaped buffer between the rear of this property and the adjacent residential zoning district. For this reason, the Urban Planning Division **supports** this variance.

CONDITIONS OF APPROVAL

- The Urban Planning Division is recommending approval of this variance subject to nine (9) conditions of approval.
- Given the applicant has submitted supportable plans of development, the Urban Planning Division has recommended a condition of substantial conformance with plans submitted.
- If the applicant wished to deviate from submitted plans, they would be required to submit new plans for approval by the Director of Planning Property and Development prior to obtaining building permits.
- A condition requiring submission of the executed affordable housing agreement at time of permit application has also be applied to the subject variance application. For more information on the proposed affordable housing agreement please see the associated subdivision and rezoning report (DASZ 11/2022).

REASONS FOR RECOMMENDATIONS

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

- (a) is consistent with Plan Winnipeg and any applicable secondary plan;
In that, the proposed variances enable the establishment of new multi-family residential development in a fashion consistent with *Complete Communities* policy.
- (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 proposed development is consistent with *Infill Guidelines* policy. The submitted design is of reasonable scale and design interventions have been employed to limit impact.
- (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, proposed variances enable the establishment of a contextually sensitive, multi-unit building in a fashion consistent with the *Infill Guidelines*.
- (d) is compatible with the area in which the property to be affected is situated.
In that, submitted designs are consistent with established higher density residential uses in this neighbourhood.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

City Building Direction 3: *Promote compact urban form and manage the extension of municipal services for new growth.*

The continued infill development of this Mature Community will make use of existing municipal infrastructure and promote the development of compact urban form.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic opportunity 4: *Facilitate Compact, Complete Development and Increase Density*

4.1 *Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service*

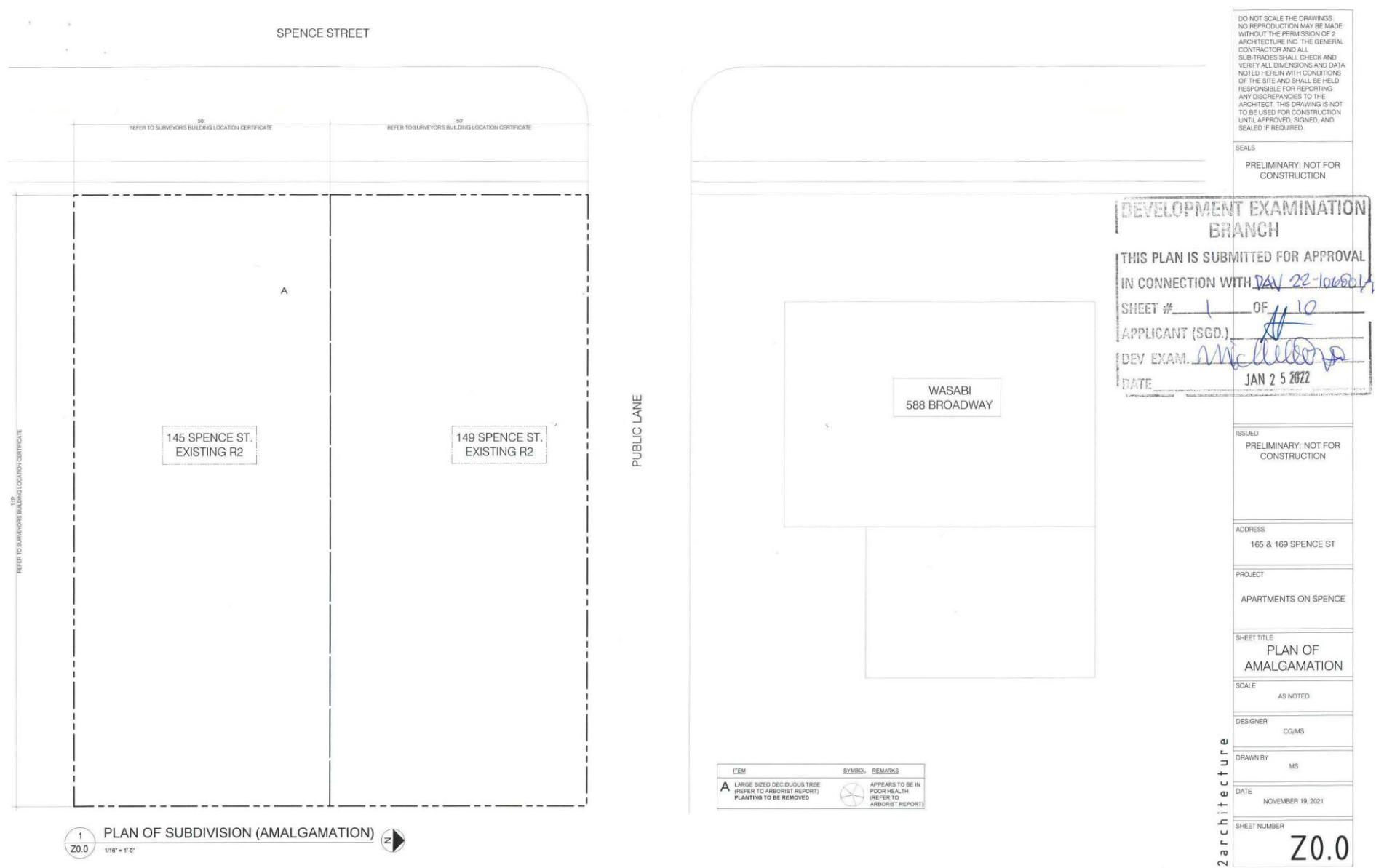
4.2 *Ensure New Areas of Growth are designed According to the Principles of Complete Communities*

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

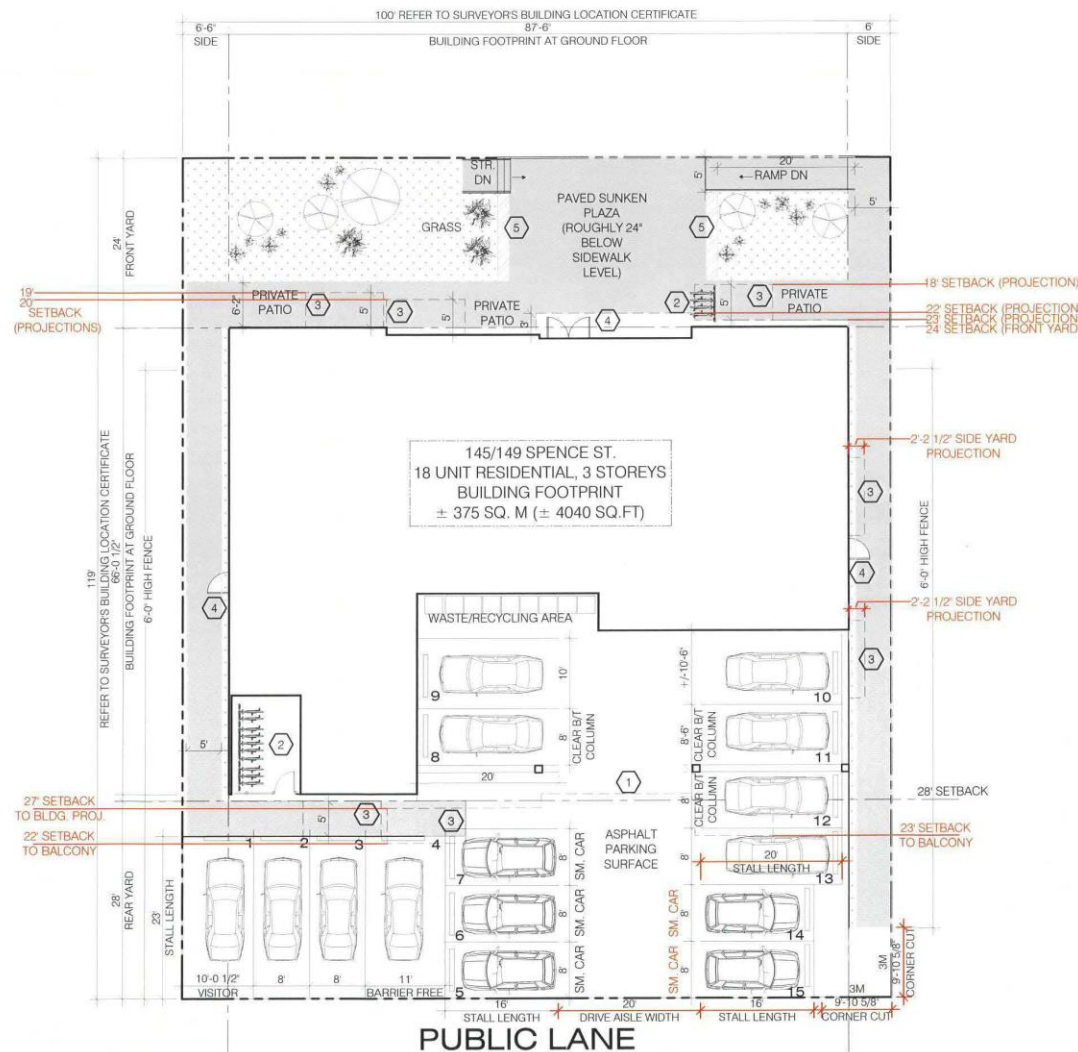
- **Goal 2:** *The City actively plans for and partners in affordable housing.*
 - *10 Year objectives*
 - *The City's capacity and commitment to advancing affordable housing initiatives are increased*
 - *Municipal tools, resources and partnerships are developed and used to encourage and facilitate affordable housing development.*

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Dylan Harris, RPP, MCIP
Date: April 20, 2022
File No. DAV 22-106801\D



SPENCE STREET



PROJECT SUMMARY

CURRENT LOTS AT 145 & 149 SPENCE STREET TO BE AMALGAMATED INTO SINGLE 18 UNIT RESIDENTIAL BUILDING.

TOTAL OF 18 UNITS (BREAKDOWN AS FOLLOWS)







8 TWO BEDROOM UNITS
UNIT 1 - 720 SQ FT
UNIT 3 - 680 SQ FT
UNIT 4 - 720 SQ FT
UNIT 7 - 680 SQ FT
UNIT 8 - 720 SQ FT
UNIT 12 - 720 SQ FT
UNIT 14 - 680 SQ FT
UNIT 15 - 720 SQ FT

6 ONE BEDROOM + DEN UNITS
UNIT 5 - 760 SQ FT
UNIT 10 - 670 SQ FT
UNIT 9 - 677 SQ FT
UNIT 13 - 705 SQ FT
UNIT 16 - 677 SQ FT
UNIT 17 - 678 SQ FT

3 ONE BEDROOM UNITS
UNIT 6 - 515 SQ FT
UNIT 11 - 516 SQ FT
UNIT 19 - 516 SQ FT

1 ACCESSIBLE ONE BEDROOM UNIT
UNIT 2 - 700 SQ FT

SITE DEVELOPMENT

ITEM	SYMBOL	REMARKS
LARGE SIZE DECIDUOUS TREE (LARGED 5' OF A PATH) SLIVER CLOVER MAPLE SPECIES: A SACCHARINUM SIZE AT PLANTING: 4" x 10" TALL MATURE HEIGHT: 15' OR GREATER LOWEST ACCEPTABLE BRANCH AT MATURITY: 6' ACCEPTED CALIPER 25 INCHES		
SHRUB 1' - DWARF EUROPEAN CRANBERRY SPECIES: VIBURNUM OPULIS NANUM SIZE AT PLANTING: 1' x 0" x 2' x 0" MATURE HEIGHT: 3' MATURE SPREAD: 4'		
SHRUB 30" - PYGMY PEARSHRUB SPECIES: CARAGANA PYGMAEA EMERALD GAZELLE SIZE AT PLANTING: 3" x 10" x 0" MATURE HEIGHT: 3' MATURE SPREAD: 4'		
* NOTE ALL SHRUBS TO BE OF SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED SO AS TO MAINTAIN CANOPY OF NOT MORE THAN 30 INCHES AT MATURITY		
LANDSCAPE PAVING AREA CONCRETE OR ASPHALT		
ASPHALT SURFACE		
GRASS		
LANDSCAPES SUMMARY		
A: LARGE DECIDUOUS TREE (6)		
B: DWARF EUROPEAN CRANBERRY (8)		
C: PYGMY PEARSHRUB (12)		
D: TREE TOTALS		
E: SHRUB TOTALS		
* FOR GROUND LINES Laid OUT IN JULY 2011		
* TO BE COVERED BY LANDSCAPE DESIGNER AND LOCATED (AS SHRUBS) PER SPEC.		
NOTES REGARDING PARKING:		
1. BARRIER FREE PARKING STALLS SHALL BE CLEARLY IDENTIFIED BY PAINTING THE STALLS TO COORDINATE WITH THE COLOR OF ACCESSIBILITY IN WHITE OR BLUE BACKGROUND.		

ZONING SUMMARY

ZONED: R2
TYPE: NEW RESIDENTIAL BUILDING (18 RESIDENTIAL UNITS)

LEVELS: 3 STOREY
LOFT AREA: 1,106 SQ. M. (11,900 SQ. FT)

BUILDING FOOTPRINT AREA:
= 375 SQ. M. (4,044 SQ. FT)

BUILDING TOTAL FLOOR AREA:
= 1,402 SQ. M. (15,020 SQ. FT)

FRONT YARD (SPENCE ST.)
= 31 FT PROVIDED

SIDE YARD:
= 6 FT PROVIDED

REAR YARD:
= 28 FT PROVIDED

BUILDING HEIGHT = 33'0"
PARKING STALLS APPROX 15
BICYCLE PARKING PROVIDED 15
BURNER/FIRE STALLS 1 PROVIDED
LOADING AREA - N/A
BICYCLE PARKING PROVIDED (15 ENCLOSURED, MARKED
& 4 WITHIN SUNKEN PLAZA)

STREET EDGE AND BUILDING FOUNDATION LAYOUT

5 DECIDUOUS TREES PROVIDED
15 SHRUBS PROVIDED
SIDE AND REAR SITE BUFFER

6 HIGH FENCE PROVIDED AS BUFFER OF NORTH
AND SOUTH SIDE OF PROPERTY

LEGAL DESCRIPTION
T20

NOTES CONCERNING BUILDING LOCATION

1 THIS SITE PLAN IS BASED ON INFORMATION FROM THE SURVEYOR'S PLANNING CERTIFICATE. 2 THIS CERTIFICATE IS TO BE ADVISED BEFORE START OF CONSTRUCTION OF ANY UNKNOWN FEATURES WHICH ARE OR THE ADJACENT SITE THAT MIGHT IMPACT ON THE PROJECT EITHER DURING CONSTRUCTION OR DURING FUTURE USE.

3 THE NORTH ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.

4 ANY DIMENSIONS THAT SHOW THE LOCATION OF EXISTING FEATURES ARE APPROXIMATE ONLY, AND ARE TO BE CONFIRMED BEFORE CONSTRUCTION START AS REQUIRED BY A CERTIFIED MONTANA LAND SURVEYOR.

5 THE CORNERS OF THE FOUNDATION FOOTPRINT ARE TO BE LOCATED ON SITE BEFORE CONSTRUCTION START BY A CERTIFIED MONTANA LAND SURVEYOR.

SITE PLAN KEYNOTES

- 1 OUTLINE OF BUILDING ABOVE
- 2 BIKE PARKING
- 3 BALCONY ABOVE
- 4 EXTERIOR LIGHTING WITH LIGHT GUARD
- 5 SLOPED RETAINING WALL

DO NOT SCALE THE DRAWINGS.
NO REPRODUCTION MAY BE MADE
WITHOUT THE PERMISSION OF 2
ARCHITECTURE INC. THE GENERAL
CONTRACTOR AND ALL
SUB-TRADES SHALL CHECK AND
VERIFY ALL DIMENSIONS AND DATA
NOTED HEREIN WITH CONDITIONS
OF THE SITE AND SHALL BE HELD
RESPONSIBLE FOR REPORTING
ANY DISCREPANCIES TO THE
ARCHITECT. THIS DRAWING IS NOT
TO BE USED FOR CONSTRUCTION
UNTIL APPROVED, SIGNED, AND
SEALED IF REQUIRED.

SEALS

PRELIMINARY: NOT FOR
CONSTRUCTION

DEVELOPMENT EXAMINATION
BRANCH

1. PROVIDED
ENCLOSURE (STACKED)

DATE: 1/11/2022 PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 22-166801

SHEET # 2 OF 10

APPLICANT (SGD.) [Signature]

LOCATION: DEV EXAM.

INFORMATION FROM
CERTIFICATE
DIVISION INFORMATION
IN SIGNATURE FEATURES

JAN 2 5 2022

ISSUED

PRELIMINARY: NOT FOR
CONSTRUCTION

ADDRESS

145 & 149 SPENCE ST

PROJECT

APARTMENTS ON SPENCE

SHEET TITLE

SITE PLAN

SCALE

AS NOTED

DESIGNER	CG/M
----------	------

CG/MS

DRAWN BY

MS

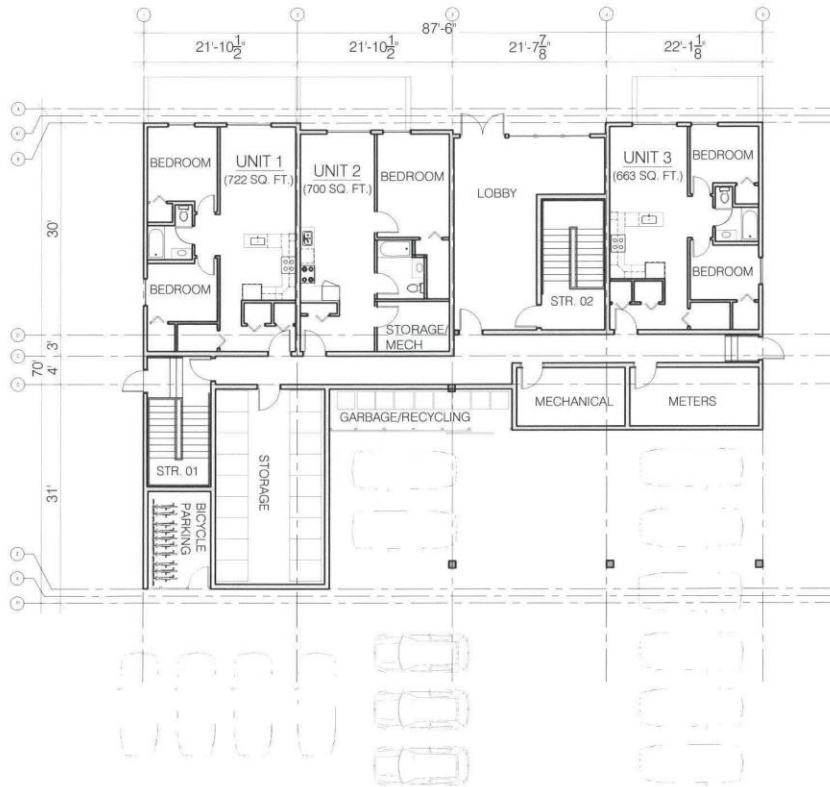
DATE

DECEMBER 1, 2021

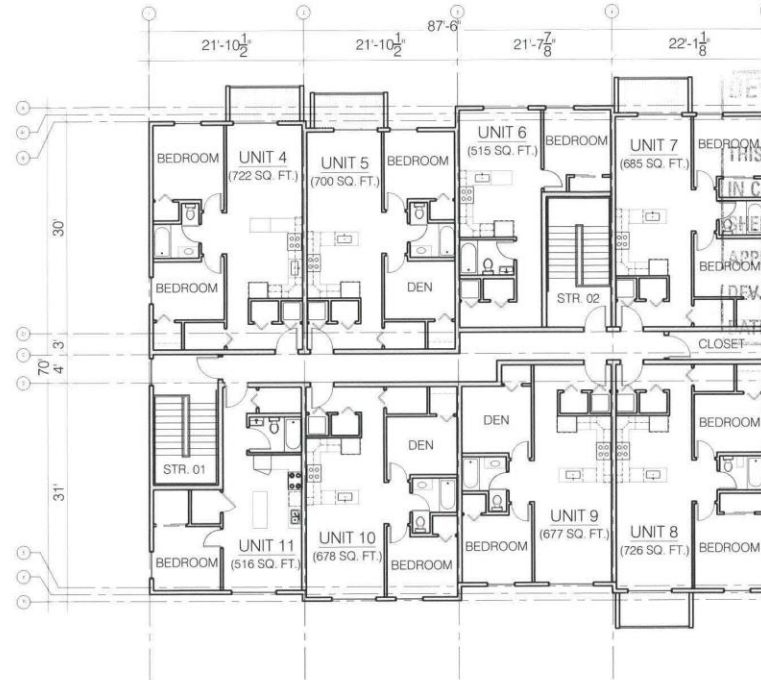
SHEET NUMBER

Z0.1

2architecture



1
Z1.0
1/16" = 1'-0"



2
Z1.0
1/16" = 1'-0"

DO NOT SCALE THE DRAWINGS.
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WITHOUT THE PERMISSION OF 2
ARCHITECTURE INC. THE GENERAL
CONTRACTOR AND ALL
SUB-TRADES SHALL CHECK AND
VERIFY ALL DIMENSIONS AND DATA
NOTED HEREIN WITH CONDITIONS
OF THE SITE AND SHALL BE HELD
RESPONSIBLE FOR REPORTING
ANY DISCREPANCIES TO THE
ARCHITECT. THIS DRAWING IS NOT
TO BE USED FOR CONSTRUCTION
UNTIL APPROVED, SIGNED, AND
SEALED IF REQUIRED.

SEALS
PRELIMINARY: NOT FOR
CONSTRUCTION

DEVELOPMENT EXAMINATIC
BRANCH
THIS PLAN IS SUBMITTED FOR APPROV
IN CONNECTION WITH DAV 22-1068
SHEET # 3 OF 10
APPLICANT (SGD.)
DEV. EXAM. *Michelle*
JAN 2 5 2022

ISSUED
PRELIMINARY: NOT FOR
CONSTRUCTION

ADDRESS
165 & 169 SPENCE ST

PROJECT
APARTMENTS ON SPENCE

SHEET TITLE
1ST AND 2ND
FLOOR PLANS

SCALE
AS NOTED

DESIGNER
CG/MS

DRAWN BY
MS

DATE
NOVEMBER 18, 2021

SHEET NUMBER
Z1.0

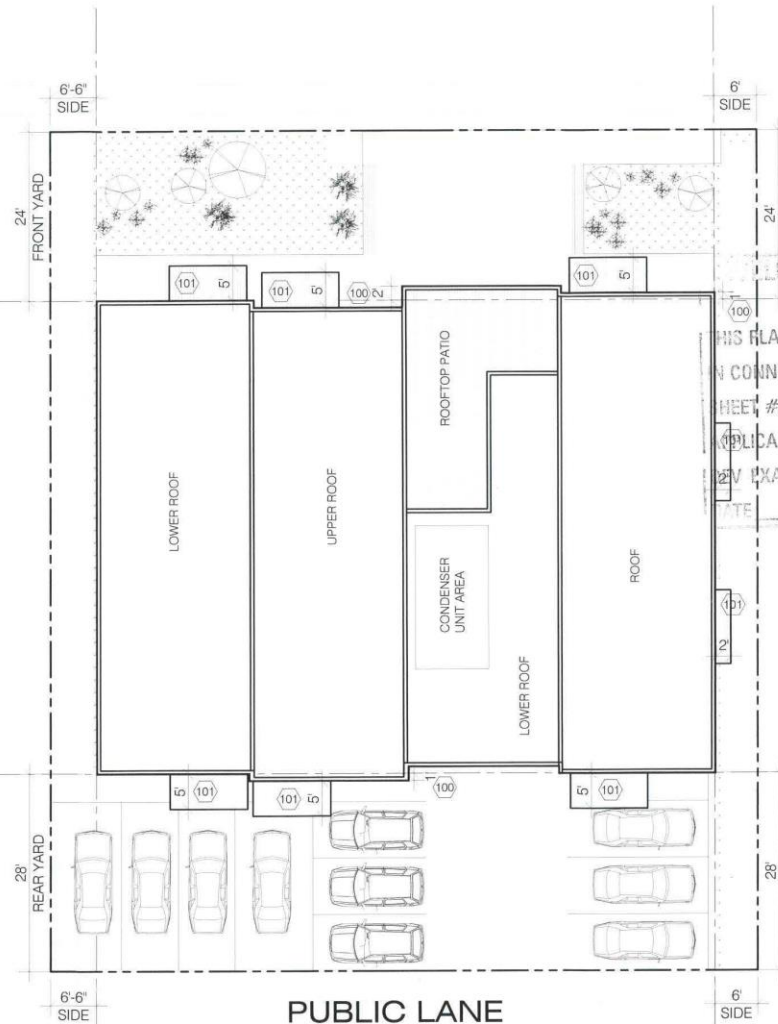
2 architecture



ROOFPLAN KEYNOTES

- (100) ARCHITECTURAL BUILDING FEATURE PROJECTION FROM SETBACK LINE
- (101) BALCONY PROJECTION FROM FACE OF BUILDING

1
Z1.1
THIRD FLOOR PLAN
1/16" = 1'-0"



2
Z1.1
ROOF PLAN
1/16" = 1'-0"

DO NOT SCALE THE DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF 2 ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED, SIGNED, AND SEALED IF REQUIRED.

SEALS
PRELIMINARY: NOT FOR CONSTRUCTION

APARTMENT EXAMINATOR
BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH 22-10680-K

SHEET # 4 OF 18

APPLICANT (SGD.)

EXAM. [Signature]

DATE

JAN 25 2022

ISSUED
PRELIMINARY: NOT FOR CONSTRUCTION

ADDRESS
165 & 169 SPENCE ST

PROJECT
APARTMENTS ON SPENCE

SHEET TITLE
3RD FLOOR & ROOF PLANS

SCALE
AS NOTED

DESIGNER
CG/MS

DRAWN BY
MS

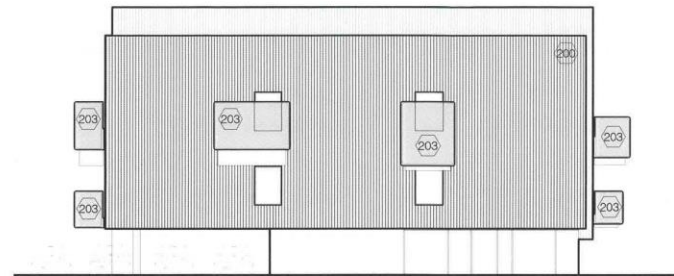
DATE
NOVEMBER 19, 2021

SHEET NUMBER
Z1.1

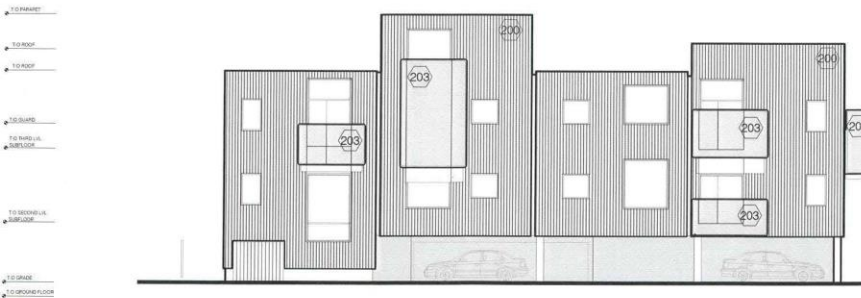
2 architecture



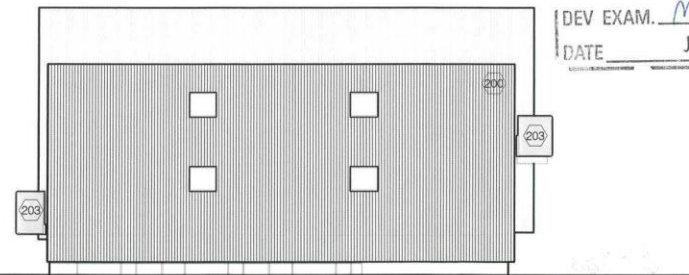
1 BUILDING ELEVATION (FRONT)
Z2.0 1/16" = 1'-0"



2 BUILDING ELEVATION (NORTH)
Z2.0 1/16" = 1'-0"



3 BUILDING ELEVATION (BACK)
Z2.0 1/16" = 1'-0"



4 BUILDING ELEVATION (SOUTH)
Z2.0 1/16" = 1'-0"

ELEVATION KEYNOTES

- (200) VERTICAL HARDIE PLANK SIDING SYSTEM (COLOR TBD)
- (201) MIRRORRED GLASS PANEL
- (202) STOREFRONT GLAZING (TRANSPARENT)
- (203) BRASS COPPER CLADDING PANEL

DO NOT SCALE THE DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF 2 ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED, SIGNED, AND SEALED IF REQUIRED.

SEALS

PRELIMINARY. NOT FOR CONSTRUCTION

DEVELOPMENT EXAMINATION
BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
ISSUED BY 20210602/p
IN CONNECTION WITH PRELIMINARY CONSTRUCTION
SHEET # 5 OF 10
APPLICANT (SGD.) McClure
DEV EXAM. McClure
DATE JAN 25 2022 169 SPENCE ST

PROJECT
APARTMENTS ON SPENCE

SHEET TITLE
ELEVATIONS

SCALE
AS NOTED

DESIGNER
CGMS

DRAWN BY
MS

DATE
NOVEMBER 19, 2021

SHEET NUMBER
Z2.0

2 architecture

ELEVATION KEYNOTES

(201)	VERTICAL HARDIE PLANK LAP SIDING SYSTEM (COLOR TBD)
(202)	MIRRORRED GLASS PANEL
(203)	STOREFRONT GLAZING (TRANSPARENT)
(204)	BRASS COPPER CLADDING

T/O ROOF
35'



DEVELOPMENT EXAMINATION
BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 22-106801

SHEET # 6 OF 10

APPLICANT (SGD.) [Signature]

DEV EXAM. [Signature]

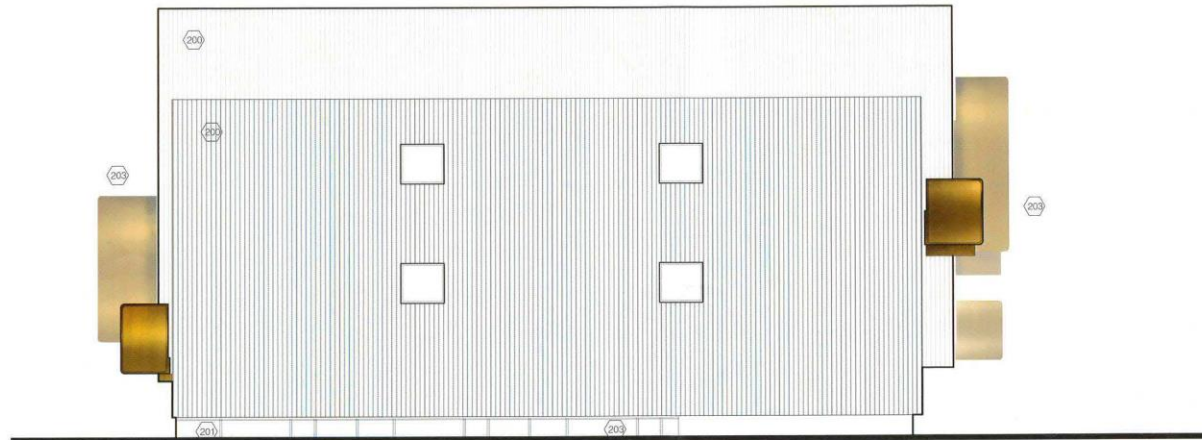
DATE JAN 25 2022

FRONT ELEVATION

APARTMENTS ON SPENCE

ELEVATION KEYNOTES

- (201) VERTICAL HARDIE PLANK LAP SING SYSTEM (COLOR TBD)
- (202) MIRRORRED GLASS PANEL
- (203) STOREFRONT GLAZING (TRANSPARENT)
- (204) BRASS COPPER CLADDING



DEVELOPMENT EXAMINATION
BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH 22-106801-1

SHEET # 7 OF 10

APPLICANT (SGD.) [Signature]

DEV EXAM. [Signature]

DATE JAN 25 2022

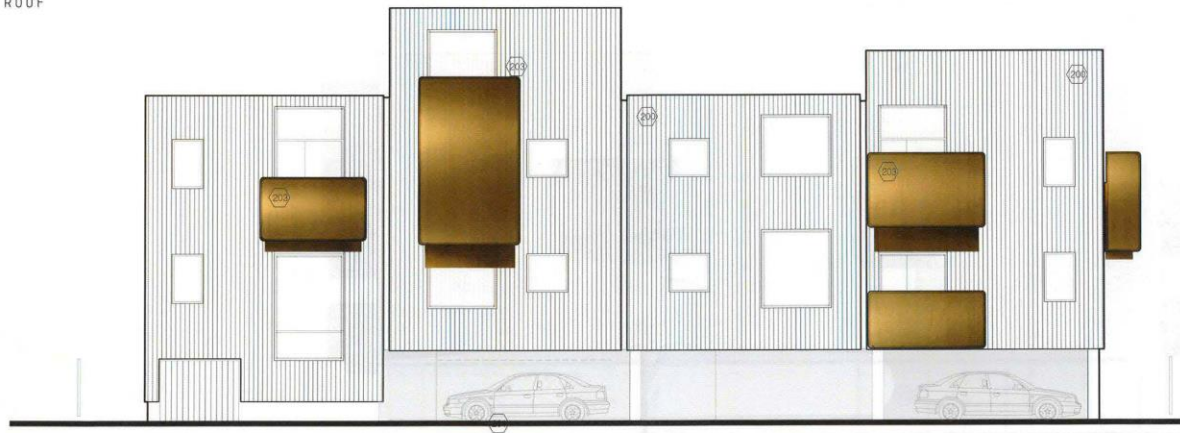
SOUTH ELEVATION

APARTMENTS ON SPENCE

ELEVATION KEYNOTES

- (01) VERTICAL HARDIE PLANK LAP SIDING SYSTEM (COLOR TBD)
- (02) MIRRORRED GLASS PANEL
- (03) STOREFRONT GLAZING (TRANSPARENT)
- (04) BRASS COPPER CLADDING

T/O ROOF
35'



DEVELOPMENT EXAMINATION
BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAY 22-1068014

SHEET # 9 OF 10

APPLICANT (SGD.) H

DEV EXAM. Mallory

DATE JAN 25 2022

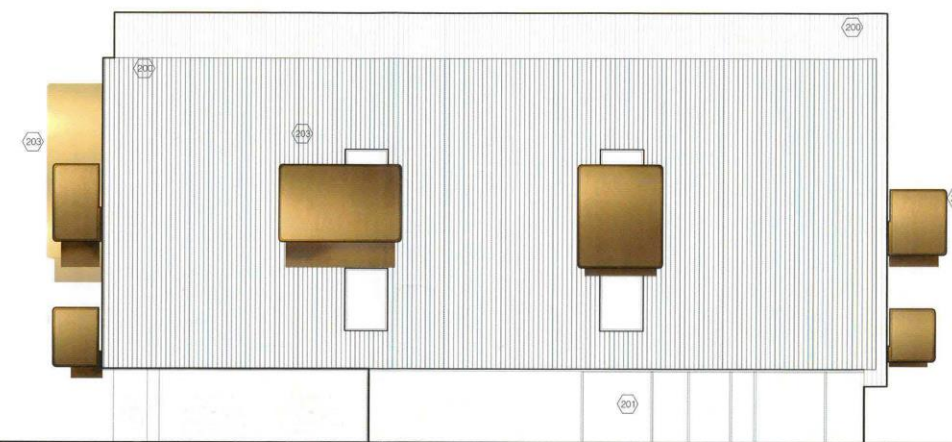
REAR ELEVATION (BACK LANE)

APARTMENTS ON SPENCE

ELEVATION KEYNOTES

- VERTICAL HARDIE PLANK LAP SIDING SYSTEM (COLOR TBD)
- MIRROR GLASS PANEL
- STOREFRONT GLAZING (TRANSPARENT)
- BRASS COPPER CLADDING

T/O ROOF
35'



DEVELOPMENT EXAMINATION
BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH 22-1068214

SHEET # 9 OF 10

APPLICANT (SGD.) [Signature]

DEV EXAM. [Signature]

DATE JAN 25 2022

NORTH ELEVATION (SIDE LANE)

APARTMENTS ON SPENCE

DEVELOPMENT EXAMINATION
BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH 14V221000010

SHEET # 10 OF 10

APPLICANT (SGD.) A

DEV EXAM. M. Sullivan
JAN 25 2022



PERSPECTIVE

APARTMENTS ON SPENCE