

Agenda – Standing Policy Committee on Property and Development – June 11, 2025

APPEAL HEARINGS

**Item No. 1 Appeal – Variance – 291 Bannatyne Avenue
 (Point Douglas Ward)
 File DAV 130698A/2025B**

Appeals were received against the decision of the Director of Planning, Property and Development to approve a Variance on “the land” as follows:

To vary the "Character" Sector regulations of the Downtown Winnipeg Zoning By-Law No. 100/2004 as follows:

1. for the construction of a multi-family dwelling to permit the following:
 - A. a building height of 106.1 feet (32.34 metres) instead of 100 feet (30.48 metres);
 - B. one (1) person and service loading space instead of two (2) spaces; and
 - C. one (1) delivery loading space instead of two (2) spaces.
2. for the establishment of an accessory parking off street above/below grade to permit a parking stalls width of 8 feet (2.43 metres) instead of 10 feet (3.04 metres) when the long dimension is immediately adjacent to a wall or column.

subject to the following condition(s):

1. That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.
2. That the design shall be in accordance with the recommendations of Downtown Urban Design Review.

Agenda – Standing Policy Committee on Property and Development – June 11, 2025

File: DAV 130698A/2025B

Appellants: Susan Algie
Melanie Dickin
Marcella Eaton
David Hallatt
Jessica Hartley and Kyle Millar
Ami Kotler
Lucille Meisner
Laurie Nealin
Chelsea Peters
Alan Tate
Jim Van Dusen
Lora Van Loewen
Deborah Zanke and Stephen Porter

Applicant: Ryan Ridge (Ridgix Building Solutions)

Premises Affected: 291 Bannatyne Avenue

Legal Description: LOT 9 PLAN 33009 6/7 ST J, hereinafter called “the land”

Property Zoned: “C” (Commercial)

Nature of the Application: To vary the “Character” Sector regulations of the Downtown Winnipeg Zoning By-law No. 100/2004 as follows:

1. for the construction of a multi-family dwelling to permit the following:
 - A. a building height of 106.1 feet (32.34 metres) instead of 100 feet (30.48 metres);
 - B. one (1) person and service loading space instead of two (2) spaces; and
 - C. one (1) delivery loading space instead of two (2) spaces.
2. for the establishment of an accessory parking off street above/below grade to permit a parking stalls width of 8 feet (2.43 metres) instead of 10 feet (3.04 metres) when the long dimension is immediately adjacent to a wall or column.

Agenda – Standing Policy Committee on Property and Development – June 11, 2025

Exhibits Filed:

1. Order DAV 130698/2025B dated April 24, 2025
2. Notice of Appeal filed by Alan Tate, received April 15, 2025
3. Notice of Appeal filed by Marcella Eaton dated April 20, 2025
4. Notice of Appeal filed by Susan Algie dated April 21, 2025
5. Notice of Appeal filed by Jessica Hartley and Kyle Millar dated April 22, 2025
6. Notice of Appeal filed by Lucille Meisner dated April 22, 2025
7. Notice of Appeal filed by Laurie Nealin dated April 22, 2025
8. Notice of Appeal filed by Deborah Zanke and Stephen Porter dated April 23, 2025
9. Notice of Appeal filed by Chelsea Peters dated April 23, 2025
10. Notice of Appeal filed by David Hallatt dated April 23, 2025
11. Notice of Appeal filed by Jim Van Dusen dated April 23, 2025
12. Notice of Appeal filed by Melanie Dickin dated April 25, 2025
13. Notice of Appeal filed by Ami Kotler dated April 25, 2025
14. Notice of Appeal filed by Lora Van Loewen dated April 25, 2025
15. Notifications of Public Hearing dated May 23, 2025
16. Manitoba Status of Title 2201753/1
17. Letter of Authorization dated February 14, 2025 from Fratelli Enterprises Ltd. (Sabino Tummillo) to Ridgix Building Solutions (Ryan Ridge)
18. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
19. Surveyor's Building Location Certificate and sketch dated March 4, 2025
20. Historic Property Notice dated February 1, 2012
21. Plans, Sheets 1 to 11 inclusive, for File DAV 130698/2025B dated March 26, 2025
22. Communication dated April 30, 2025 from Alex Boersma in opposition to the appeal
23. Communication dated April 23, 2025 from Alan Tate in support of the appeal

Agenda – Standing Policy Committee on Property and Development – June 11, 2025

Exhibits Filed: (continued)

24. Communication dated May 23, 2025 from Jon Kindrachuk in support of the appeal
25. Communication dated May 23, 2025 from Michael Blais in support of the appeal
26. Communication dated April 25, 2025 from Jim Van Dusen in support of the appeal
27. Report from the Urban Planning Division dated May 27, 2025
28. Inspection Report

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

Agenda – Standing Policy Committee on Property and Development – June 11, 2025

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 Reasons:

Moved by Councillor

That the appeals be allowed / allowed in part / denied and Order DAV 130698/2025B be confirmed / cancelled.

Moved by Councillor

That the decision of the Director of Planning, Property and Development be / not be concurred in.

Moved by Councillor

That the public hearing with respect to these appeals be concluded.

ADMINISTRATIVE REPORT

Title: Appeal - DAV 25-130698/B, 291 Bannatyne Avenue

Critical Path: Standing Policy Committee on Property and Development, Heritage and Downtown Development

AUTHORIZATION

Author	Department Head	CFO	CAO
K. Kowalke			

EXECUTIVE SUMMARY

The proposed development is located at 291 Bannatyne Avenue in Winnipeg’s historic Exchange District. The proposed development involves a nine storey addition on top of each of the existing heritage buildings located at 109 Princess Street to add 114 dwelling units. The development also includes the rehabilitation of the heritage buildings at 109 Princess Street as well as King Street frontage to redevelop the properties for ground floor commercial uses. The proposal requires variances for reducing the loading and parking stall width requirements as well as for an increase in the building height maximum for the Character Sector of the *Downtown Winnipeg Zoning By-Law*.

The Department is recommending that the decision be upheld and that the development proceed as proposed. The proposed variances will enable the applicant to rehabilitate multiple commercial storefronts on Princess Street while creating a new commercial storefront on King Street by restoring the heritage building and further activating the street frontage. The property fronting on King Street is also repurposing an at-grade street fronting parking garage which is a discouraged use under CentrePlan 2050 and is a non-conforming use in the Downtown Winnipeg Zoning Bylaw. The development will also bring additional residents to the Exchange District which will assist in efforts to create a critical mass of population to support commercial activity in the area.

RECOMMENDATION

The Winnipeg Public Service recommends that the appeal be denied and the decision of the Director of Planning, Property and Development Department, dated April 24, 2025, be upheld.

REASON FOR THE REPORT

The applicant is proposing to build a nine storey addition on top of the existing heritage buildings located at 109 Princess Street Avenue to add 114 dwelling units. The development also includes the rehabilitation of the heritage buildings at 109 Princess Street as well as King

Street frontage to redevelop the properties for ground floor commercial uses. The proposal requires variances for reducing the rear yard setback, building height and parking stall length and width requirements of the Downtown Winnipeg Zoning By-Law.

The application was approved by the Director of Planning, Property and Development but was appealed by nearby residents.

This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

The Standing Policy Committee on Property and Development is the delegated hearing body for appeals of the Public Service's decisions on variance and conditional use applications in Downtown Winnipeg.

IMPLICATIONS OF THE RECOMMENDATION

If the recommendation of the Public Service IS concurred in, then the development can proceed as proposed.

DISCUSSION

The subject property, 291 Bannatyne Avenue (also referred to as 109 Princess Street), includes two heritage buildings, Maw's Garage and the Sanford Building, listed as Historical Resources by the City of Winnipeg. Any building listed as a Historical Resource requires a Heritage Permit for any alterations, including additions. As per Section 33 of the Historical Resources By-law, where the designated employee issues a heritage permit against the advice of the Historical Buildings and Resources Committee, notice of the decision must be posted on the City's website, and upon payment of a fee, any resident of Winnipeg may appeal the decision within a specified time period. An appeal of the decision was received. Heritage considerations are covered in a separate accompanying report.

Any application downtown also involves an urban design review as part of the development permit. The intent of the urban design review is to evaluate the proposal in terms of the *Downtown Urban Design Guidelines*. This process is separate from this variance application.

Nature of Application

The Director of Planning, Property and Development approved an application to vary the "Character Sector" regulations of Winnipeg Downtown Zoning By-Law No. 100/2004 as follows:

- 1) For the construction of a multi-family dwelling to permit:
 - a. a building height of 106.1 feet (32.34 metres) instead of 100 feet (30.48 metres);
 - b. one (1) person and service loading space instead of two (2) spaces; and
 - c. one (1) delivery loading space instead of two (2) spaces.
- 2) For the establishment of an accessory parking off street above/below grade to permit a parking stalls width of 8 feet (2.43 metres) instead of 10 feet (3.04 metres) when the long dimension is immediately adjacent to a wall or column.

Criteria for Approval

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

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

Site Description

The subject property is located at the corner of Princess Street and Bannatyne Avenue and also connects to King Street. It is within the Exchange District National Historic Site (EDNHS) and part of the Point Douglas Ward. The property is located within the Character Sector of the Downtown Winnipeg Zoning By-law 100/2004. Surrounding properties include:

- A five-storey residential building (approximately 67 feet) across Princess Street to the west.
- A six-storey mixed-use building (approximately 83 feet) to the east.
- A four-storey mixed use building (approximately 58 feet) across Bannatyne Avenue to the south.
- A mixed-use four-storey building (approximately 52 feet) to the north.
- King Street frontage is a one storey building abutting the same six-storey building (83 feet) as mentioned above, positioned to the south of the King frontage and a two storey building to the north.

Appellant Concerns

Nearby property owners have appealed the variances raising a number of concerns. This includes the existing parking challenges in the area. The negative impact that the development will have on the existing poor condition of nearby streets. The structural impact of the development on nearby heritage buildings. The damage the development will have on the character of the area. As well as the overall height of the new building which is seen as too tall for the area.

The Downtown Zoning Bylaw does not have a minimum parking requirement meaning no parking is required on site. For this development, the developer has decided to include parking which will provide options for tenants to park on site.

The maximum height permitted in the Character Sector is 100 feet and the applicant is requesting a height variance of 106 feet. It is important to note that the approval of the variance is based on the review of the incremental impacts of the additional six feet, not whether a building of 100 feet should be located here. Any perceived damage to the character of the area is subjective and not appropriate as part of the evaluation of the requested variances. esthetic considerations, as mentioned above, are reviewed through the Urban Design Review and Heritage Permit process.

In terms of structural impact, all building permit applications include a structural review and have requirements for vibration monitoring. This is not discussed at the variance application phase and is a private matter between the applicant and building owners, not the general public.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0

Section B1. General Growth

Goal 2 - Encourage strategic intensification.

Setting an intensification target

2.1 Aim for a minimum of 50% of all new dwelling units to be located in the intensification target area.

2.2 Aim to establish a minimum of 350 new dwelling units per year in the Downtown each year until 2030, and 500 dwelling units per year after 2030.

Section C1. Downtown

Goal 2 - Reinforce downtown as the primary focus for economic activity through residential, commercial, and office intensification.

Vacant and underutilized properties

2.2 Facilitate the redevelopment of vacant or underutilized properties, such as surface parking lots, to support increased residential and mixed-use development, when servicing allows, to achieve a sustainable, inclusive and vibrant Downtown.

Goal 4 - Ensure land use decisions reduce the impact of automobile use to enhance the pedestrian experience Downtown.

Strategic surface parking

4.1 Reduce the number of surface parking lots Downtown, and discourage the creation and expansion of standalone surface parking lots, particularly in areas with high pedestrian activity, in accordance with the Downtown Parking Strategy.

Goal 5 - Facilitate an amenity-rich, enjoyable, and beautiful urban environment that contributes to a high quality of life, to reflect Downtown's importance as the city's preeminent complete community.

Supporting residential growth

5.1 Encourage development with uses and amenities that support the Downtown residential population.

Centre Plan 2050

1.1 Goal: Embrace and elevate Downtown's unique neighbourhoods and districts.

The Exchange District

1.1.17 Conserve the Heritage Resources and heritage values of the Exchange District National Historic Site by protecting its character-defining elements which include buildings, elements of buildings, land, and elements of land from demolition and alterations and by ensuring that new infill development fits within its historic context.

1.1.18 Apply the Exchange District National Historic Site Commemorative Integrity Statement (updated from time to time), the Urban Design Standards, and the Standards & Guidelines for Historic Places in Canada documents as tools to better understand the historic context, to guide alterations and new development, and to maintain the heritage values of the Exchange District National Historic Site

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

- Enabling housing on this site will help achieve residential intensification targets;
- Development of the site includes maintaining facades of listed historical resources while repurposing the building and restoring some internal details such as the rafters.
- Ensuring housing options are integrated into the development will positively contribute to the surrounding neighbourhood by providing additional housing options;
- Will better utilize existing infrastructure including the street network, public transit, water and wastewater service capacity and city services such as library and recreation; and
- The housing is compatible with the surrounding context, which includes a mixture of housing types with higher residential densities.

Variance Analysis

Height

Bulk regulations cite a maximum of 100 feet and the proposal is requesting 106.1 feet for the portion of the building at the corner of Bannatyne Avenue and Princess Street. The intent of the regulation is to ensure buildings fit into the general character of the surrounding context. The main floor height of the existing heritage building is approximately 17 feet, which is generally taller than typical commercial main floor height. The existing main floor height is however consistent and compatible with heritage buildings in the surrounding Exchange District National Historic Site. Generally speaking, the proposed height variance will allow for the same number of floors typical of a 100-foot height limit to be achieved. Furthermore, the additional height is relatively minor in consideration of the overall permissible height of the Downtown Winnipeg Zoning Bylaw. This means the marginal impact in shadow and sun would be minor and not create an adverse effect on the adjoining property and adjacent area.

Loading

The intent of the regulation is to have loading activities take place on-site to minimize impacts on the public right-of-way such as illegal stopping, loss of public street parking, and loading activities spilling into the sidewalk.

The proposed development is working in a confined area with difficult access in addition to a lack of space for internal parking and loading areas. As such, the request to reduce the loading requirements by one of each type, deliver and person and service, is minor given the site constraints.

Parking stall width

The intent of the regulation is to ensure that vehicles can maneuver in and out without incident, and that sufficient space is provided when people enter and exit their vehicles. Substandard parking stalls leave a negative impression on visitors to the downtown and can result in slower entry and egress and backups during peak periods.

The width variances are considered relatively minor and are supportable, as this is a private parkade that will not have an impact on the public realm; if drivers choose to use the parking area, they will be doing so at their own risk and in agreement with the building owner/manager.

Please note that this variance affects three parking locations within the parking area. Each of the three parking locations is however part of a Klaus parking system that stacks parking stalls for a total of three parking stalls each. This means that nine parking stalls would be affected out of the 42 stalls provided.

CONSULTATION

N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 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 Downtown

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*.

6.15 Transformative Areas

- Designate Downtown, Corridors, Mixed Use Centres, Major Redevelopment Sites and New Communities as Transformative Areas within the Urban Structure in Complete Communities, representing lands that provide the best opportunities to accommodate significant growth and change.

6.17 Downtown Economic Investment

- Support development that reflects the Downtown's designation as a Transformative Area and preeminent complete community, as detailed in Complete Communities.

6.18 Downtown Economic Investment

- Facilitate the intensification of Downtown residential development that supports the diversity of housing needs, and builds on the character of existing Downtown districts and destinations.

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.*

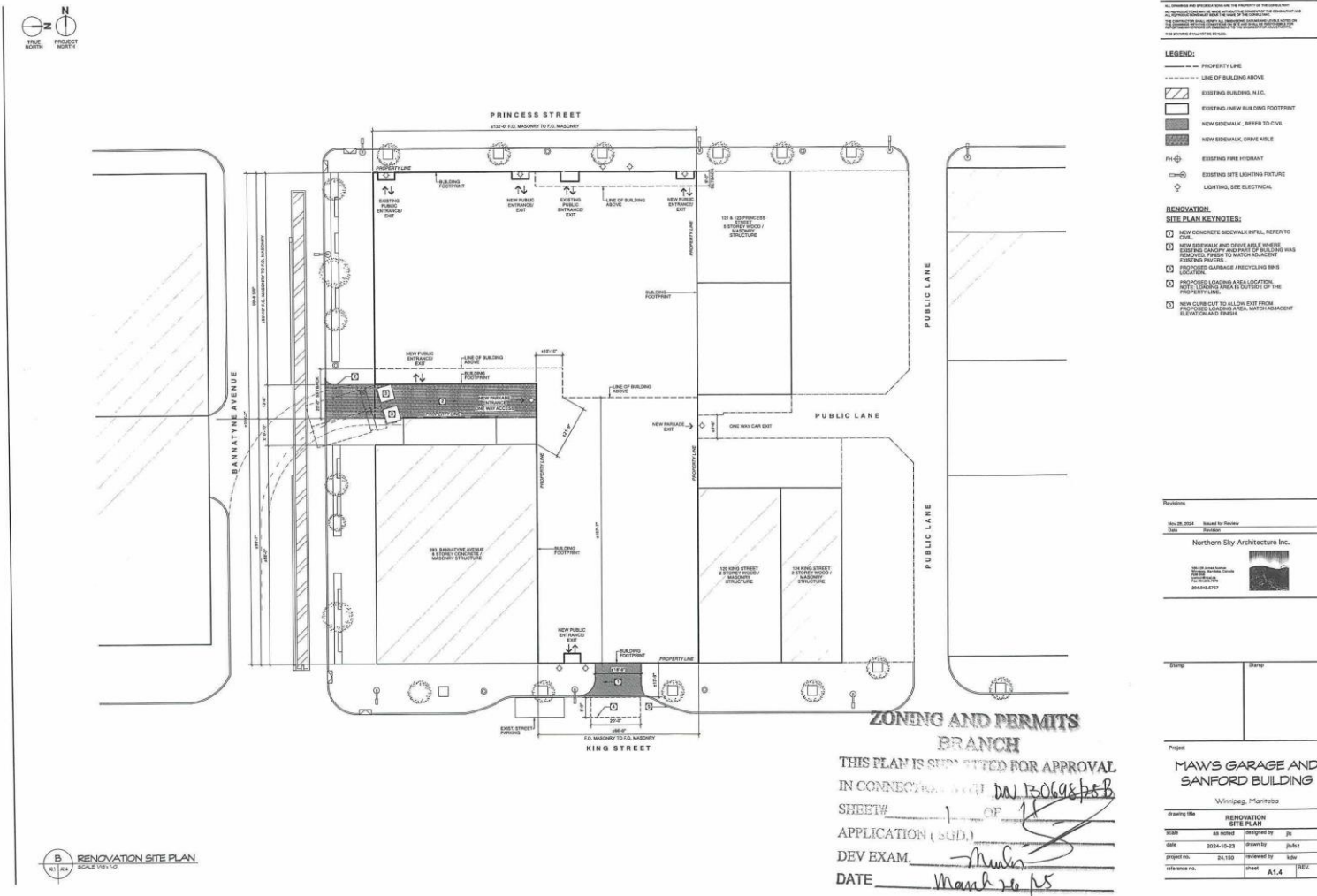
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

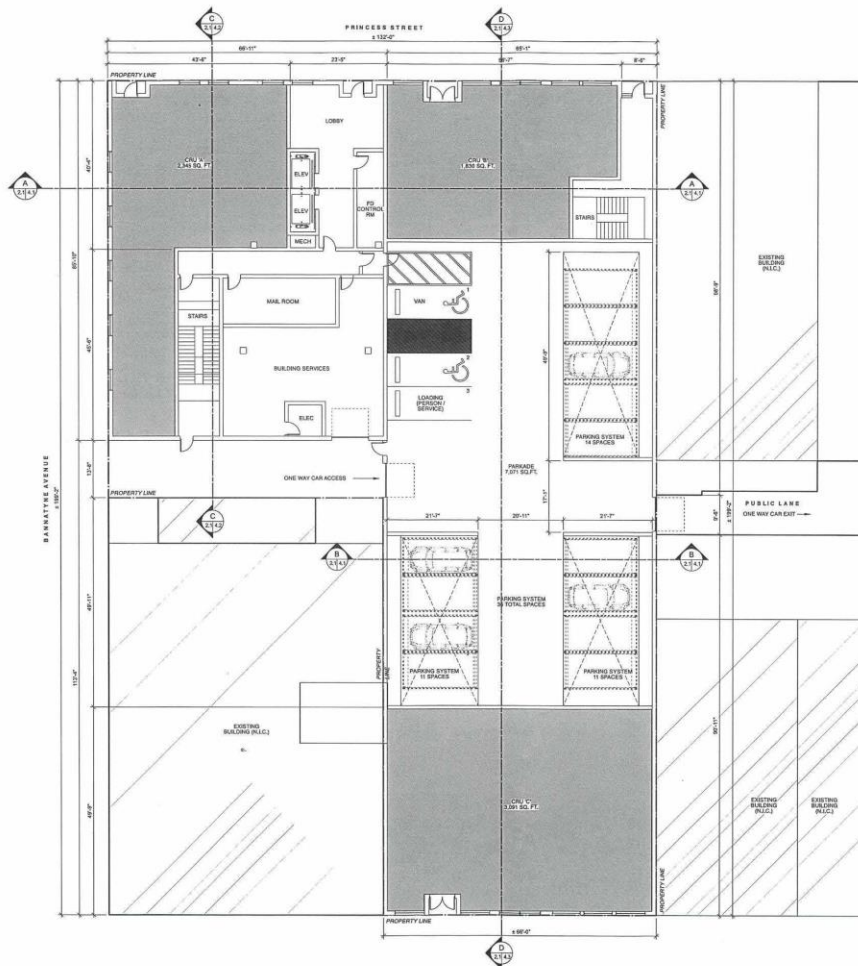
Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
 Division: Urban Planning and Design
 Prepared by: Dan Iskierski, RPP, MCIP
 Date: May 27, 2025
 File No: DAV 25-130698/B

Exhibit "21" referred to in File DAV 130698A/2025B





B MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

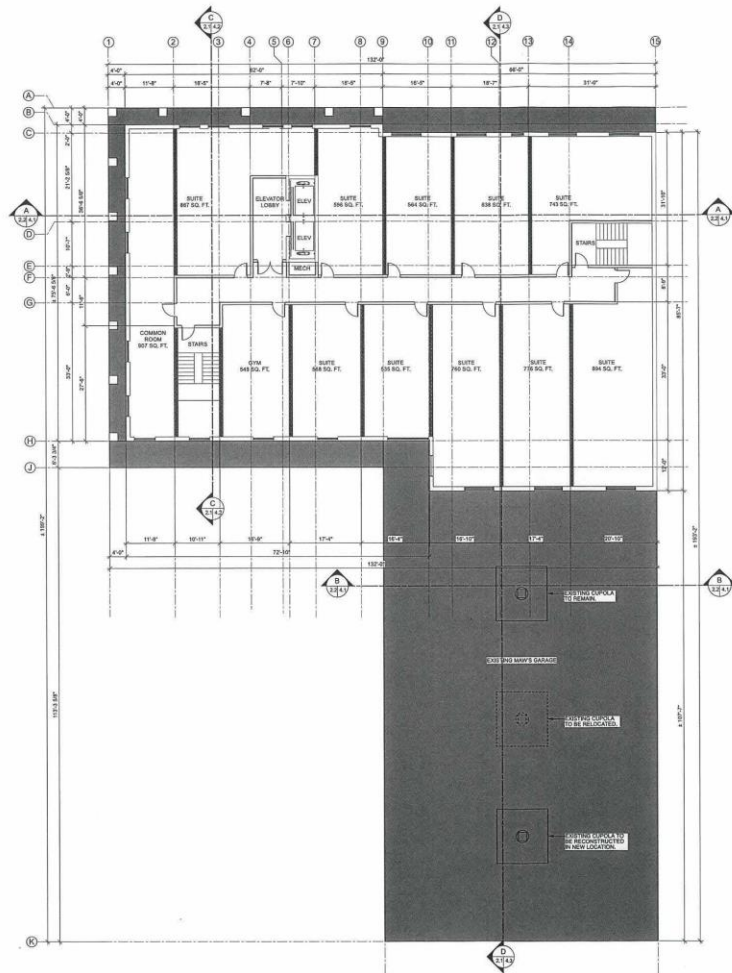
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ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DR. BROOKS B
SHEET# 2 OF 11
APPLICATION (SGD.)
DEV EXAM. Thur
DATE March 26/18

Revisions
Rev. 01, 2018
Northern Sky Architecture Inc.
2018-01-27

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Project
MAWS GARAGE AND SANFORD BUILDING
Winnipeg, Manitoba
Drawing title: **MAIN FLOOR PLAN**
Scale: AS NOTED
Date: 2018-03-23
Project no.: 24,150
Reference no.:
Sheet: **A2.1**
Rev:



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

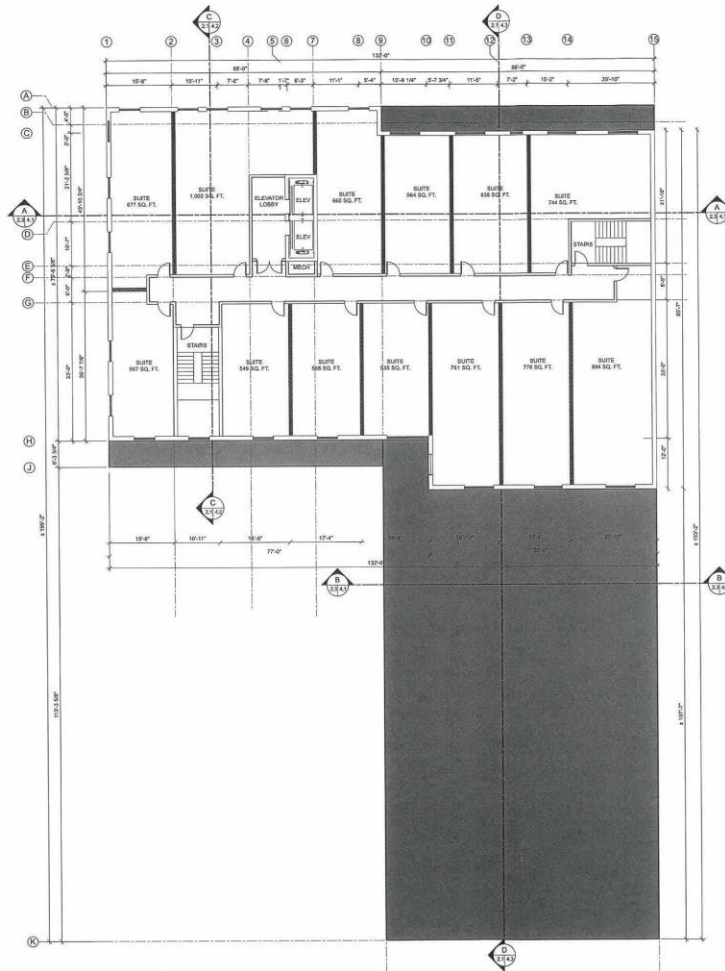
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**ZONING AND PERMITS
BRANCH**
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DW. BURGESS
SHEET 3 OF 4
APPLICATION (JGD.)
DEV EXAM. [Signature]
DATE March 26/25

Revisions
Rev. 01 2024 Request for Review
Date Revision
Northern Sky Architecture Inc.
1000 Highway 101
Suite 100
Winnipeg, MB R2V 1A7
204.463.4707

Stamp
Stamp

Project
**MAWS GARAGE AND
SANFORD BUILDING**
Winnipeg, Manitoba
Drawing title
SECOND FLOOR PLAN
Scale as noted designed by jh
date 2024-10-23 drawn by jhfcz
project no. 24.100 reviewed by jwh
reference no. sheet A2.2 REV



D THIRD TO TENTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

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IN THE INFORMATION PROVIDED TO THE CLIENT OR ANY OTHER PARTY.

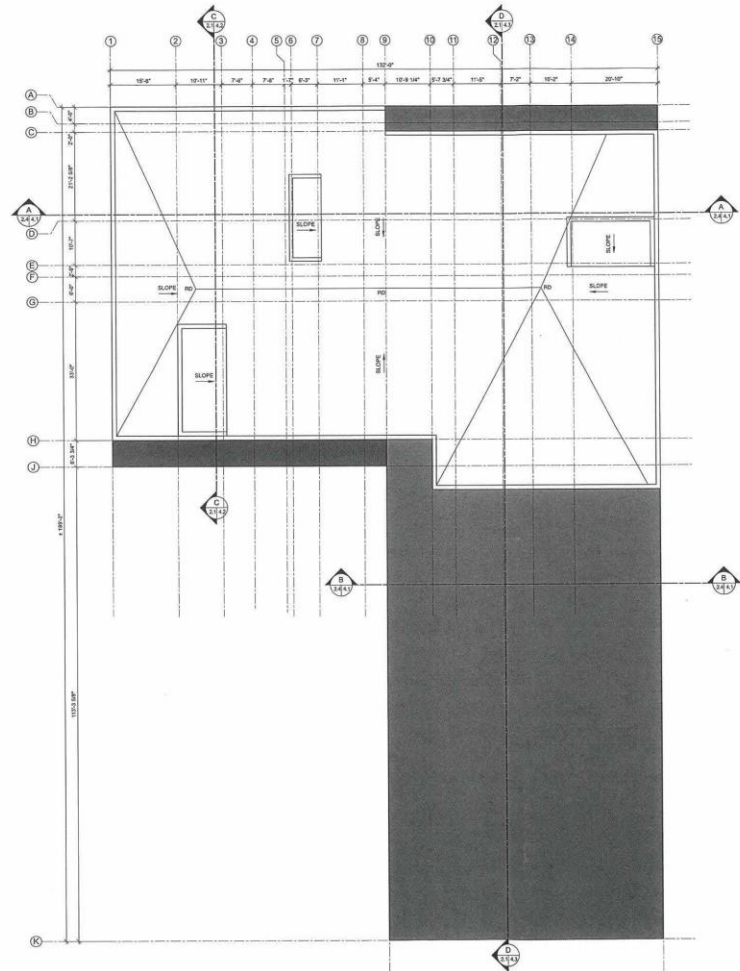
**ZONING AND PERMITS
BRANCH**
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DN 30698 PSB
SHEET# 4 OF 11
APPLICATION (SGL)
DEV EXAM. Mueh
DATE March 26/18

Revisions
New 08.2018 Issued for Review
Date
Northern Sky Architecture Inc.
200-442-8767

Stamp

Project
**MAWS GARAGE AND
SANFORD BUILDING**
Winnipeg, Manitoba

Drawing File: TYS THIRD TO TENTH FLOOR PLAN			
scale	as noted	designed by	js
date	2018-10-23	drawn by	js/2
project no.	24-100	reviewed by	js/2
discussed no.		date	A2.3
		FILE	



E ROOF PLAN
SCALE 3/32" = 1'-0"

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONSULTANT
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THE CONSULTANT SHALL, UPON ALL INQUIRIES, PAYMENT AND LIES, BE NOTED IN
THE DRAWINGS ONLY THE CONSULTANT OR HIS OR HER SHALL BE RESPONSIBLE FOR
REPRODUCING ANY DRAWING OR SPECIFICATION TO THE DRAWING FOR ALL FUTURE
THIS DRAWING SHALL NOT BE SCALED.

ZONING AND PERMITS

BRANCH

THIS CASE IS REFERRED FOR APPROVAL

INVESTIGATION REPORT NO. DA 120698/25B
SHEET 5 OF 11

APPLICATION (SGD.) _____

DEV EXAM. Shuler

DATE Monday 26/25

Revisions

Nov 28, 2024	Issued for Review
Date	Revision

Northern Sky Architecture Inc.

100-120 James Avenue
Worthing, Worthing, Canada
W6 1W6
www.worthing.com

204,343,8707

114

	Stamp
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Project

MAV'S GARAGE AND

PAWS GARAGE AND
SANFORD BUILDING

Winnipeg, Manitoba

Drawing title: _____

ROOF PLAN

scale	as noted	designed by
date	may 1966	drawn by

date	2024-10-23	drawn by
extract no.	see url	reviewed by

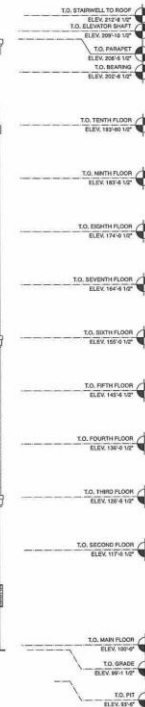
project no.	24,150	reviewed by
reference no.		sheet

A2.4



121 & 123 PRINCESS STREET
5 STOREY WOOD / MASONRY
STRUCTURE

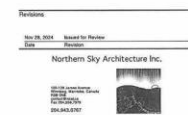
1
40' PRINCESS STREET ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



ZONING AND PERMITS

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH 2024-03-28/25
SHEET NO. 6 OF 11
APPLICATION (SGD.)
DEV EXAM. [Signature]
DATE March 26/25

OPTION 'A'



Project			
MAWS GARAGE AND SANFORD BUILDING			
Whitby, Ontario			
Drawing Title			
EXTERIOR ELEVATION - R2			
Scale	As noted	Designed by	JA
Date	2024-03-23	Drawn by	JA
Project No.	24-100	Reviewed by	JA
Version No.	Sheet	A3.1	REV

NO WARRANTIES, REPRESENTATIONS OR GUARANTEES ARE MADE BY THE ARCHITECT.
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ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL

IN CONNECTION WITH DA 130698/25 B

SHEET# 8 OF 11

APPLICATION (SGD) [Signature]

DEV EXAM. [Signature]

DATE March 26/25



283 BANNATYNE AVENUE
 6 STOREY CONCRETE / MASONRY STRUCTURE

1 BANNATYNE ELEVATION (SOUTH)

OPTION 'A'

Revisions
 No. 25, 2024
 Date
 Request for Review
 Revision
 Northern Sky Architecture Inc.
 283 Bannatyne Avenue
 Winnipeg, MB
 R2H 1A7
 204.943.1767

Project
 MAWS GARAGE AND
 SANFORD BUILDING
 Winnipeg, Manitoba

Drawing Title
 EXTERIOR ELEVATION - R2
 Scale
 as noted
 Date
 2024-10-23
 Project No.
 24.150
 Reference No.
 A3.3
 Drawn by
 JH
 Checked by
 JH
 Date
 2024-10-23
 Project No.
 24.150
 Reference No.
 A3.3
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 JH
 Checked by
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 Date
 2024-10-23
 Project No.
 24.150
 Reference No.
 A3.3

ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED IN THE SCHEDULE OF MATERIALS.
 THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.
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ELEV. 215'4 1/2"
- TO ELEVATOR SHAFT
ELEV. 205'4 1/2"
- TO PARAPET
ELEV. 205'4 1/2"
- TO ROOFING
ELEV. 205'4 1/2"
- TO TENTH FLOOR
ELEV. 195'4 1/2"
- TO NINTH FLOOR
ELEV. 185'4 1/2"
- TO EIGHTH FLOOR
ELEV. 175'4 1/2"
- TO SEVENTH FLOOR
ELEV. 165'4 1/2"
- TO SIXTH FLOOR
ELEV. 155'4 1/2"
- TO FIFTH FLOOR
ELEV. 145'4 1/2"
- TO FOURTH FLOOR
ELEV. 135'4 1/2"
- TO THIRD FLOOR
ELEV. 125'4 1/2"
- TO SECOND FLOOR
ELEV. 115'4 1/2"
- TO MAIN FLOOR
ELEV. 105'4 1/2"
- TO GARAGE
ELEV. 95'4 1/2"
- TO FIN.
ELEV. 85'4 1/2"



**ZONING AND PERMITS
 BRANCH**
 THIS PLAN IS SUBMITTED FOR APPROVAL
 IN CONNECTION WITH DAN 132698 P5B
 SHEET# 9 OF 11
 APPLICATION (SGD.)
 DEV EXAM. [Signature]
 DATE March 26, 2024

OPTION 'A'

Revisions	Drawn by: [Blank]
Rev. No. 2024	Drawn by: [Blank]
Date	Drawn by: [Blank]
Northern Sky Architecture Inc.	
[Logo]	
[Blank]	
Stamp	Stamp
[Blank]	
Project	
MAWS GARAGE AND SANFORD BUILDING	
Winnipeg, Manitoba	
Drawing No.	
EXTERIOR ELEVATION - R2	
Scale	As noted
Date	2024-10-23
Project No.	24.150
Reference No.	Sheet A3.4
Drawn by	JBH
Reviewed by	JBH
Checked by	JBH
Approved by	JBH

1 KING STREET ELEVATION (EAST)
 SCALE: 1/8"

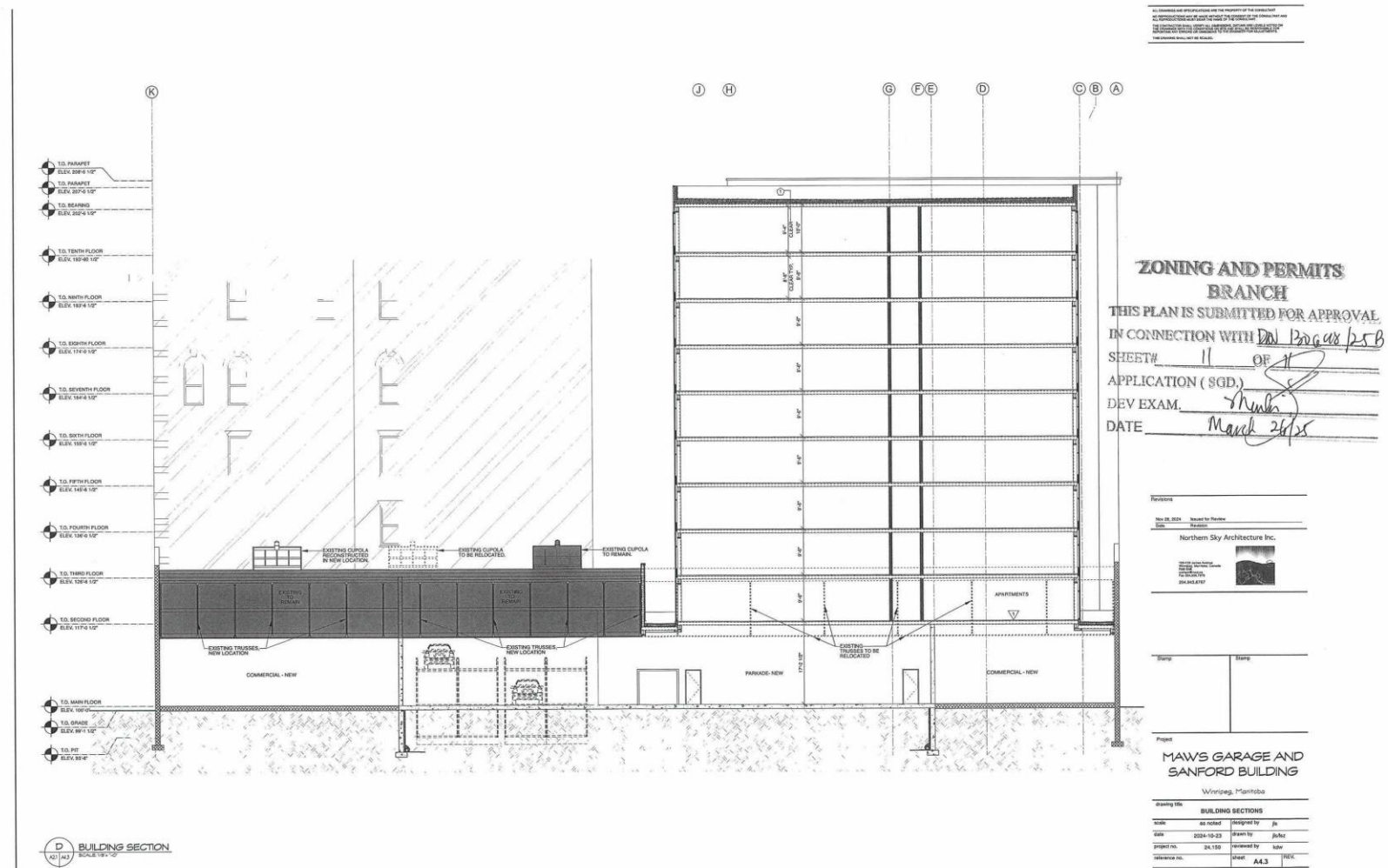


Exhibit “2” referred to in File DAV 130698A/2025B

From: Alan Tate

Sent: April 23, 2025 2:57 PM

To: CLK-Appeals <clk-appeals@winnipeg.ca>

Subject: APPEAL AGAINST VARIANCE 25-130698/B WITH RESPECT TO DEVELOPMENT AT 291 BANNATYNE AVENUE

**** EXTERNAL EMAIL - USE CAUTION ****

City Clerk, City of Winnipeg
c/o Standing Policy Committee on Property and Development
Susan A. Thompson Building, 510 Main Street
WINNIPEG R3B 1B9

23 April 2025

Dear Sir / Madam:

APPEAL AGAINST VARIANCE 25-130698/B WITH RESPECT TO DEVELOPMENT AT 291 BANNATYNE AVENUE

I write to appeal against this decision in my capacity as president of the board of Winnipeg Condominium Corporation #434 and as a resident at 121 Princess Street since April 2012.

My objections are based on three principal areas of concern:

1. Physical impact of proposed development on neighbouring heritage structures, particularly 121 Princess Street
2. Visual impact of proposed development on Exchange District National Historic Site (EDNHS)
3. Responsibility of the developer with respect to neighbouring residents and businesses.

Physical impact of proposed development on neighbouring heritage structures

You have already received a letter of appeal from the board of Condominium Corporation #434 (copy attached) expressing our concerns about potential structural impacts on 121 Princess Street of the proposed development. These include the impacts from excavation, from piling, and from additional snow-loading on 121 Princess Street as a direct consequence of building to 106.1 feet directly south of this building.

We have sought the advice of two professional engineers with experience of comparable soil conditions and building foundations in the neighbourhood and will forward this with a subsequent appeal against the decision of the Director of Planning to not accept the

recommendation of the City's Historic Building Resources Committee (HRBC) with respect to this development.

I have already expressed my concerns to the developer, Mr Ryan Ridge, with respect to his liability to protect, monitor and make full compensation for all consequent damage to our building and to the businesses located in it, and he has responded as follows:

As per your concerns regarding the potential disruption to the community during the course of construction and/or any damages during so, please be assured that we will take every measure possible to ensure that will be kept to a near minimum, plus we will be doing a comprehensive log of all the surroundings properties both before and afterwards to ensure all integrities were maintained and undisturbed. Furthermore, we will be doing micro-piles and not driven piles, which Sasa can definitely speak to being the least invasive piling system on the market with next to no vibration, being that they are placed and grouted into the bedrock below the soils approximately 60' below grade. (2025-04-17)

It is to be hoped that the City, in condoning this development, recognizes its own contribution to the possible damaging effects on the fabric of neighbouring buildings.

Also, the proposals show vehicular egress from Maws Garage directly into the backyard between 121 Princess Street (and its City-required handicapped access ramp and garbage / recycling bins) and the King's Head (and its ramp and garbage skips). This will undoubtedly cause inconvenience and danger to residents and to staff of the Kings Head, Subway and Clementine.

Impact of proposed development on Exchange District National Historic Site (EDNHS)

Although the drawings forwarded by the area planner do not convey the materials on the elevations of the proposed structure, they do clearly demonstrate from their sheer size and fenestration that they are out of scale (i.e far too large) and out of character (i.e. an inappropriate intrusion) in this location.

The adjacent heritage buildings (Kings Head / Travellers Building / 100, 103 + 121 Princess Street / Fairchild Building) are no more than six storeys high and even the 100-foot zoning allowance would create too much building mass in this location. And 106.1 feet would simply be even worse. Equally, the facades—apparently two facades on one building—shown in the developer's drawings fail to reflect or respect the rich, century-old character of the surrounding buildings. The proposed fenestration does not respond appropriately to the characteristic articulation of the adjacent elevations.

When this development was mooted in early 2022 board representatives from the Travellers Building and from 121 Princess Street met online with Councillor Santos to express our concerns about its proposed size and character. Points made at that meeting remain largely the same—that we did not object to development of the site for residential purposes but believe that, to be in scale and in character with the location, new buildings should not rise above the level of surrounding building parapets. We also referred to our concerns about potential damage to the foundations of adjacent buildings, and to the potential impact of snow loading on them. And we

mentioned that we had not been approached at that time by the developer, Mr Ridge, about his proposals. Equally, his approach to us this year only came after the City's notifications had been posted on the buildings.

Furthermore, given the significant number of vacant ground-floor commercial units in the neighbourhood, creating more such units would do little for the character and vibrancy of the surrounding streets. And while I support greater densification of development in Winnipeg generally, I do not support it where it means sacrificing quality for quantity, particularly in what is already the most densely developed and most historically valuable part of the city.

Impact of Proposed Development on Neighbouring Residents

In closing, I wish to make it clear that I am not against development per se above Maws Garage or the Sanford Building if it does not threaten the physical integrity of adjacent buildings and if it does not diminish the character of the National Historic Site. But I am firmly against bit-by-bit variances and other decisions that do not respect historic resources, the distinctive character of the neighbourhood and the interests of long-standing residents and businesses.

I trust that you will give all due consideration to my concerns and to the concerns of our neighbours.

Yours faithfully,

Alan Tate PhD PPLI FCSLA

Professor of Landscape Architecture, University of Manitoba

April 15, 2025

Appeals Committee

City Clerk's Office
Council Building
510 Main Street
Winnipeg, MB R3B 1B9

Subject: Formal Appeal of Development Application Variance 25-130698B - Potential Impact on Adjacent Properties

Dear Members of the Appeals Committee,

This letter serves as a formal appeal by Winnipeg Condominium Corporation No. 434 regarding the City of Winnipeg's approval of Development Application DAV 25-130698B, concerning a proposed commercial and residential development comprising ten storeys and 114 apartments, as detailed in the Public Notice posted at 291 Bannatyne Avenue.

As owners of contiguous heritage property, we possess significant concerns regarding the potential adverse impacts of this proposed development on the structural integrity and long-term preservation of our historically significant buildings. We have identified several critical areas of concern that warrant a thorough and considered review by the Appeals Committee:

1. **Vibratory Impact of Pile Driving:** The proposed construction methodology is anticipated to involve the installation of pre-cast piles through a driving process. This technique is known to generate substantial vibrations that present a considerable risk to the structural stability of our heritage building, at 121/123 Princess Street, (according to the City of Winnipeg's historical report on this building) which features a rubble stone foundation. Notably, stone foundations exhibit heightened vulnerability to loosening under vibratory forces. We respectfully urge the Committee to carefully assess the potential for structural damage arising from these vibrations and to explore the feasibility of alternative foundation methodologies, such as excavated caissons, which would mitigate such impacts.
2. **Risks Associated with Excavation Procedures:** We harbour deep reservations regarding the potential impact of excavation activities on the stability of our existing foundation. Our property, exceeding a century in age, is situated on soil that has achieved a long-standing equilibrium. Disturbing this established equilibrium through excavation, particularly given the unknown subsurface conditions and the state of our foundation,

introduces a significant risk of soil subsidence and consequential foundation failure. The unfortunate precedent of the heritage building demolition on Pacific Avenue at Princess Street, attributed to improper excavation practices, underscores the gravity of this potential hazard.

3. **Cumulative Impact of Construction Sequencing:** The anticipated construction sequence, involving excavation followed by pile installation, further compounds the aforementioned risks. Exposing our foundations through excavation and subsequently subjecting them to vibratory forces from pile driving substantially elevates the potential for structural compromise.
4. **Increased Snow Load Due to Snow Shadow Effect:** For our property situated on Princess Avenue, the proposed height of the new development raises serious concerns regarding the potential for increased snow accumulation due to the creation of a snow shadow. Our existing roof structure and foundations are likely operating near their maximum design capacity, particularly considering existing structural additions. The additional weight imposed by accumulated snow could exceed the structural capacity of our building, potentially leading to damage or even structural failure. We respectfully request a comprehensive assessment of this potential snow load impact.

We firmly believe that these critical concerns, particularly the potential for structural damage to our irreplaceable property resulting from vibrations, excavation, and increased snow loads, have not been adequately addressed within the initial approval process. The inherent vulnerability of our century-old building necessitates a more prudent and exhaustive evaluation of the proposed development's potential ramifications.

Unless the developer provides demonstrable and verifiable assurances for the protection of our property, including comprehensive insurance coverage that explicitly guarantees the full cost of rebuilding our structures should they suffer compromised structural integrity or any damage as a direct consequence of this development, we must maintain our strong objections. This insurance policy must be in effect prior to the commencement of any construction activities and remain valid throughout the construction period and for a sufficient duration thereafter to ensure the long-term stability of our property.

We respectfully request that the Appeals Committee give due consideration to these critical points and the potential long-term consequences for our valuable heritage assets. We seek a thorough review of the development application with specific attention directed towards the implementation of robust mitigation measures that will effectively safeguard the structural integrity of our adjacent property and the provision of the aforementioned comprehensive insurance coverage. We are

prepared to furnish further detailed information and to engage with qualified engineering experts to provide technical support for our appeal.

Thank you for your time, attention, and diligent consideration of this significant matter. We anticipate your response and the opportunity to discuss these concerns further at your convenience.

Please note that we will also be submitting an appeal in accordance with Section 33 of City of Winnipeg By-law 55 / 2014 in light of the decision of the Director of Planning, Property and Development to not follow the advice of its Historic Buildings and Resources Committee to not permit this development.

Sincerely,

Winnipeg Condominium Corporation No. 434

Exhibit “3” referred to in File DAV 130698A/2025B

From: Marcella Eaton
Sent: April 20, 2025 1:09 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: Proposed Development Above Maws Garage + Sanford Building

**** EXTERNAL EMAIL - USE CAUTION ****

Hello Appeals,

I am writing regarding the Letter of Appeal Against Variance 25-130698/B sent to you by the Winnipeg Condominium Corporation No. 434. As a unit holder in this building at 121 Princess Street, I share the concerns expressed in the board's letter. I urge you to prevent this potentially damaging development immediately and directly in front of our bathroom window and other windows in our unit. The proposed underground parking excavation and structural piles, as indicated in the development documentation, could severely compromise the structural stability of our building, particularly its rubble stone foundations. We have already witnessed such damage on a property further north on Princess Street, which led to its demolition. I also appeal the decision to overturn the HBRC's recommendation concerning this development.

Best,

Marcella Eaton

121 Princess Street

Exhibit “4” referred to in File DAV 130698A/2025B

From: SUSAN ALGIE ·
Sent: April 21, 2025 10:12 AM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Subject: Appeal of Variance Order 25-130698/B-291 Bannatyne Ave

**** EXTERNAL EMAIL - USE CAUTION ****

From:
Susan Algie
Date:
20 April 2025
To:
clk-appeals@winnipeg.ca

SUBJECT:

Appeal of Variance Order 25-130698/B-291 Bannatyne Ave.

I am writing to formally appeal Variance Order 25-130698/B concerning 291 Bannatyne Avenue, to which I am opposed.

My name is Susan Algie

I am a registered homeowner of Winnipeg, MB and co-owner of 609-110 Princess Street, Winnipeg

1. I am writing to formally appeal Variance Order 25-130698/B concerning 291 Bannatyne Avenue, to which I am opposed.
2. My name is Susan Algie
3. I am a registered homeowner
owner of Unit 609-110 Princess Street, Winnipeg

Reasons for Appeal

The Historical Building and Resources Committee advised the public service to not support the application. The proposed building additions were not considered to be subordinate to the heritage buildings. They felt that this part of the project did not follow Standard 11 of the [Standards and Guidelines for the Conservation of Historic Places in Canada](#), which says:

“Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.”

It is very concerning that the appointed panel of heritage and architectural experts on the Historical Buildings and Resource Committee were disregarded.

1. The Order permits greater height for the project than is allowed by the Downtown Winnipeg Zoning By-law No. 100/2004. This impinges on the character of the historic buildings that the project incorporates and on the character of the project's surroundings.

The proposed buildings, at 10 storeys, would be taller than neighbouring structures in the Exchange District National Historic Site and would be visible from afar. The setting is in the heart of the National Historic Site. The Sanford Building portion of the project is situated at the prominent and busy intersection of Princess Street and Bannatyne Avenue. The Maw's Garage portion, on King Street, is conspicuously opposite Old Market Square.

Maw's Garage is a Grade 2 designated building under the City of Winnipeg's Historical Resources Bylaw and the Sanford building is designated Grade 3. Both portions of the project are also designated as Level 1 cultural resources in the Commemorative Integrity Statement for the Exchange District National Historic Site, a document signed by all three levels of government.

The proposed ten-storey height will break the character of the area. While there are large buildings nearby—for example, The Travellers Building, ArtSpace and Fairchild Lofts—these are not 10-storey structures.

2. The public has only seen schematic elevation drawings and no detailed drawings to review and provide detailed comment.

In the case of shorter nearby structures, some though as high as six and seven storeys, their height is visually diminished by the diversity and intricate design of their facades, incorporating such features as Romanesque arches, stringcourses, decorative brickwork and terra cotta. The variation and quality materials of these buildings, and their fine crafting, cause them not to read as blockish, monolithic structures. Will the facade design and materials of the proposed project visually “mitigate” height? The public does not know.

3. Approval of this exception to the bylaw pose challenges to the district's heritage character and national significance and integrity in that it sets a precedent for future development.

The City of Winnipeg has adopted the Standards and Guidelines for the Conservation of Historic Places in Canada, and is a signatory to the Commemorative Integrity Statement for the Exchange District National Historic Site. Granting such a variance is contradictory to the City's own stated objectives for the Exchange District.

Susan Algie

Exhibit “5” referred to in File DAV 130698A/2025B

From: Jessica Hartley
Sent: April 22, 2025 9:48 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Cc: John Giavedoni · _____ ·; Kyle Millar · _____
Subject: Formal Appeal of Development Variance DAV 25-130698B – 291 Bannatyne Avenue

**** EXTERNAL EMAIL - USE CAUTION ****

City Clerk's Department

Appeal Committee
City of Winnipeg
510 Main Street
Winnipeg, MB R3B 1B9

Formal Appeal of Development Variance DAV 25-130698B – 291 Bannatyne Avenue

To Whom It May Concern,

This letter serves as an appeal submitted as owners of properties at Winnipeg Condominium Corporation No. 522 regarding the City of Winnipeg's approval of Development Application DAV 25-130698B which approved several variances. The application pertains to a proposed commercial and residential development comprising ten storeys and 114 apartment units at 291 Bannatyne Avenue, as outlined in the public notice.

As owners of an adjacent heritage property, we are deeply concerned about the significant and potentially irreversible impacts this proposed development could have on the surrounding built environment. Our concerns are outlined hereafter.

1. Excessive Building Height Out of Context with the Exchange District

The variance to allow building heights up to 106 feet in this historically sensitive area is out of scale with neighbouring buildings, which generally range from four to six storeys. The two proposed structures on top of single-storey Maws Garage and the Sanford Building would tower over nearby landmarks, casting a dominating presence that detracts from the modest scale and architectural unity of the Exchange District National Historic Site (EDNHS). The proposed development would undermine the cultural and aesthetic character of the district, diminishing the understated elegance of surrounding heritage buildings and altering the contextual integrity of Old Market Square.

2. Threats to Structural Stability from Construction Methods

We are especially concerned about the use of pile driving and excavation to establish a below-grade parking facility. These methods present a well-documented risk to the stability of heritage buildings, particularly those with rubble stone foundations such as 121/123 Princess Street. The vibrations from pile driving, combined with the disturbance of soil equilibrium during excavation, introduce a significant risk of structural failure or foundation settlement. The collapse of a heritage building on Pacific Avenue due to similar excavation practices serves as a cautionary precedent. Adjacent heritage buildings at 110 Princess Street, 283 Bannatyne Avenue, and 120 King Street are equally vulnerable. Unless the

developer can provide verifiable, binding assurances that these historic properties will be protected up to the full cost of restoration or rebuilding in the event of construction-related damage—we must maintain our strong objection.

3. Inadequate Loading and Servicing Provisions

We also object to the reduction in loading and service space from the required two stalls to one. This shortfall will create operational congestion along the street, obstructing traffic flow and further disrupting the surrounding businesses and residences.

4. Failure to Follow Proper Public Notification Protocols

We are further troubled by apparent non-compliance with the City's public notification procedures. Notices related to the proposed variances were posted in a recessed location well above street level (estimated at over eight feet), making them difficult for the public to view. As a result, many local residents, including our own members, were unaware of the application until just days before the appeal deadline. This lack of transparency undermines public confidence and raises questions about the developer's commitment to community engagement and good faith consultation.

In light of these concerns, we respectfully request that the Appeals Committee undertake a comprehensive review of Development Application DAV 25-130698B. We strongly urge you to reconsider the variances granted—particularly regarding building height, construction method, and servicing reductions—and to require the implementation of strong mitigation and protection measures that safeguard the long-term integrity of adjacent heritage properties.

Additionally, please be advised that we intend to file a separate appeal under Section 33 of City of Winnipeg By-law 55/2014. This is in response to the Director of Planning, Property and Development's decision to proceed with approval despite the clear recommendation from the Historic Buildings and Resources Committee to reject the proposal.

Thank you for your time and consideration. We welcome the opportunity to further discuss these pressing concerns at your convenience.

Jessica Hartley WCC 522 President (Owner 202 and 508-110 Princess)

Kyle Millar WCC 522 Secretary (Owner 202 and 508-110 Princess)

Exhibit “6” referred to in File DAV 130698A/2025B

From: Lucille
Sent: April 22, 2025 9:39 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Cc: Jamie <
Subject: Appeal of DAV 25-130698B – 291 Bannatyne

**** EXTERNAL EMAIL - USE CAUTION ****

Appeals:

I own a condo at and am a resident of the Fairchild Lofts at 110 Princess Street and I am appealing this application.

I have lived here for eleven years and cannot count the number of movies that have been filmed on this block as well the Bannatyne block between King and Princess and the King block between Bannatyne and William. The city surely acknowledges the financial benefits it gains from movie production in the Exchange District. Is this something we want to lose? There is no way what I see in the depictions (new build apartments atop the heritage buildings) would be appealing for a movie shoot. Essentially all the buildings that are regularly used by the industry between King and Princess and Bannatyne and William would be taken out of the equation.

I watched the nightmare up the street on Pacific at Princess as the Scott Memorial Orange Hall had to be demolished due to a new build next door excavation gone wrong! We lost a heritage building! Get with it Winnipeg . . . these are gems and there appears to be less and less will to preserve and maintain them.

The Planning, Property & Development Department approval of a heritage permit application to redevelop 291 Bannatyne was done in error, having ignored the recommendation of the Historical Buildings and Resources Committee and the wishes of local residents who want to ensure the character of our national historic jewel is maintained.

Regards, Lucille

Lucille Meisner MSW RSW
EAP Counsellor/Consultant

Exhibit “7” referred to in File DAV 130698A/2025B

From: Laurie Nealin
Sent: April 22, 2025 8:45 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Cc: 'R:ED'
Subject: Opposition to Variance issue: 25-130698/B - 291 Bannatyne

**** EXTERNAL EMAIL - USE CAUTION ****

The Planning, Property & Development Department approval of a variance to redevelop 291 Bannatyne ignores the existing regulations that limits the height of buildings to 100 feet and the wishes of local residents who want to ensure the character of our national historic jewel is maintained by adhering to height restrictions in the Exchange District.

One person i.e. the director must not be allowed to continually decide the fate and future of the heritage district given her stated intent to move the goalposts to favour developers contrary to the guidelines set out by experts regarding development in the Exchange. Their opinions and those of people who live in and do business in the Exchange who value our city's architectural gem must take precedence in these situations. To do otherwise would be folly, anti-democratic and eventually destroy all that people cherish about the Exchange.

Laurie Nealin
505-340 Waterfront Drive
Winnipeg R3B 0M3

Exhibit “8” referred to in File DAV 130698A/2025B

From: Deborah Zanke
Sent: April 23, 2025 3:49 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Cc: Steve Porter
Subject: Re: Appeal of Variance 25-130698/B - 291 Bannatyne Avenue

**** EXTERNAL EMAIL - USE CAUTION ****

To: Appeals Committee
City Clerk's Office
Council Building,
510 Main Street
Winnipeg, MB R3B 1B9

We are writing to request an appeal to the Planning, Property & Development Department's decision to approve the variance for the proposed development at 191 Bannatyne.

We would love to see development at this property. We are in favour of building density in the Exchange, but the height of this proposed development and the establishment of accessory below-grade parking pose risks and detriments to the heritage building involved in this development and the building we live in at 283 Bannatyne Avenue and 121 Princess Street.

We understand that construction based on the proposed plans, including excavation to accommodate underground parking, could result in damage to the foundations and structural integrity of the adjacent buildings, putting multiple heritage buildings at risk. These concerns are outlined in our condo board's (Condo Corp #463) forthcoming appeal letter. These issues must be addressed and mitigated before the variance approval, as they could potentially cause irreparable damage to an iconic corner in the Exchange District. Protections must be in place for any damages that could impact our building financially in the short- and long-term due to this construction.

The approval of the height variance is not only out of scale and proportion to the surrounding heritage buildings, but will also cast a shadow on the west side of our building, significantly reducing the light in the dwellings whose only

windows face that side. This feature will undoubtedly make the resale of those properties more difficult and reduce their value, affecting the health of the condo corporation as a whole.

Please reconsider your decision to approve these variances.

Sincerely,

Deborah Zanke and Stephen Porter
Unit Owners & Residents
601-283 Bannatyne Avenue
Winnipeg, MB R3B 3B2

Exhibit “9” referred to in File DAV 130698A/2025B

From: Chelsea Peters
Sent: April 23, 2025 4:13 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Cc: John Giavedoni ; Matt Peters
Subject: Variance issue: 25-130698/B - 291 Bannatyne - Appeal from resident of 283 Bannatyne

**** EXTERNAL EMAIL - USE CAUTION ****

To whom it may concern,

I hope this finds you well. Thank you for reading this letter of appeal regarding the proposed development of the Sanford building at 291 Bannatyne Ave and Maw's Garage.

My name is Chelsea Peters, and along with my husband, Matthew Peters, I've been the owner and resident for the past 9 years of a condo in the northwest corner of the Travellers Building, located at 283 Bannatyne Avenue, immediately next door to the proposed development on Bannatyne.

Our condo, number 603, is one of eight residential units on the west side of our building, and one of four residential units whose only windows/sources of natural light face that direction. The current views from these eight west-facing units look out onto the beautiful heritage buildings that make up the Exchange District, as well as the wide-open prairie sky visible beyond all of the low buildings of similar and appropriate height to those surrounding them.

Our understanding is that the proposed development over 291 Bannatyne would stand approximately 12 feet higher than the highest point on our building, and would thus obliterate not just the views from all of our units on the western side, but all of the natural light coming into the four units for whom these west-facing windows are our only source of said light. Not only is the height of the proposed development out of step with the heights of the buildings surrounding it and the historic character of the Exchange, but the building's very close proximity to our building (a matter of feet), combined with the proposed variance to city height ordinances and the Historical Buildings and Resources Committee recommendations, would together significantly impact the quality of life for those in our units, as well as the value of said units.

There is a real concern that our homes will lose a significant amount of their value should their views become completely obstructed by a new build and their natural light significantly diminished by the new building. This is an incredibly difficult prospect to face, as this condo is not only a beloved home, but an enormous investment for a young couple such as ourselves. As long-time residents of our building and of the Exchange, who chose to purchase a home there because we love the vibrant heritage of the area, we are not against progress and development in the area; we are, however, firmly against developments that show no regard

for the neighbours surrounding it, and for the heritage status of our very special neighbourhood.

We were very heartened when this proposal was initially denied by the city in 2022, and we feel quite perplexed that it has been revived and is finding approval with the Director of the Planning, Property & Development Department. We do not feel that this revived building proposal has sufficiently addressed and corrected the many issues it presented, and for which it was struck down, when the plans first emerged in 2022. We implore those deciding upon this issue to consider these many mitigating factors when evaluating this proposed development.

With thanks for your time and consideration,

Chelsea Peters
603-283 Bannatyne Ave

Exhibit “10” referred to in File DAV 130698A/2025B

From: david hallatt
Sent: April 23, 2025 1:31 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Cc:
Subject: Variance Issue: 25-130698/B (291 Bannatyne)

**** EXTERNAL EMAIL - USE CAUTION ****

I am voicing my opposition to the proposed height of 291 Bannatyne. The By- Law states that buildings in this area should be no higher than 100 ft. A building higher than that would negatively impact the architectural significance of the Exchange District.

Sincerely,

David Hallatt and Leslie Sheffield

To: CLK appeals @ Winnipeg.ca
Re: Appeal Against Variance at 291 Bannatyne Avenue

Hello,

I am writing to formally appeal the decision to approve the variance application for the proposed development at 291 Bannatyne Avenue. I am concerned about the significant and lasting impact this development would have on the surrounding area, particularly within the Exchange District National Historic Site (EDNHS), and urge you to reconsider its approval in light of the following points:

1. Physical Impact on Neighbouring Heritage Structures

The scale and density of the proposed buildings are deeply incompatible with the surrounding architecture. The foundations and structural support required for these developments raise serious concerns regarding potential damage to nearby heritage buildings, including the historic Travellers Building, 121 Princess Street, and the King’s Head Pub. These structures were not built to endure the level of disruption that deep excavation and heavy construction may entail. The risk of physical harm to these irreplaceable sites must not be underestimated.

2. Visual Impact on the Exchange District National Historic Site

The proposed buildings dramatically exceed the scale of the immediate area and would visually dominate key heritage sites, such as the single-storey Maws Garage and the Sanford Building. Their massing and height would not only compromise sightlines but also intrude on the visual continuity and historic character of the EDNHS. This is not just a matter of aesthetics -it is a matter of preserving the unique architectural integrity that defines the Exchange District as a National Historic Site and cultural destination.

3. Responsibility of the Developer to Neighbours

It is also important to recognize the responsibility developers have to their neighbours - residents, small business owners, and heritage stakeholders alike. The proposed development appears to proceed without adequate consideration for the needs, concerns, and input of the community it will affect. Responsible development requires collaboration and sensitivity, particularly in areas as historically and culturally significant as this.

Also, does this Variance not act against the advice of the city planners?

Thank you for your time and attention to this important matter.

Sincerely,
Jim Van Dusen
2A 121 Princess Street

Exhibit “12” referred to in File DAV 130698A/2025B

April 25, 2025

City Clerk, City of Winnipeg
c/o Standing Policy Committee on Property and Development
Susan A. Thompson Building, 510 Main Street
Winnipeg R3B 1B9

RE: APPEAL AGAINST VARIANCE 25-130698/B WITH RESPECT TO
DEVELOPMENT AT 291 BANNATYNE AVENUE

To whom it may concern,

I am writing to express my opposition to the development of Maw's Garage (as proposed), adjacent to the building known as 123/121 Princess St. I am the owner of the two commercial condos at 123 Princess; the main floor operating as Subway Cafe, and the basement unit, operating as Clementine Cafe.

Aside from the obvious Heritage concerns, I am deeply worried by the degree of the PHYSICAL IMPACT that this structure could have on the foundation of our building, particularly in regards to the basement unit occupied by Clementine.

When I purchased the basement unit several years ago, it was just that - a classic dark, dusty, and undeveloped “old building basement”. After considerable expense and frustration I turned this basement into a viable space that now houses a vibrant “destination” restaurant, one that continuously brings many people from all over the city into the Exchange.

After reading the engineer reports I am very fearful that this development may adversely affect the stability of the basement restaurant walls (which are literally stacked rock), and create a situation where we might start to experience shifting and potential water problems -in a basement that has always been structurally sound and completely watertight. An event such as this could require major structural repairs that are financially prohibitive, and negatively affect the viability of the unit.

I urge you to carefully consider the letters provided by the engineers who have the professional knowledge and expertise in regards to these matters, to ensure that the surrounding neighbours and properties are not put at risk.
Thank you.

Sincerely yours,

Melanie Dickin

Mel Dickin

5438053 Manitoba Ltd.

Exhibit “13” referred to in File DAV 130698A/2025B

From: Kotler, Ami <
Sent: April 25, 2025 3:02 PM
To: Cowan, Leah <LCowan@winnipeg.ca>
Cc: Alan Tate <
Subject: RE: Variance 25-130698/B -- Request for Appeal

**** EXTERNAL EMAIL - USE CAUTION ****

Hi Ms. Cowan!

Thank you for your message – very helpful! My intention is not to institute an appeal of the permit approval, as I understand that the head of our condo board (cc'd) has already done so. My message was intended to support his appeal and emphasize the significance of the points he raises – particularly the disproportionate impact such a large development would have on the integrity, stability and character of the surrounding neighbourhood.

As to the variance, I believe that is also already the subject of an appeal. Again, there is no reason to have two hearings on the same issue, but I hope the reviewing body will accept my comments in support of the appeal. I believe they represent the views of most – if not all! – of the surrounding residents. We are not opposed to development, but believe it should enhance the surrounding area, not take away from it.

If I am wrong and the approval of the variance has not been appealed, then please consider my messages a formal request for such an appeal for the reasons contained therein.

Thank you very much!

Ami Kotler
Owner of 4B-121 Princess Street
Winnipeg, MB R3C 3L6

From: Cowan, Leah <
Sent: April 25, 2025 11:00 AM
To: Kotler, Ami <
Subject: RE: Variance 25-130698/B -- Request for Appeal

Hi Ami,

If you wish to appeal the decision of the Director of Planning, Property and Development approving the heritage permit application for 291 Bannatyne Avenue, please note that an appeal fee of \$955 applies in accordance with Section 34(2) of the Historical Resources By-law No. 55/2014.

If you would like to move forward with the appeal, please contact me directly to make arrangements for payment of the appeal fee, prior to the deadline of 4:30 p.m. this afternoon.

If you are appealing the variance order noted in the email subject line, please confirm your intention to appeal the variance, along with your home address, and reasons for appeal. There is no fee to appeal the variance.

Kind Regards,

Leah Cowan

Senior Committee Clerk
City of Winnipeg

CITY CLERK'S DEPARTMENT

winnipeg.ca

From: Kotler, Ami <

Sent: April 23, 2025 3:35 PM

To: CLK-Appeals <clk-appeals@winnipeg.ca>

Subject: Variance 25-130698/B -- Request for Appeal

**** EXTERNAL EMAIL - USE CAUTION ****

Good afternoon!

I am advised that this is the forum for requesting an appeal of the City's decision to allow a large new apartment building -- over a hundred units and three commercial storefronts -- at 291 Bannatyne. The variance details are located at this link:

[Public Notices](#)

I own a condominium near the proposed development and have a number of concerns about the impact of such a large new construction on the surrounding buildings and the character of the neighbourhood. As a practical matter, the foundation for the new building would have to be extensive. It is easy to see how such a massive excavation could affect the structural integrity of the adjacent buildings, many of which are much smaller Heritage buildings. These buildings are an essential part of Winnipeg's history and character -- new developments should not be allowed to place them at risk.

Moreover, the new building is apparently intended to be over 100 feet high. This would be completely out of sync with the current feel of the neighbourhood, which is warm, inviting and restrained. Such a large new development would tower over surrounding structures and change the character of the area. The introduction of a hundred new vehicles would also make access to neighbourhood businesses more difficult, to say nothing of access to Old Market Square. It is also likely to affect parking for current residents, many of whom do not have parking spots associated with their buildings.

These concerns may have been the reason the Historical Buildings and Resources Committee recommended not allowing this variance. I am not sure why the City chose to ignore the Committee's

advice, but I respectfully submit that their reasons merit scrutiny. As such, I ask that the decision be reviewed.

Exchange District residents are not opposed to development – on the contrary, we chose to live downtown because we believe in the future of this beautiful and historic area. The Red River College and Penthouse Apartments developments are examples of exciting projects that respect the integrity and character of the surrounding neighbourhood. They added to the area without taking it over. This proposed variance should, with respect, be revised to do the same.

Ami Kotler
4B – 121 Princess Street
Winnipeg, MB R3C 1K8

To: CLK appeals @ Winnipeg.ca
Re: Appeal Against Variance at 291 Bannatyne Avenue

Hi,

I'd like to submit an appeal regarding the approval of the proposed development of 291 Bannatyne Avenue. Some of my concerns below:

1. Safety/damage of 121 Princess Street and other heritage buildings

Will existing buildings like 121 Princess Street, King's Head Pub, the Travellers building and other surrounding structures be able to withstand the construction site? Has there been assurances made? The Carriage Lofts was a heritage building that came down during construction. How do you know this won't happen again?

2. Exchange District National Historic Site – why mess it up?

It's too big compared to the surrounding buildings – how will neighbours see around it/privacy concerns? Manitoba gets a lot of money from movies being shot in the Exchange – not only would the actual construction limit that income but will the aesthetics change too much resulting in less interest from the film industry? The EDNH was created for a reason....this feels like it's going off script (see what I did there?).

3. People live here!

Where are the considerations for the residents who live literally next door to the proposed site? How long will this take? Where will we park? Will my home fall down because of mistakes? Where was my invitation to discuss concerns and get answers and reassurances from developers?

Also, someone mentioned to me that this variance goes against the advice from the city planners.....is that true?

Thank you,

Lora Van Loewen
2A 121 Princess Street



Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Unit 31 – 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg • Manitoba R3C 4X7

VARIANCE ORDER

DAV 25-130698/B
APPLICANT: RYAN RIDGE Ridgix Building Solutions
640 PAUL BLVD
WINNIPEG MB R2N 4C8
CANADA
PREMISES AFFECTED: 291 Bannatyne Avenue
LEGAL DESCRIPTION: LOT 9 PLAN 33009 6/7 ST J
hereinafter called "the land"
PROPERTY ZONED: C
ZONING ATLAS SHEET: Z25

NATURE OF APPLICATION:

To vary the "Character" Sector regulations of the Downtown Winnipeg Zoning By-Law No. 100/2004 as follows:

1. for the construction of a multi-family dwelling to permit the following:
 - a. a building height of 106.1 feet (32.34 metres) instead of 100 feet (30.48 metres);
 - b. one (1) person and service loading space instead of two (2) spaces; and
 - c. one (1) delivery loading space instead of two (2) spaces.
2. for the establishment of an accessory parking off street above/below grade to permit a parking stalls width of 8 feet (2.43 metres) instead of 10 feet (3.04 metres) when the long dimension is immediately adjacent to a wall or column.

It is the opinion of the Director of Planning, Property and Development Department that subject to conditions listed below, if any, this order meets the statutory criteria of the City of Winnipeg Charter in that it:

- (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.

C.W. Charter Subsection 247(3)

ORDER:

RE: 291 Bannatyne Avenue

The Director of Planning, Property and Development Department hereby orders that the provisions of the "C" dimensional standards of Zoning By-Law No. 100/2004 and amendments thereto are **VARIED TO PERMIT** on "the land" as follows:

1. the construction of a multi-family dwelling to permit the following:
 - a. a building height of 106.1 feet (32.34 metres).
 - b. one (1) person and service loading space.
 - c. one (1) delivery loading space.
2. the establishment of an accessory parking off street above/below grade to permit a parking stalls width of 8 feet (2.43 metres) when the long dimension is immediately adjacent to a wall or column.

Subject to the following conditions which the Director of Planning, Property and Development Department considers necessary to ensure compliance with criteria (a) to (d) above, namely:

1. That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.
2. That the design shall be in accordance with the recommendations of Downtown Urban Design Review.

DATE OF ORDER: April 24, 2025

CERTIFIED BY:

for Director Planning, Property and Development Department

HOW TO APPEAL

You must appeal against either the whole of this order or part(s) of it by filing a letter of appeal. This appeal will be heard by the Appeals Committee. That letter must:

- (a) be addressed as set out below,
- (b) be received at that office not later than 4:30 p.m. on May 8, 2025.
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]
- (c) refer to Variance Order No. DAV 25-130698/B, give brief reasons and describe whether you appeal the whole order or only part(s) of it.

You can attend the appeal hearing and speak on issues raised in someone else's appeal; but the Appeals Committee can only rule on issues raised in appeals filed. If you are not sure what others have appealed you should file your own appeal.

Address: City Clerk, City of Winnipeg
c/o Standing Policy Committee on Property and
Development, Heritage and Downtown Development
Susan A. Thompson Bldg.
510 Main Street
Winnipeg, MB, R3B 1B9
Fax 947-3452
Email: clk-appeals@winnipeg.ca signs posted high on the outside

walls