Agenda – Executive Policy Committee – July 9, 2024

REPORTS

Item No. 18 Subdivision and Rezoning – 1100, 1102 and 1104 Corydon Avenue (River Heights-Fort Garry Ward)
File DASZ 11/2024 [c/r DCU 127460/2024D and DAV 127485/2024D]

COMMUNITY COMMITTEE RECOMMENDATION:

On June 25, 2024, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 11/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated May 29, 2024 and attached as Schedule "A" to this report, with such other minor changes as may be required.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated June 11, 2024 to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C1" Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated May 29, 2024 and attached as Schedule "A" to this report.

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 11/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

5. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendations 1 and 3 (the "By-law") and bring same directly to Council by way of communication for first reading.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

6. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

7. That Development Application No. DASZ 11/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

8. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 8 unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension

11. That Development Application No. DASZ 11/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On June 25, 2024, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

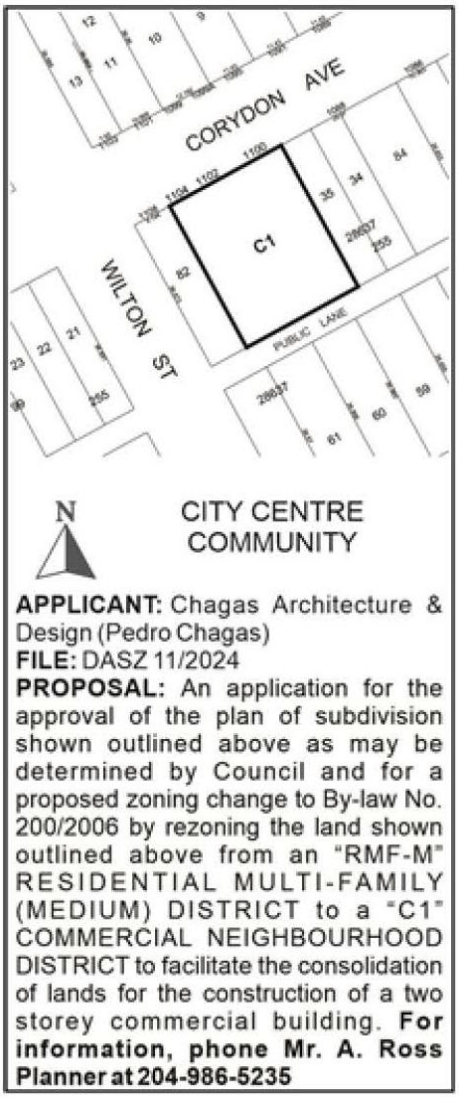
File: DASZ 11/2024

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

Public Hearing: June 25, 2024
Council Building, 510 Main Street

Applicant: Chagas Architecture & Design (Pedro Chagas)

Subject:



Premises Affected: 1100, 1102 and 1104 Corydon Avenue

For submission to: Executive Policy Committee

Prepared by: K. Dolski, Senior Committee Clerk
City Centre Community Committee

Report date: June 25, 2024

Community Committee Recommendation:

On June 25, 2024, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 11/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated May 29, 2024 and attached as Schedule "A" to this report, with such other minor changes as may be required.

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12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

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

1. The developer has kept me informed of this project, that's why I didn't have a lot of questions. They've incorporated some of the concerns I had about lack of foliage, especially in the front area, they've incorporated that. They've talked about parking, some concerns about safety, they addressed that. The height, is not really a big problem.

2. They also reached out very well. We did get a few phone calls but they ended very quickly, regarding this application, before the application came in, during the pre-hearing stage.

3. Some of the concerns with the shadow study, they showed there's very minimal if any impact on the neighbourhood, especially the ones on Jesse, behind them, because the sun comes from that side. So, they should be ok.

4. It does take two or three small single unit places and adds more density. It improves stock of the buildings, the other ones that are there. The comic book store, everyone loved the comic book store, but it was old. It was lovely building, but it was time to move on. One of the merchants could be the comic book store reborn, but we will see when that pops up, whatever day that is. I don't think I can put that as a condition, but it is a good addition to that strip on Corydon.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated March 26, 2024 2. Notification of Public Hearing dated May 9, 2024 3. Manitoba Status of Titles 3242915/1 and 3273198/1 4. Letter of authorization dated January 19, 2024 from 10162508 Manitoba Ltd. to Pedro Chagas 5. Caveat 229888 6. Plans (13 pages) 7. Report from the Urban Planning Division dated June 12, 2024 8. Inspection Report 9. Presentation in support of the application, submitted by Pedro Chagas at the public hearing 10. Recording of Representations

REPRESENTATIONS:

In Support:

Pedro Chagas

In Opposition:

Nil

For Information:

Nil

For the City:

A. Ross, Senior Planner, Planning, Property and Development Department
C. Ho, Planner, Planning, Property and Development Department

Exhibit “7” referred to in File DASZ 11/2024

ADMINISTRATIVE REPORT

Title: DASZ 11-2024 – 1100 Corydon Avenue

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the development of an office building.

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council.

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 11/2024 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated May 29, 2024 and attached as Schedule “A” to this report, with such other minor changes as may be required.

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12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

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

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subdivision and rezoning for DASZ 11/2024 – 1100 Corydon Avenue may be approved with conditions.

HISTORY

N/A

CONSULTATION

Relevant City departments per the Administrative Coordinating Group.

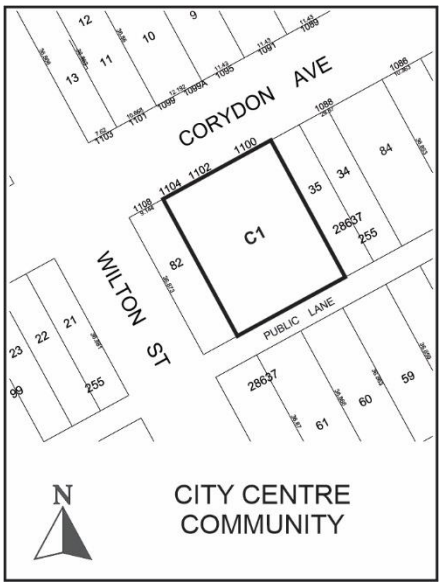
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: June 12, 2024

1. Appendix A Planning Report
2. Appendix B Proposed By-Law
3. Schedule A Plan of Subdivision and Rezoning
4. Schedule B Report of the Administrative Coordinating Group

APPENDIX A – Planning Report

DATE:	June 12, 2024
FILE:	**DASZ 11/2024**
RELATED FILES:	DCU 24-127460\D, DAV 24-127485/D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.607 - Rockwood
SUBJECT:	For a Subdivision and Rezoning to permit the development of an office building.
LOCATION:	1100 Corydon AVE
LEGAL DESCRIPTION:	LOT 36/37 BLOCK 90 PLAN 255 31/5 ST B



APPLICANT:	Pedro Chagas (Chagas Architect + Development Inc.) 61 Airport Rd Winnipeg, MB R3H 0V5
OWNER:	10162508 MANITOBA LTD. 1000 King Edward St 4 Winnipeg, MB R3H 0R2

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the south side of Corydon Avenue, two properties east of Wilton Street, in the Rockwood neighbourhood of the River Heights - Fort Garry ward.
- The site is designated Mature Community under the *Complete Communities Direction Strategy 2.0*.
- The property is made up of two lots, one of which is currently split zoned "C1" – Commercial Neighbourhood and "RMF-M" – Residential Multifamily – Medium.
- The property is 11,490 sq. ft. in size and contains two 1-storey commercial buildings.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2023)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Corydon Avenue, then commercial uses zoned "C1" – Commercial Neighbourhood

South: Rear lane, then single family dwellings zoned "R1-M" – Residential Single Family - Medium

East: Multifamily dwellings zoned "RMF-M" – Residential Multifamily - Medium

West: Commercial uses zoned "C2" – Commercial Community



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks to build a 2-storey office building with 3 commercial spaces on the ground floor. Current onsite buildings will be demolished.
- Bike parking and bike showers will be provided.
- The proposal requires a subdivision and rezoning to consolidate the lots and to rezone the property to the "C1" – Commercial Neighbourhood District.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division through a collaborative planning process leading up to completion of the application. The following plan adjustments were made:

Trees
The applicant agreed to provide an arborist report given the presence of healthy looking mature trees located near the west property line.

Signage
Per CCDS 2.0 policy regarding human scaled signage, the applicant agreed to downscale the addressing signage, and add placeholders for pedestrian oriented storefront signs.

Bike parking
The applicant agreed to provide some secure bike parking. This is located within the parking garage.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0 (CCDS 2.0)

The site is designated as Mature Community under the *Complete Communities Direction Strategy*. Key policies most relevant to this proposal include:

2.2 Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation. Use setbacks to reinforce the public realm through landscaping and pedestrian amenities, such as entryways, patios, benches, and bicycle parking.

Building design

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

2.8 Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:

a. Direct pedestrian access to main building entrances from the street;

b. Transparent storefront displays;

c. Human scaled signage; and

d. Decorative lighting, awnings, benches and other pedestrian oriented amenities.

Massing and scale

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

Parking and loading

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

Site design

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

Goal 4

4.0 Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.

4.2 In order to protect the vitality and viability of existing commercial areas, encourage the redevelopment and infill of existing commercial areas as the preferred method of accommodating new commercial development.

4.8 Commercial signage should be pedestrian-oriented and contextually sensitive to adjacent uses.

The proposal meets the above policies of CCDS 2.0.

WINNIPEG ZONING BY-LAW 200/06

REZONING AND SUBDIVISION

Locating commercial services within walkable distance of residential districts helps reduce the need for residents to travel to distant commercial areas to meet their service needs. Local access to services in the neighbourhood is one of the key ingredients of Complete Communities (*CCDS 2.0, Mature Communities*, *Goal 4*).

The proposed development is in keeping with the scale of other commercial offices on the same street, is compatible with the area and is not anticipated to have an adverse impact on adjoining properties.

SERVICING CONSIDERATIONS

The Water and Waste Department advises that:

- There is adequate water servicing for the proposed development. Additional review will be required by the Department should the plans of development change during the design process.
- The subject land is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed future development cannot exceed the allowable discharge rate.

See Schedule B - Report of the Administrative Coordinating Group - for more information.

OTHER CONSIDERATIONS

PUBLIC CONSULTATION

The applicant held public consultations on the proposed project. The applicant indicates they sent a door mailer to 7,500 households with a description and rendering of the proposed project and an invitation to an open house.

An open house was held on January 22, 2024, from 5:30pm – 7:30pm

The applicant also indicated that they received many telephone responses to the mailer.

The mailer is Appendix ‘B’ of Associated File DAV 24-127485/D.

SUMMARY

The Urban Planning Division supports the subdivision and rezoning because the proposal contains the following features which align with *Complete Communities 2.0:*

- Ensuring neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.
- Encouraging infill of existing commercial areas as the preferred method of accommodating new commercial development
- Reinforcing compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

- Directing pedestrian access to main building entrances from the street, contains transparent storefront displays, human scaled signage and decorative lighting, awnings, benches and other pedestrian oriented amenities.

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg Goal: City Building

Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

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.

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.

Schedule A for File No. DASZ 11/2024, City Centre Community Committee, June 12, 2024

By-Law No. _____

File No. **DASZ 11/2024**

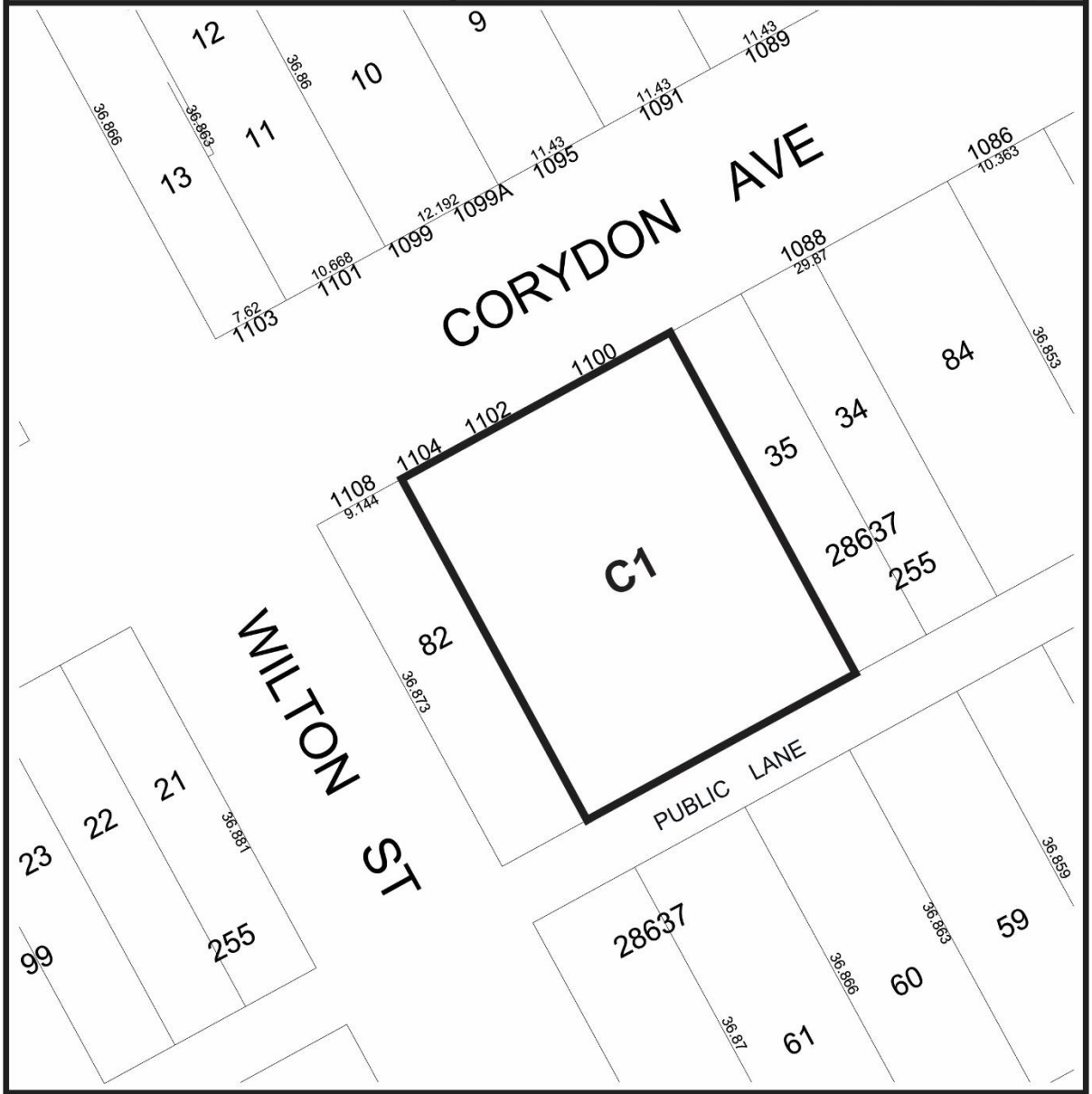
Atlas Sheet No. **AC23**

N

CITY CENTRE COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1100, 1102 and 1104 Corydon Avenue from an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to a "C1" COMMERCIAL NEIGHBOURHOOD DISTRICT to facilitate the consolidation of lands for the construction of a two storey commercial building.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 1100, 1102 AND 1104 CORYDON AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 11/2024. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

1) Public Works Department advises that the proposed site plan appears to show a proposed encroachment within the Corydon Avenue right-of-way. Public Works has concerns with the proposed encroachment and recommends the site is designed without any encroachments.

2) The Water and Waste Department advises there is adequate water servicing for the proposed development. Additional review will be required by the Department should the plans of development change during the design process.

3) The subject land is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed future development cannot exceed the allowable discharge rate:
   i. The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.
   ii. The peak land drainage discharged from the site must be based on a c-value of 0.40, with a 25 year rainfall event applied providing on-site storage.
   iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 11/2024
June 11th, 2024

"*Original Signed by K. Kowalyk"*
K. Kowalyk, P. Eng.
Land Development Branch
Planning, Property and Development Department

"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

"*Original Signed by C. Desjardine"*
C. Desjardine, M. Sc., P. Eng.
Transportation Division
Public Works Department

Exhibit “6” referred to in File DASZ 11/2024

1100 CORYDON AVENUE RE-DEVELOPMENT

WINNIPEG, MANITOBA





PROJECT CONSULTANTS

ARCHITECTURAL

CHAGAS ARCHITECTURE + DEVELOPMENT INC.
PEDRO CHAGAS

61 AIRPORT ROAD
WINNIPEG, MB R3H 0V5
PHONE: (204) 227-7455
EMAIL: pedro@chagas-architecture.ca

SYMBOL LEGEND:

WALL TYPES A1

DOOR & DOOR NUMBERS 2203 NEW DOOR

KEY NOTES 1

TITLES

1 / A2.0 | A0.0 DETAIL SCALE: 1/2" = 1'-0"

FLOOR/CONSTRUCTION ELEVATIONS

T.O. FINISHED FLOOR ELEV. 100'-0"

ABBREVIATIONS:

℄	CENTER LINE
&	AND
A.F.F.	ABOVE FINISHED FLOOR
@	AT
ARCH.	ARCHITECTURAL
ACT	ACOUSTIC CEILING TILE
BLDG.	BUILDING
BLKG.	BLOCKING
B.S.	BOTH SIDES
CLG.	CEILING
COL.	COLUMN
CONT.	CONTINUOUS
CORR.	CORRIDOR
C/W	COMPLETE WITH
Ø	DIAMETER OR ROUND
DIM.	DIMENSION
DN.	DOWN
DRWG.	DRAWING
DTL.	DETAIL
EL.	ELEVATION
EA.	EACH
ELEC.	ELECTRICAL
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
F.E.	FIRE EXTINGUISHER
FIN.	FINISHED
F.F.	FINISHED FACE
F.O.	FACE OF
GA.	GAUGE
G.W.B.	GYPSUM WALLBOARD
G.C.	GENERAL CONTRACTOR
GL.	GLASS
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
H.V.A.C.	HEATING VENTILATING, AIR CONDITIONING
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
INSUL.	INSULATION
INT.	INTERIOR
m	METRE
mm	MILLIMETRE
MAT'L.	MATERIAL
MAX.	MAXIMUM
MDF.	MEDIUM DENSITY FIBREBOARD
MECH.	MECHANICAL
MET.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
NOM.	NOMINAL
#	NUMBER OR POUND
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTRE
PLAM.	PLASTIC LAMINATE
PLBG.	PLUMBING
PREFIN.	PREFINISH
PTD.	PAINTED
P.L.	PROPERTY LINE
R., RAD.	RADIUS
REINF.	REINFORCED
REQ'D.	REQUIRED
REV.	REVISION, REVISED
R.O.	ROUGH OPENING
SIM.	SIMILAR
SPC'D.	SPECIFIED
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
TEMP.	TEMPERED
T.G.	TEMPERED GLASS
T.O.	TOP OF
TYP.	TYPICAL
U/S	UNDER SIDE
W.	WIDE OR WIDTH
W/	WITH
WD.	WOOD

GENERAL NOTES

1. THESE DRAWINGS SHALL NOT BE SCALED.
2. CONTRACTOR SHALL SATISFY HIMSELF THAT ALL DIMENSIONS, DATUMS AND DETAILED INFORMATION SHOW ARE CORRECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
3. DIMENSIONS ARE TO GRID LINES, AND TO FACE OF FINISH UNLESS NOTED OTHERWISE.
4. CONTRACTOR TO REVIEW ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL OPENINGS THROUGH FLOOR AND WALLS THAT ARE NOT SHOWN ON DRAWINGS.
5. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
6. ALL EXPOSED DUCTS, PIPES, CONDUITS TO BE PAINTED.
7. CONTRACTOR TO INVESTIGATE LOCAL CONDITIONS TO EXAMINE SITE AND RELATED WORK.

LIST OF DRAWINGS

ARCHITECTURAL

A0.0	TITLE SHEET, LEGEND, GENERAL NOTES
A0.1	BUILDING CODE ANALYSIS PAGE 1 OF 2
A0.2	BUILDING CODE ANALYSIS PAGE 2 OF 2
A0.3	SITE SURVEY
A1.1	SITE PLAN (MAIN FLOOR)
A2.2	2ND FLOOR PARKADE PLAN
A2.3	3RD FLOOR PLAN
A2.4	4TH FLOOR PLAN
A2.5	ROOF PLAN
A2.6	SHADOW STUDY - MARCH 21
A2.7	SHADOW STUDY - SEPTEMBER 21
A3.1	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS

CHAGAS architecture + development Inc.

BODHI DRAFTING & DESIGN

NO.	ISSUED FOR:	DATE	BY
2	FOR DEVELOPMENT PERMIT	2023-11-22	PC
1	FOR CoW PLANNER REVIEW	2023-11-13	PC

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STAMP

1100 CORYDON AVE. RE-DEVELOPMENT

1100 CORYDON AVE, WINNIPEG, MB

COVER SHEET

PROJECT NO: 2252

A0.0

BUILDING CODE ANALYSIS

AUTHORITY HAVING JURISDICTION: CITY OF WINNIPEG
MANITOBA BUILDING CODE 2010

BUILDING INFORMATION

	PROVIDED	CODE
BUILDING CLASSIFICATION	GROUP D - UP TO 3 STOREYS, NON-SPRINKLERED	3.2.2.58
MAIN FLOOR AREA	380.7 sq. m. (4,099 sq. ft.)	
SECOND FLOOR AREA	942.7 sq. m. (10,147 sq. ft.)	3.2.1.1 (3)
GROSS BUILDING FLOOR AREA	1,323.4 sq. m. (12,245 sq. ft.)	
NO. OF STOREYS IN HEIGHT	2 STOREYS	3.2.1.1
NO. OF LEVELS BELOW GRADE	N/A	3.2.2.15
STREETS (ONE)	FIRE ACCESS	3.2.2.10 / 3.25
CLASSIFICATION (MAJOR)	GROUP D - BUSINESS AND PERSONAL SERVICES	3.2.2.58
OCCUPANCY	GROUP D	TABLE 3.1.2.1
SPRINKLERED	NON-SPRINKLERED	3.2.2.18

BUILDING INFORMATION

	REQUIRED	PROVIDED	CODE
COMBUSTIBLE CONSTRUCTION	ALLOWED	NON-COMBUSTIBLE	3.1.5 / 3.2.2.58
NON-COMBUSTIBLE CONSTRUCTION	ALLOWED	NON-COMBUSTIBLE	3.1.5 / 3.2.2.58
EMERGENCY LIGHTING & POWER	REQUIRED	PROVIDED	3.2.7

FIRE RESISTANCE RATING

	REQUIRED	PROVIDED	CODE
FLOORS / SUPPORT MEMBERS	3/4 HOUR	NON-COMBUSTIBLE	3.2.2.58
ROOF	3/4 HOUR	NON-COMBUSTIBLE	3.2.2.58
EXIT STAIRS	3/4 HOUR	NON-COMBUSTIBLE	3.4.4.1.
JANITORIAL ROOM	3/4 HOUR	NON-COMBUSTIBLE	3.3.1.21
ELECTRICAL ROOM	0 HOURS	0 HOUR	3.6.2.1(6)
MECHANICAL ROOM	0 HOUR	0 HOUR	3.6.2.1(6)

SPATIAL SEPARATION

CONSTRUCTION OF EXTERIOR WALLS

WALL	AREA OF ESF (m2)	L.D. (m)	L/H or H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (Hours)	TYPE OF CONST. REQ'D		TYPE OF CLADDING REQ'D	
							COMB. / NON-COMB.	NON. COMB.	COMB. /NON-COMB.	NON. COMB.
North	244	TO CL OF ROAD - 10	N/A	100%	52%	0	√		√	
East	276	2.4m	N/A	8%	6.5%	2	√		√	
South (Main Face) - Refer to Elev.	184	3.35m	N/A	12%	11%	2	√		√	
South (Back Face) - Refer to Elev.	60	21.3m	N/A	100%	12%	2	√		√	
West	294	0m	N/A	0%	9%	2	√		√	

OCCUPANT LOAD

		CODE
MAIN FLOOR		TABLE 3.1.17.1
CRU #1	101 M2 (1,092 FT2) @ 9.30 M2 / PERSON = 11 PEOPLE	
CRU #2	95.6 M2 (1,029 FT2) @ 9.30 M2 / PERSON = 10 PEOPLE	
CRU #3	95.6 M2 (1,029 FT2) @ 9.30 M2 / PERSON = 10 PEOPLE	
SECOND FLOOR		
OFFICES	833 M2 (8,968 FT2) @ 9.30 M2 / PERSON = 25 PEOPLE	
ROOF		
COMMON AREA	135 M2 (1,380 FT2) @ 9.30 M2 / PERSON = 15 PEOPLE	
	TOTAL = 71 PEOPLE	

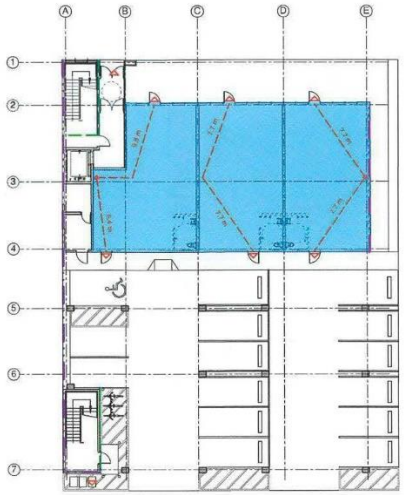
WASHROOMS

	REQUIRED	PROVIDED	CODE
CRU #1			3.7.2.2.(13)
	1	1	
CRU #2			3.7.2.2.(13)
	1	1	
CRU #3			3.7.2.2.(13)
	1	1	
	1	1	
OFFICE			3.7.2.2.(13)
	1	1	
SECOND FLOOR OFFICE			3.7.2.2.C
12.5 MALES - NUMBER OF WATER CLOSETS*	2	2	
12.5 FEMALES - NUMBER OF WATER CLOSETS*	2	2	
UNIVERSAL - NUMBER OF WATER CLOSETS	1	1	
TOTAL WATER CLOSETS	3	3	
LAVATORIES	3	3	3.7.2.3.(1)

*NOTE: OWNER CONFIRMS LESS THAN 25 PEOPLE WILL BE IN THE OFFICE.

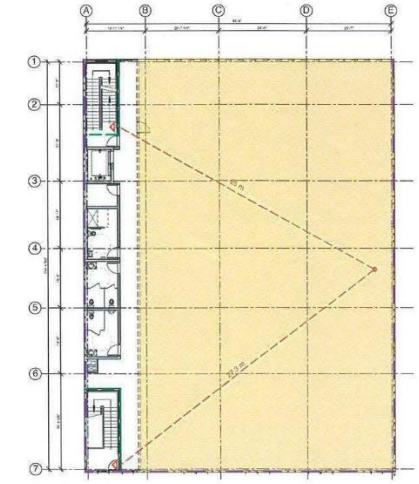
EXIT ANALYSIS

TRAVEL DISTANCE	REQUIRED	PROVIDED	CODE
MAIN & SECOND FLOOR	40M (MAX.)	YES	3.4.2.5.(1)(f)
NUMBER OF EXITS	2 (MIN.) PER FLOOR	YES	3.4.1.4 / 3.4.2.1.(1)
EXIT CAPACITY:			3.4.3.2.(1)(a &b)
MAIN FLOOR			3.4.3.2.(7)
8 EXITS @ 1067mm = 11,737mm / 9.2mm = 1,276 PERSONS			
SECOND FLOOR			
NORTHEAST STAIR @ 1,162mm / 9.2mm = 126 PERSONS			
SOUTHEAST STAIR @ 1,219mm / 9.2mm = 133 PERSONS			3.4.2.1.A
ROOF			
NORTHEAST STAIR @ 1,219mm / 9.2mm = 133 PERSONS			



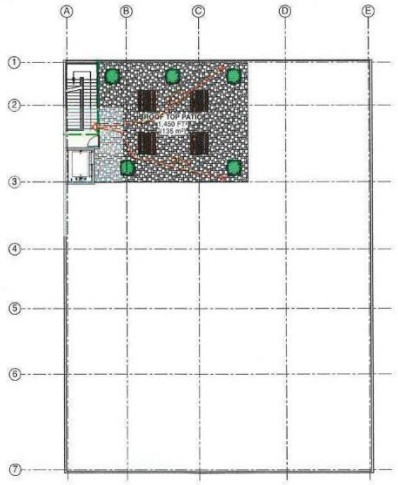
N — PROJECT NORTH

A — MAIN FLOOR EXIT PLAN (A0.1 | A0.1) SCALE: 1/16" = 1'-0"



N — PROJECT NORTH

B — SECOND FLOOR EXIT PLAN (A0.1 | A0.1) SCALE: 1/16" = 1'-0"



N — PROJECT NORTH

C — ROOF TOP PATIO EXIT PLAN (A0.1 | A0.1) SCALE: 1/16" = 1'-0"

CHAGAS architecture + development Inc.

BODHI DRAFTING & DESIGN

GENERAL NOTES:

1. THIS DRAWING IS INTENDED TO BE VIEWED IN COLOUR.

LEGEND:

- CRU (COMMERCIAL RETAIL UNIT)
- OFFICE
- 2 HOUR F.R.R. (FIRE RESISTANCE RATING)
- 3/4 HOUR F.R.R. (FIRE RESISTANCE RATING)
- EXIT PATH
- EXIT DOOR

NO.	ISSUED FOR	DATE	BY
2	FOR DEVELOPMENT PERMIT	2023-11-22	PC
1	FOR CoW PLANNER REVIEW	2023-11-12	PC

DRAWN BY: BV CHECKED BY: PC

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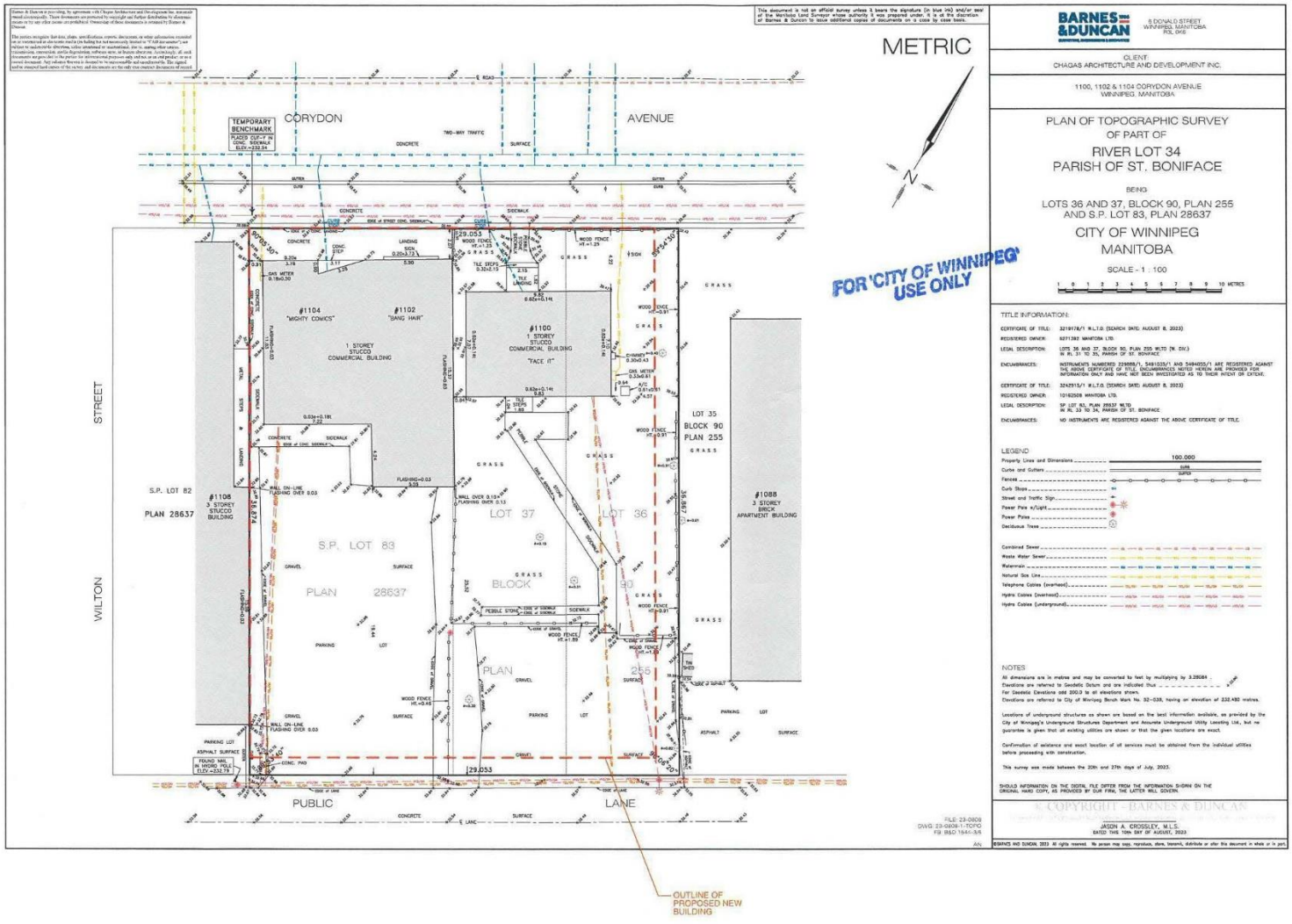
1100 CORYDON AVE. RE-DEVELOPMENT

1100 CORYDON AVE, WINNIPEG, MB

BUILDING CODE ANALYSIS

PROJECT NO. 2252

A0.1



BARNES & DUNCAN
SURVEYING, ENGINEERING & ARCHITECTURE
8 DONALD STREET
WINNIPEG, MANITOBA
R3L 0H8

CLIENT:
CHAGAS ARCHITECTURE AND DEVELOPMENT INC.

1100, 1102 & 1104 CORYDON AVENUE
WINNIPEG, MANITOBA

PLAN OF TOPOGRAPHIC SURVEY
OF PART OF
RIVER LOT 34
PARISH OF ST. BONIFACE

BEING
LOTS 36 AND 37, BLOCK 90, PLAN 255
AND S.P. LOT 83, PLAN 28637
CITY OF WINNIPEG
MANITOBA

SCALE - 1 : 100

TITLE INFORMATION:

CERTIFICATE OF TITLE: 3219178/1 W.L.T.O. (SEARCH DATE: AUGUST 8, 2023)
REGISTERED OWNER: 6271383 MANITOBA LTD.
LEGAL DESCRIPTION: LOTS 36 AND 37, BLOCK 90, PLAN 255 WLTO (N. DIV.) W. RL 31 TO 35, PARISH OF ST. BONIFACE
ENCUMBRANCES: INSTRUMENTS NUMBERED 2396858/1, 5481035/1 AND 5484055/1 ARE REGISTERED AGAINST THE ABOVE CERTIFICATE OF TITLE. ENCUMBRANCES NOTED HEREIN ARE PROVIDED FOR INFORMATION ONLY AND HAVE NOT BEEN INVESTIGATED AS TO THEIR INTENT OR EXTENT.

CERTIFICATE OF TITLE: 3242515/1 W.L.T.O. (SEARCH DATE: AUGUST 8, 2023)
REGISTERED OWNER: 10182509 MANITOBA LTD.
LEGAL DESCRIPTION: SP LOT 83, PLAN 28637 WLTO W. RL 33 TO 34, PARISH OF ST. BONIFACE
ENCUMBRANCES: NO INSTRUMENTS ARE REGISTERED AGAINST THE ABOVE CERTIFICATE OF TITLE.

LEGEND

NOTES:

All dimensions are in metres and may be converted to feet by multiplying by 3.28084 .
Elevations are referred to Geodetic Datum and are indicated thus _____
For Geodetic Elevations add 200.0 to all elevations shown.
Elevations are referred to City of Winnipeg Bench Mark No. 82-038, having an elevation of 232.480 metres.

Locations of underground structures as shown are based on the best information available, as provided by the City of Winnipeg's Underground Structures Department and Accurate Underground Utility Locating Ltd., but no guarantee is given that all existing utilities are shown or that the given locations are exact.

Confirmation of existence and exact location of all services must be obtained from the individual utilities before proceeding with construction.

This survey was made between the 20th and 27th days of July, 2023.

SHOULD INFORMATION ON THE DIGITAL FILE DIFFER FROM THE INFORMATION SHOWN ON THE ORIGINAL HARD COPY, AS PROVIDED BY OUR FIRM, THE LATTER WILL GOVERN.

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JASON A. CROSSLEY, M.L.S.
DATED THIS 10th DAY OF AUGUST, 2023

FILE: 23-0808
DWG: 23-0808-1-TOPO
FB: BSO 1641-5/6
AN:

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CHAGAS architecture + development inc.

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NO.	ISSUED FOR:	DATE	BY
1	FOR DEVELOPMENT PERMIT	2023-11-22	PC

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FOR REFERENCE ONLY

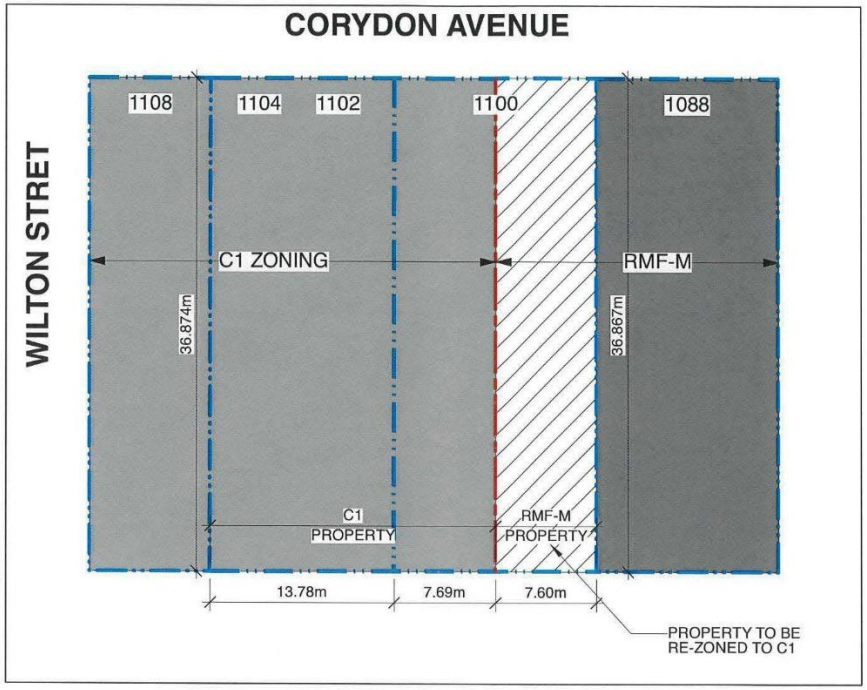
1100 CORYDON AVE. RE-DEVELOPMENT

1100 CORYDON AVE, WINNIPEG, MB

SITE SURVEY

PROJECT NO. 2252

A0.3



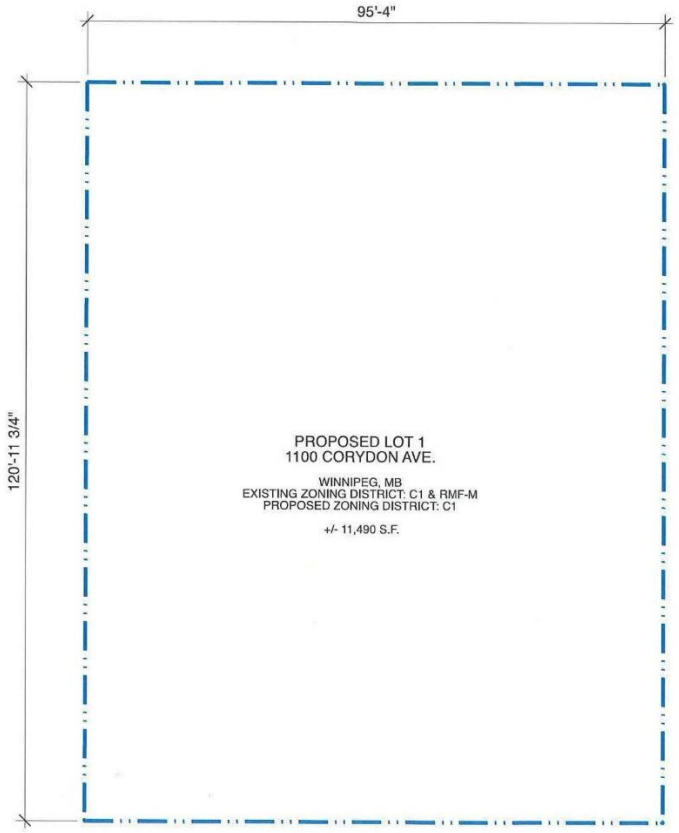
PLAN OF RE-ZONING

architecture + development Inc.

BODHI
DRAFTING & DESIGN

1100 CORYDON AVE.
RE-DEVELOPMENT
1100, 1102, 1104 CORYDON AVE, WINNIPEG, MB

DRAWN BY: BV, ME	SCALE: AS NOTED
REVIEWED BY: PC	DATE: MARCH 21, 2024
PROJECT NO.: 2252	DRAWING NO.: A1.1A



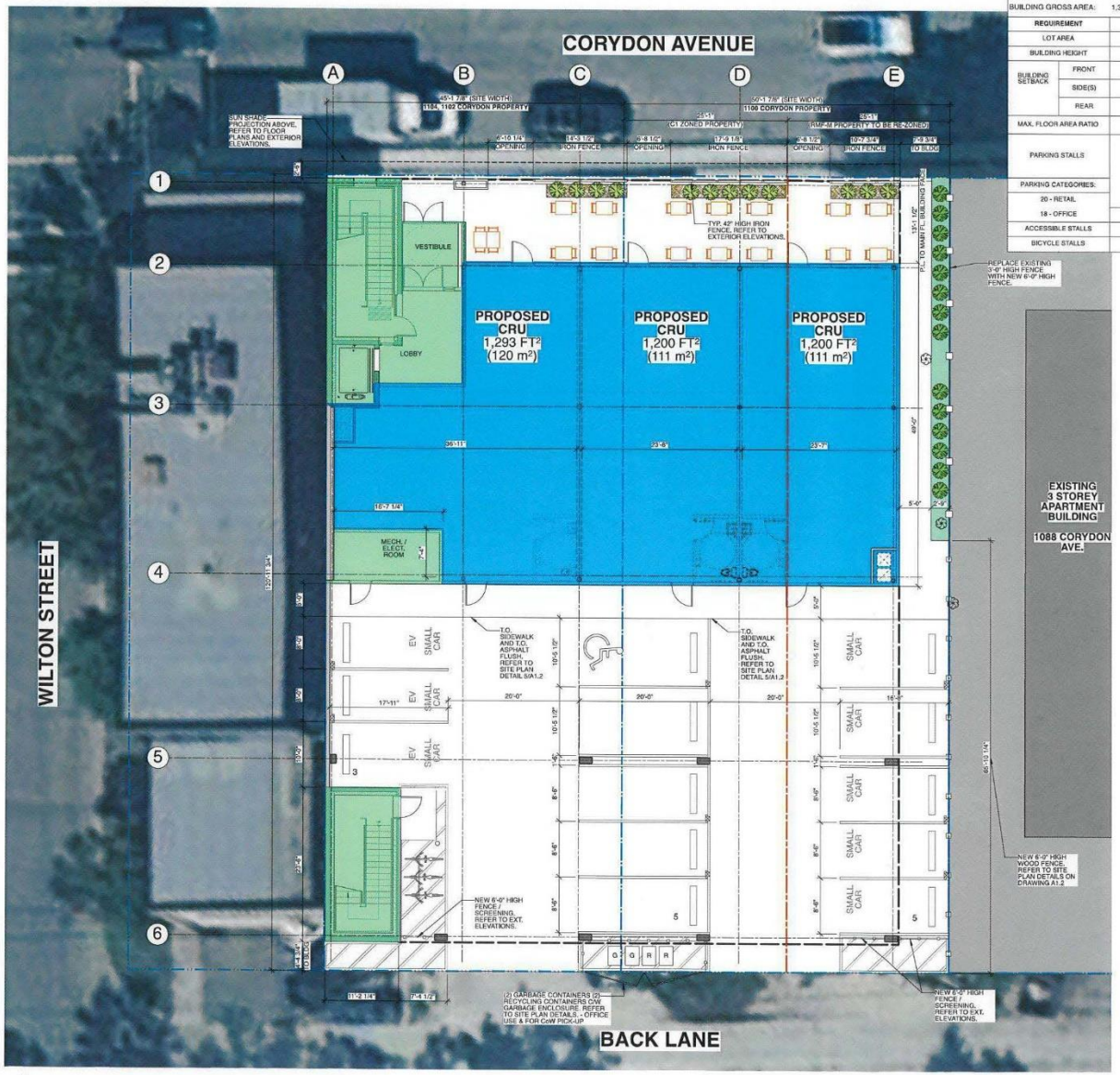
PLAN OF SUBDIVISION

architecture + development Inc.

BODHI
DRAFTING & DESIGN

1100 CORYDON AVE.
RE-DEVELOPMENT
1100, 1102, 1104 CORYDON AVE, WINNIPEG, MB

DRAWN BY: BV, ME	SCALE: 1" = 20'-0"
REVIEWED BY: PC	DATE: MARCH 25, 2024
PROJECT NO.: 2252	DRAWING NO.: A1.1A



EXISTING ZONING: CMOFF - OFFICE (1100 LOT) & CMRST - STORE (1102/1104 LOT)			
MAINTAIN: C1 (COMMERCIAL NEIGHBOURHOOD)			
BUILDING GROSS AREA:		1,384 SQM (14,900 SQ. FT.)	
REQUIREMENT		REQUIRED	PROPOSED
LOT AREA		9,000 SQ. FT. (MIN.)	11,490 SQ. FT.
BUILDING HEIGHT		39 FT. MAX.	2 STOREYS (30'-8" = TOP OF ROOF)
BUILDING SETBACK	FRONT	0 FT. MIN. / 10 FT. MAX.	7 1/2" TO BUILDING
	SIDE(S)	0 FT. MIN.	0 FT. (ALONG WEST P.L.), 7'-9 3/4" TO BUILDING
	REAR	0 FT MIN.	4'-4 3/4" TO BUILDING
MAX. FLOOR AREA RATIO		1 MAX.	1
PARKING STALLS		OFFICE: 1 PER 750 SQ. FT. = 11 STALLS RETAIL: 1 PER 250 SQ. FT. OF FLOOR AREA > 2,000 SQ. FT. 3,705 SQ. FT. - 2,000 SQ. FT. / 150 SQ. FT. = 7 STALLS	13
PARKING CATEGORIES:		URBAN INFILL REDUCTION OF 20% = 4 STALLS	
20 - RETAIL		MIXED USE REDUCTION OF 20% = 4 STALLS	
18 - OFFICE		TOTAL STALLS REQUIRED = 10	
ACCESSIBLE STALLS		1	1 + ON STREET PARKING
BICYCLE STALLS		1 PER 10 PARKING STALLS (1 REQUIRED)	3

PROPERTY INFORMATION:

CIVIC ADDRESS:	1100, 1102 & 1104 CORYDON AVE.
LEGAL DESCRIPTION:	LOT 36 AND 37, BLOCK 90, PLAN 255 WLTO (W. DIV.) IN RL 31 TO 35, PARISH OF ST. BONIFACE
REGISTERED OWNER:	6271362 MANITOBA LTD.
LOT AREA:	95'-0" x 120'-1 3/8" 11,490 FT² (1,067 m²)
TYPE OF LOT:	C1 - COMMERCIAL - NEIGHBOURHOOD *1102 & 1104 AND (HALF OF 1100 PROPERTY)* RMF-M *(HALF OF 1100 PROPERTY)*
RE-ZONE TO USE(S):	RMF-M TO C1 - COMMERCIAL - COMMUNITY *(HALF OF 1100 PROPERTY)* PROPOSED CRU (MAIN FLOOR) PROPOSED OFFICE (2ND FLOOR)

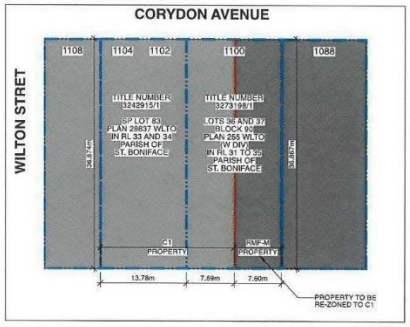
VARIANCES REQUIRED:

1. CONSTRUCTION OF A COMMERCIAL BUILDING TO PERMIT A FLOOR AREA OF 1.3 INSTEAD OF 1.0.
2. FOR THE ESTABLISHMENT OF AN ACCESSORY COVERED PARKING AREA TO PERMIT:
   a) 8 SMALL CAR PARKING SPACES INSTEAD OF 3 SMALL CAR PARKING SPACES.
   b) INSUFFICIENT BUFFERING OF A PARKING OR LOADING AREA LOCATED WITHIN 20 FEET (6.1m) OF A SIDE OR REAR LOT LINE ADJACENT TO A RESIDENTIAL DISTRICT.

BUILDING AREA:

MAIN FLOOR AREA:	4,753 FT² (441 m²)
2ND FLOOR AREA:	10,150 FT² (943 m²)
TOTAL GROSS AREA:	14,900 FT² (1,384 m²)

GROUP D - UP TO 3 STOREYS 3.2.2.58
MAX. AREA = 2,400 m²



TITLE PLOT

GENERAL NOTES:

1. DRAWING IS INTENDED TO BE VIEWED IN COLOUR.

LEGEND:

- PROPERTY LINE
- LINE DEPICTING DIFFERENT ZONING
- LINE OF BUILDING ABOVE
- PROPOSED CRU
- PROPOSED OFFICE SPACE
- COMMON AREA
- AREA N.I.C. (NOT IN CONTRACT)
- PROPOSE LANDSCAPING
- PROPOSED FURNITURE LAYOUT. FURNITURE N.I.C. TO BE SUPPLIED BY OWNER / TENANT
- BUFFALO JUNIPER SHRUB 3'-0" - 23 TOTAL
- NEW 6'-0" HIGH WOOD FENCE. REFER TO SITE PLAN DETAILS ON DRAWING A1.2
- PARKING PLUG

NO.	ISSUED FOR	DATE	BY
8	FOR RE-ZONING / DP	2024-03-26	PC
7	FOR RE-ZONING / DP	2024-03-08	PC
6	FOR RE-ZONING (REV.)	2024-02-09	PC
5	FOR DEVELOPMENT PERMIT REV.	2024-01-31	PC
4	FOR DEVELOPMENT PERMIT	2024-01-24	PC
3	FOR PUBLIC CONSULTATION	2024-01-22	PC
2	CONSULTANT START-UP MEETING	2024-01-10	PC
1	FOR C/W PLANNER REVIEW	2023-11-13	PC

DRAWN BY: BV CHECKED BY: PC

PRINTING DATE: MARCH, 2024

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STAMP

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1100 CORYDON AVE. RE-DEVELOPMENT

1100, 1102, 1104 CORYDON AVE, WINNIPEG, MB

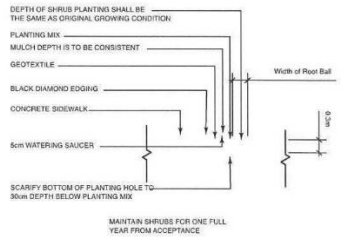
SITE PLAN (MAIN FLOOR)

PROJECT NO. 2252

A1.1

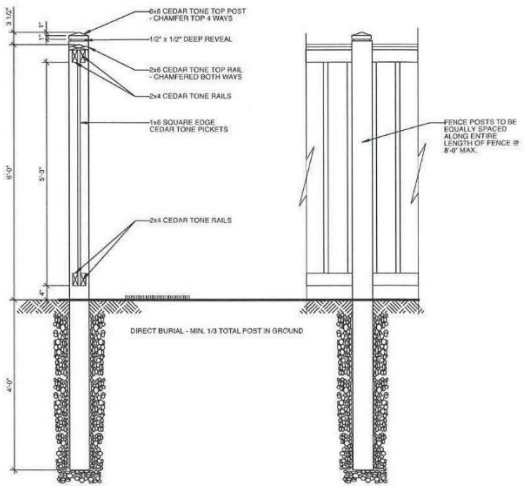
N PROJECT NORTH

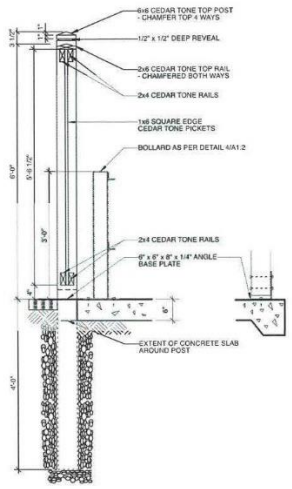
A1.1 **PROPOSED SITE PLAN / MAIN FLOOR PLAN**
SCALE: 1/8" = 1'-0"



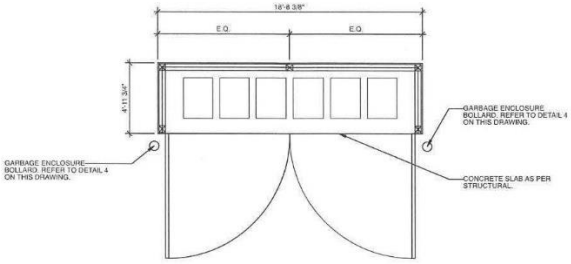
1 A1.1 A1.2 **SHRUB PLANTING DETAIL**
SCALE: 1/8" = 1'-0"

ALL WOOD TO BE FULL DIMENSION SPF. NO CHECKS OR WANING.

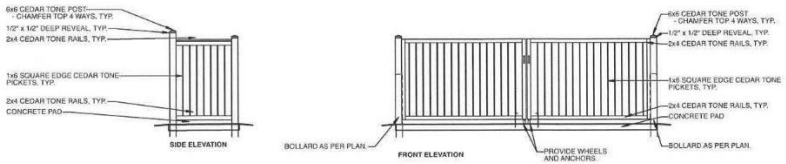




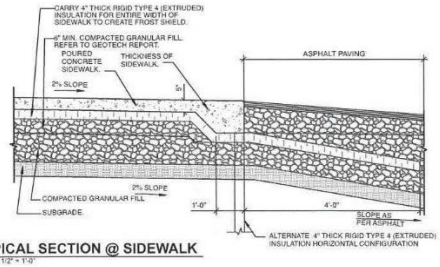
2 A1.1 A1.2 **FENCE DETAILS**
SCALE: 3/4" = 1'-0"



3 A1.1 A1.2 **GARBAGE ENCLOSURE DETAIL**
SCALE: 1/4" = 1'-0"



4 A1.2 A1.2 **GARBAGE ENCLOSURE ELEVATIONS**
SCALE: 1/4" = 1'-0"



5 A1.2 A1.2 **TYPICAL SECTION @ SIDEWALK**
SCALE: 1/2" = 1'-0"

architecture + development Inc.
BODHI
DRAFTING & DESIGN

NO.	ISSUED FOR	DATE	BY
2	FOR RE-ZONING / DP	2024-03-06	PC
1	FOR RE-ZONING (REV)	2024-02-09	PC

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NOT FOR CONSTRUCTION

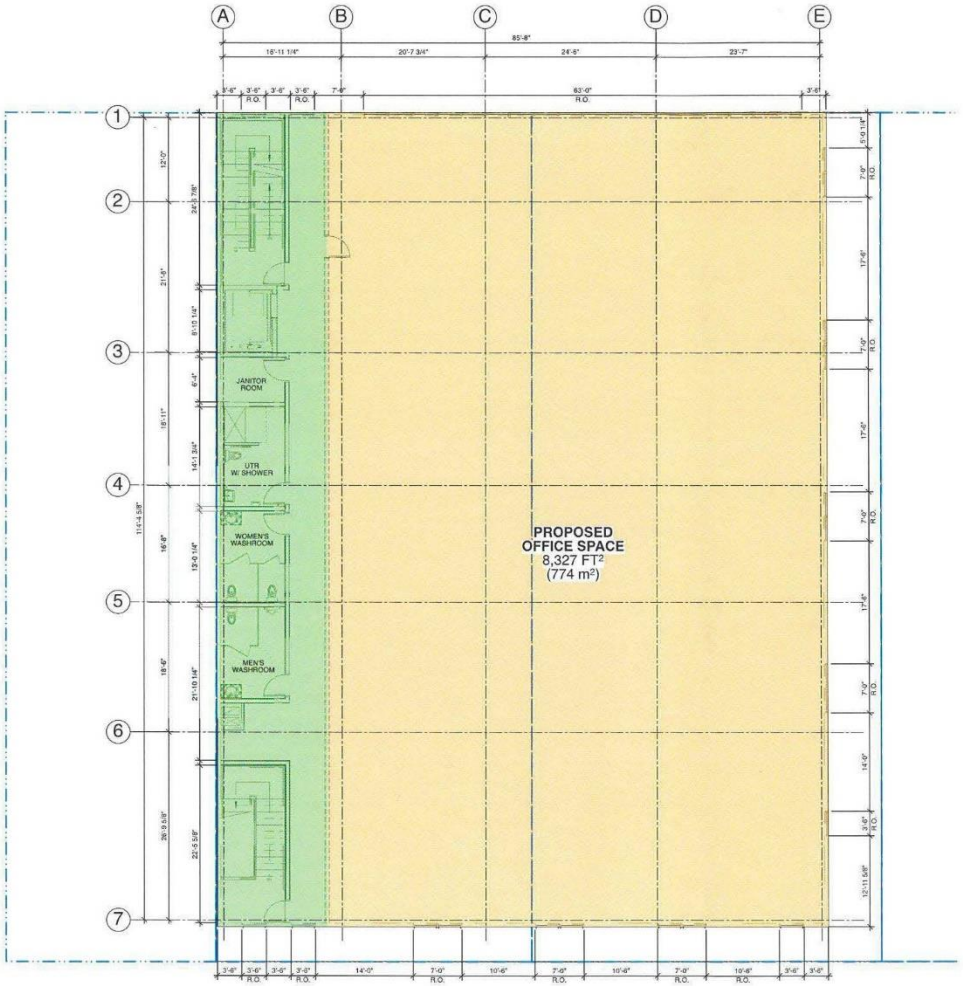
1100 CORYDON AVE. RE-DEVELOPMENT

1100, 1102, 1104 CORYDON AVE, WINNIPEG, MB

SITE PLAN DETAILS

PROJECT NO. 2252

A1.2



N
PROJECT NORTH

B (A1.1 | A2.1) **PROPOSED 2ND FLOOR PLAN**
SCALE: 1/8" = 1'-0"

CHAGAS architecture + development inc.

BODHI DRAFTING & DESIGN

GENERAL NOTES:

1. DRAWING IS INTENDED TO BE VIEWED IN COLOUR.

ADDRESS:

1100, 1102, 1104 CORYDON AVE.
WINNIPEG, MANITOBA
R3M 0Y8

LEGEND:

- PROPERTY LINE
- PROPOSED OFFICE SPACE
- COMMON AREA

NO.	ISSUED FOR	DATE	BY
2	FOR DEVELOPMENT PERMIT	2023-11-23	PC
1	FOR CoW PLANNER REVIEW	2023-11-13	PC

DRAWN BY: BV CHECKED BY: PC

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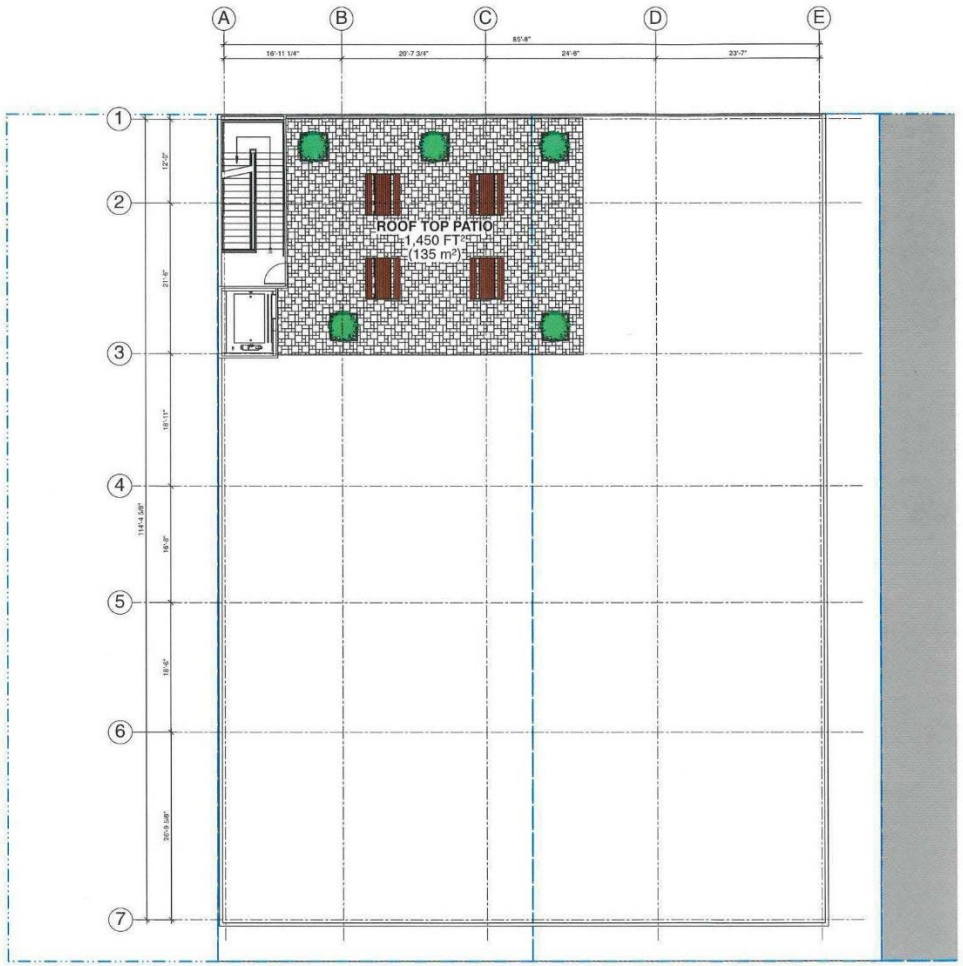
1100 CORYDON AVE.
RE-DEVELOPMENT

1100 CORYDON AVE, WINNIPEG, MB

2ND FLOOR PLAN
ALTERNATE #2

PROJECT NO.
2252

A2.1



N
PROJECT NORTH

E
A1.1 | A2.3
PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

CHAGAS
architecture + development inc.

BODHI
DRAFTING & DESIGN

GENERAL NOTES:

1. DRAWING IS INTENDED TO BE VIEWED IN COLOUR.

ADDRESS:

1100, 1102, 1104 CORYDON AVE.
WINNIPEG, MANITOBA
R3H 0Y8

LEGEND:

PROPERTY LINE
PROPOSED OFFICE SPACE
COMMON AREA

NO.	ISSUED FOR	DATE	BY
2	FOR DEVELOPMENT PERMIT	2023-11-22	PC
1	FOR CoW PLANNER REVIEW	2023-11-13	PC

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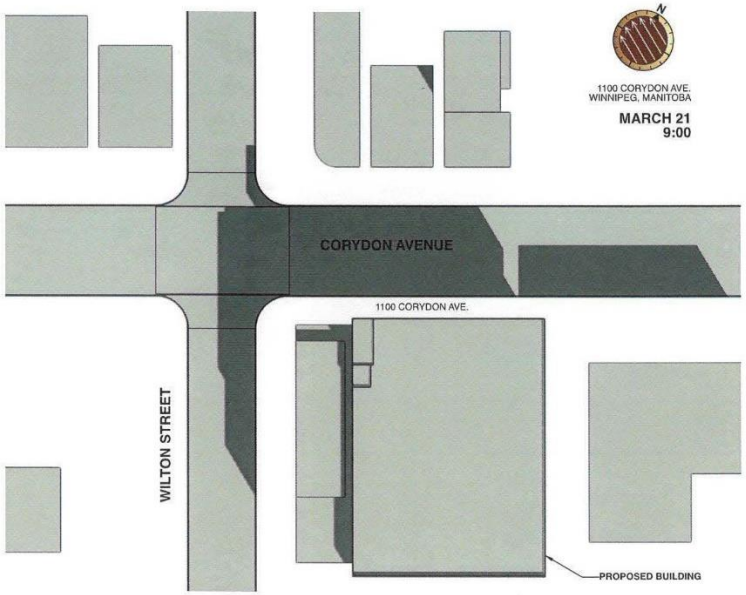
1100 CORYDON AVE.
RE-DEVELOPMENT

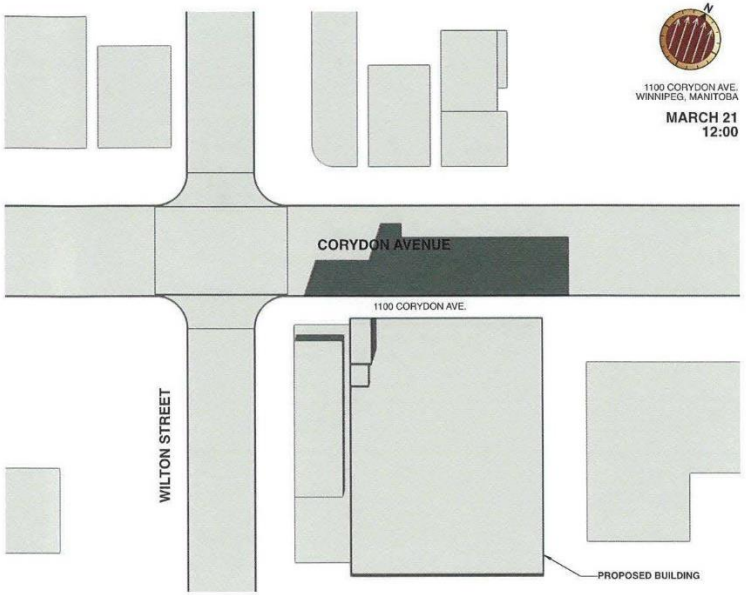
1100 CORYDON AVE, WINNIPEG, MB

ROOF PLAN

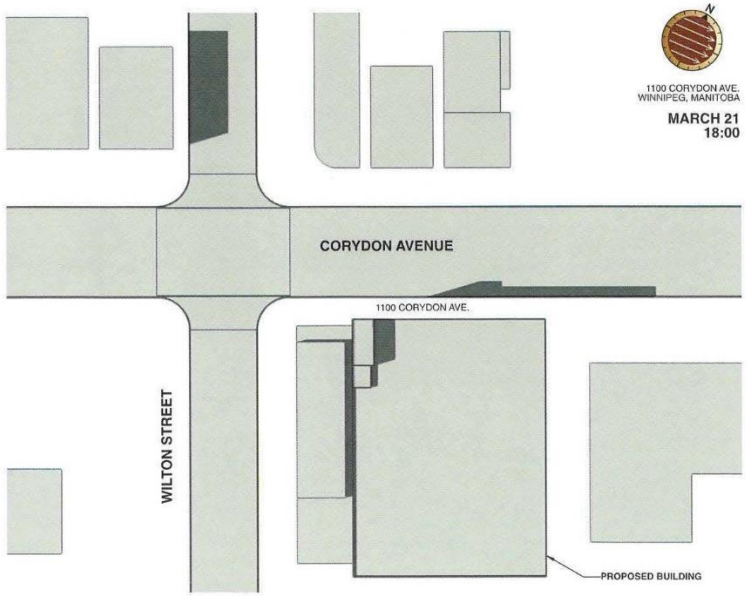
PROJECT NO.
2252

A2.3









architecture + development inc.

BODHI
DRAFTING & DESIGN

NO.	ISSUED FOR	DATE	BY
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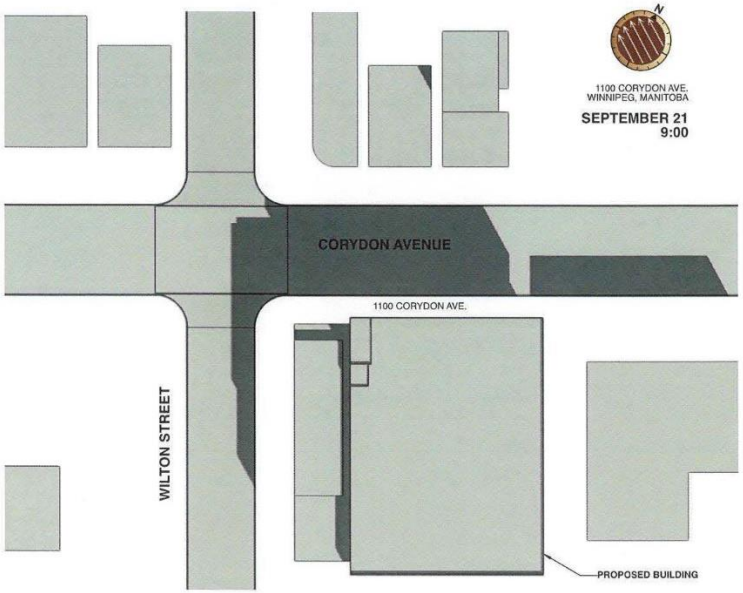
1100 CORYDON AVE.
RE-DEVELOPMENT

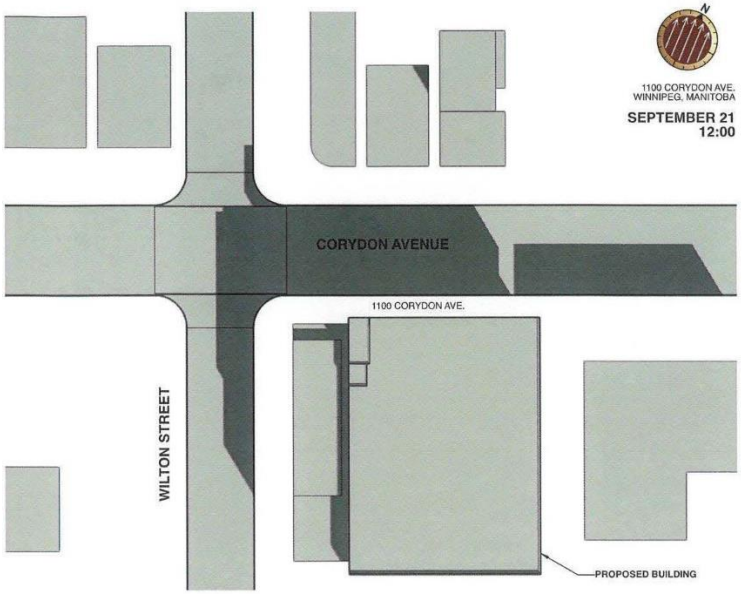
1100 CORYDON AVE, WINNIPEG, MB

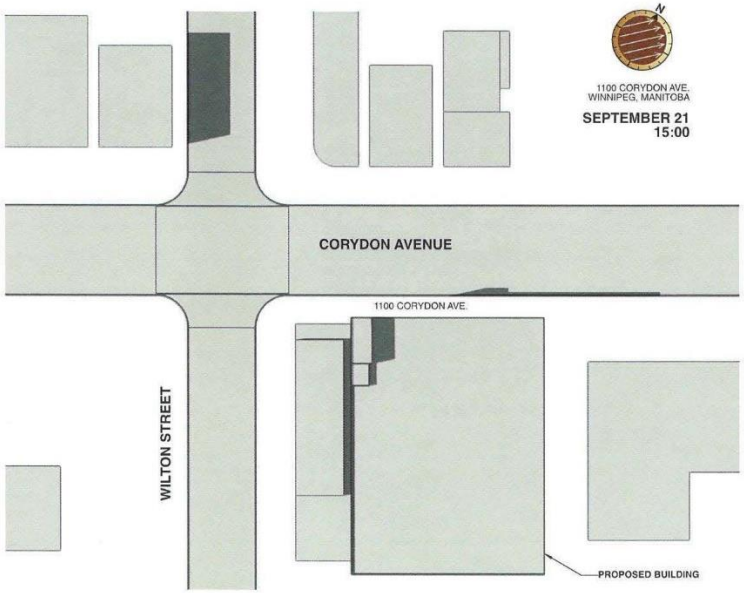
SHADOW STUDY - MARCH 21

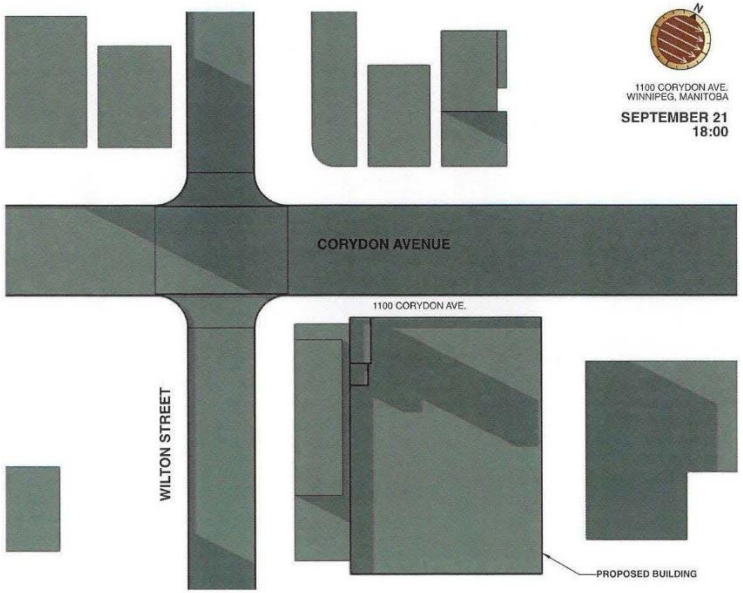
PROJECT NO.
2252

A2.4









CHAGAS architecture + development inc.

BODHI DRAFTING & DESIGN

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2	FOR DEVELOPMENT PERMIT	2023-11-22	PC
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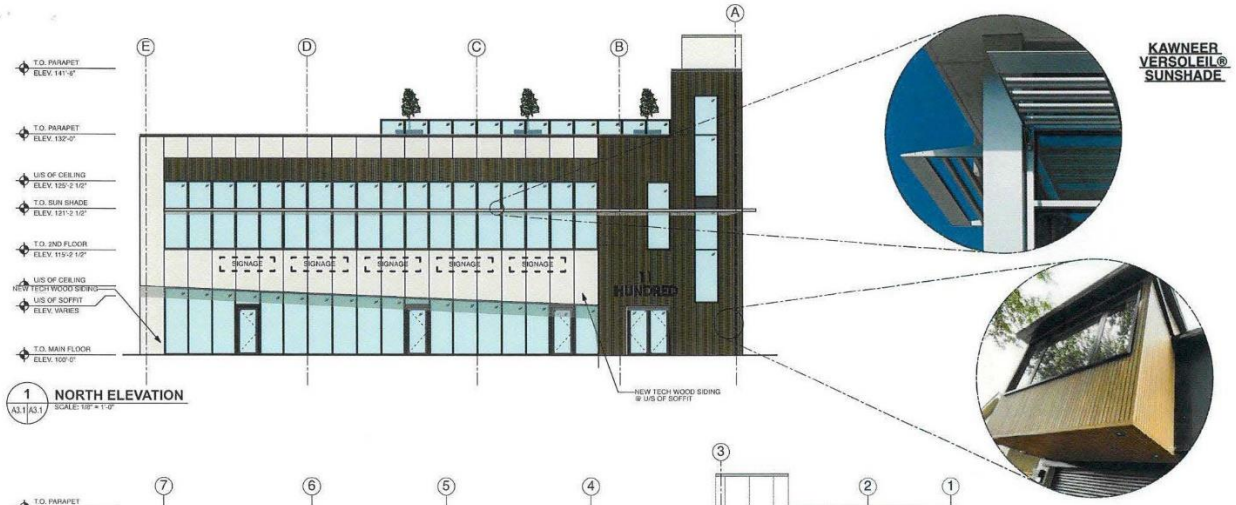
1100 CORYDON AVE.
RE-DEVELOPMENT

1100 CORYDON AVE, WINNIPEG, MB

SHADOW STUDY - SEPTEMBER 21

PROJECT NO.
2252

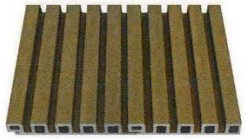
A2.5



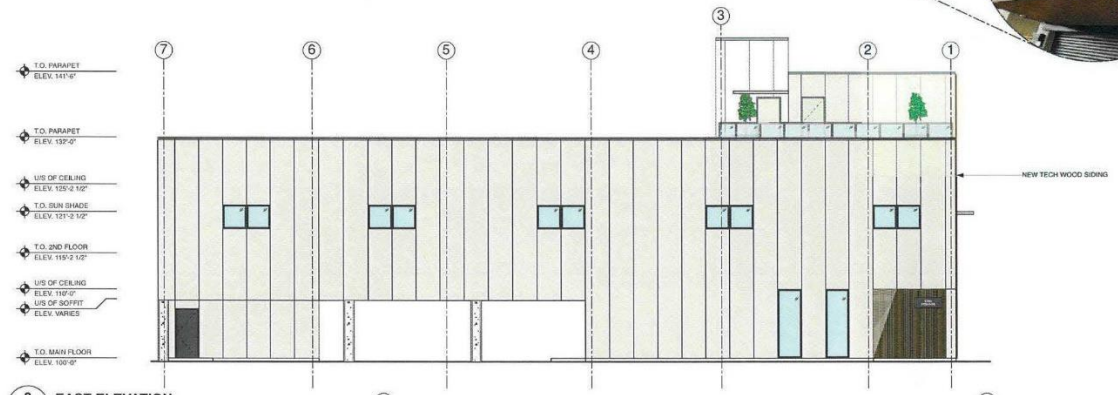
1 A3.1 A3.1 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

KAWNEER VERSOLEIL® SUNSHADE

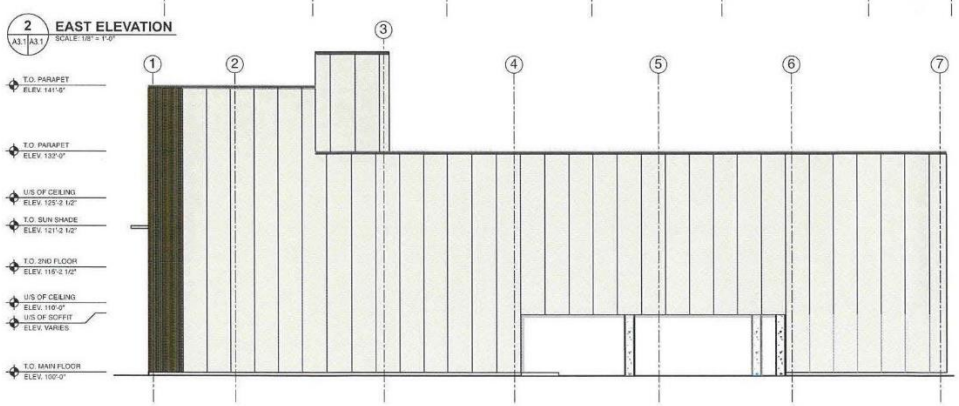




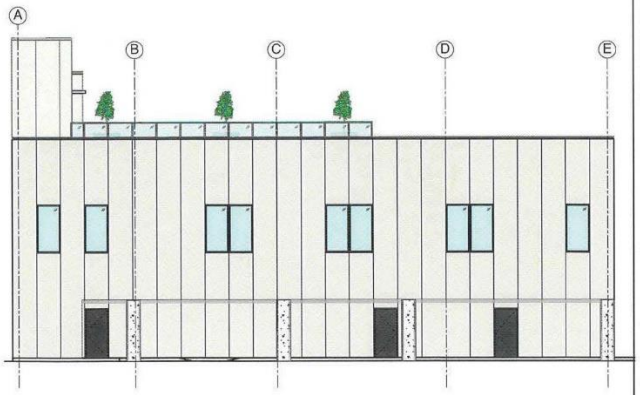
NEW TECH WOOD SIDING



2 A3.1 A3.1 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



3 A3.1 A3.1 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



4 A3.1 A3.1 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

chagas architecture + development inc.

BODHI DRAFTING & DESIGN

GENERAL NOTES:

1. THIS DRAWING IS INTENDED TO BE VIEWED IN COLOUR.

LEGEND:

- 42" KINGSPAN VERTICAL MINI MICRO-RIB IMP PANELS COLOUR: PURE WHITE - RAL 9010 OBTAIN SAMPLES TO CONFIRM.
- NEW TECH WOOD NORWEGIAN SIDING ON KARRIER SYSTEM COLOUR: PERUVIAN TEAK OBTAIN SAMPLES TO CONFIRM.
- PERFORATED PREFINISHED METAL PLATE
- GLAZING COLOUR: SOLARBAN® 86 (2) SOLARGRAY® + CLEAR OBTAIN SAMPLES TO CONFIRM.
- SPANDREL GLAZING COLOUR TO MATCH KINGSPAN ZINC GRAY. OBTAIN SAMPLES TO CONFIRM.

NO.	ISSUED FOR	DATE	BY
C	FOR DEVELOPMENT PERMIT	2023-11-22	PC
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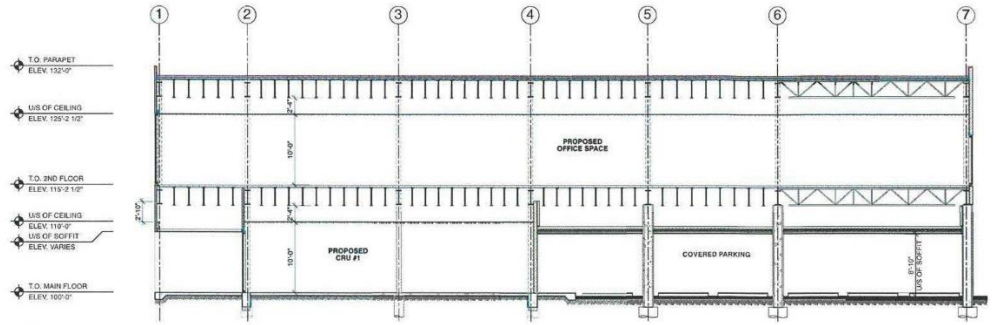
1100 CORYDON AVE. RE-DEVELOPMENT

1100 CORYDON AVE, WINNIPEG, MB

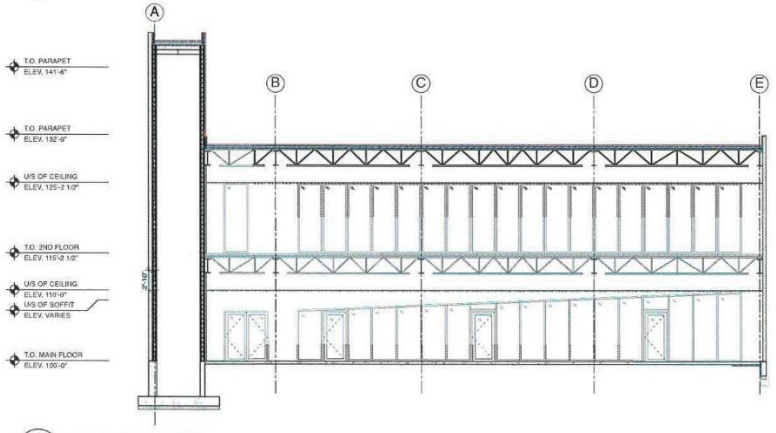
EXTERIOR ELEVATIONS

PROJECT NO. 2252

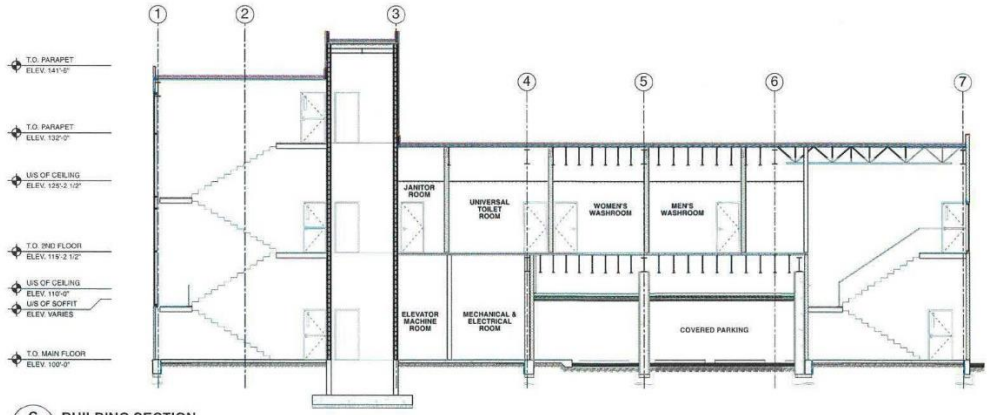
A3.1



A A1.1 | A4.1 **BUILDING SECTION**
SCALE: 1/8" = 1'-0"



B A1.1 | A4.1 **BUILDING SECTION**
SCALE: 1/8" = 1'-0"



C A1.1 | A4.1 **BUILDING SECTION**
SCALE: 3/16" = 1'-0"

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BUILDING SECTIONS

PROJECT NO. 2252

A4.1