Agenda – Executive Policy Committee – December 9, 2025

Report – Standing Policy Committee on Property and Development – December 4, 2025

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 25 Subdivision and Rezoning – 707 and 711 Brock Street
(River Heights-Fort Garry Ward)
File DASZ 33/2025 [c/r DAV 211638/2025D]

STANDING COMMITTEE RECOMMENDATION:

On December 4, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the following to Council:

1. That the application and proposed by-law for subdivision and rezoning under File DASZ 33/2025 [c/r DAV 211638/2025D] be rejected.

2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted.

3. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.

Agenda – Executive Policy Committee – December 9, 2025

Report – Standing Policy Committee on Property and Development – December 4, 2025

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On December 4, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 24, 2025 the City Centre Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development

1. That the application and proposed by-law for subdivision and rezoning under File DASZ 33/2025 [c/r DAV 211638/2025D] be rejected.

2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted.

3. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.

PUBLIC HEARING SUMMARY

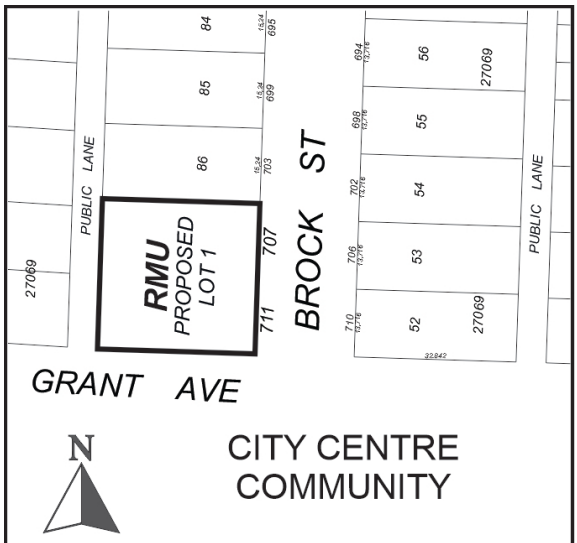
File: DASZ 33/2025

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

Public Hearing: November 24, 2025
Council Building, 510 Main Street

Applicant: Chagas Architect + Development Inc. (Pedro Chagras)

Subject:



APPLICANT: Pedro Chagras
FILE: DASZ 33/2025
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMU" RESIDENTIAL MIXED-USE DISTRICT to facilitate the development of a mixed-use commercial and residential multi-family building. **For information, phone I. Stonehouse, Planner at 204-986-5290**

Premises Affected: 707 and 711 Brock Street

For submission to: The Standing Policy Committee on Property and Development

Prepared by: B. Harris, Senior Committee Clerk
City Centre Community Committee

Report date: November 26, 2025

Community Committee Recommendation:

On November 24, 2025, the City Centre Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the application and proposed by-law for subdivision and rezoning under File DASZ 33/2025 [c/r DAV 211638/2025D] be rejected.

2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted.

3. That the Proper Officers of the City 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. We know we've had some very contentious battles recently, and I've been on the other side of the coin a bit, trying to have contextual build-up of the neighbourhood, everyone was saying here today that we all agree in infill housing, again, we all agree on a whole bunch of things, but again it's those details. So yes, a four-plex, I thought that was a little too much. Lot splits, a little bit better, duplexes, townhouses, I had my areas where I thought we could be more contextually sensitive, but the infill guidelines also talk about contextually sensitive. This is not contextually sensitive.

2. The amount of variances required, the massing is just too large. The amount of things that need to get done here. They have the right, right now, the building, the bottom line, is too big for that corner.

3. You may not want to be too concerned about the issues regarding William Osler School, I am. It's an incredibly difficult area, there is no parking allowed on Grant, and even drop off, some of the things Parents are doing at drop-off, they're incredible. They can't find anywhere to park, even drop their kid off on Brock and walk their kid over, they can't do that anymore and this will definitely impact that. So that's a big problem.

4. The lack of the shadow study, I know doesn't mean a lot but to me it does.

5. The other one, the development, yes it will require some development permit but that right now, the process will not be, if its in keeping what's being presented, would never go back to the public for any consultation. It's nice that the developer says he would do it still, or wouldn't, I have no idea. I have no control over that. I could make adjustments but again, I don't really like doing that at the last minute. Also, because there's a few problems.

6. The developer did a really great job on the Corydon property. I thought that would just be a very awkward, difficult thing, but he met with the neighbourhood, they calmed everything down. Very different property, it lines straight on to Corydon, it's a beautiful building, has restaurants below it, but really, it's a different building. For example, they have parking out front. They're not going to have parking on Grant, and they're not going to have any parking on Brock. To say one is equal to me that argument is the reason why I have troubles with as-of-right, because every property is contextually different.

7. However, that debate is over and I accept the fact that we're moving on with four and four, but this is going from four and four, which is eight, to a larger mass building. They may say "well it's four there and three there", the massing is quite large and in our Housing Accelerator Fund, the four and four, we have parameters about front-yard setbacks, side yards. We've spent a lot of time, we've dug hard, Councillor Mayes and I and a few of us, even my colleagues here, there's conceptual things that we have to keep in count, mature infill guidelines, same thing. The 25-foot setback, yeah because it's an endcap we may go a little more, this is a lot.

8. The Variances, which we'll get into in a little bit, they are all in one, so if people say "it's just a zoning thing" while, if you're going to say "it's just an RMU zone and that's all we really need to worry about today" well, I'm not on board with that. There are developers and people that believe that, just zone the property, not everything else, and we'll get to everything else later, no. I need to know before I zone it because I can't take zoning back.

9. The applicant also, the fact they didn't consult ahead of time, whatever reasons why they want and didn't do, they knew that this neighbourhood would have a really hard time with the application. Saying the rezoning is just the first step, and the second step that may or may not happen, any consultation, I was actually shocked because I know this developer is very good at doing that stuff and they would have really calmed down some issues and, with some hope ,change the design a bit, but he never gave the opportunity to the neighbourhood to even have that input.

10. Now we're hearing that the developer believes that they have to come back for a development permit and that'll be public, it's not. We delegated most of that responsibility to the department. Again, that's another one of our things that we're doing, not too supportive of it, but that's what's happening, I'm just one vote. I'm okay with that, I'll do my best while I'm here.

11. Parking is a madhouse there already. I don't see this working for me at all. If you have a restaurant or something, not even a restaurant, like McDonald's is a restaurant, and it's a drive-through. So you can just have, you know, like by Mona Lisa they have a Stella's thing. A lot of traffic. A lot of traffic ends up at that little Stella's Bakery. It's a nice little spot, there's a lot of traffic, but they park on Corydon. They can do that. Here they can't do that.

12. I am very worried about the sightlines. I see that's going to, especially with the school growing as it's going to grow, it's going to cause a real big safety issue there.

13. While I appreciate what the developer is saying, I don't fully buy in to all the things you do, or honestly, don't buy into all the neighbourhood things that everyone else is saying too. The back lane is terrible, I know.

14. Overall, it's scale, it's far too large, they have the right to do four and four, the location is by that school, those safety lines, I know other schools have the same thing, but we're asking to move forward. I believe there are development opportunities for these properties, but this is just too much.

15. There was no consultations, I'm going to put those two down as my major reasons, and if they want to come back with a four and four, again you have it as of right, the neighbourhood won't have any say on that one, but again that's their right to do that. This is asking, that's what this whole process is, they're asking us for extra to do this stuff, the variances and stuff, so they're asking and I respectfully say "no".

16. There was significant opposition.

Objections under the Charter:

Total number of valid objections as per section 125(2) – 59

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated August 20, 2025
2. Notification of Public Hearing dated October 1, 2025
3. Manitoba Status of Titles 3185841/1, 3211699/1
4. Letter of authorization dated June 2, 2025, from Marcella Cuda and Antonio Cuda to Pedro Chagas
5. Plan of Topographic Survey dated between February 7 and 19, 2025
6. Plan of Subdivision
7. Title Plot
8. Plans (9 pages)
9. Report from the Urban Planning Division dated November 12, 2025
10. Inspection Report
11. Communication dated November 14, 2025, from Dave Hebert in opposition to the application
12. Communication dated November 14, 2025, from Robyn Penner in opposition to the application
13. Communication dated November 17, 2025, from Natalia Caycedo in opposition to the application
14. Communication dated November 17, 2025, from Erin Zorde in opposition to the application
15. Communication dated November 18, 2025, from Jenelle Carbert in opposition to the application
16. Communication dated November 18, 2025, from Doug Holmes in opposition to the application
17. Communication dated November 19, 2025, from Vanessa Akerstream in opposition to the application
18. Communication dated November 19, 2025, from Steve Mesics in opposition to the application
19. Communication dated November 19, 2025, from Shirley Denesiuk in opposition to the application
20. Communication dated November 19, 2025, from Chris Carbert in opposition to the application
21. Communication dated November 19, 2025, from Alena James in opposition to the application
22. Communication dated November 19, 2025, from Jim Cadieux in opposition to the application
23. Communication dated November 19, 2025, from Tanis Shuwera in opposition to the application
24. Communication dated November 19, 2025, from Mike Peters in opposition to the application
25. Communication dated November 19, 2025, from Alan Slusky in opposition to the application

26. Communication dated November 19, 2025, from Daniel Akerstream in opposition to the application
27. Communication dated November 19, 2025, from Michael Rice in opposition to the application
28. Communication dated November 19, 2025, from Valerie Wright in opposition to the application
29. Communication dated November 19, 2025, from Stephanie Coughlin in opposition to the application
30. Communication dated November 19, 2025, from Christopher Perron in opposition to the application
31. Communication dated November 19, 2025, from Dean Wright in opposition to the application
32. Communication dated November 20, 2025, from Rhonda J Spivak in opposition to the application
33. Communication dated November 20, 2025, from Ryan Van Berkel in opposition to the application
34. Communication dated November 20, 2025, from Melissa Duff in opposition to the application
35. Communication dated November 20, 2025, from Matt Worobec in opposition to the application
36. Communication dated November 20, 2025, from Tom Hayward in opposition to the application
37. Communication dated November 20, 2025, from Leah Madrid in opposition to the application
38. Communication dated November 20, 2025, from Daniel Madrid in opposition to the application
39. Communication dated November 20, 2025, from Caroline Hunter in opposition to the application
40. Communication dated November 20, 2025, from Mary Ann Higgins in opposition to the application
41. Communication dated November 20, 2025, from Marlene and Sheldon Sturrey in opposition to the application
42. Communication dated November 21, 2025, from Aaron Cohen in opposition to the application
43. Communication dated November 20, 2025, from Sal Pellettieri in opposition to the application
44. Communication dated November 20, 2025, from Shannon Robinson in opposition to the application
45. Communication dated November 20, 2025, from Jonathan Norman Sinclair in opposition to the application
46. Communication dated November 20, 2025, from Alex Passera in opposition to the application
47. Communication dated November 21, 2025, from Carmela Castellano Sinclair in opposition to the application
48. Communication dated November 21, 2025, from Meghan Cameron in opposition to the application
49. Communication dated November 21, 2025, from Andres Rojas in opposition to the application

50. Communication dated November 21, 2025, from Faby Caycedo in opposition to the application
51. Communication dated November 21, 2025, from Greg Hodges in opposition to the application
52. Communication dated November 21, 2025, from Mark Ross in opposition to the application
53. Communication dated November 21, 2025, from Peter Stephen Glockner in support of the application
54. Communication dated November 21, 2025, from Peter Giannuzzi in support of the application
55. Communication dated November 21, 2025, from Kimberly Babij in opposition to the application
56. Communication dated November 21, 2025, from Christopher Higgins in opposition to the application
57. Presentation in support of the application dated November 21, 2025, submitted by the Applicant
58. Communication dated November 21, 2025, from Diana Dickof in opposition to the application
59. Communication dated November 21, 2025, from Jean Sigfusson in opposition to the application
60. Communication dated November 21, 2025, from June Catrijsse in opposition to the application
61. Communication dated November 21, 2025, from Norman T.H. Dr. Allen in opposition to the application
62. Communication dated November 21, 2025, from Kelly Moist in opposition to the application
63. Communication dated November 22, 2025, from Eileen and Edward Chivers in opposition to the application
64. Communication dated November 22, 2025, from Karen Windatt in opposition to the application
65. Communication dated November 23, 2025, from Nikki Kagan in opposition to the application
66. Communication dated November 23, 2025, from Dianne Cameron in opposition to the application
67. Communication dated November 24, 2025, from Robyn Giannuzzi in support of the application
68. Communication dated November 24, 2025, from Norman Matlashewswki in support of the application
69. Communication dated November 24, 2025, from Mark James in support of the application
70. Communication dated November 24, 2025, from Jess Jacob in support of the application
71. Communication dated November 24, 2025, from Justin Jacob in support of the application
72. Communication dated November 24, 2025, from Beth Grubert in opposition to the application
73. Communication dated November 6, 2025, from Justin Cameron in opposition to the application

74. Recording of Representations

REPRESENTATIONS:

In Support:

Pedro Chagras
Toni Cuda
Peter Giannuzzi
Peter Stephen Glockner
Robyn Giannuzzi
Mark James
Jess Jacob
Justin Jacob
Norman Matlashewswki

In Opposition:

Vanessa Akerstream
Daniel Akerstream
Kimberly Babij
Jim Cadieux
Dianne Cameron
Justin Cameron
Meghan Cameron
Chris Carbert
Jenelle Carbert
Carmela Castellano Sinclair
June Catrijsse
Faby Caycedo
Natalia Caycedo
Edward Chivers
Eileen Chivers
Aaron Cohen
Stephanie Coughlin
Shirley Denesiuk
Diana Dickof
Melissa Duff
Alexandra Eskenazi
Beth Grubert
Tom Hayward
Dave Hebert
Christopher Higgins
Mary Ann Higgins
Greg Hodges
Doug Holmes
Caroline Hunter
Alena James
Nikki Kagan
Daniel Madrid
Leah Madrid
Steve Mesics
Ratna Pandey
Kelly Moist
Alex Passera
Sal Pellettieri
Robyn Penner
Christopher Perron
Mike Peters
Michael Rice
Shannon Robinson
Andres Rojas
Mark Ross
Derek Russell
Tanis Shuwera
Jean Sigfusson
Jonathan Norman Sinclair
Alan Slusky
Rhonda J Spivak
Marlene Sturrey
Sheldon Sturrey
Norman T.H. Dr. Allen
Ryan Van Berkel
Karen Windatt
Matt Worobec
Dean Wright
Valerie Wright
Erin Zorde

For Information:

Nil

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development Department
I. Stonehouse, Planner, Planning, Property and Development Department

Exhibit “9” referred to in File DASZ 33/2025

ADMINISTRATIVE REPORT

Title: DASZ 33/2025 – 707 & 711 Brock Street

Issue: For consideration at the public hearing for a subdivision and rezoning to permit the development of a mixed-use building with 17 residential suites and 1 commercial unit.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
I. Stonehouse, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 33/2025 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 “C” to this report and as shown on the map dated November 2025 and attached as Schedule “A” to this report, with such minor changes as may be required.
2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMU” Residential Mixed Use District in accordance with the proposed by-law attached as Appendix “C” to this report and as shown on the map dated November 2025 and attached as Schedule “A” to this report, subject to the following conditions:
    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:
        i. That the development shall be constructed in substantial conformance with the plans attached and identified as Sheets 1-6 for File No. DASZ 33-2025, dated June 2025 and November 2025 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

        OR

        That the Owner must submit plans showing the location and design of any and all proposed:

a. Buildings

b. Accessory parking areas

c. Private approaches

d. Garbage enclosures

e. Fencing

f. Landscaping including sod in the front yard; and

g. Free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That, excluding permitted projections, no building shall exceed 49 feet (14.935 metres) in height.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other items and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 33/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. 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 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. 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.

6. That Development Application No. DASZ 33/2025 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.

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

8. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.
9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.
10. That Development Application No. DASZ 33/2025 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.
11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
12. That the order for variance DAV 25-211638\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 33/2025.

REASON FOR THE REPORT

- Subdivision and rezoning (DASZ) applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.
- The report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the subdivision and rezoning for DASZ 33/2025 – 707 & 711 Brock Street may be approved with conditions.

HISTORY

N/A

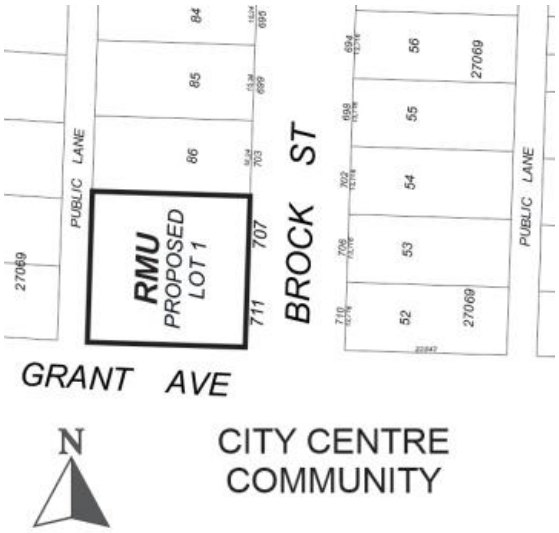
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Isaiah Stonehouse, MCP
Date: Wednesday, November 12, 2025

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

APPENDIX A – Planning Report

DATE:	October 27, 2025
FILE:	**DASZ 33/2025**
RELATED FILES:	DAV 25-2111638\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.611 - (CENTRAL RIVER HGTS)
SUBJECT:	For a Subdivision and Rezoning for DASZ 33/2025 – 707 & 711 Brock St to permit the development of a mixed-use building with 17 residential suites and 1 commercial unit.
LOCATION:	**707 & 711 Brock Street**
LEGAL DESCRIPTION:	SP LOT 87 PLAN 27069 WLTO IN RL 51 TO 53 PARISH OF ST BONIFACE and SP LOT 88 PLAN 27069 WLTO IN RL 51 TO 53 PARISH OF ST BONIFACE



APPLICANT:	Chagas Architect + Development Inc. (Pedro Chagas) 61 Airport Rd Winnipeg, MB R3H 0V5
OWNER:	Antonio Cuda and Marcella Cuda 71 Waterbury Dr Winnipeg, MB R3P 1R6

DISCUSSION

SITE DESCRIPTION

- The subject properties are located on a corner, on the west side of Brock Street and the north side of Grant Avenue, in the Central River Heights neighbourhood of the River Heights - Fort Garry ward.
- The subject properties are 5,239 square feet (486.72 square metres) respectively in area. Both properties contain single-family dwellings built in 1953 which will be demolished.
    - Once consolidated, the singular 707 Brock St property will measure 100 feet (30.48 metres) in width, 104.8 feet (31.94 metres) in depth, and 10,478 square feet (973.44 square metres) in area.
- The subject properties are accessed by a paved back lane.
- Under the *Complete Communities Direction Strategy 2.0*, the properties are within the Mature Communities policy area. The properties are currently zoned “R1-M” – Residential Single-Family (Medium) District.



Figure 1: Aerial photo of subject site and surrounding area.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single-family homes zoned “R1-M” – Residential Single-Family (Medium).

South: Grant Ave, then an elementary school zoned “PR2” – Parks and Recreation (Active Neighbourhood/Community).

East: Brock St, then single-family homes zoned “R1-M” – Residential Single-Family (Medium).

West: Rear lane, then single-family homes zoned “R1-M” – Residential Single-Family (Medium).

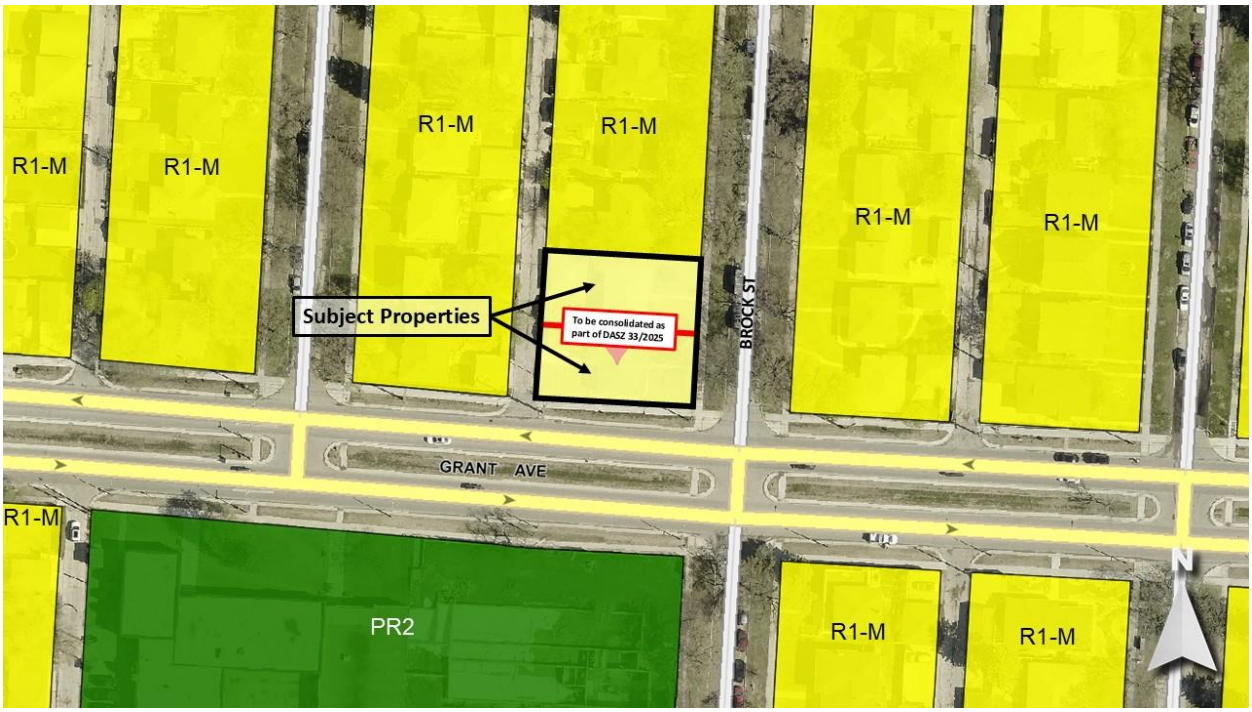


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks to develop a mixed-use building with 17 residential suites and 1 commercial unit on the ground floor (SE corner). The building is to be 45 feet in height and have a front cladding of metrobrick, plank system, hardie plank lap siding, and composite cladding.
- The development contains 12 vehicle parking spaces located within the building, accessed through the rear lane.
- The development requires a subdivision in order to consolidate the two properties. A rezoning to “RMU” – Residential Mixed Use is also required to support the proposal.
- The development also requires variances for yards, vehicle parking, street edge landscaping, and bicycle parking, which are detailed in the Administrative Report for the Associated File DAV 25-211638\D.

ANALYSIS AND ISSUES

Collaborative Planning and Consultation

With the Urban Planning and Design Division

The applicant worked with the Urban Planning Division on design adjustments through the planning process. The applicant agreed to:

- Provide an east front yard of 10 feet from Brock St for the non-CRU portion of the building.
- Provide an 11-foot north side yard.
- Provide a 45-degree angular plane setback from the adjacent property at 703 Brock in order to preserve sightlines and sun access.

With the Public

No information was received regarding neighbourhood consultation.

Complete Communities Direction Strategy 2.0 (*CCDS 2.0*)

CCDS 2.0 is a city-wide secondary plan that guides growth, development, and land use in the City of Winnipeg.

In CCDS 2.0, the City targets a minimum of 50% of all new dwelling units to be accommodated in the residential intensification target area outlined in Section B1. General Growth Goal 2: 2.0, which includes Established Neighbourhoods.

The proposed development falls within the Established Neighbourhoods – Mature Communities policy area.

Policy 1.8 of this section states:

> *"1.8 Low-rise residential uses will generally be accommodated on arterial roads and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local community amenities, and in consideration of the factors listed in Policy section 1.6."*

Low-rise residential is defined on p. 95 as:

- *A mix of low density housing forms and types from 3-4 storeys in height.*
- *Includes, but is not limited to low-rise apartment buildings and stacked townhouses.*
- *Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population.*

At 4 storeys in height, the proposed development meets the above polices.

In addition to above, the proposal meets the CCDS 2.0 vision of Established Neighbourhoods to ***"****continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services."*

Other relevant Established Neighbourhoods policies regarding the proposed mixed-use building include:

- *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
- *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
- *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 connection. Use setbacks to reinforce the public realm through landscaping and pedestrian amenities, such as entryways, patios, benches, and bicycle parking.*
- *2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.*
- *2.8 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.*
- *2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.*
- *3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*
- *4.10 Consider the establishment of new neighbourhood-focused, small scale commercial uses where at least one of the following criteria are met:*
    a. *The property is a corner lot fronting a collector or arterial street;*
    b. *The property abuts an existing commercial use on a collector or arterial street;*
    c. *Immediately adjacent uses render the subject property unsuitable for residential development; or*
    d. *The property contains existing non-residential uses or buildings that were not designed to accommodate residential uses.*
- *8.4 For properties with public lane access, vehicular access should be taken from the public lane in order to reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property.*
- *8.5 All developments should provide a private pedestrian pathway that connects to a public sidewalk or multi-use pathway where present.*

As the small-scale (seventeen unit, four storey) residential mixed-use building abuts an arterial street (Grant), is contextually suitable within the neighbourhood, and is to be located on a larger site with access to the rear lane, the proposal meets the above polices.

Winnipeg Zoning By-Law 200/2006

The Urban Planning & Design Division believes “RMU” – Residential Mixed Use is an appropriate zoning district because it supports small scale mixed-use development that aligns with the low-rise residential vision established in *CCDS 2.0* through the following Established Neighbourhood policies:

- *Low-rise residential uses will generally be accommodated on arterial roads and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local community amenities.*

  At 4 storeys in height, the proposal is low-rise, mixed-use, abuts an arterial street, and is located within close proximity to the FX3 route, part of the City’s Primary Transit Network.

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

  The proposed mixed-use 4-storey building provides contextually sensitive density in an area that is primarily single-family residential, and is appropriately located across the road from an elementary school.

ADDITIONAL CONSIDERATIONS

City-Owned Trees

The Administrative Coordinating Group (ACG) outlined in Appendix B of this report advises that the Developer is required to preserve and protect City-owned trees, including those immediately adjacent to the subject site on Brock St. Where work is to occur adjacent to City-owned trees, the Developer shall adhere to the City’s Tree Protection Specifications and consult with the Urban Forestry Branch to arrange for the necessary permissions and compensation prior to any pruning, excavation, or other activities that may result in the damage or removal thereof.

Site Servicing

The Administrative Coordinating Group (ACG) outlined in Appendix B of this report advises that there is adequate servicing for the proposed development based on the provided development plans. In the event that the development plans change, WWD will need to review the revised proposal.

Plan Approval

The Public Service is recommending a Plan Approval to the Director of Planning, Property and Development prior to development permits being approved.

Height Cap

As part of the recommended zoning agreement, a height cap of 49’ – excluding permitted projections – is included for the property being rezoned to “RMU” Residential Mixed Use District. The proposed development is 45’, and the recommended height cap ensures there is both some additional space should the project plans change while also ensuring the maximum building height is similar to what is currently proposed. Without a height cap, the maximum permitted height would be 100’.

SUMMARY

The Urban Planning Division supports the subdivision and rezoning, because:

- CCDS 2.0 supports small scale mixed-use, low-rise residential uses on arterial streets where compatible with adjacent land uses and where they can be conveniently served by transit and local community amenities.
- The proposal is well-designed and meets the CCDS 2.0 vision of Established Neighbourhoods to *"continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services."*

OURWINNIPEG 2045 POLICY ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

This Report Submitted by:

Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: Isaiah Stonehouse, MCP
DASZ 33/2025 – 707 & 711 Brock

Exhibit “8” referred to in File DASZ 33/2025

707 & 711 BROCK STREET
RE-DEVELOPMENT

WINNIPEG, MANITOBA





PROJECT CONSULTANTS

OWNER REPRESENTATIVE
ANTHONY COOMBS
1000 KING EDWARD ST.
WINNIPEG, MB R3H 0R2
EMAIL: acoombs@bedrunkservices.com

ARCHITECT
CHAGAS ARCHITECTURE + DEVELOPMENT INC.
PEDRO CHAGAS
61 AIRPORT ROAD
WINNIPEG, MB R3H 0V5
PHONE: (204) 227-7455
EMAIL: pedro@chagas-architecture.ca

LIST OF DRAWINGS

ARCHITECTURAL

A0.0 TITLE SHEET, LEGEND, GENERAL NOTES
A0.2 SITE SURVEY
A1.1 SITE PLAN (MAIN FLOOR)
A2.2 UPPER FLOOR PLANS
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A3.3 EXTERIOR RENDERINGS

chagas architecture + development inc.

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NO.	ISSUED FOR	DATE	BY
3	ISSUED FOR RE-ZONING & VARIANCE	2025-06-25	PC
2	ISSUED FOR CoW PLANNER REVIEW	2025-05-31	PC
1	ISSUED FOR CoW PLANNER REVIEW	2025-03-07	PC

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PRINTING DATE: JUNE, 2025

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PEDRO ANTONIO CHAGAS REGISTERED ARCHITECT — PROVINCE OF MANITOBA

CHAGAS ARCHITECTURE + DEVELOPMENT INC. — PROVINCE OF MANITOBA

JUNE, 2025

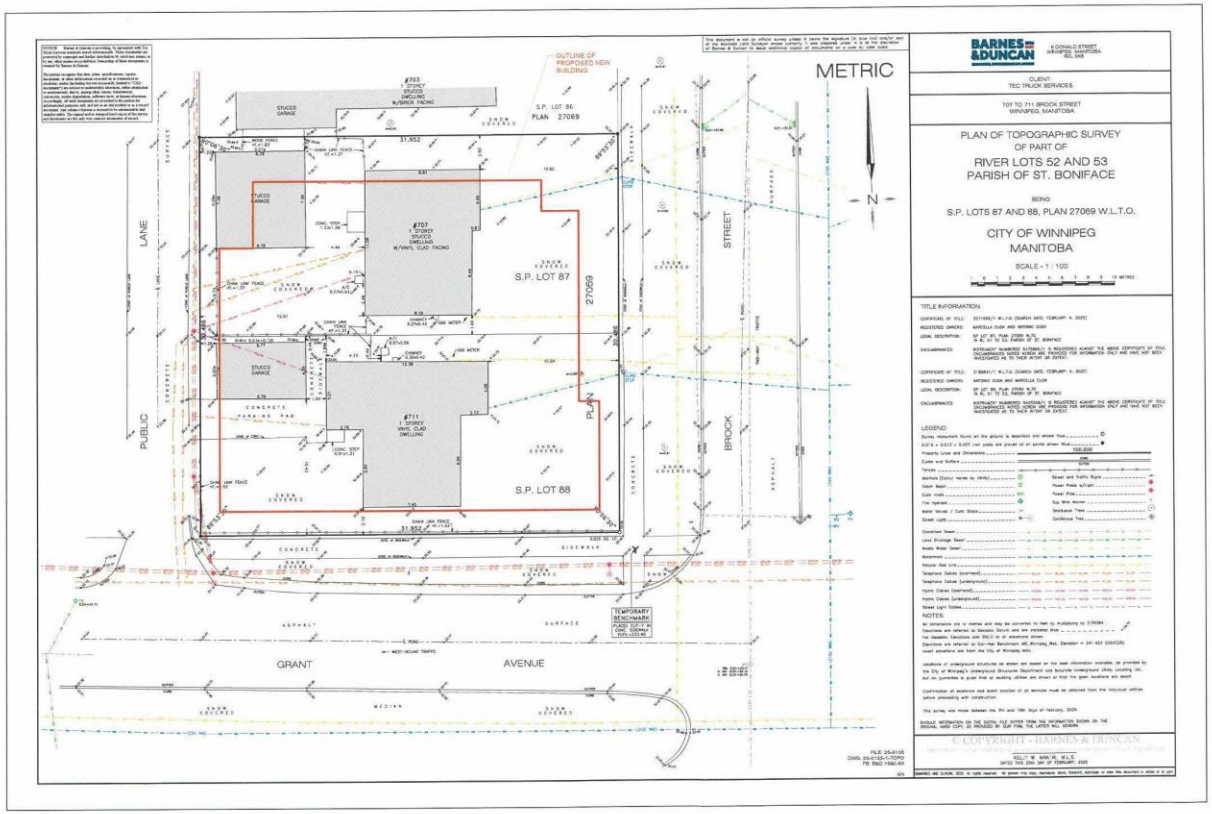
711 & 707 BROCK ST.
RE-DEVELOPMENT

711 & 707 BROCK STREET, WINNIPEG, MB

COVER SHEET

PROJECT NO. 2251

A0.0



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FOR REFERENCE ONLY

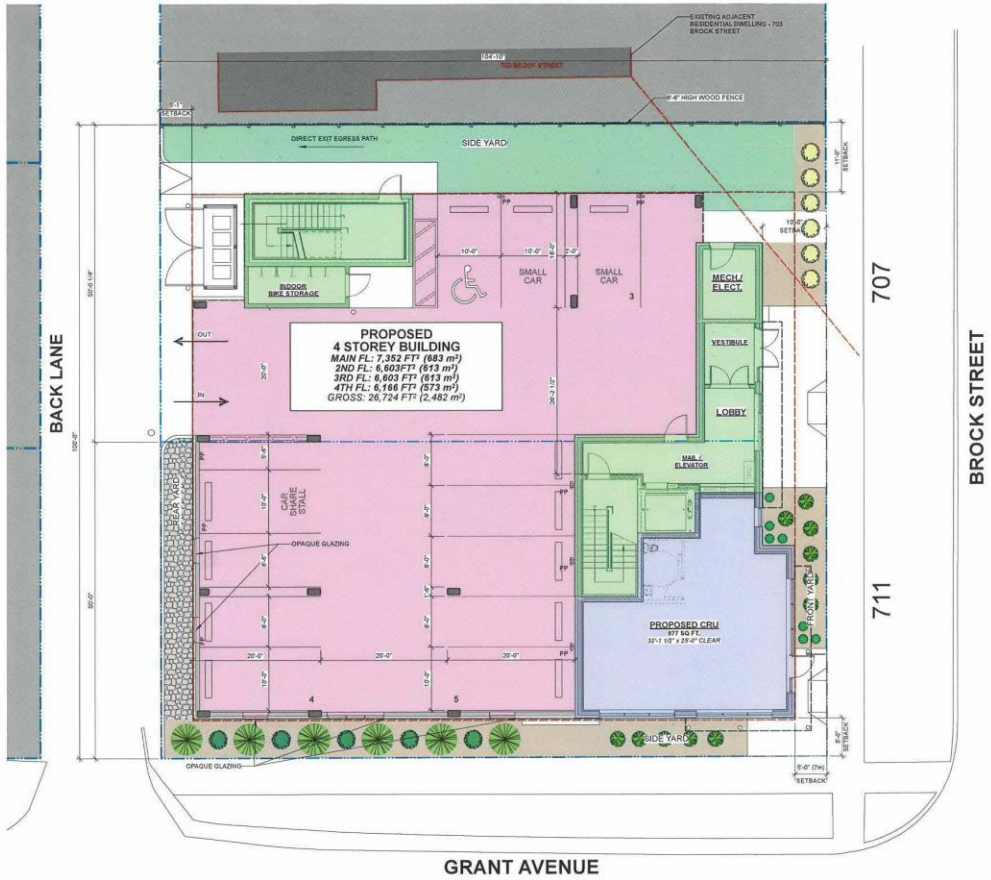
711 & 707 BROCK ST. RE-DEVELOPMENT

711 & 707 BROCK STREET, WINNIPEG, MB

SITE SURVEY

PROJECT NO. 2251

A0.2



N PROJECT NORTH / TRUE NORTH

A / A1.1 | A1.1 **PROPOSED SITE PLAN**

SCALE: 1/8" = 1'-0"

EXISTING ZONING: R1		
PROPOSED RE-ZONING TO: RMU (MULTI-FAMILY RESIDENTIAL) - INFILL LOW-RISE MULTI-UNIT RESIDENTIAL		
IN ACCORDANCE TO CITY OF WINNIPEG - SMALL-SCALE AND LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINES FOR MATURE COMMUNITIES		
GROSS BUILDING AREA: 26,724 SQ. FT. (2,482 SQM)		
REQUIREMENT	**REQUIRED**	**PROPOSED**
LOT AREA		10,483 SQ. FT.
LOT COVERAGE	* may be more than 42% where the property is located on a regional street*	(8,081 / 10,480) = 77%
BUILDING HEIGHT	46 FT. (13.72m) MAX.	3 STOREYS (+/- 45'-0")
BUILDING SETBACK: FRONT (E)	*"Average of existing front yards on block + 5ft."*	REFER TO PLAN, 5 FT. AND 10 FT. TO BLDG
BUILDING SETBACK: SIDE (N)	*"10 ft. for building greater than 35 ft. in height"*	11 FT. TO BUILDING
BUILDING SETBACK: SIDE (S)	*"10 ft. for building greater than 35 ft. in height"*	6 FT. TO BUILDING
BUILDING SETBACK: REAR (W)	30% OF LOT DEPTH OR AVG. OF REAR YARD SETBACK OF ABUTTING PROPERTIES LESS 10 FT. (31'-5 1/4" - 10'-0" = 21'-5 1/4")	5 FT. TO BUILDING
PARKING STALLS	RESIDENTIAL: 17 (1 PER SUITE) RETAIL: 1 STALL URBAN INFILL REDUCTION OF 20% = 3.6 STALLS **TOTAL STALLS REQUIRED = 14 STALLS**	13* * PLUS RESIDENTIAL STREET PARKING + CAR SHARE STALL
ACCESSIBLE STALLS	1	1
BICYLE PARKING	1 PER 10 REQUIRED PARKING SPACES = 2	10 STALLS (INDOOR BIKE STORAGE)

GENERAL NOTES:

1. DRAWING IS INTENDED TO BE VIEWED IN COLOUR.

PROPERTY INFORMATION:

CIVIC ADDRESS: 711 & 707 BROCK STREET WINNIPEG, MANITOBA R3N 0Z3

LEGAL DESCRIPTION: SP LOT 67, PLAN 27069 WLTO IN RL 51 TO 53, PARISH OF ST. BONIFACE

REGISTERED OWNER: MARCELLA CUDA AND ANTONIO CUDA

LOT AREA: 100'-0" x 104'-9 5/8" 10,480 FT² (973.5 m²)

TYPE OF LOT: CORNER LOT

PROPOSED USE(S): LOW-RISE MULTI-RESIDENTIAL 4 STOREY MAIN FLOOR: (1) CRU + COVERED PARKING 2ND FLOOR: (6) DWELLING UNITS 3RD FLOOR: (6) DWELLING UNITS 4TH FLOOR: (5) DWELLING UNITS **TOTAL: (17) DWELLING UNITS + (1) CRU**

BUILDING AREA:

MAIN LEVEL AREA:	2,190 FT² (203 m²)
COVERED PARKING AREA:	5,162 FT² (480 m²)
2ND FLOOR AREA:	6,603 FT² (613 m²)
3RD FLOOR AREA:	6,603 FT² (613 m²)
4TH FLOOR AREA:	6,166 FT² (573 m²)
TOTAL GROSS AREA:	**27,727 FT² (2,482 m²)**

RE-ZONING REQUIRED:

FROM R1 TO RMU

VARIANCE(S) REQUIRED:

1. ***EAST FRONT YARD (ALONG BROCK) SETBACK OF 5'-0"*** *VS. REQUIRED AVERAGE OF EXISTING FRONT YARDS ON BLOCK + 5'-0".*
2. ***SOUTH SIDE YARD (ALONG GRANT) SETBACK OF 6'-0"*** *V.S. REQUIRED "10'-0" FOR BUILDINGS GREATER THAN 35'-0" IN HEIGHT".*
3. ***WEST REAR YARD (BACK LANE) SETBACK OF 5'-0"*** *V.S. REQUIRED 30% OF LOT DEPTH OR AVERAGE OF REAR YARD SETBACK OF ABUTTING PROPERTIES LESS 10'-0" (21'-5 1/4").*
4. ***REDUCED PARKING STALL COUNT OF 13 STALLS*** *VS. REQUIRED 14 STALLS.*

NOTE: (A) PARKING RATIO IS BASED ON 1 STALL PER SUITE AS PER CITY OF WINNIPEG PLANNER EMAIL DATED NOVEMBER 21, 2023.

(B) REQUEST FOR ADDITIONAL REDUCED PARKING REQUIREMENT DUE TO PUBLIC TRANSIT (BUS STOP) LOCATION RIGHT ACROSS STREET ON GRANT AVENUE.

(C) CAR SHARE STALL PROVIDED TO REDUCE REQUIRED STALL COUNT BY 6 STALLS.

LEGEND:

- PROPERTY LINE
- PROPOSED SETBACK
- COMMON AREA
- PROPOSED CRU SPACE
- OPEN AIR GARAGE AREA SURFACE: ASPHALT PAVEMENT
- SOD LANDSCAPING
- BARK NUGGET MULCH PLANTING BED
- MED BOULDER RIP RAP
- GLOBE CARAGANA SHRUB 3'-0"
- POTENTILLA SHRUB 3'-0"
- BUFFALO JUNIPER SHRUB 3'-0"
- SPIREA SHRUB 2'-0"
- KARL FOERSTER GRASS 2'-0"
- PP PARKING POST AND PLUG

CHAGAS architecture + development inc.

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5	ISSUED FOR CoW PLANNER REVIEW	2025-03-07	PC
4	ISSUED FOR CoW PLANNER REVIEW	2025-01-31	PC
3	ISSUED FOR OWNER REVIEW	2025-01-15	PC
2	ISSUED FOR OWNER REVIEW	2024-06-19	PC
1	ISSUED FOR OWNER REVIEW	2024-05-27	PC
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PROVINCE OF MANITOBA — CHAGAS ARCHITECTURE + DEVELOPMENT INC. — CERTIFICATE OF AUTHORIZATION

JUNE, 2025

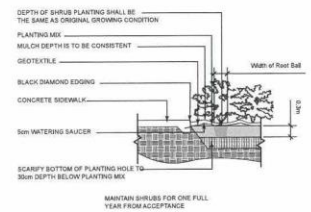
711 & 707 BROCK ST. RE-DEVELOPMENT

711 & 707 BROCK STREET, WINNIPEG, MB

SITE PLAN

PROJECT NO. 2251

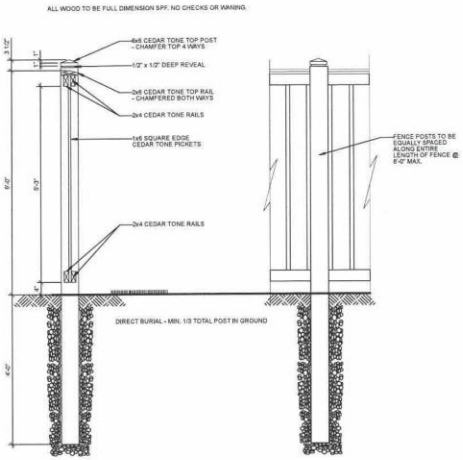
A1.1



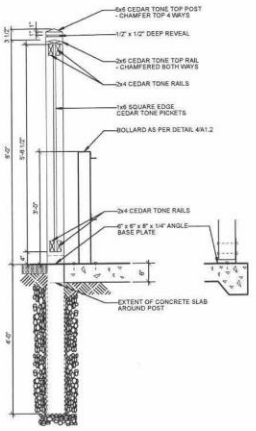
1 A1.1|A1.4 **SHRUB PLANTING DETAIL**
SCALE: 1/8" = 1'-0"

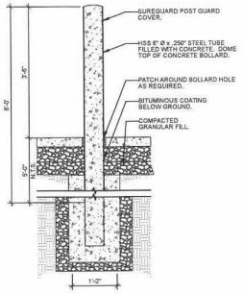


2 A1.1|A1.4 **BARRIER FREE SIGNAGE DETAIL**
SCALE: 3/4" = 1'-0"

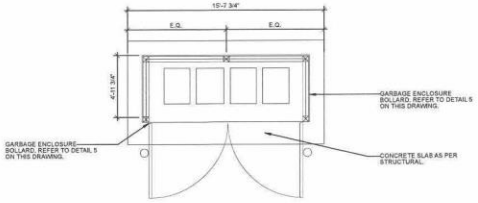


4 A1.1|A1.4 **FENCE DETAILS**
SCALE: 3/4" = 1'-0"

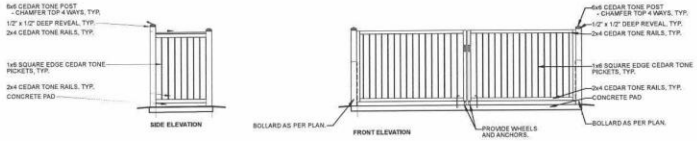




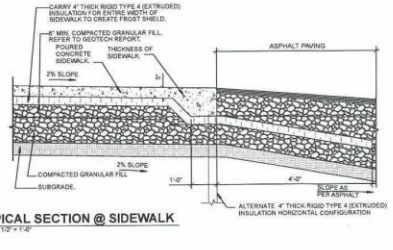
6 A1.1|A1.4 **TYPICAL BOLLARD DETAIL**
SCALE: 3/4" = 1'-0"



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



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



7 A1.4|A1.4 **TYPICAL SECTION @ SIDEWALK**
SCALE: 1/2" = 1'-0"

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9	ISSUED FOR RE-ZONING & VARIANCES	2025-06-26	PC
8	ISSUED FOR CoW PLANNER REVIEW	2025-05-21	PC
7	ISSUED FOR REVIEW	2025-03-24	PC
6	ISSUED FOR CoW PLANNER REVIEW	2025-02-21	PC
5	ISSUED FOR CoW PLANNER REVIEW	2024-11-15	PC
4	ISSUED FOR CoW PLANNER REVIEW	2024-08-16	PC
3	ISSUED FOR OWNER REVIEW	2024-06-18	PC
2	ISSUED FOR OWNER REVIEW	2024-06-03	PC
1	ISSUED FOR REVIEW	2023-01-03	PC

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PROVINCE OF MANITOBA — CHAGAS ARCHITECTURE + DEVELOPMENT INC. — CERTIFICATE OF AUTHORIZATION

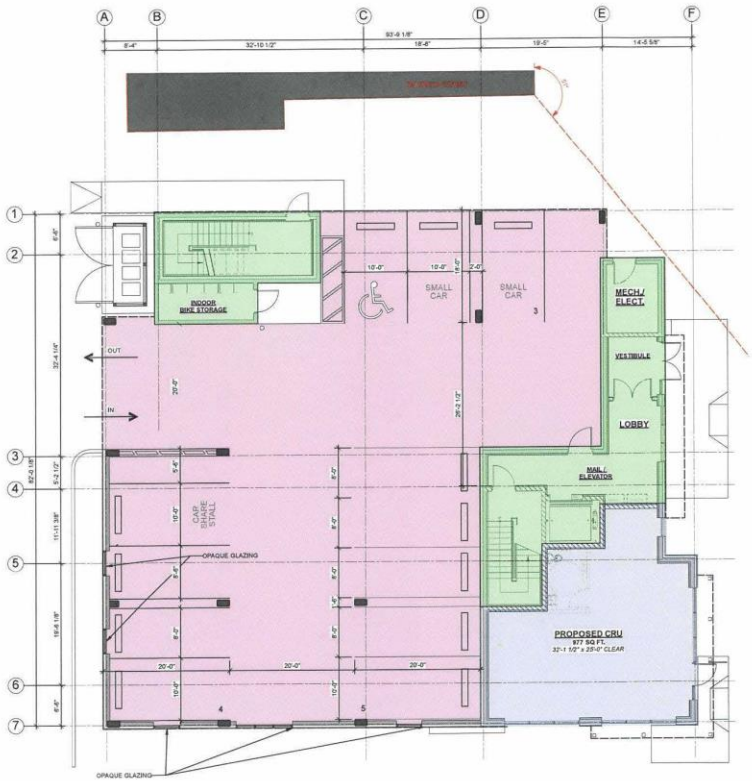
711 & 707 BROCK ST. RE-DEVELOPMENT

711 & 707 BROCK STREET, WINNIPEG, MB

SITE PLAN DETAILS

PROJECT NO. 2251

A1.4



CHAGAS architecture + development Inc.

BODHI DRAFTING & DESIGN

GENERAL NOTES:

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

LEGEND:

- PROPOSED CRU (MAIN FLOOR)
- PROPOSED OPEN AIR PARKING (MAIN FLOO
- PROPOSED ONE (1) BEDROOM
- PROPOSED TWO (2) BEDROOM
- COMMON AREA
- LINE OF UPPER FLOOR(S) ABOVE)

GROSS FLOOR AREA:

MAIN FLOOR:	2,284 sq. ft. (212 m²)
COVERED PARKING	5,353 FT² (497 m²)
2ND FLOOR:	6,842 FT² (636 m²)
3RD FLOOR:	6,842 FT² (636 m²)
4TH FLOOR:	6,406 sq. ft. (595 sqm)
TOTAL:	27,727 FT² (2,576 m²)

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7	ISSUED FOR CoW PLANNER REVIEW	2025-05-07	PC
6	ISSUED FOR CoW PLANNER REVIEW	2025-04-30	PC
5	ISSUED FOR OWNER REVIEW	2025-01-15	PC
4	ISSUED FOR OWNER REVIEW	2024-12-19	PC
3	ISSUED FOR OWNER REVIEW	2024-08-14	PC
2	ISSUED FOR OWNER REVIEW	2024-06-27	PC
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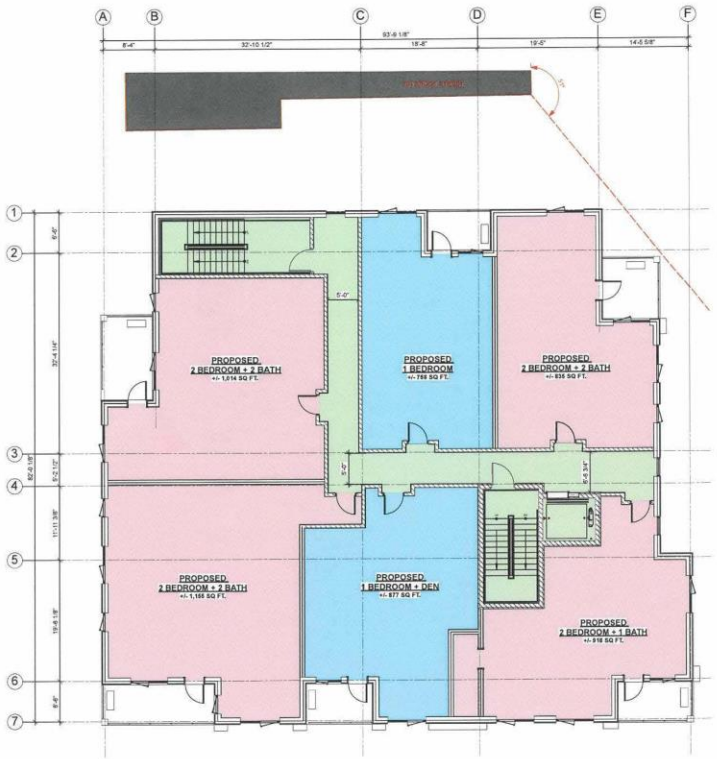
RE-DEVELOPMENT

711 & 707 BROCK STREET, WINNIPEG, MB

MAIN FLOOR PLAN

PROJECT NO. 2251

A2.1

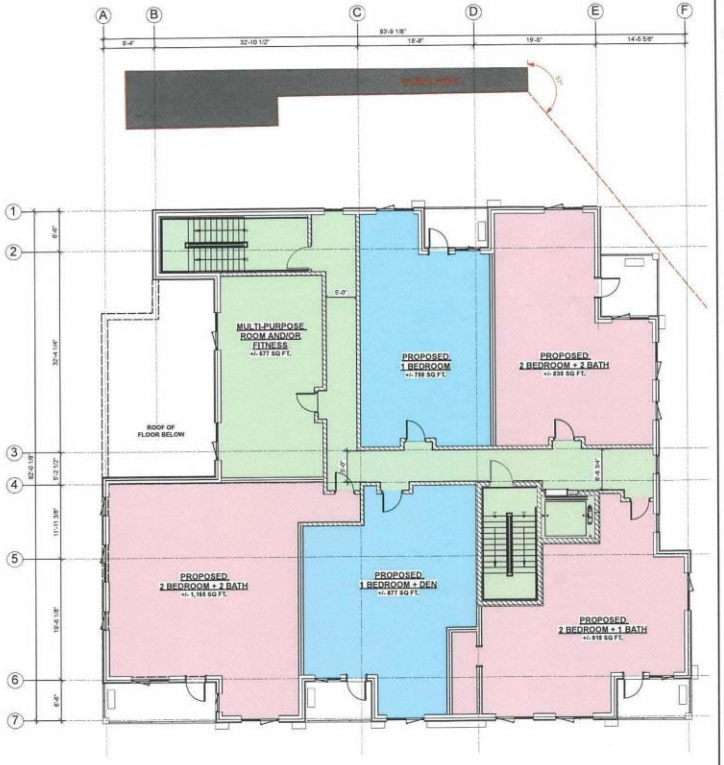


N
PROJECT NORTH

B
A1.1 | A2.2

PROPOSED 2ND & 3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"



N
PROJECT NORTH

C
A1.1 | A2.2

PROPOSED 4TH FLOOR PLAN

SCALE: 1/8" = 1'-0"

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architecture + development inc.

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DRAFTING & DESIGN

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LEGEND:

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- PROPOSED OPEN AIR PARKING (MAIN FLOOR)
- PROPOSED ONE (1) BEDROOM
- PROPOSED TWO (2) BEDROOM
- COMMON AREA
- LINE OF UPPER FLOOR(S) ABOVE)

GROSS FLOOR AREA:

MAIN FLOOR:	2,284 sq. ft. (212 m²)
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6	ISSUED FOR CUW PLANNER REVIEW	2025-01-23	PC
5	ISSUED FOR OWNER REVIEW	2024-01-15	PC
4	ISSUED FOR OWNER REVIEW	2024-10-19	PC
3	ISSUED FOR OWNER REVIEW	2024-08-16	PC
2	ISSUED FOR OWNER REVIEW	2024-05-31	PC
1	ISSUED FOR REVIEW	2023-07-03	PC

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REGISTERED ARCHITECT

PROVINCE OF MANITOBA
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CERTIFICATE OF AUTHORIZATION

JUNE, 2025

711 & 707 BROCK ST.
RE-DEVELOPMENT

711 & 707 BROCK STREET, WINNIPEG, MB

UPPER FLOOR PLANS

PROJECT NO.
2251

A2.2



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



AL13 PLANK SYSTEM
LIGHT EUROPEAN CHERRY





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



I-XL THIN BRICK
METROBRICK 710 CHARCOAL

CHAGAS
architecture + development Inc.

BODHI
DRAFTING & DESIGN

GENERAL NOTES:

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

LEGEND:

AL13 PLANK SYSTEM OR APPROVED EQUAL.
COLOUR: *LIGHT EUROPEAN CHERRY*
OBTAIN SAMPLES TO CONFIRM.

AL13 PLANK SYSTEM OR APPROVED EQUAL.
COLOUR: *LIGHT EUROPEAN CHERRY*
VERTICAL ORIENTATION
OBTAIN SAMPLES TO CONFIRM.

COMPOSITE CLADDING OR APPROVED EQUAL.
COLOUR: HUDSON SLATE
OBTAIN SAMPLES TO CONFIRM.

I-XL THIN BRICK - METROBRICK
OR APPROVED EQUAL
COLOUR: 710 CHARCOAL

HARDIE PLANK LAP SIDING OR APPROVED EQUAL.
COLOUR: BIRCH TREE
VERTICAL ORIENTATION
OBTAIN SAMPLES TO CONFIRM.

GLAZING
COLOUR: SOLARBAN® 60 (2) SOLARGRAY® + CLEAR
OBTAIN SAMPLES TO CONFIRM.

NO.	ISSUED FOR:	DATE:	BY:
8	ISSUED FOR RE-ZONING & VARIANCES	2025-06-26	PC
7	ISSUED FOR CHAIR'S REVIEW	2025-05-13	PC/BV
6	ISSUED FOR REVIEW	2025-05-12	PC
5	ISSUED FOR CHAIR'S REVIEW	2025-04-23	PC/BV
4	ISSUED FOR CHAIR'S REVIEW	2025-04-17	PC
3	ISSUED FOR CHAIR'S REVIEW	2025-04-14	PC/BV
2	ISSUED FOR OWNER REVIEW	2025-04-10	PC/BV
1	ISSUED FOR REVIEW	2025-04-03	PC

DRAWN BY: BV CHECKED BY: PC

PRINTING DATE: JUNE, 2025

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PROVINCE OF MANITOBA
PEDRO ANTONIO CHAGAS
REGISTERED ARCHITECT
PROVINCE OF MANITOBA
CHAGAS ARCHITECTURE + DEVELOPMENT INC.
CERTIFICATE OF AUTHORIZATION

JUNE, 2025

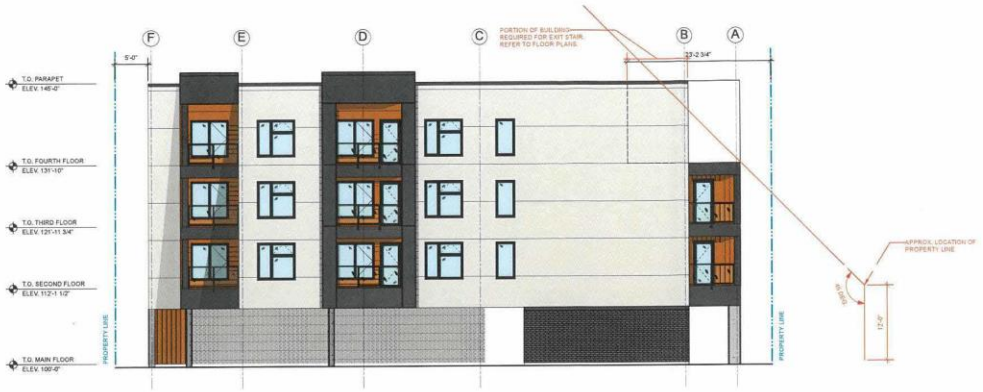
711 & 707 BROCK ST.
RE-DEVELOPMENT

711 & 707 BROCK STREET, WINNIPEG, MB

EXTERIOR ELEVATIONS

PROJECT NO.
2251

A3.1



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



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

CHAGAS architecture + development inc.

BODHI DRAFTING & DESIGN

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COLOUR: HUDSON SLATE
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OR APPROVED EQUAL
COLOUR: 710 CHARCOAL

HARDIE PLANK LAP SIDING OR APPROVED EQUAL.
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NO.	ISSUED FOR	DATE	BY
7	ISSUED FOR RE-ZONING & VARIANCES	2025-06-25	PC
6	ISSUED FOR CHV PLANNER REVIEW	2025-03-31	PC
5	ISSUED FOR REVIEW	2025-03-24	PC
4	ISSUED FOR CHV PLANNER REVIEW	2025-03-07	PC
3	ISSUED FOR CHV PLANNER REVIEW	2025-02-13	PC
2	ISSUED FOR CHV PLANNER REVIEW	2024-06-27	PC
1	ISSUED FOR REVIEW	2023-01-03	PC

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PROVINCE OF MANITOBA PEDRO ANTONIO CHAGAS REGISTERED ARCHITECT

PROVINCE OF MANITOBA CHAGAS ARCHITECTURE DEVELOPMENT INC. No. 302 REGISTERED CORPORATION

JUNE, 2025

711 & 707 BROCK ST.
RE-DEVELOPMENT

711 & 707 BROCK STREET, WINNIPEG, MB

EXTERIOR ELEVATIONS

PROJECT NO.
2251

A3.2



RENDER #1 - VIEW FROM BROCK STREET



RENDER #2 - CORNER OF BROCK STREET AND GRANT AVENUE



RENDER #3 - OVERHEAD VIEW FROM GRANT AVENUE LOOKING TOWARDS BROCK ST. BACKLANE

CHAGAS architecture + development Inc.

BODHI DRAFTING & DESIGN

NO.	ISSUED FOR	DATE	BY
7	ISSUED FOR RE-ZONING & VARIANCES	2025-06-26	PC
6	ISSUED FOR CITY PLANNER REVIEW	2025-05-27	PC
5	ISSUED FOR REVIEW	2025-05-24	PC
4	ISSUED FOR CITY PLANNER REVIEW	2025-05-07	PC
3	ISSUED FOR CITY PLANNER REVIEW	2025-05-23	PC
2	ISSUED FOR CITY PLANNER REVIEW	2025-05-07	PC
1	ISSUED FOR REVIEW	2025-01-03	PC

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711 & 707 BROCK ST.
RE-DEVELOPMENT

711 & 707 BROCK STREET, WINNIPEG, MB

EXTERIOR RENDERINGS

PROJECT NO.
2251

A3.3