Minutes – Executive Policy Committee – January 20, 2026

Report – Standing Policy Committee on Property and Development – January 13, 2026

Item No. 6 Subdivision and Rezoning – 1460 Corydon Avenue
(River Heights-Fort Garry Ward)
File DASZ 42/2025 [c/r DAV 223033/2025D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 42/2025 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 "A" to this report and as shown on the map dated January 5, 2026 and attached as Schedule "B" 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 a "CMU PDO-1 Airport Vicinity Mature Communities PDO-1" Commercial Mixed Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated January 5, 2026, and attached as Schedule "B" 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, excluding permitted projections, no building shall exceed 45 feet (13.716 metres) in height.

        ii. The developer 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
            g. free-standing signage

Report – Standing Policy Committee on Property and Development – January 13, 2026

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City for approval by the City Centre Community Committee and 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.

iii. That no vehicle loading for any commercial uses shall be permitted from the rear lane.

iv. That no business shall be open to the public between the hours of 10:00 p.m. to 8:00 a.m. daily.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with Recommendation 2.A., 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 terms 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 ten percent (10%) of the Planned Area value of Development Application No. DASZ 42/2025 (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.

Report – Standing Policy Committee on Property and Development – January 13, 2026

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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 42/2025 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 is 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 42/2025 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 variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DASZ 42/2025.

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

Report – Standing Policy Committee on Property and Development – January 13, 2026

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On January 13, 2026, 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 January 5, 2026, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 2.A.i, delete the words "50 feet (15.24 metres)" and replace with "45 feet (13.716 metres)"

- In Recommendation 2.A.ii, add the words "the City Centre Community Committee and" immediately after "on the Owner's Land ("Works") to the City for approval by"

- Add the following new Recommendation 2.A.iii.:

  "iii. That no vehicle loading for any commercial uses shall be permitted from the rear lane.

- Add the following new Recommendation 2.A.iv.:

  "iv. That no business shall be open to the public between the hours of 10:00 p.m. to 8:00 a.m. daily."

and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

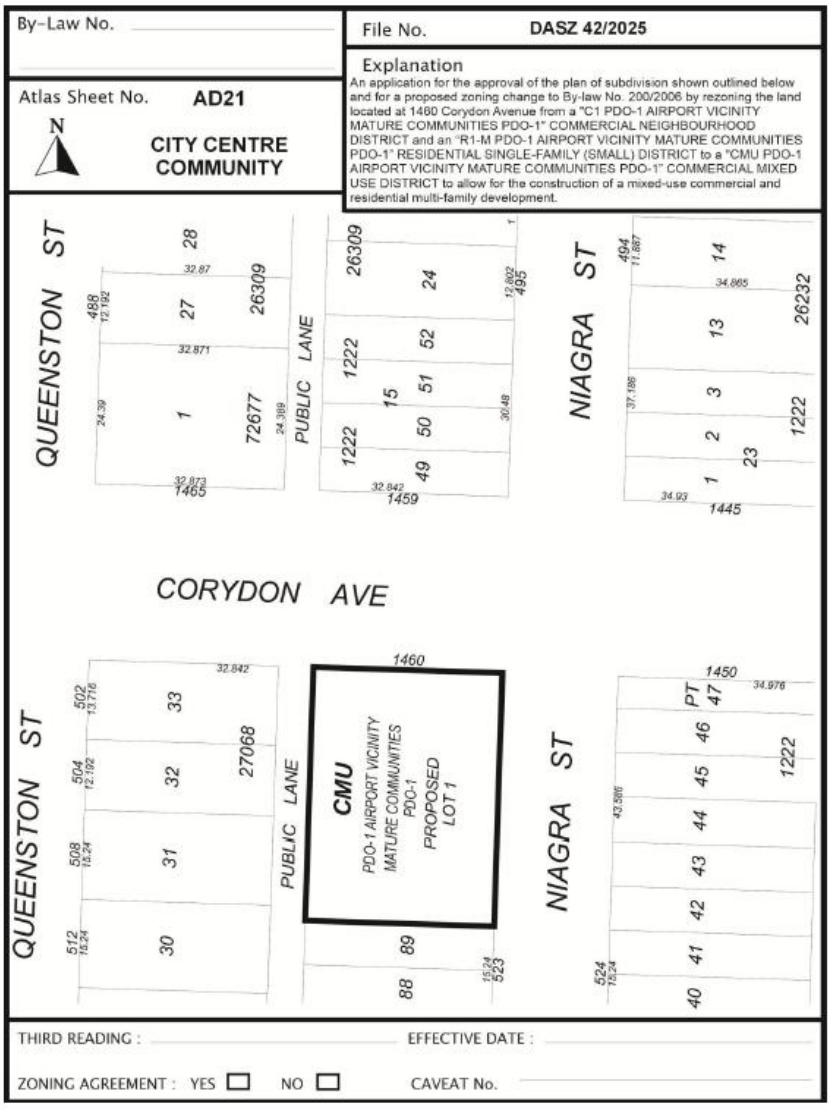
File: DASZ 42/2025

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

Public Hearing: January 5, 2026
Council Building, 510 Main Street

Applicant: Pedro Chagas

Subject:



Premises Affected: 1460 Corydon Avenue

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

Prepared by: J. Nachtigall, Assistant Committee Clerk
City Centre Community Committee

Report date: January 6, 2026

Community Committee Recommendation:

On January 5, 2026, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 42/2025 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 "A" to this report and as shown on the map dated January 5, 2026 and attached as Schedule "B" 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 a "CMU PDO-1 Airport Vicinity Mature Communities PDO-1" Commercial Mixed Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated January 5, 2026, and attached as Schedule "B" 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, excluding permitted projections, no building shall exceed ~~***50 feet (15.24 metres)***~~ ***45 feet (13.716 metres)*** in height.

        ii. The developer 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
            g. free-standing signage

on the Owner's Land ("Works") to the City for approval by ***the City Centre Community Committee and*** 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.

iii. That no vehicle loading for any commercial uses shall be permitted from the rear lane.

iv. That no business shall be open to the public between the hours of 10:00 p.m. to 8:00 a.m. daily.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with Recommendation 2.A., 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 terms 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 ten percent (10%) of the Planned Area value of Development Application No. DASZ 42/2025 (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 42/2025 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 is 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 42/2025 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 variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DASZ 42/2025.

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

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. This development is large. I don't want to dispute that at all.

2. The conversations I've had with residents, some of them have been quite harsh, I've got to say. I really advise anybody who makes some of those comments about intent of Councillors, we do have an ethics commissioner, they by all means can go there, but this was all done up and up, so there's no favouritism from a friend who is, I've never really met this gentleman, but's besides the point. But by all means, those concerns should be leveled to the ethics commissioner and not to the actual Area Councillor.

3. This was a hard decision. I do understand the feedback. Whether it's reasons why, we talked about the privacy, seemed to be a real big one on this one. I understand that however they have the right to do a C1 property and just even a single-family property at four storeys, they're going to have the same problems. Maybe a few less windows, maybe not. But again, none of those windows may actually be dealing with the fact of the mitigations that the developer put in place.

4. And furthermore, if this development doesn't go in, some developments is going to go in, and I'd be concerned that it wouldn't be as, how do I say, the developer doing things like a public hearing. Developers generally don't do public hearings, and they don't really want to know what the residents have to say. Or not even further, they don't actually amend the original plan based upon that. So, I'm also worried that if I start shutting things down because I'd rather just be 39, 39 only, but a future developer would not be willing to participate in this process as this one has. So, I do want to thank them for that, because it's really important.

5. The one thing the developer has tried to show and where I think the difference where we're talking about policy state and stuff, is showed actually a building I had a fight with years and years ago on harrow, which has kind of settled down, but again, these are beside 3 storey buildings, so the impact of the height, but again, that's since our by-laws now that whole argument's over, but again some of these areas where it's central to the context of the area, which has always been fighting for. I knew Central and Grant Park, those areas Central Rights and Grant Park, where they're primarily all bungalows, it's going to be difficult, and I super dread the fact that when that four-storey four-plex goes in the middle block of some street with bungalows all around it. It's why, again, I voted against the Housing Accelerator Fund.

6. So, the idea of the commercial, I think it will be well-used, again, if it's the appropriate commercial, that will come back to Community Committee. The trees, they've got a lot of trees in here. You know that's my little, I'll show you a picture later on, the committee members will be hugging a tree in Costa Rica. They do a beautiful, they did add that. It does liven up the street. People have said, well people don't, we don't need this. Well that actually is factually wrong. This is on a major transit corridor, it has the bike parking, and I hear quite a bit about people who want to live in place. They don't want to move out of the River Heights area, but they have to because they can't afford to buy another home and the price is value.

7. And the last one I've heard, and I can't really speak to it, I know the assessor has, I've heard both of these comments of my property value goes down and I've also heard people saying my property value goes up because now I can sell it not as a single-family home, I can sell it as a four-storey RMF or even a commercial. So, again, I understand the concerns about property value, but that's pretty well outside our wheelhouse here.

8. So, I think with amendments that we've propose today, the further amendments with the developer is done. They've tried their best. I know people aren't going to be too happy, especially on Queenston, and I respect that. But I have to make a decision, and I have to man up to it, so I am doing that. I think this is the best we can get with his proposal and it is needed in the River Heights area.

Objections under the Charter:

Total number of valid objections as per section 125(2) – 11

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

Exhibits Filed:

1. Application dated October 1, 2025
2. Notification of Public Hearing dated October 30, 2025
3. Manitoba Status of Title 3359305/1
4. Letter of authorization dated August 1, 2025, from Corywilt Realty Holdings Ltd. to Pedro Chagas
5. Plans (14 pages)
6. Report from the Urban Planning Division dated December 17, 2025
7. Inspection Report
8. Communication dated December 28, 2025, from Rob Lucky in opposition to the application
9. Communication dated December 29, 2025, from Deb Dyck in opposition to the application
10. Communication dated December 29, 2025, from Chris Leskiw in opposition to the application
11. Communication dated December 31, 2025, from Pedro Chagas in support of the application
12. Communication dated December 3, 2025, from Stephen Glockner in support of the application
13. Communication dated December 5, 2025, from Thomas Aldridge in support of the application
14. Communication dated January 1, 2026, from Erin Leigh Danzinger in opposition to the application
15. Communication dated January 2, 2026, from Alan Fillingham in opposition to the application
16. Communication dated January 2, 2026, from Susan Beakhouse in opposition to the application
17. Communication dated January 2, 2026, from James Gallagher in support of the application
18. Communication dated January 2, 2026, from Chloe Vickar in opposition to the application
19. Communication dated January 2, 2026, from Emily Burlock opposition to the application
20. Communication dated January 2, 2026, from Eric Vickar in opposition to the application
21. Communication dated January 2, 2026, from Dina Long in opposition to the application
22. Communication dated January 3, 2025 from Judy Perras in opposition to the application
23. Recording of Representations

REPRESENTATIONS:

In Support:

Thomas Aldridge
Pedro Chagas
James Gallagher
Stephen Glockner
Brennan Yiloria

In Opposition:

Susan Beakhouse
Emily Burlock
Erin Leigh Danzinger
Deb Dyck
Alan Fillingham
Ken Kristjansen
Chris Leskiw
Dina Long
Rob Lucky
Chloe Vickar
Eric Vickar

For Information:

Tony Cuda

For the City:

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

Exhibit “6” referred to in File DASZ /42/2025

ADMINISTRATIVE REPORT

Title: DASZ 42/2025 at 1460 Corydon Avenue

Issue: For consideration at the Public Hearing of a subdivision and rezoning application to subdivide and rezone the subject property, which would consolidate the underlying lots and rezone the property to the “CMU PDO-1 Airport Vicinity Mature Communities PDO-1” Commercial Mixed Use District, enabling the construction of a mixed use commercial and multi-family building.

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

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Chyz-Lund, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 42/2025 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 “A” to this report and as shown on the map dated January 5, 2026 and attached as Schedule “B” to this report, with such minor changes as may be required.

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    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, excluding permitted projections, no building shall exceed 50 feet (15.24 metres) in height.

        ii. The developer 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; 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.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A., 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").

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3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 42/2025 (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.

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11. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DASZ 42/2025.

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

- The applicant wishes to subdivide and rezone the subject property for the purpose of consolidating the underlying lots and rezoning the property to the “CMU PDO-1 Airport Vicinity Mature Communities PDO-1” Commercial Mixed Use District, enabling the construction of a mixed use commercial and multi-family building.
- Subdivision and rezoning applications require a Public Hearing per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- This 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 Division are concurred in, the land will be **subdivided and rezoned.**

CONSULTATION

In preparing this report there was consultation with:

- Land Development Branch

SUBMITTED BY

Department Planning, Property and Development

Division	Urban Planning and Design
Prepared By:	Dylan Chyz-Lund, MCP
Date:	December 17, 2025
File No.	DASZ 42/2025

List of Schedules and Appendices

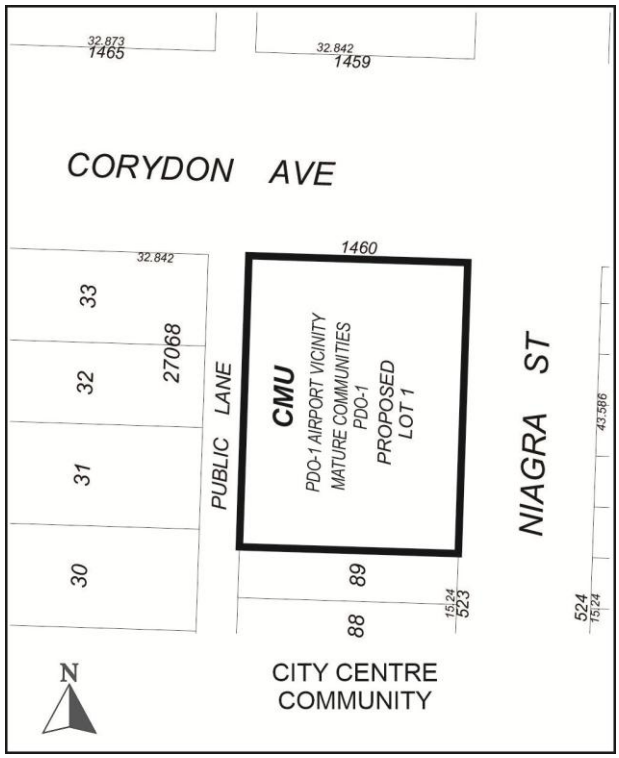
- Schedule A – Planning Discussion
- Schedule “B” of File No. DASZ 42/2025, City Centre Community Committee, dated January 5, 2026
- Appendix A: Draft by-law
- Appendix B: Report of the Administrative Coordinating Group, dated December 16, 2025
- Appendix C: Sun Shadow Study

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	December 15, 2025
FILE:	**DASZ 42/2025**
RELATED FILES:	DAV 25-223033\D
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	1.611 - (CENTRAL RIVER HEIGHTS)

SUBJECT: To subdivide and rezone the property, which would consolidate the underlying lots and rezone the property to the "CMU PDO-1 Airport Vicinity Mature Communities PDO-1" Commercial Mixed Use District, enabling the construction of a mixed use commercial and multi-family building.

LOCATION: 1460 Corydon Ave



LEGAL DESCRIPTION: LOTS 90/94 BLOCK 14 PLAN 1222 51/2 ST B PT LOT 95 EXC PORTIONS TAKEN FOR JACKSON AV NOW CORYDON AV PLAN 4735

APPLICANT:	Pedro Chagas (Chagas Architect + Development Inc.) 61 Airport Rd Winnipeg, MB R3H 0V5
OWNER:	CORYNIAG REALTY HOLDINGS LTD. 323 Hosmer Blvd Winnipeg, MB R3P 0H5

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

The property is located at the southwest corner of Niagara Street and Corydon Avenue, in the Central River Heights neighbourhood of the River Heights – Fort Garry ward.

The property is located in an “Established Neighbourhood-Mature Community” policy area as identified in *Complete Communities 2.0*.

The property is currently split-zoned “R1-M” Residential Single-Family - Medium district and “C1” Commercial – Community district, and is approximately 15,404 square feet in assessed area.

Currently on the property is a one-storey commercial building.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024).

North: Corydon Avenue, then commercial uses zoned “C1” Commercial - Neighbourhood district.

South: A single-family dwelling zoned “R1-M” Residential Single-Family Medium district.

East: Niagara Street, then a commercial building zoned “C1” Commercial - Neighbourhood district.

West: A rear lane, then a single-family dwelling zoned “R1-M” Residential Single-Family Medium district.

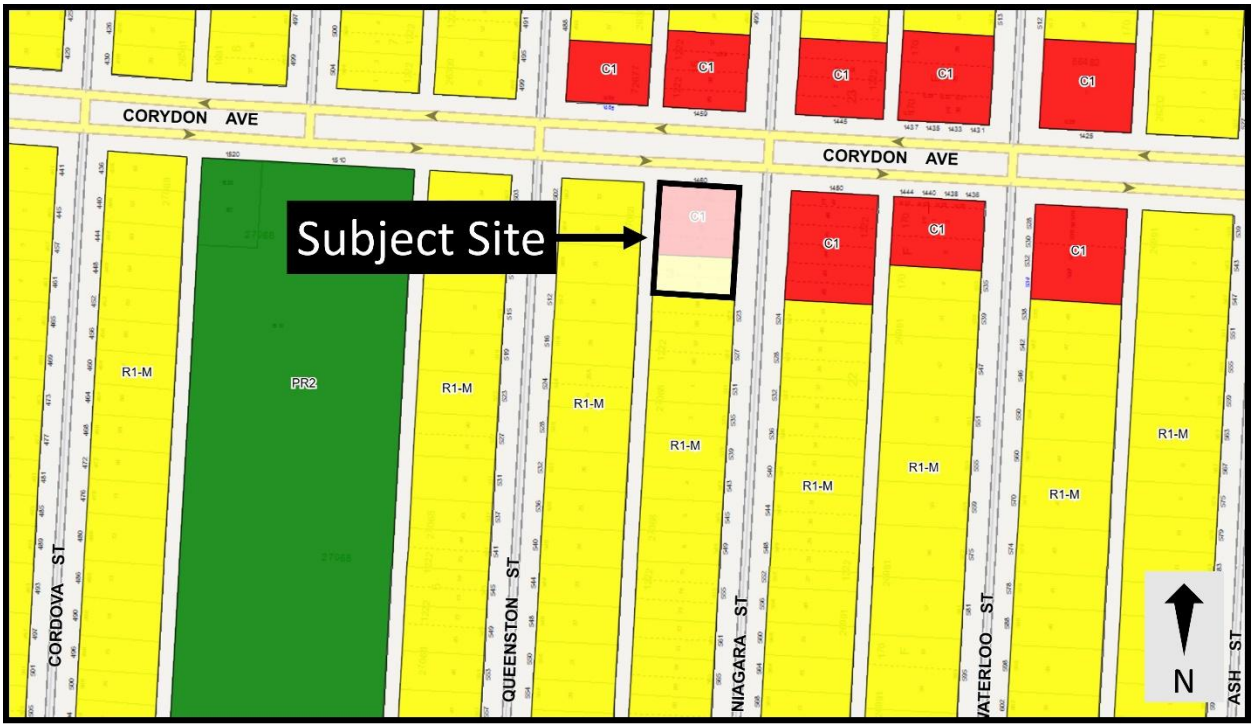


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a mixed-use multi-family residential building with a ground floor commercial space.
- The building would:
    - Be four storeys in height.
    - Have a 5.8’ rear yard setback to the lane, a 10’ front yard setback to the Niagara Street property line, a north corner side yard setback of 5’ to the Corydon Avenue property line, and a 20’ south side yard setback to the abutting single-family dwelling.
    - Have ground floor commercial units, with the residential units located on the upper floors.
    - Include entrances on the north façade facing Corydon Avenue and the east façade facing Niagara Street, with direct pedestrian connections to the public sidewalks on each street.
    - Include covered parking and an underground parkade structure, with a total of 23 parking stalls including one dedicated car share stall and one dedicated accessible stall.
- The site plans also show a total of 45 shrubs and 0 trees.
- The applicant has indicated that the most likely commercial use in the ground floor unit will be a bakery, although this is not confirmed.

Collaboration with the Public Service:

- The Public Service requested the provision of at least eight trees on the site plan, which the applicant has agreed to.
- The Public Service requested that the applicant find an additional five shared parking stalls, which the applicant has agreed to.
- The applicant intends to undertake repairs to the existing fence at the south portion of their property, bordering the neighbouring single-family dwelling. The applicant indicated that the neighbouring property has requested the fence height be increased from 6' to 8', which would require a variance. The Public Service indicated they would support this variance in future, provided a signed letter of support from the neighbouring property is submitted at the time of that variance application.

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg is the City of Winnipeg's long-range development plan. Applicable Policies for Recent Communities include the following:

6.1 Sustainable Urban Growth

- *The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.*

6.16 Established Neighbourhoods

- *Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.*

6.4 Commercial Areas

- *Facilitate the redevelopment, infill, and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while also accommodating local commercial amenities in new neighbourhoods, to ensure completeness from its inception.*

The proposed development application **aligns** with *OurWinnipeg* for the following reasons:

- It facilitates a mixed use residential and commercial intensification that is context-sensitive with surrounding properties and can introduce new types of housing into the neighbourhood.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0*

provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.

The subject site is located in an "Established Neighbourhood – Mature Communities" policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

- Goal 1 - *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*

  General policies

  - *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
  - *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
  - *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*

At four stories, the proposed building is considered a low-rise development under *CCDS 2.0* policies. The building will increase the population in this established neighbourhood and increase housing options for residents while positively contributing to the neighbourhood through design elements detailed under Goal 2.

- Goal 2 - *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*

  Massing and scale

  - *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
  - *2.14 Avoid buildings that create long blank walls facing public streets.*
  - *2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*

The proposed building height of four stories is taller than most surrounding development, which primarily consists of one and two storey buildings. However, the proposed development includes several mitigating features. First, the development includes a 20' south side yard to the existing single-family dwelling, ensuring a significant buffer space between the new building and the existing single-family dwelling. Second, the development steps down to three stories along the majority of the rear lane facing façade, with the portion that remains at four stories also including an additional setback. As the lane is approximately 20' wide, and the rear yard is approximately 5.8', this ensures that the proposed new development is separated from neighbouring yards by at least 25'.

The proposed building uses floor to ceiling windows, varying façade materials, inset balconies, and a stepdown for most of the rear portion of the building to ensure there are no blank walls facing public streets and to ensure that the new development respects the existing built form.

Site design

- *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*
- *2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

As discussed, the proposed building height of 45' measured to the top of the parapet is one of the taller buildings in the immediate vicinity. However, reduced setbacks to the flanking street property lines are common in this neighbourhood, with several examples of commercial buildings having 0' setbacks. In addition, the use of a substantial 20' south side yard mitigates the impact of the proposed building on the existing development to the south. As well, the rear yard of 5.8', coupled with the existing 20' rear lane and the building step down all mitigate the impacts of this taller building on the existing houses to the west.

- Goal 4 - *Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.*

  General Policies

  - *4.1 Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.*
  - *4.4 New commercial development should be complementary and context sensitive to nearby uses.*

The "CMU" Commercial – Mixed Use district is intended to provide for community-serving mixed use development at a higher scale than is appropriate for neighbourhood locations. The district is intended to include attractive commercial uses, can include multi-family residential uses, and should facilitate pedestrian connections between residential and nonresidential uses.

The proposed ground-floor commercial uses total 4,897 square feet, which is an appropriate size for a commercial unit along Corydon Avenue, an arterial road with many commercial uses flanking it in this area. The commercial uses would be located on a corner property and not mid-block, with existing commercial uses adjacent to them. Additionally, the property is an abnormally large one, totaling approximately 15,404 square feet in assessed area. This ensures ample space for the new commercial development to be established while also providing buffer space to surrounding properties. Together, these features ensure the commercial component of the proposed development is complementary and context sensitive to nearby uses.

Mature Communities Policies

- *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.

The property is a corner lot fronting Corydon Avenue – an arterial street – with an existing commercial use adjacent to the east. The property also contains an existing commercial use.

ZONING BY-LAW 200/2006

- The "CMU" Commercial – Mixed Use district is intended for mixed use commercial and residential uses.
- The subject site is located on the corner of a local street and arterial street, with an adjacent commercially zoned property.
- The proposed commercial use – likely a bakery - can be accommodated in the "CMU" Commercial – Mixed Use district. Similarly, the proposed multi-family residential uses can also be accommodated in the "CMU" district.

ADDITIONAL CONSIDERATIONS

ACG

- The Administrative Coordinating Group (ACG) outlined in Appendix B of this report advises that no servicing agreement is required.

Zoning Agreement

- Given that "CMU" Commercial – Mixed Use district permits a height of 60', a Zoning Agreement limiting the maximum height of the building to 50' has been included. In addition, a requirement for Plan Approval by the Director of Planning, Property and Development has been included with the Agreement.

SUMMARY

The Urban Planning Division recommends **approval** for the following reasons:

- The Subdivision and rezoning will result in the establishment of a mixed use development that is consistent with policies in *OurWinnipeg 2045* and *Complete Communities 2.0*.

RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be Subdivided and rezoned to the “CMU” Commercial – Mixed Use district.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Dylan Chyz-Lund, MCP
PPD File # DASZ 42/2025

SCHEDULE "B" OF FILE DASZ 42/2025, City Centre Community Committee, Dated January 5, 2026

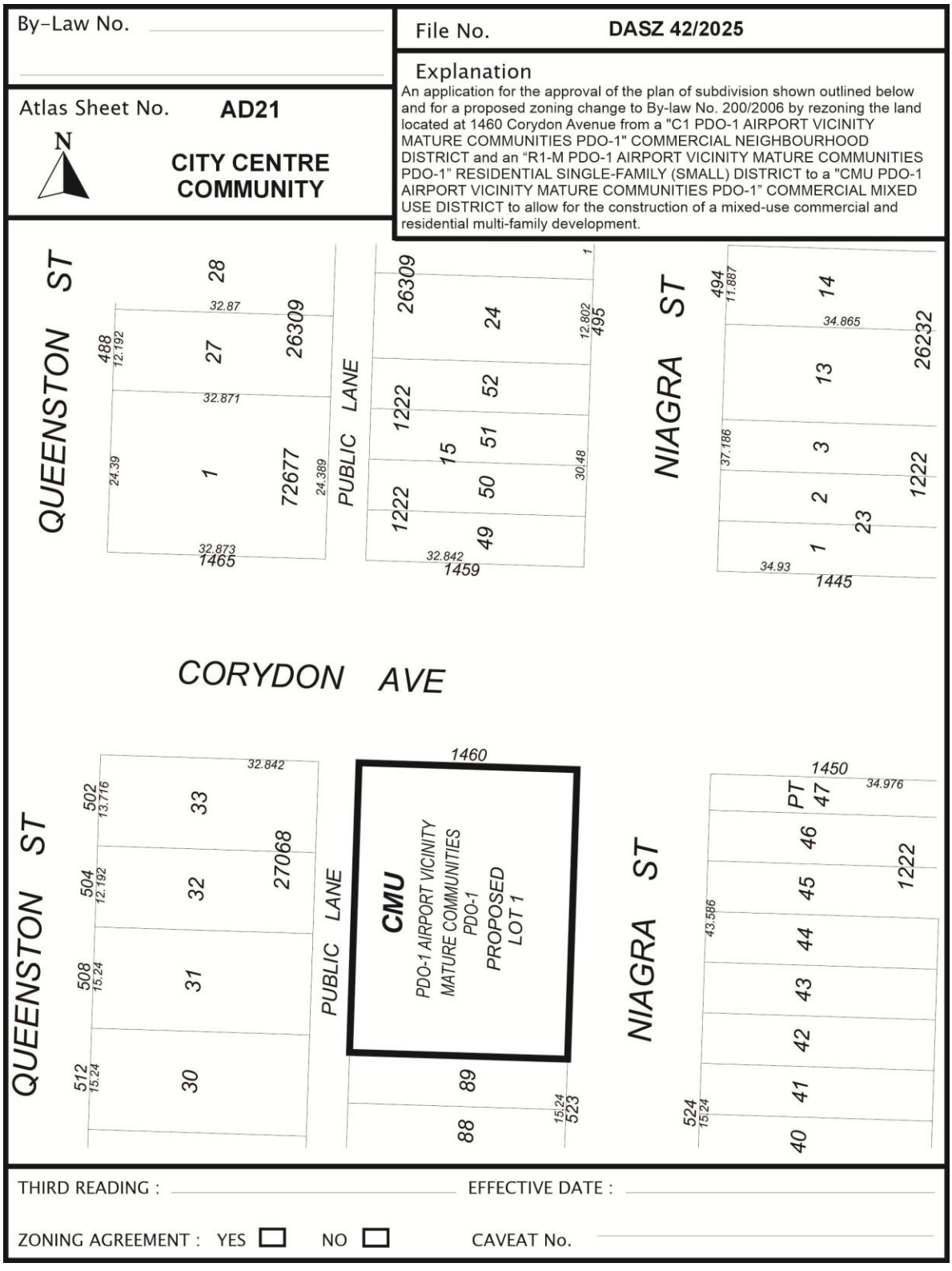


Exhibit “5” referred to in File DASZ 42/2025

1460 CORYDON AVENUE RE-DEVELOPMENT

WINNIPEG, MANITOBA





PROJECT CONSULTANTS

OWNER

CORYWILT REALTY HOLDINGS LTD.

61 AIRPORT ROAD
WINNIPEG, MB R3H 0V5
PHONE: (204) 327-7455
EMAIL: pedro@chagas-architecture.ca

ARCHITECT

CHAGAS ARCHITECTURE + DEVELOPMENT INC.
PEDRO CHAGAS

61 AIRPORT ROAD
WINNIPEG, MB R3H 0V5
PHONE: (204) 327-7455
EMAIL: pedro@chagas-architecture.ca

LIST OF DRAWINGS

ARCHITECTURAL

A0.0 COVER SHEET
A0.2 SITE SURVEY
A1.1 SITE PLAN (MAIN FLOOR)
A1.2 UNDERGROUND PARKADE PLAN & MAIN FLOOR PLAN
A1.3 TYP. 2ND & 3RD FLOOR PLAN & 4TH FLOOR PLAN
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A3.3 EXTERIOR RENDERINGS
A3.4 SUN SHADOW STUDY - MARCH 21
A3.5 SUN SHADOW STUDY - SEPTEMBER 21

CHAGAS architecture + development Inc.

BODHI DRAFTING & DESIGN

NO.	ISSUED FOR	DATE	BY
4	ISSUED FOR RE-ZONING & VARIANCE	2025-08-01	PC
3	ISSUED FOR CHAPLAINER REVIEW	2025-08-18	PC
2	ISSUED FOR CHAPLAINER REVIEW	2025-08-18	PC
1	ISSUED FOR CHAPLAINER REVIEW	2025-03-18	PC

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PRINTING DATE: AUGUST, 2025

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AUGUST, 2025

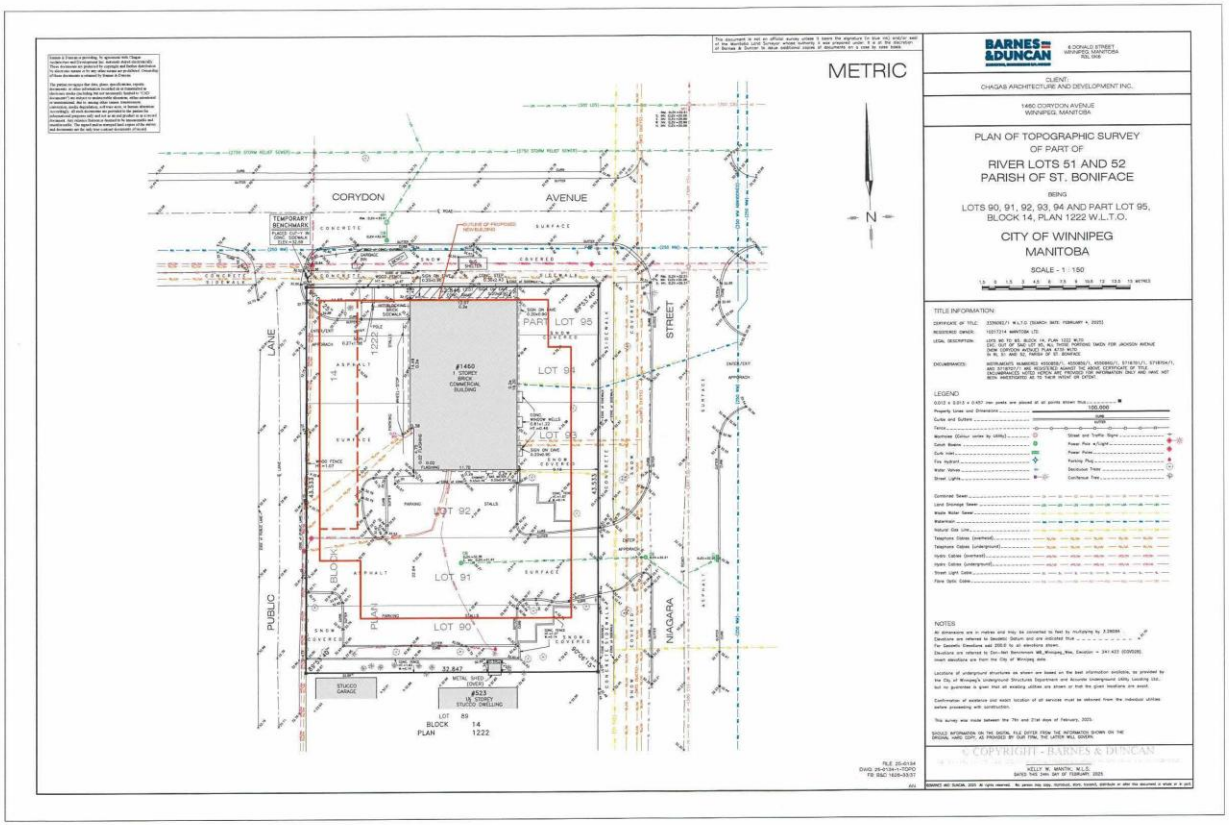
1460 CORYDON AVE. RE-DEVELOPMENT

1460 CORYDON AVE, WINNIPEG, MB

COVER SHEET

PROJECT NO. 2438

A0.0



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DRAFTING & DESIGN

NO.	ISSUED FOR	DATE	BY
4	ISSUED FOR RE-ZONING & VARIANCES	2025-08-01	PC
3	ISSUED FOR CoW PLANNER REVIEW	2025-04-15	PC
2	ISSUED FOR CoW PLANNER REVIEW	2025-03-28	PC
1	ISSUED FOR CoW PLANNER REVIEW	2025-03-18	PC

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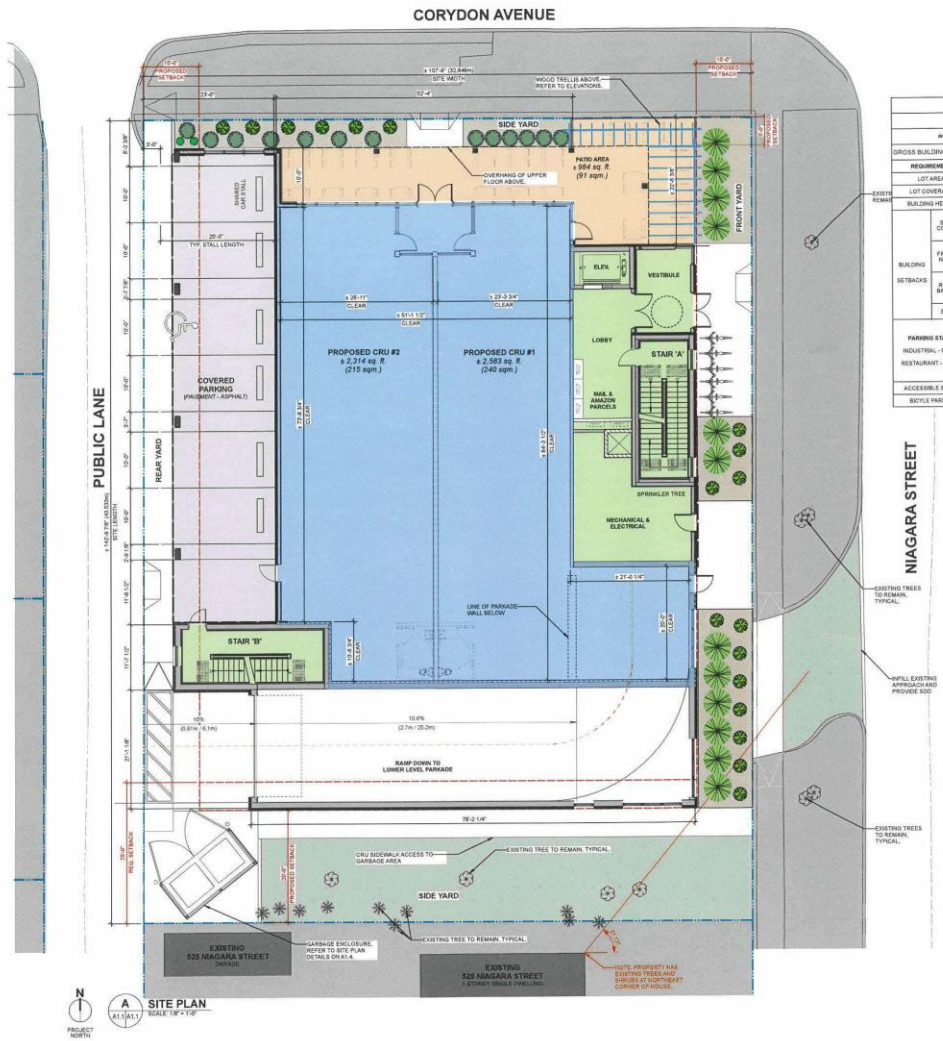
1460 CORYDON AVE, WINNIPEG, MB

SITE SURVEY

PROJECT NO. 2438

A0.2



EXISTING ZONING: C1, R1 (SEE SITE PLAN)			
PROPOSED RE-ZONING TO: CMU (COMMERCIAL MULTI-USE)			
IN ACCORDANCE TO CITY OF WINNIPEG - SMALL-SCALE AND LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINES FOR MATURE COMMUNITIES			
GROSS BUILDING AREA: 52,675 SQ. FT. (4,892 SQM)			
REQUIREMENT		REQUIRED	PROPOSED
LOT AREA			15,392 SQ. FT.
LOT COVERAGE		* may be more than 42% where the property is located on a regional street*	(6,080 / 10,480) = 77%
BUILDING HEIGHT		45 FT. (13.72m) MAX.	4 STOREYS (+/- 45'-0")
BUILDING SETBACKS	SIDE (N), CORYDON	*Average of existing front yards on block + 5'-0"*	5 FT. TO BUILDING
	FRONT (E), NIAGARA	*10 ft. for building greater than 35 ft. in height*	10 FT. TO BUILDING
	REAR (W), BACKLANE	*10 ft. for building greater than 35 ft. in height*	REFER TO PLAN SHOWING DIMENSIONS TO BUILDING
	SIDE (S)	25 FT.	20 FT. TO BUILDING
PARKING STALLS	RESIDENTIAL: 20 STALLS (1 PER SUITE)		23 PROVIDED * **
INDUSTRIAL - CAT. 10	INDUSTRIAL - BAKERY PROD. (1 PER 1,000 SQ. FT.): 2 STALLS		* PLUS RESIDENTIAL STREET PARKING
RESTAURANT - CAT. 22	RESTAURANT (1 PER 100 SQ. FT.): 25 STALLS		** SHARED CAR STALL (EQUAL TO 12 STALLS)
	COMMERCIAL REDUCTION OF 20% = 10 STALLS		23 + 12 = 35 STALLS
	TOTAL STALLS REQUIRED = 37 (-10 STALL REDUCTION) = 37		
ACCESSIBLE STALLS		1	1
BICYCLE PARKING		1 PER 10 REQUIRED PARKING SPACES = 2	8 EXTERIOR, 20 SECURED INDOOR

GENERAL NOTES:

1. DRAWING IS INTENDED TO BE VIEWED IN COLOUR.

LEGAL DESCRIPTION:

LOT 90 TO 95, BLOCK 14, PLAN 1222 WLTO
EXC OUT OF SAID LOT 95 ALL THOSE TAKEN FOR JACKSON AVE. (NOW CORYDON AVE.) PLAN 4755 WLTO IN RL 51 AND 52 PARISH OF ST. BONIFACE

LEGEND:

- PROPERTY LINE
- PROPOSED SETBACK
- COMMON AREA
- PROPOSED CRU SPACE
- COVERED PARKING AREA SURFACE: ASPHALT PAVEMENT
- PATIO AREA
- SOD LANDSCAPING
- BARK NUGGET MULCH PLANTING BED
- MED BOULDER RIP RAP
- (12) GLOBE CARAGANA SHRUB 3'-0"
- (13) POTENTILLA SHRUB 3'-0"
- (18) SPIREA SHRUB 2'-0"
- (2) KARL FOERSTER GRASS 2'-0"
- PARKING POST AND PLUG
- EXISTING TREE TO REMAIN

PROPERTY INFORMATION:

CIVIC ADDRESS:	1460 CORYDON AVENUE WINNIPEG, MANITOBA
LEGAL DESCRIPTION:	LOTS 90 TO 95, BLOCK 14 PLAN 1222 WLTO
REGISTERED OWNER:	10217214 MANITOBA LTD.
LOT AREA:	15,406 FT² (1431 m²)
TYPE OF LOT:	C1 - COMMERCIAL R1 - RESIDENTIAL
RE-ZONE TO USE:	R1 - RESIDENTIAL TO C1-COMMERCIAL (SEE SITE PLAN)
CoW CURRENT USE:	OM-OFFICE
PROPOSED USE(S):	CRU (COMMERCIAL RENTAL UNITS) - MAIN FLOOR MULTI-RESIDENTIAL - 2ND-4TH FLOOR UNDERGROUND PARKADE

PROPOSED BUILDING AREAS:

UNDERGROUND PARKING AREA:	9,917 FT² (921 m²)
MAIN FLOOR AREA:	6,407 FT² (595 m²)
COVERED PARKING AREA:	1,467 FT² (136 m²)
SECOND FLOOR AREA:	9,527 FT² (885 m²)
THIRD FLOOR AREA:	9,527 FT² (885 m²)
FOURTH FLOOR AREA:	8,465 FT² (786 m²)
TOTAL GROSS AREA:	**44,638 FT² (4,261 m²)**

GROUP C - UP TO 4 STOREYS, SPRINKLERED (3.2.2.33)
MAX. AREA = 1,800 m² (Multi-Residential)

GROUP A2 - UP TO 4 STOREYS, SPRINKLERED (3.2.2.24)
ANY AREA (Restaurant)

GROUP E - UP TO 4 STOREYS, SPRINKLERED (3.2.2.67)
MAX. AREA = 1,800 m² (Retail)

GROUP F3 - UP TO 4 STOREYS, SPRINKLERED (3.2.2.39)
MAX. AREA = 2,600 m² if 4 storeys (Storage Garage - Parkade)

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VARIANCE(S) (DAV) REQUIRED:

FOR CMU PORTION

1. WEST REAR YARD SETBACK OF 5'-4" VS. REQUIRED 10'-0" SETBACK.

FOR RMF PORTION

2. FRONT YARD (NIAGARA) SETBACK OF 10'-8" VS. REQUIRED 25'-0" SETBACK.
3. SOUTH SIDE YARD SETBACK OF 20'-8" VS. REQUIRED 25'-0" SETBACK.
4. WEST REAR YARD SETBACK OF 5'-4" VS. REQUIRED 10'-0" FOR BUILDING GREATER.

PARKING VARIANCES

5. PROPOSED PARKING STALL COUNT OF 23 STALLS VS. REQUIRED 44 STALLS.
6. ACCESSIBLE PARKING (VAN ACCESSIBLE) STALL COUNT OF 0 VS. REQUIRED 1 STALL.

LANDSCAPING

7. INSUFFICIENT STREET EDGE LANDSCAPING, BUILDING FOUNDATION LANDSCAPING, BUFFERING OF RESIDENTIAL USES FROM NON-RESIDENTIAL USES, BUFFERING OF PARKING AND LOADING AREAS.

RE-ZONING (DAZ) REQUIRED:

RE-ZONE PROPERTY FROM R-1 & C-1 TO CMU.

NO.	ISSUED FOR	DATE	BY
E	ISSUED FOR RE-ZONING AND VARIANCES	2025-08-04	PC
D	ISSUED FOR RE-ZONING AND VARIANCES	2025-08-01	PC
C	ISSUED FOR OWNER REVIEW	2025-07-09	PC
B	ISSUED FOR CoW PLANNER REVIEW	2025-03-29	PC
A	ISSUED FOR CoW PLANNER REVIEW	2025-03-19	PC
3	FOR OWNER REVIEW	2024-02-13	PC
2	ISSUED FOR CoW PLANNER REVIEW	2024-01-30	PC
1	ISSUED FOR OWNER REVIEW	2023-01-16	PC

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PRINTING DATE: SEPTEMBER, 2025

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PROVINCE OF MANITOBA — PEDRO ANTONIO VILLAMIZAR — REGISTERED ARCHITECT — SEPTEMBER, 2025

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

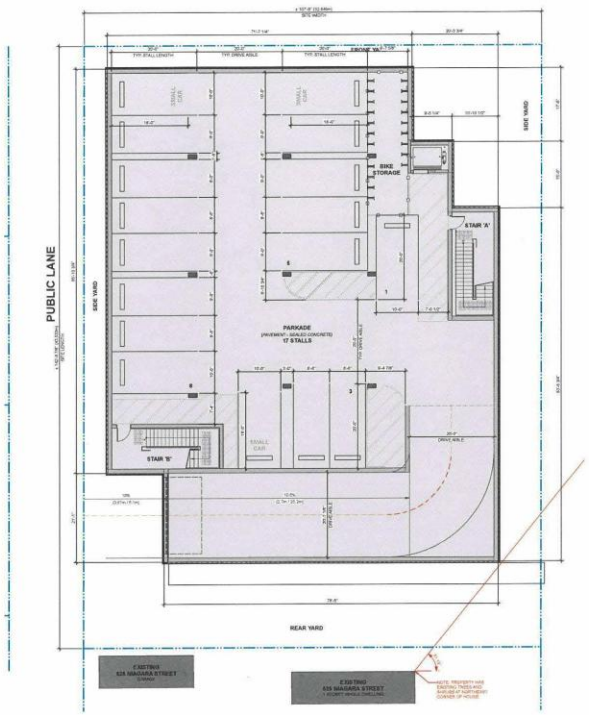
1460 CORYDON AVE. RE-DEVELOPMENT

1460 CORYDON AVE, WINNIPEG, MB

SITE PLAN (MAIN FLOOR)

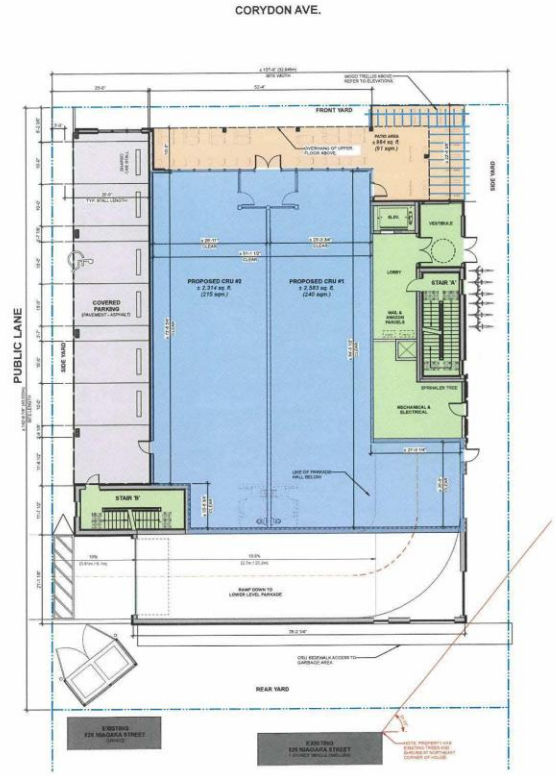
PROJECT NO. 2438

A1.1



N
PROJECT NORTH

B
A1.1 A2.1
PROPOSED PARKADE PLAN
SCALE: 3/32" = 1'-0"



N
PROJECT NORTH

C
A1.1 A2.1
PROPOSED MAIN FLOOR PLAN
SCALE: 3/32" = 1'-0"

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NO.	ISSUED FOR	DATE	BY
1	ISSUED FOR RE-ZONING & VARIANCES	2025-06-01	PC
2	ISSUED FOR CoW PLANNER REVIEW	2025-04-08	PC
3	ISSUED FOR CoW PLANNER REVIEW	2025-03-26	PC
4	ISSUED FOR CoW PLANNER REVIEW	2025-03-18	PC
5	FOR OWNER REVIEW	2025-03-17	PC
6	ISSUED FOR CoW PLANNER REVIEW	2025-01-30	PC
7	ISSUED FOR OWNER REVIEW	2025-01-15	PC

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PEDRO ANTONIO CHAGAS
AUGUST, 2025

1460 CORYDON AVE.
RE-DEVELOPMENT

1460 CORYDON AVE, WINNIPEG, MB

UNDERGROUND PARKADE PLAN
& MAIN FLOOR PLAN

PROJECT NO.
2438

A2.1



N
PROJECT NORTH

D
A1.1/A2.2

PROPOSED 2ND & 3RD FLOOR PLAN

SCALE: 3/32" = 1'-0"



N
PROJECT NORTH

E
A1.1/A2.2

PROPOSED 4TH FLOOR PLAN

SCALE: 3/32" = 1'-0"

HAGAS architecture + development Inc.

BODHI DRAFTING & DESIGN

NO.	ISSUED FOR	DATE	BY
6	ISSUED FOR RE-ZONING & VARIANCES	2025-08-07	PC
5	ISSUED FOR CoW PLANNER REVIEW	2025-03-26	PC
4	ISSUED FOR CoW PLANNER REVIEW	2025-03-19	PC
3	FOR OWNER REVIEW	2025-02-14	PC
2	ISSUED FOR CoW PLANNER REVIEW	2025-01-30	PC
1	ISSUED FOR OWNER REVIEW	2025-01-15	PC

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PEDRO ANTONIO HAGAS — REGISTERED ARCHITECT — PROVINCE OF MANITOBA

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

AUGUST, 2025

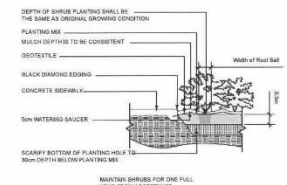
1460 CORYDON AVE. RE-DEVELOPMENT

1460 CORYDON AVE, WINNIPEG, MB

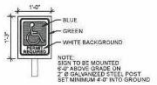
TYP. 2ND & 3RD FLOOR PLAN & 4TH FLOOR PLAN

PROJECT NO. 2438

A2.2



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



2 A1.1|A1.4 **BARRIER FREE SIGNAGE DETAIL**
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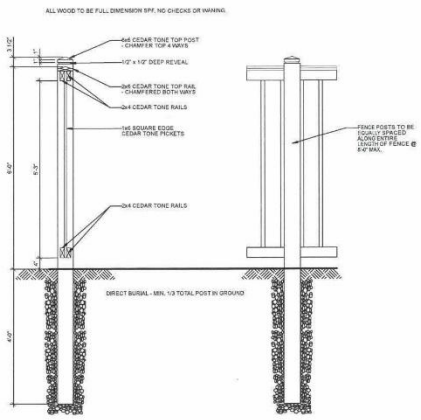

4 A1.1|A1.4 **FENCE DETAILS**
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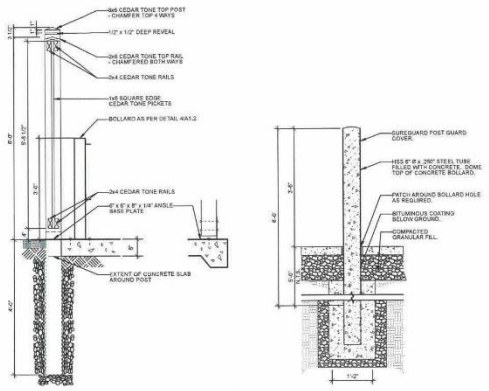
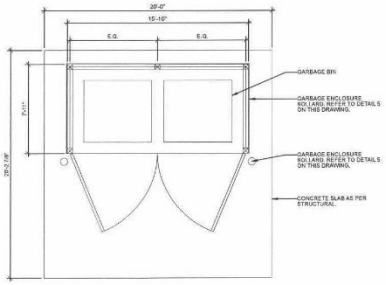
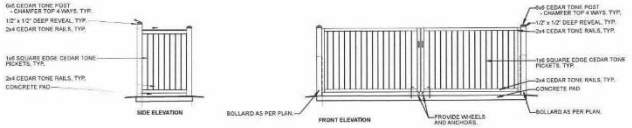


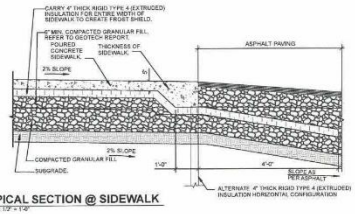
6 A1.1|A1.4 **TYPICAL BOLLARD DETAIL**
SCALE: 3/4" = 1'-0"



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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7	ISSUED FOR RE-ZONING AND VARIANCE	2026-08-01	PC
6	ISSUED FOR OWNER REVIEW	2026-07-08	PC
5	ISSUED FOR CoW PLANNER REVIEW	2026-03-26	PC
4	ISSUED FOR CoW PLANNER REVIEW	2026-03-17	PC
3	ISSUED FOR OWNER REVIEW	2026-03-11	PC
2	ISSUED FOR CoW PLANNER REVIEW	2025-01-30	PC
1	ISSUED FOR OWNER REVIEW	2024-01-19	PC
NO.	ISSUED FOR	DATE	BY

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STAMP

PROVINCE OF MANITOBA PEDRO ANTONIO CHAGAS 2026 PROFESSIONAL ENGINEER

PROVINCE OF MANITOBA CHAGAS ARCHITECTURE + DEVELOPMENT INC. 2026 PROFESSIONAL ENGINEER

AUGUST, 2026

1460 CORYDON AVE. RE-DEVELOPMENT

1460 CORYDON AVE, WINNIPEG, MB

SITE PLAN DETAILS

PROJECT NO. 2438

A1.4



NICHIHA - LATURA V-GROOVE



NICHIHA - VINTAGEWOOD - BARK



NICHIHA - RIFTSAWN WOOD SERIES - PECAN



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



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



NICHIHA - CANYONBRICK BRICK SERIES - SHALE BROWN



KAWNEER SUN SHADE













CHAGAS architecture + development inc.

BODHI DRAFTING & DESIGN

GENERAL NOTES:

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

LEGEND:

NICHIHA - VINTAGEWOOD
COLOUR: BARK
OBTAIN SAMPLES TO CONFIRM.

NICHIHA - RIFTSAWN WOOD SERIES
COLOUR: PECAN
OBTAIN SAMPLES TO CONFIRM.

NICHIHA - LATURA V-GROOVE
COLOUR: DIMENSION SERIES - GRAY
OBTAIN SAMPLES TO CONFIRM.

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

NICHIHA - CANYONBRICK BRICK SERIES OR APPROVED EQUAL
COLOUR: SHALE BROWN

OPAQUE GLAZING
COLOUR: TO MATCH COMPOSITE CLADDING
OBTAIN SAMPLES TO CONFIRM.

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

NO.	ISSUED FOR	DATE	BY
4	ISSUED FOR RE-ZONING & VARIANCES	2025-06-01	PC
3	ISSUED FOR CoW PLANNER REVIEW	2025-05-15	PC
2	ISSUED FOR CoW PLANNER REVIEW	2025-03-28	PC
1	ISSUED FOR CoW PLANNER REVIEW	2025-03-21	PC
0	FOR OWNER REVIEW	2025-03-11	PC

DRAWN BY: BV CHECKED BY: PC

PRINTING DATE: AUGUST, 2025

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STAMP

AUGUST, 2025

1460 CORYDON AVE.
RE-DEVELOPMENT

1460 CORYDON AVE, WINNIPEG, MB

EXTERIOR ELEVATIONS

PROJECT NO.
2438

A3.1



3 A3.1\A3.2 **SOUTH 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

GENERAL NOTES:

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

LEGEND:

NICHIHA - VINTAGEWOOD
COLOUR: BARK
OBTAIN SAMPLES TO CONFIRM.

NICHIHA - RIFTSAWN WOOD SERIES
COLOUR: PECAN
OBTAIN SAMPLES TO CONFIRM.

NICHIHA - LATURA V-GROOVE
COLOUR: DIMENSION SERIES - GRAY
OBTAIN SAMPLES TO CONFIRM.

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

NICHIHA - CANYONBRICK BRICK SERIES
OR APPROVED EQUAL
COLOUR: SHALE BROWN

OPAQUE GLAZING
COLOUR: TO MATCH COMPOSITE CLADDING
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	2025-08-01	PC
7	ISSUED FOR CoW PLANNER REVIEW	2025-07-25	PC
6	ISSUED FOR CoW PLANNER REVIEW	2025-03-18	PC
5	ISSUED FOR CoW PLANNER REVIEW	2025-03-18	PC
1	FOR OWNER REVIEW	2025-03-11	PC

DRAWN BY: BV CHECKED BY: PC

PRINTING DATE: AUGUST, 2025

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STAMP

PROVINCE OF MANITOBA PEDRO ANTONIO CHAGAS REGISTERED ARCHITECT

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

AUGUST, 2025

1460 CORYDON AVE.
RE-DEVELOPMENT

1460 CORYDON AVE, WINNIPEG, MB

EXTERIOR ELEVATIONS

PROJECT NO.
2438

A3.2



NORTHEAST CORNER - AERIAL



NORTHEAST CORNER



NORTHWEST CORNER



NORTHWEST CORNER & BACKLANE ELEVATION

CHAGAS architecture + development inc.

BODHI DRAFTING & DESIGN

NO.	ISSUED FOR	DATE	BY
6	ISSUED FOR RE-ZONING & VARIANCES	2025-08-01	PC
5	ISSUED FOR CoW PLANNER REVIEW	2025-06-15	PC
4	ISSUED FOR CoW PLANNER REVIEW	2025-03-28	PC
3	ISSUED FOR CoW PLANNER REVIEW	2025-03-19	PC
2	FOR OWNER REVIEW	2024-03-01	PC

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STAMP

AUGUST, 2025

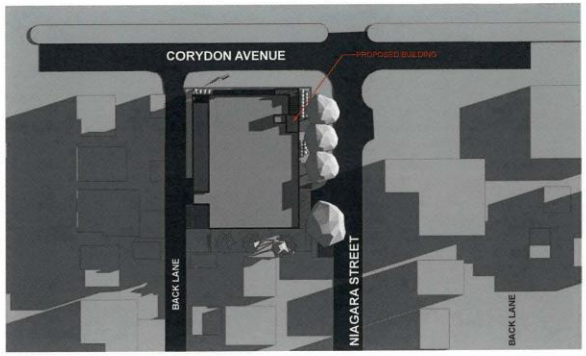
1460 CORYDON AVE. RE-DEVELOPMENT

1460 CORYDON AVE, WINNIPEG, MB

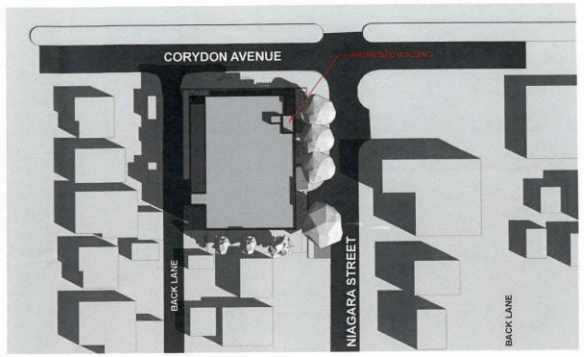
EXTERIOR RENDERINGS

PROJECT NO. 2438

A3.3



1460 CORYDON AVENUE
WINNIPEG, MANITOBA
MARCH 21
09:00



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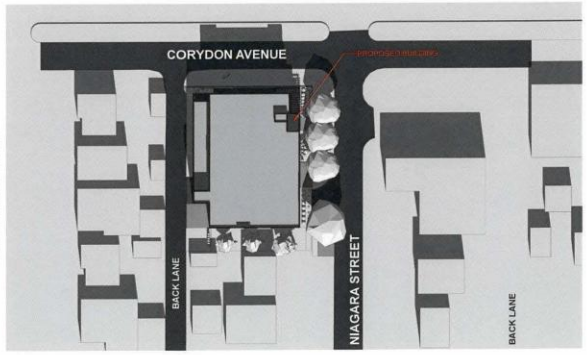
WINNIPEG, MANITOBA
MARCH 21
12:00



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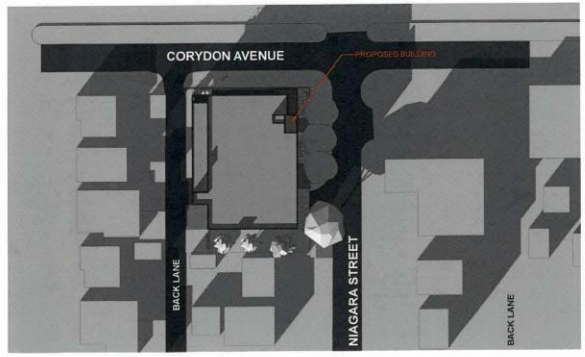
WINNIPEG, MANITOBA
MARCH 21
15:00



1460 CORYDON AVENUE
WINNIPEG, MANITOBA
MARCH 21
18:00

CHAGAS architecture + development Inc.

BODHI DRAFTING & DESIGN

NO.	ISSUED FOR	DATE	BY
6	ISSUED FOR RE-ZONING & VARIANCES	2025-08-01	PC
5	ISSUED FOR CoW PLANNER REVIEW	2025-07-25	PC
4	ISSUED FOR CoW PLANNER REVIEW	2025-03-28	PC
3	ISSUED FOR CoW PLANNER REVIEW	2025-03-19	PC
2	FOR OWNER REVIEW	2025-03-11	PC
1	FOR OWNER REVIEW	2025-03-11	PC

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STAMP

PROVINCE OF MANITOBA PEDRO ANTONIO CHAGAS REGISTERED ARCHITECT

PROVINCE OF MANITOBA CHAGAS ARCHITECTURE + DEVELOPMENT REGISTERED ARCHITECTURAL FIRM

AUGUST, 2025

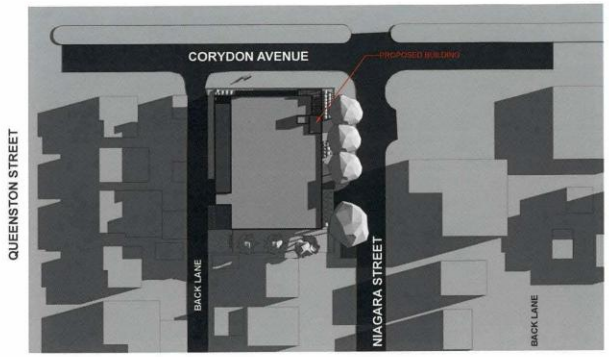
1460 CORYDON AVE.
RE-DEVELOPMENT

1460 CORYDON AVE, WINNIPEG, MB

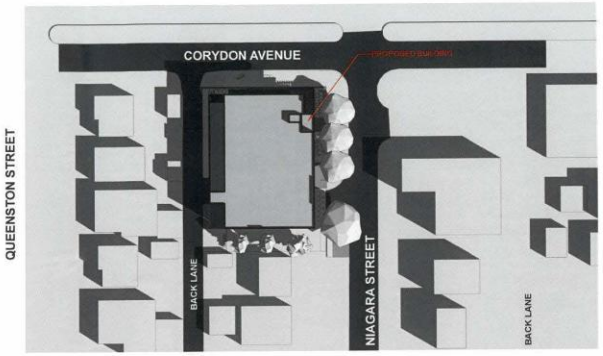
SUN SHADOW STUDY
MARCH 21

PROJECT NO.
2438

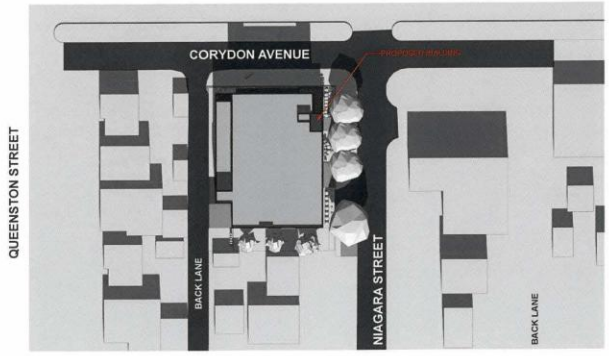
A3.4



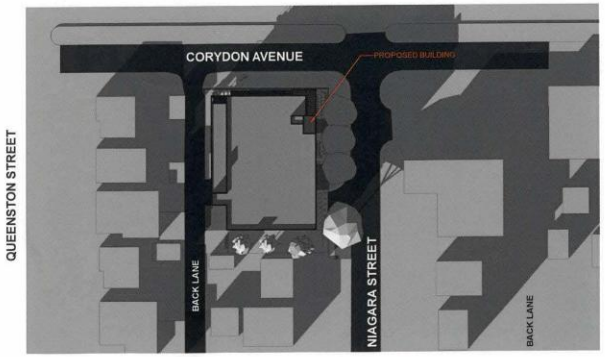
1460 CORYDON AVENUE
WINNIPEG, MANITOBA
SEPTEMBER 21
09:00



1460 CORYDON AVENUE
WINNIPEG, MANITOBA
SEPTEMBER 21
12:00



1460 CORYDON AVENUE
WINNIPEG, MANITOBA
SEPTEMBER 21
15:00



1460 CORYDON AVENUE
WINNIPEG, MANITOBA
SEPTEMBER 21
18:00

CHAGAS architecture + development Inc.

BODHI DRAFTING & DESIGN

NO.	ISSUED FOR	DATE	BY
6	ISSUED FOR REZONING & VARIANCES	2025-06-20	PC
5	ISSUED FOR CoW PLANNER REVIEW	2025-06-13	PC
4	ISSUED FOR CoW PLANNER REVIEW	2025-05-26	PC
3	ISSUED FOR CoW PLANNER REVIEW	2025-05-16	PC
2	FOR OWNER REVIEW	2025-05-11	PC

DRAWN BY: BV CHECKED BY: PC

PRINTING DATE: AUGUST, 2025

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STAMP

PROVINCE OF MANITOBA — PEDRO ANTONIO CHAGAS — REGISTERED ARCHITECT

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

AUGUST, 2025

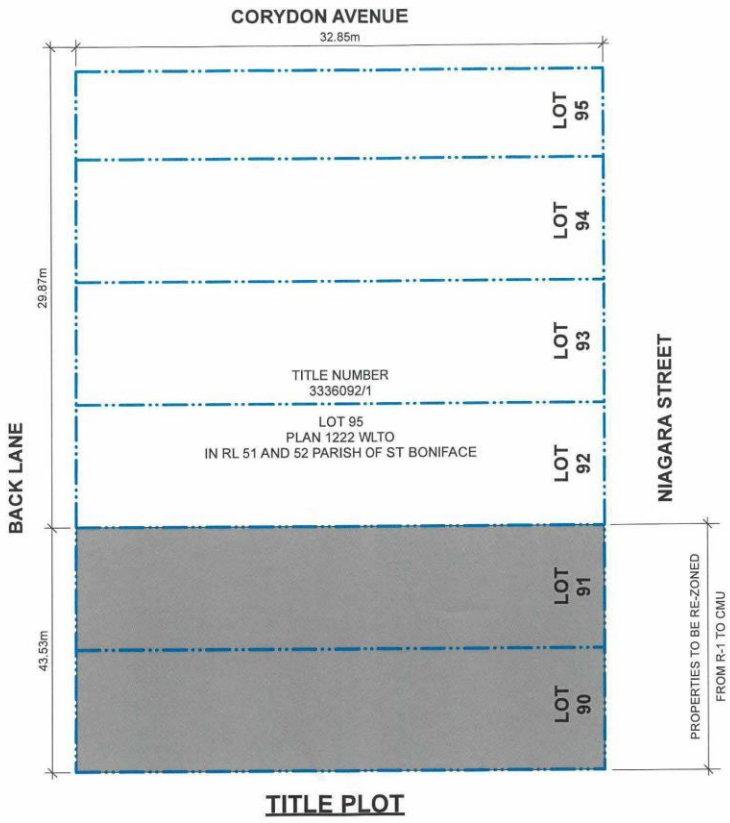
1460 CORYDON AVE.
RE-DEVELOPMENT

1460 CORYDON AVE, WINNIPEG, MB

SUN SHADOW STUDY
SEPTEMBER 21

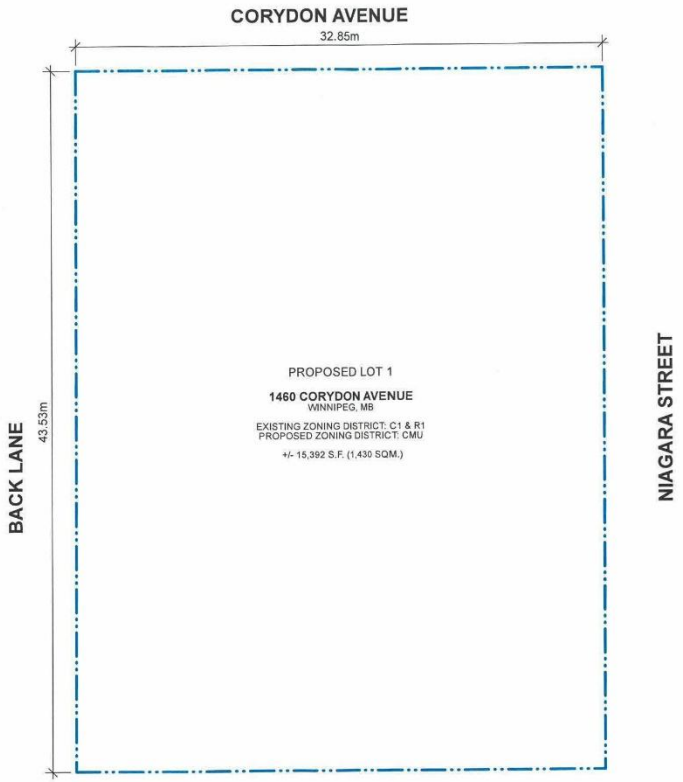
PROJECT NO.
2438

A3.5



TITLE PLOT

CHAGAS architecture + development Inc.	BODHI DRAFTING & DESIGN	**1460 CORYDON AVE. RE-DEVELOPMENT** 1460 CORYDON AVENUE, WINNIPEG, MB	DRAWN BY: BV REVIEWED BY: PC PROJECT NO.: 2438 SCALE: 1" = 20'-0" DATE: AUGUST, 2025 DRAWING NO.: A1.3



PLAN OF SUBDIVISION

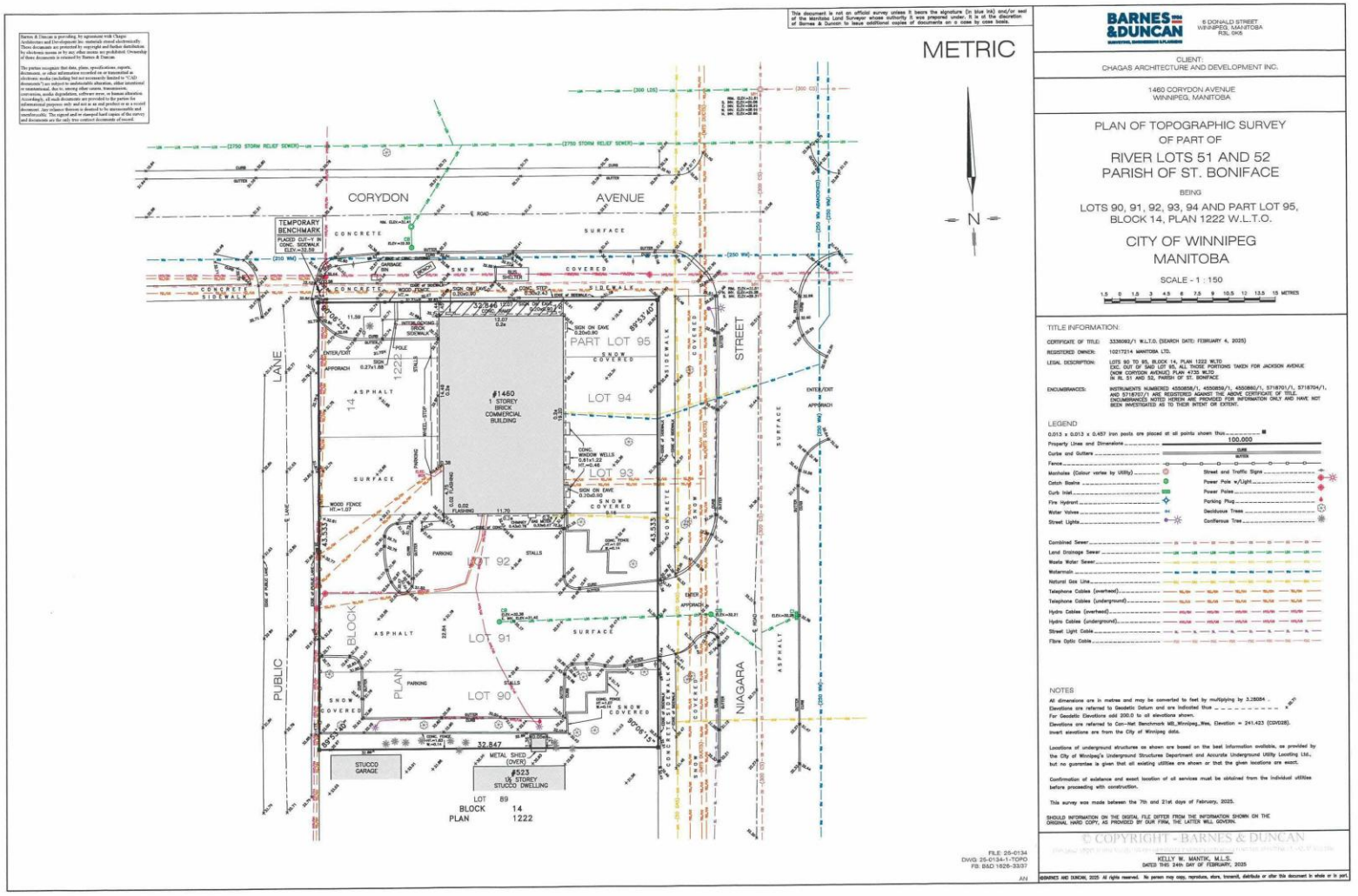
CHAGAS architecture + development Inc.

BODHI DRAFTING & DESIGN

1460 CORYDON AVE. RE-DEVELOPMENT

1460 CORYDON AVENUE, WINNIPEG, MB

DRAWN BY: BV	SCALE: 1" = 20'-0"
REVIEWED BY: PC	DATE: AUGUST, 2025
PROJECT NO.: 2438	DRAWING NO.: A1.2


METRIC
N
CORYDON AVENUE
TEMPORARY BENCHMARK
PLACED CUT-Y IN CONC. SIDEWALK
ELEV.=32.59
#1460
1 STOREY BRICK COMMERCIAL BUILDING
PART LOT 95
LOT 94
LOT 93
LOT 92
LOT 91
LOT 90
LANE
PUBLIC
BLOCK 14
PLAN 1222
STREET
NIAGARA
STUCCO GARAGE
#523
1½ STOREY STUCCO DWELLING
LOT 89
BLOCK 14
PLAN 1222
BARNES &DUNCAN
© DONALD STREET, WINNIPEG, MANITOBA R3L 0M5
CLIENT:
CHAGAS ARCHITECTURE AND DEVELOPMENT INC.
1460 CORYDON AVENUE
WINNIPEG, MANITOBA
PLAN OF TOPOGRAPHIC SURVEY
OF PART OF
RIVER LOTS 51 AND 52
PARISH OF ST. BONIFACE
BEING
LOTS 90, 91, 92, 93, 94 AND PART LOT 95,
BLOCK 14, PLAN 1222 W.L.T.O.
CITY OF WINNIPEG
MANITOBA
SCALE - 1 : 150
1.5 0 1.5 3 4.5 6 7.5 9 10.5 12 13.5 15 METRES
TITLE INFORMATION:
CERTIFICATE OF TITLE: 3336982/1 W.L.T.O. (SEARCH DATE: FEBRUARY 4, 2025)
REGISTERED OWNER: 10217214 MANITOBA LTD.
LEGAL DESCRIPTION: LOTS 90 TO 95, BLOCK 14, PLAN 1222 WLTO
EXC. OUT OF SAID LOT 95, ALL THOSE PORTIONS TAKEN FOR JACKSON AVENUE (NOW CORYDON AVENUE) PLAN 4735 WLTO
IN RL 51 AND 52, PARISH OF ST. BONIFACE
ENCUMBRANCES: INSTRUMENTS NUMBERED 4550858/1, 4550858/1, 4550860/1, 5718701/1, 5718704/1, AND 5718707/1 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.
LEGEND
0.013 x 0.013 x 0.457 iron posts are placed at all points shown thus
Property Lines and Dimensions
Curbs and Gutters
Fence
Manholes (Colour varies by Utility)
Catch Basins
Curb Inlet
Fire Hydrant
Water Valves
Street Lights
Street and Traffic Signs
Power Pole w/Light
Power Poles
Parking Plug
Deciduous Trees
Coniferous Trees
Combined Sewer
Land Drainage Sewer
Waste Water Sewer
Watermain
Natural Gas Line
Telephone Cables (overhead)
Telephone Cables (underground)
Hydro Cables (overhead)
Hydro Cables (underground)
Street Light Cable
Fibre Optic Cable
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 Can-Net Benchmark MB_Winnipeg_Wes, Elevation = 241.423 (CGVD28).
Invert elevations are from the City of Winnipeg data.
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 7th and 21st days of February, 2025.
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.
© COPYRIGHT - BARNES & DUNCAN
KELLY W. MANTIK, M.L.S.
DATED THIS 24th DAY OF FEBRUARY, 2025
FILE: 25-0134
DWG: 25-0134-1-TOPO
FB: B&D 1826-33/37
AN