Agenda – City Centre Community Committee – February 23, 2026

PUBLIC HEARINGS

Item No. 7 Variance – 130 Sherbrook Street
(Fort Rouge - East Fort Garry Ward)
File DAV 233835/2025D

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the application to vary the proposed "RMU PDO-1 Neighbourhood Main Streets Mature Communities PDO-1" Development and Design standards of the Winnipeg Zoning by law 200/2006 for the construction of a mixed-use building, as follows:

1. To delete Condition 2 of the previously approved DAV 237179/2023D that currently reads as follows "That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of 38 affordable dwelling units for the development, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director" and replace it with the following:

   "2. That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of fifty percent (50%) of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director.

   OR

   That prior to the issuance of any development permits, a signed Affordability Monitoring Agreement with the Province of Manitoba shall be submitted to the City confirming that a minimum of fifty percent (50%) of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director."

2. For the establishment of an accessory parking area to permit an aisle width of 18 feet (5.49 metres) instead of 20 feet (6.10 metres).

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

Subject to the following condition(s):

1. That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

File:	DAV 233835/2025D
Applicant:	Paragon Design Build (Christopher Gibson)
Premises Affected:	130 Sherbrook Street
Legal Description:	LOT 1 PLAN 74265, hereinafter called "the land"
Property Zoned:	"RMU PDO-1 Neighbourhood Main Mature Communities PDO-1" (Residential Mixed Use Planned Development Overlay-1 (District) Neighbourhood Main Mature Communities Planned Development Overlay-1 (District))
Nature of Application:	To vary the "RMU PDO-1 Neighbourhood Main Streets Mature Communities PDO-1" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 for the construction of a mixed use building as follows: 1. To amend condition 2 of the previously approved DAV 237179/2023D that currently reads as follows: "That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of 38 affordable dwelling units for the development, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director"; 2. For the establishment of an accessory parking area to permit an aisle width of 18 feet (5.49 metres) instead of 20 feet (6.10 metres).
Exhibits Filed:	1. Application dated September 29, 2025 2. Notification of Public Hearing dated February 2, 2026 3. Manitoba Status of Title 3331270/1 4. Letter of authorization dated September 24, 2025 from Sherbrook Residences (Joel Rodrigues) to Paragon Design Build (Christopher Gibson) 5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising 6. Caveat 5704656/1

Exhibits Filed (continued):

7. Plans, Sheets 1 to 7 inclusive, for File 233835/2025D dated December 23, 2025
8. Report from the Urban Planning Division dated February 3, 2026
9. Inspection Report
10. Revised Report from the Urban Planning Division dated February 20, 2026

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

Moved by Councillor

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

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(a) ☐ is consistent ☐ is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) ☐ does not create ☐ does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) ☐ is ☐ is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

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

Supporting Reasons:

Moved by Councillor

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in and the Variance be approved / rejected.

Moved by Councillor

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

Exhibit “10” referred to in File DAV 233835/2025D

REVISED ADMINISTRATIVE REPORT

Title: DAV 25-233835\D – 130 Sherbrook St

Issue: For consideration of a Variance to amend an existing condition and to establish an accessory parking area, both associated with the construction of a multi-family building.

Critical Path: City Centre Community Committee

AUTHORIZATION

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

RECOMMENDATION

The Urban Planning and Design Division recommends **approval** of the application to vary the proposed "RMU PDO-1 Neighbourhood Main Streets Mature Communities PDO-1" Development and Design standards of the Winnipeg Zoning by law 200/2006 for the construction of a mixed use building as follows:

1) to delete condition 2 of the previously approved DAV 237179/2023D that currently reads as follows "That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of 38 affordable dwelling units for the development, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director" **and replace it with the following**:

“That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of fifty percent (50%) of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director.

OR

That prior to the issuance of any development permits, a signed Affordability Monitoring Agreement with the Province of Manitoba shall be submitted to the City confirming that a

minimum of fifty percent (50%) of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director."

2) for the establishment of an accessory parking area to permit an aisle width of 18 feet (5.49 metres) instead of 20 feet (6.10 metres).

Subject to the following condition(s):

1. That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

REASON FOR THE REPORT

- A previous Subdivision and Rezoning application, and an associated Variance application, was approved for this property.

- As part of the previous Variance application, no reduction to the drive aisle width was requested. In addition, a condition requiring a minimum of 38 affordable dwelling units be provided was included.

- The applicant has proposed amending the condition requiring 38 affordable housing units to instead require 18 affordable housing units, and they have shown a driveway width that is less than the minimum permitted by the Winnipeg Zoning By-Law.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 25-233835\D**
RELATED FILES:	N/A
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.103 - (WEST BROADWAY)
SUBJECT:	To vary the proposed "RMU PDO-1 Neighbourhood Main Streets Mature Communities PDO-1" Development and Design standards of the Winnipeg Zoning by law 200/2006 for the construction of a mixed use building as follows: 1) to amend condition 2 of the previously approved DAV 237179/2023D to read as follows "That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of 38 affordable dwelling units for the development, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director";

2) for the establishment of an accessory parking area to permit an aisle width of 18 feet (5.49 metres) instead of 20 feet (6.10 metres).

LOCATION:	130 Sherbrook St
LEGAL DESCRIPTION:	LOT 1 PLAN 74265
APPLICANT:	Christopher Gibson (Paragon Design Build) 45 South Landing Dr Oak Bluff, MB R4G 0C4
OWNER:	10137130 MANITOBA LTD. 1808 Loudoun Rd Winnipeg, MB R3S 1A4

HISTORY

Please refer to the "Analysis of Variances" section, *Amendment to Condition 2 of DAV 237179/2023D,* for information on the history of this application.

DISCUSSION

CRITERIA FOR APPROVAL

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

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on the west side of Sherbrook Street, between Westminster and Sara Avenues, in the West Broadway neighbourhood of the Fort Rouge-East Fort Garry ward.
- The property is designated "Urban Mixed Use Corridor" under the *Complete Communities Direction Strategy 2.0.*
- The property is made up of 4 individual lots that have been approved to be consolidated and rezoned to the "RMU" Residential Mixed Use District as part of the previous Subdivision and Rezoning (DASZ 34/2023).
- The combined lot area is 23,777 sq. ft.

- This segment of Sherbrook Street is part of the Sherbrook neighbourhood main street and is characterized by commercial and mixed uses.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Two family (duplex) uses zoned "C2" PDO-1 Nhbd Main" – Commercial Community Neighbourhood Main Streets.

South: Office uses zoned "C2" PDO-1 Nhbd Main" – Commercial Community Neighbourhood Main Streets

East: Sherbrook Street, then social service, multifamily and mixed uses zoned "C2" PDO-1 Nhbd Main" – Commercial Community Neighbourhood Main Streets

West: Rear lane, then multifamily uses zoned "C2" PDO-1 Nhbd Main" – Commercial Community Neighbourhood Main Streets



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant has proposed a mixed use development with 102 dwelling units and 7 individual commercial spaces on the ground floor.
- The applicant has proposed a total of 18 affordable housing units – rather than the originally proposed 38 affordable housing units.
- Indoor, secure bike parking is being provided.
- A total of three car share spaces are proposed.

- The proposal also requires a subdivision and rezoning to consolidate the four underlying lots and to rezone the property to the “RMU PDO-1 Neighbourhood Main Streets” Residential Mixed Use District. This is outlined in the Administrative Report for File

COLLABORATIVE PLANNING AND CONSULTATION

N/A

ANALYSIS AND ISSUES

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 “Urban Mixed Use Corridor” policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

Goal 1

All Corridors

1.1 Support densities in accordance with Policy 3.1 of the General Growth section, at a height and scale compatible with surrounding land uses.

Policy 3.1 of the General Growth section states:

1.1 Where compatible with surrounding land uses and subject to other applicable policies of this By-law, direct the highest multifamily residential densities to the areas that provide the best transit service.

This location has transit routes within a block in all directions: Sherbrook Street, Maryland Street, Westminster Avenue and Broadway Avenue, plus high frequency transit further north on Portage Avenue.

Policy 3.4.1 states:

3.4.1. Use Corridor right-of-way width as a guide to determine maximum building height, where appropriate.

The width of Sherbrook is approximately 78 ft. and the height of the proposed building is approximately 71 ft. which complies with this policy.

Goal 3

3.0 Ensure Corridors provide a comfortable pedestrian environment and attractive public realm.

Urban Mixed Use Corridors

3.1 Ensure that development on Urban Mixed Use Corridors is designed to prioritize a comfortable pedestrian environment and attractive public realm by:

3.1.1 Providing minimal building setbacks from the public right-of-way to define the street edge.

3.1.2 Having entrances provide direct access to the public sidewalk.

3.1.3 Promoting a fine-grained and transparent street-level façade with active ground floor uses.

3.1.4 Encouraging balconies and public spaces, such as plazas, patios, or other pedestrian amenities.

3.1.5 Minimizing impacts of vehicular access and parking on the pedestrian environment by having vehicular access off of existing lanes.

3.1.7 Promoting pedestrian-scale signage.

The proposal includes direct pedestrian connections to Sherbrook Street, significant window coverage fronting the street, street-level commercial spaces, and all vehicle access takes place at the rear of the building.

Goal 4

> *4.0 Use Corridors to provide local commercial amenities and opportunities for the surrounding neighbourhood and community.*

Urban Mixed Use Corridors

> *4.1 Maintain ground floor commercial space when redeveloping properties in Urban Mixed Use Corridors.*

All Corridors

> *4.4 Support and protect Corridors' continued retail and service function by encouraging retail and service use intensification and by supporting reinvestment in existing Corridors.*
>
> *4.5 Encourage the location of the most active retail and service uses to ground floor commercial spaces, and direct less active uses above-grade.*

The proposed development includes ground-floor amenity spaces fronting Sherbrook Street.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reasons for the Variances

Amendment to Condition 2 of DAV 237179/2023D

- Under the previously approved Variance (DAV 237179/2023D), a condition was included that required a minimum of 38 affordable housing units be provided.
- The applicant has requested that this condition be amended and they be required to provide a minimum of 18 affordable housing units instead.
- A Variance application is required to amend this condition.

Reduced Drive Aisle Width

- Drive aisles refer to the internal portion of a parking area that provides access to the designated stalls. After traversing the driveway from a street, a vehicle would be in the drive aisle as it navigates to its stall. Two-way drive aisles are required to be 20' to ensure space for vehicles passing each other and to maneuver into a parking stall.
- The applicant has requested a Variance to allow a drive aisle width of 18' instead of the required 20'. For this reason, a Variance is required.

Analysis of Variances

Amendment to Condition 2 of DAV 237179/2023D

- One of the primary ways that the Zoning By-Law regulates density is by requiring a minimum lot area per dwelling unit. In the "RMU" Residential Mixed Use District, the minimum lot area requirement is one dwelling unit per 500 square feet of lot area. This requirement can be varied by reducing the required lot area per dwelling unit through a "density variance," thereby enabling more dwelling units on the site than the Zoning By-Law would ordinarily permit.
- A density variance was previously approved for this site, enabling a higher number of dwelling units with one of the conditions of that variance being that a minimum of 38 units be affordable.
- At the time of the previous variance, the City's "Density Bonus Pilot Program" was not in effect.
- The Density Bonus Pilot Program has since come into effect, providing guidance for when a density variance can be supported, and what conditions should be placed on a density variance. Specifically, in the "RMU" district the Density Bonus Pilot Program enables:
    - Up to one dwelling unit per 360 square feet of lot area to be supported without the need for any affordable housing.
    - For all density in excess of 360 square feet of lot area per dwelling unit, half of the additional dwelling units need to be affordable.
- The Density Bonus Pilot Program applies to the subject site in the following way:
    - The subject site is 23,777 square feet in area, and the applicant wishes to construct 102 dwelling units.
    - 23,777 ÷ 360 square feet = 66 dwelling units. This is the base density variance where 0 units are required to be affordable.
    - 102 units (total number of dwelling units proposed) - 66 dwelling units (0 required to be affordable = 36 dwelling units.
    - Of the 36 remaining dwelling units, half of those must be affordable, which is 18.
    - Therefore, by providing a total of 18 affordable dwelling units rather than the originally proposed 38 affordable units, the applicant will be compliant with the Density Bonus Pilot Program.
- While it is unfortunate that the number of affordable dwelling units is being significantly reduced from what was first proposed, it would be unreasonable to require the applicant to provide a higher proportion of affordable dwelling units than other projects are required to per the City's Density Bonus Pilot Program.
- For these reasons, the request to replace Condition 2 of DAV 237179/2023D by requiring 18 instead of 38 affordable dwelling units is supportable.

Reduced Drive Aisle Width

- A 2' reduction to the drive aisle width is relatively minor. Given that the overall parking area is relatively short, it is expected that vehicles travelling in opposite directions will be able to see each other and wait in the wider part of the aisle if they encounter each other at the narrowest point of the aisle. 18' also still enables ample space for vehicles to maneuver into their parking spaces.
- For these reasons, the Variance is supportable.

CONDITIONS OF APPROVAL

Affordable Housing Monitoring

Part of the justification for the original density variance was the provision of affordable housing units and the City now has a Density Bonus Pilot Program that provides direction on the number of affordable housing units required. Therefore, the previous Condition 2 of DAV 237179/2023D is recommended to be replaced with a new condition requiring either a signed letter of commitment/comfort with a government funder or a signed Affordability Monitoring Agreement with the Province of Manitoba. The commitment must show that a minimum of fifty percent (50%) of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division **approves** the application for the following reasons:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, 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."

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, the development meets land use and urban form objectives for this Urban Mixed Use Corridor location as described in Complete Communities 2.0.

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, the requested amendment is consistent with the Density Bonus Pilot Program and the requested Variance to parking aisle width is relatively small.

(d) is compatible with the area in which the property to be affected is situated.

In that, the development meets land use and urban form objectives for this Urban Mixed Use Corridor location as described in Complete Communities 2.0, and is consistent with the previously approved project.

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg Goal: City Building

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

- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

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

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

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

New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Goal 2: The City actively Plans for and Partners in Affordable Housing

Goal 4: Community Well-Being Supports for those in Greatest Need are Increased

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Dylan Chyz-Lund
Date:	Friday, February 20, 2026
File No.	DAV 25-233835\D

Exhibit “8” referred to in File DAV 233835/2025D

ADMINISTRATIVE REPORT

Title: DAV 25-233835\D – 130 Sherbrook St

Issue: For consideration of a Variance to amend an existing condition and to establish an accessory parking area, both associated with the construction of a multi-family building.

Critical Path: City Centre Community Committee

AUTHORIZATION

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

RECOMMENDATION

The Urban Planning and Design Division recommends **approval** of the application to vary the proposed "RMU PDO-1 Neighbourhood Main Streets Mature Communities PDO-1" Development and Design standards of the Winnipeg Zoning by law 200/2006 for the construction of a mixed use building as follows:

1) to amend condition 2 of the previously approved DAV 237179/2023D that currently reads as follows "That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of 38 affordable dwelling units for the development, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director";

2) for the establishment of an accessory parking area to permit an aisle width of 18 feet (5.49 metres) instead of 20 feet (6.10 metres).

Subject to the following condition(s):

2. That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.
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REASON FOR THE REPORT

- A previous Subdivision and Rezoning application, and an associated Variance application, was approved for this property.

- As part of the previous Variance application, no reduction to the drive aisle width was requested. In addition, a condition requiring a minimum of 38 affordable dwelling units be provided was included.

- The applicant has proposed amending the condition requiring 38 affordable housing units to instead require 18 affordable housing units, and they have shown a driveway width that is less than the minimum permitted by the Winnipeg Zoning By-Law.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 25-233835\D**
RELATED FILES:	N/A
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.103 - (WEST BROADWAY)
SUBJECT:	To vary the proposed "RMU PDO-1 Neighbourhood Main Streets Mature Communities PDO-1" Development and Design standards of the Winnipeg Zoning by law 200/2006 for the construction of a mixed use building as follows: 1) to amend condition 2 of the previously approved DAV 237179/2023D to read as follows "That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of 38 affordable dwelling units for the development, to the satisfaction of the Director of

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LOCATION:	130 Sherbrook St
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APPLICANT:	Christopher Gibson (Paragon Design Build) 45 South Landing Dr Oak Bluff, MB R4G 0C4
OWNER:	10137130 MANITOBA LTD. 1808 Loudoun Rd Winnipeg, MB R3S 1A4

HISTORY

Please refer to the "Analysis of Variances" section, *Amendment to Condition 2 of DAV 237179/2023D,* for information on the history of this application.

DISCUSSION

CRITERIA FOR APPROVAL

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(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

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(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

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SITE DESCRIPTION

- The subject property is located on the west side of Sherbrook Street, between Westminster and Sara Avenues, in the West Broadway neighbourhood of the Fort Rouge-East Fort Garry ward.
- The property is designated "Urban Mixed Use Corridor" under the *Complete Communities Direction Strategy 2.0.*
- The property is made up of 4 individual lots that have been approved to be consolidated and rezoned to the "RMU" Residential Mixed Use District as part of the previous Subdivision and Rezoning (DASZ 34/2023).

- The combined lot area is 23,777 sq. ft.
- This segment of Sherbrook Street is part of the Sherbrook neighbourhood main street and is characterized by commercial and mixed uses.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Two family (duplex) uses zoned "C2" PDO-1 Nhbd Main" – Commercial Community Neighbourhood Main Streets.

South: Office uses zoned "C2" PDO-1 Nhbd Main" – Commercial Community Neighbourhood Main Streets

East: Sherbrook Street, then social service, multifamily and mixed uses zoned "C2" PDO-1 Nhbd Main" – Commercial Community Neighbourhood Main Streets

West: Rear lane, then multifamily uses zoned "C2" PDO-1 Nhbd Main" – Commercial Community Neighbourhood Main Streets

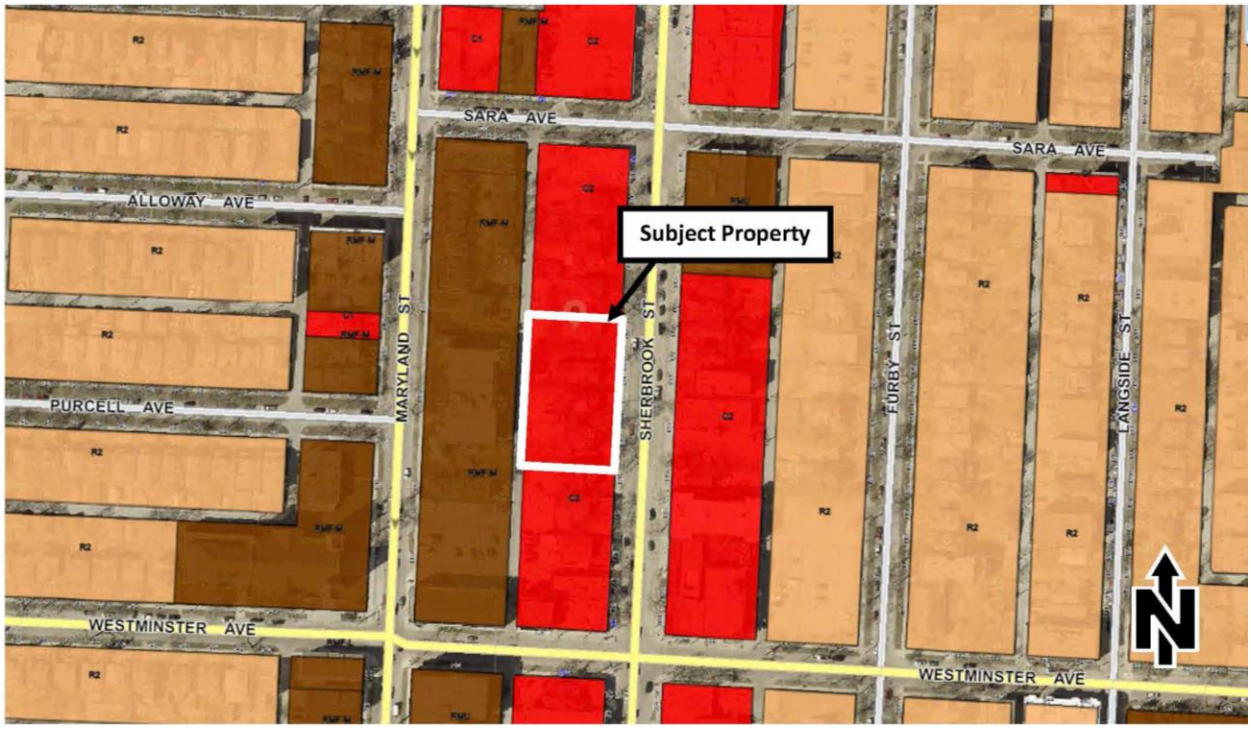


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant has proposed a mixed use development with 102 dwelling units and 7 individual commercial spaces on the ground floor.
- The applicant has proposed a total of 18 affordable housing units – rather than the originally proposed 38 affordable housing units.
- Indoor, secure bike parking is being provided.
- A total of three car share spaces are proposed.

- The proposal also requires a subdivision and rezoning to consolidate the four underlying lots and to rezone the property to the “RMU PDO-1 Neighbourhood Main Streets” Residential Mixed Use District. This is outlined in the Administrative Report for File

COLLABORATIVE PLANNING AND CONSULTATION

N/A

ANALYSIS AND ISSUES

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 “Urban Mixed Use Corridor” policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

Goal 1

All Corridors

1.2 Support densities in accordance with Policy 3.1 of the General Growth section, at a height and scale compatible with surrounding land uses.

Policy 3.1 of the General Growth section states:

1.2 Where compatible with surrounding land uses and subject to other applicable policies of this By-law, direct the highest multifamily residential densities to the areas that provide the best transit service.

This location has transit routes within a block in all directions: Sherbrook Street, Maryland Street, Westminster Avenue and Broadway Avenue, plus high frequency transit further north on Portage Avenue.

Policy 3.4.1 states:

3.4.1. Use Corridor right-of-way width as a guide to determine maximum building height, where appropriate.

The width of Sherbrook is approximately 78 ft. and the height of the proposed building is approximately 71 ft. which complies with this policy.

Goal 3

3.0 Ensure Corridors provide a comfortable pedestrian environment and attractive public realm.

Urban Mixed Use Corridors

3.1 Ensure that development on Urban Mixed Use Corridors is designed to prioritize a comfortable pedestrian environment and attractive public realm by:

3.1.1 Providing minimal building setbacks from the public right-of-way to define the street edge.

3.1.2 Having entrances provide direct access to the public sidewalk.

3.1.3 Promoting a fine-grained and transparent street-level façade with active ground floor uses.

3.1.4 Encouraging balconies and public spaces, such as plazas, patios, or other pedestrian amenities.

3.1.5 Minimizing impacts of vehicular access and parking on the pedestrian environment by having vehicular access off of existing lanes.

3.1.7 Promoting pedestrian-scale signage.

The proposal includes direct pedestrian connections to Sherbrook Street, significant window coverage fronting the street, street-level commercial spaces, and all vehicle access takes place at the rear of the building.

Goal 4

> *4.0 Use Corridors to provide local commercial amenities and opportunities for the surrounding neighbourhood and community.*

Urban Mixed Use Corridors

> *4.1 Maintain ground floor commercial space when redeveloping properties in Urban Mixed Use Corridors.*

All Corridors

> *4.4 Support and protect Corridors' continued retail and service function by encouraging retail and service use intensification and by supporting reinvestment in existing Corridors.*
>
> *4.5 Encourage the location of the most active retail and service uses to ground floor commercial spaces, and direct less active uses above-grade.*

The proposed development includes ground-floor amenity spaces fronting Sherbrook Street.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reasons for the Variances

Amendment to Condition 2 of DAV 237179/2023D

- Under the previously approved Variance (DAV 237179/2023D), a condition was included that required a minimum of 38 affordable housing units be provided.
- The applicant has requested that this condition be amended and they be required to provide a minimum of 18 affordable housing units instead.
- A Variance application is required to amend this condition.

Reduced Drive Aisle Width

- Drive aisles refer to the internal portion of a parking area that provides access to the designated stalls. After traversing the driveway from a street, a vehicle would be in the drive aisle as it navigates to its stall. Two-way drive aisles are required to be 20' to ensure space for vehicles passing each other and to maneuver into a parking stall.
- The applicant has requested a Variance to allow a drive aisle width of 18' instead of the required 20'. For this reason, a Variance is required.

Analysis of Variances

Amendment to Condition 2 of DAV 237179/2023D

- One of the primary ways that the Zoning By-Law regulates density is by requiring a minimum lot area per dwelling unit. In the "RMU" Residential Mixed Use District, the minimum lot area requirement is one dwelling unit per 500 square feet of lot area. This requirement can be varied by reducing the required lot area per dwelling unit through a "density variance," thereby enabling more dwelling units on the site than the Zoning By-Law would ordinarily permit.
- A density variance was previously approved for this site, enabling a higher number of dwelling units with one of the conditions of that variance being that a minimum of 38 units be affordable.
- At the time of the previous variance, the City's "Density Bonus Pilot Program" was not in effect.
- The Density Bonus Pilot Program has since come into effect, providing guidance for when a density variance can be supported, and what conditions should be placed on a density variance. Specifically, in the "RMU" district the Density Bonus Pilot Program enables:
    - Up to one dwelling unit per 360 square feet of lot area to be supported without the need for any affordable housing.
    - For all density in excess of 360 square feet of lot area per dwelling unit, half of the additional dwelling units need to be affordable.
- The Density Bonus Pilot Program applies to the subject site in the following way:
    - The subject site is 23,777 square feet in area, and the applicant wishes to construct 102 dwelling units.
    - 23,777 ÷ 360 square feet = 66 dwelling units. This is the base density variance where 0 units are required to be affordable.
    - 102 units (total number of dwelling units proposed) - 66 dwelling units (0 required to be affordable = 36 dwelling units.
    - Of the 36 remaining dwelling units, half of those must be affordable, which is 18.
    - Therefore, by providing a total of 18 affordable dwelling units rather than the originally proposed 38 affordable units, the applicant will be compliant with the Density Bonus Pilot Program.
- While it is unfortunate that the number of affordable dwelling units is being significantly reduced from what was first proposed, it would be unreasonable to require the applicant to provide a higher proportion of affordable dwelling units than other projects are required to per the City's Density Bonus Pilot Program.
- For these reasons, the request to amend Condition 2 of DAV 237179/2023D by requiring 18 instead of 38 affordable dwelling units is supportable.

Reduced Drive Aisle Width

- A 2' reduction to the drive aisle width is relatively minor. Given that the overall parking area is relatively short, it is expected that vehicles travelling in opposite directions will be able to see each other and wait in the wider part of the aisle if they encounter each other at the narrowest point of the aisle. 18' also still enables ample space for vehicles to maneuver into their parking spaces.
- For these reasons, the Variance is supportable.

CONDITIONS OF APPROVAL

Affordable Housing Monitoring

Part of the justification for the original density variance was the provision of affordable housing units and the City now has a Density Bonus Pilot Program that provides direction on the number of affordable housing units required. Therefore, a condition requiring either a signed letter of commitment/comfort with a government funder or a signed Affordability Monitoring Agreement with the Province of Manitoba has been included. The commitment must show that a minimum of fifty percent (50%) of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division **approves** the application for the following reasons:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, 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."

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, the development meets land use and urban form objectives for this Urban Mixed Use Corridor location as described in Complete Communities 2.0.

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, the requested amendment is consistent with the Density Bonus Pilot Program and the requested Variance to parking aisle width is relatively small.

(d) is compatible with the area in which the property to be affected is situated.

In that, the development meets land use and urban form objectives for this Urban Mixed Use Corridor location as described in Complete Communities 2.0, and is consistent with the previously approved project.

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg Goal: City Building

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

- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

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

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

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

New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

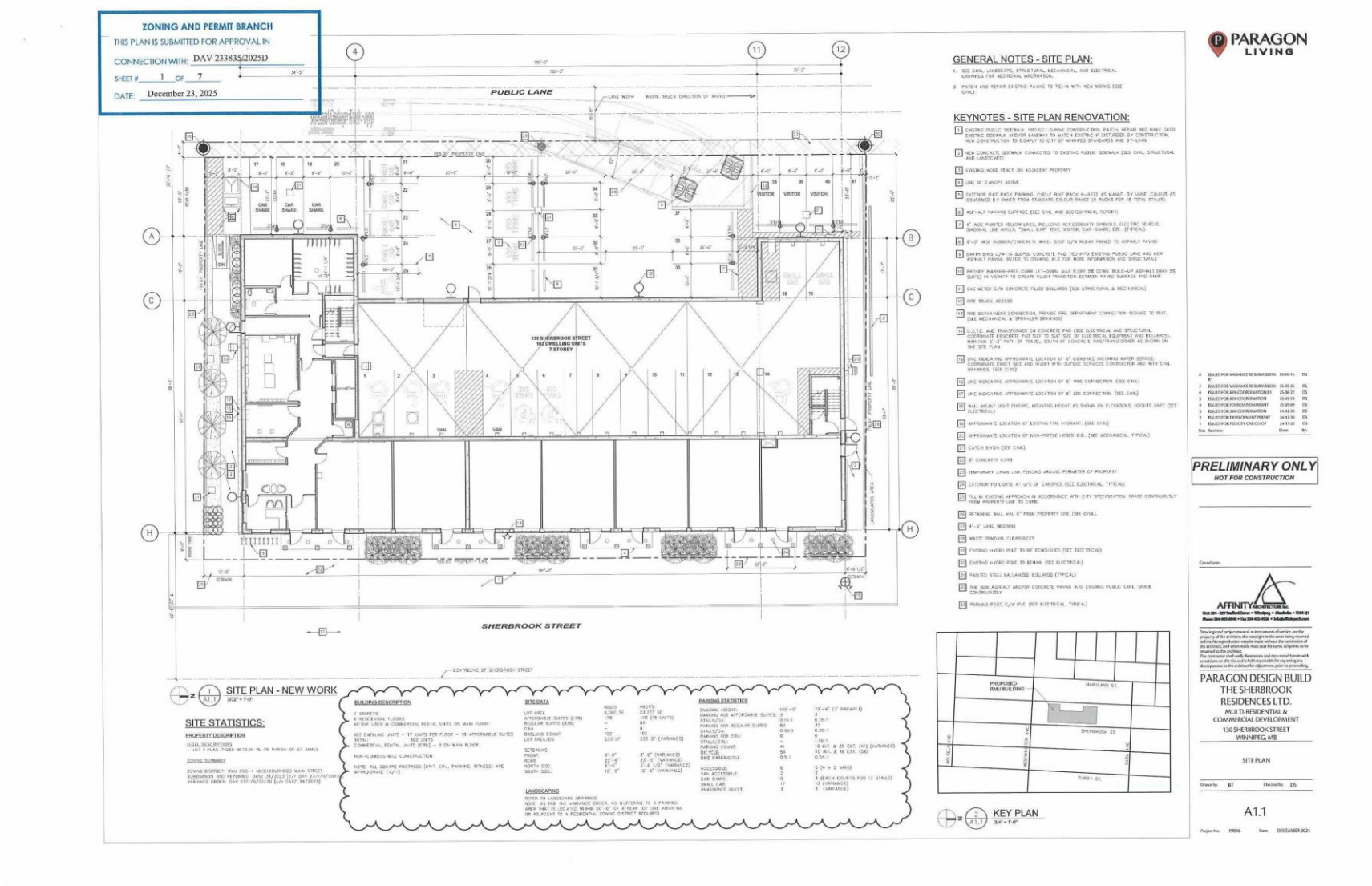
Goal 2: The City actively Plans for and Partners in Affordable Housing

Goal 4: Community Well-Being Supports for those in Greatest Need are Increased

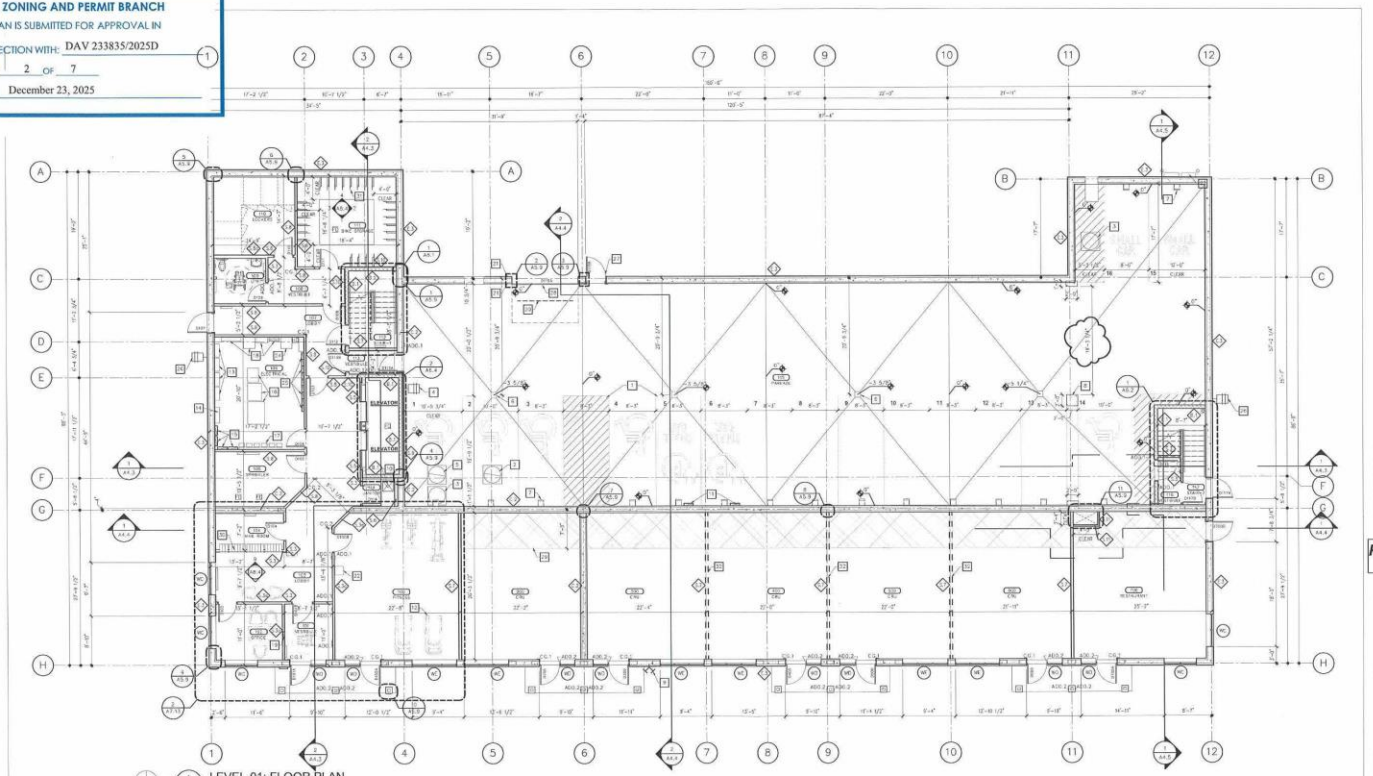
SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Dylan Chyz-Lund
Date:	Tuesday, February 3, 2026
File No.	DAV 25-233835\D

Exhibit “7” referred to in File DAV 233835/2025D



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 233835/2025D
SHEET # 2 OF 7
DATE: December 23, 2025



LEVEL-01: FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS:

1. SIT, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. LOOSE FURNITURE SHOWN (NUSY) ..... IS NOT IN CONTRACT (N.I.C.).
3. COORDINATE ELEVATOR DIMENSIONS, INSTALLATION CLEARANCES, CONTROLLER CABINETS, AND DOOR FRAME INSTALLATION WITH MANUFACTURER SHOP DRAWINGS. FURNISH STRUCTURAL, MECHANICAL, AND ELECTRICAL PROVISIONS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
5. COORDINATE PENETRATIONS AND SLEEVES THRU CONCRETE ASSEMBLIES WITH CONSTRUCTION MANAGER PRIOR TO POUR.
6. PROVIDE USTED FIRESTOP SYSTEMS FOR ALL ASSEMBLY JOINTS AND PENETRATIONS FORMING PART OF OR PENETRATING THROUGH FIRE RATED ASSEMBLIES.
7. COORDINATE ROUGH-OPENING REQUIREMENTS FOR ALL DOOR AND WINDOW OPENINGS FINISHING CONCRETE WALL ASSEMBLIES WITH CONSTRUCTION MANAGER.
8. COORDINATE ELEVATION AND LOCATION FOR ALL ANNULAR OPENINGS AND SLEEVING TO SUIT DUCT, PIPE, CONDUIT, DISTRIBUTION FIXTURES, ETC. PENETRATIONS THRU ALL CONCRETE ASSEMBLIES, CORING IS NOT PERMISSIBLE. REFER TO STRUCTURAL AND MECHANICAL.

KEYNOTES - FLOOR PLANS:

1. PROVIDE NEW 4" WIDE PAINTED YELLOW LINES, INCLUDING ACCESSIBILITY SYMBOLS, ELECTRIC VEHICLE DIAGONAL LINE STRIPES, "SMALL CAR" (CV) (TYPICAL).
2. PREFABRICATED GREY INTERCEPTOR C/W GASKETED GALVANIZED CHECKER PLATE COVER RATED FOR VEHICLE TRAFFIC (SEE STRUCTURAL & MECHANICAL). PROVIDE INTERIOR RUNDS AND SUMP ON RAIL SYSTEM AS REQUIRED BY PIT DEPTH. PROVIDE LEDGE TO SUPPORT COVER PLATE (SEE MECHANICAL).
3. SUMP PIT C/W GASKETED GALVANIZED CHECKER PLATE COVER RATED FOR VEHICLE TRAFFIC (SEE STRUCTURAL & MECHANICAL). PROVIDE INTERIOR RUNDS AND SUMP ON RAIL SYSTEM AS REQUIRED BY PIT DEPTH. PROVIDE LEDGE TO SUPPORT COVER PLATE (SEE STRUCTURAL).
4. SURFACE MOUNTED PIPING AND HOSEBIB C/W LOCKABLE COVER OR SIMILAR (SEE MECHANICAL).
5. PREFABRICATED ELEVATOR SUMP PIT C/W GASKETED COVER PLATE (SEE MECHANICAL & ELECTRICAL). PROVIDE INTERIOR RUNDS AND SUMP PUMP ON RAIL SYSTEM AS REQUIRED BY PIT DEPTH. SYSTEM TO BE MONITORED. TYPICAL (SEE MECHANICAL & ELECTRICAL).
6. AREA DRAIN. PROVIDE MIN. 1% SLOPE TO DRAIN (SEE MECHANICAL, TYPICAL).
7. MADRAX "EXHIBITOR" WALL MOUNTED BIKE RACK. COORDINATE HEIGHT SO THAT BIKE CLEARS HOOD OF VEHICLES WHEN IN USE. TYPICAL 7 PER STALL.
8. CONCRETE COLUMN, PAINTED (SEE STRUCTURAL).
9. FIRE DEPARTMENT CONNECTION (SEE SITE PLAN).
10. PROVIDE JANITOR MOP SINK C/W BLOCKING FOR FAUCET. PROVIDE 4'-0" HIGH FRP BACKSPLASH AROUND WALL-SIDES OF MOP SINK AND EXTEND MIN. 1'-0" BEYOND SINK EDGES ON EACH SIDE. PROVIDE MOP HOLDER AND SHELF C/W INTERIOR WALL BLOCKING (TYPICAL).
11. EV CHARGING STATION. CONTRACTOR TO PROVIDE CONDUIT THAN LOCATION TO BE COORDINATED WITH PARKING STALLS (SEE ELECTRICAL).
12. FITNESS EQUIPMENT SUPPLIED BY OWNER (N.I.C.). SUPPLY AND INSTALL RECESSED FLOOR RECEPTACLES FOR DATA AND POWER TO SUIT LAYOUT. CONFIRM FINAL EQUIPMENT LAYOUT AND OUTLET PLACEMENTS WITH OWNER PRIOR TO EXECUTION. (SEE ELECTRICAL).
13. MAIN FUSIBLE DISCONNECT SWITCH. PROVIDE FIRE RETARDANT PLYWOOD BACKBOARD FOR MOUNTING PANELS (SEE ELECTRICAL).
14. ELECTRICAL PANEL. PROVIDE SURGE PROTECTION AS REQUIRED (SEE ELECTRICAL).
15. TRANSFORMER (SEE ELECTRICAL).
17. SPLITTER "SD-CRU" C/W SWOS FUSIBLE DISCONNECT SWITCHES SERVING EACH CRU (SEE ELECTRICAL).
18. MAIN TELECOM BACKBOARD, DATA RACK, LOCKABLE BOX FOR ONSITE LAPTOP, SECURITY CAMERA BODY/RACK & FIRE ALARM CONTROL PANEL. PROVIDE FIRE RETARDANT PLYWOOD BACKBOARD FOR MOUNTING EQUIPMENT. (SEE ELECTRICAL).
19. FIRE ALARM ANNUNCIATOR PANEL, TO BE SURFACE MOUNTED (SEE ELECTRICAL).
20. PROVIDE PRESSURE SENSOR AT BASE OF OVERHEAD DOOR FOR EXTRA NO-HOLDS (SEE DOOR SCHEDULE). COORDINATE WITH OVERHEAD DOOR SUPPLIER AND ELECTRICAL. COORDINATE FINAL POSITION ON SITE.
21. PROVIDE 24" "L-PASS" READER MOUNTED ON BUILDING ADJACENT TO OVERHEAD DOOR FOR ENTERING VEHICLES (SEE DOOR SCHEDULE). COORDINATE WITH OVERHEAD DOOR SUPPLIER AND ELECTRICAL. COORDINATE FINAL POSITION ON SITE.
22. WATER BOTTLE FILL STATION.
23. GAS SERVICE C/W BOLLARDS (SEE MECHANICAL).
24. LOCKABLE BOX FOR ONSITE LAPTOP.
25. ELECTRICAL METER STACK "SD-5" (SEE ELECTRICAL).
26. APPROXIMATE LOCATION OF NON-FREEZE HOSEB IBB. (SEE MECHANICAL, TYPICAL).
27. SIGNAGE "DO NOT BLOCK EXIT".
28. GENERAL CONTRACTOR TO ALLOW FOR TRAFFIC INDICATOR SYSTEM TO MANAGE ONE WAY RAMP TRAFFIC (SEE ELECTRICAL).
29. CROSS HATCH DENOTES AREA OF UNPOURED CONCRETE SLAB. STRUCTURAL PROVIDE PROVISIONS FOR FUTURE CONCRETE SLAB (SEE STRUCTURAL).
30. MAIL BOXES C/W CLEAR ANODIZED TRIM (SEE MATERIALS RECORD).
31. VERTICAL LEDGING WALL MOUNTED BIKE RACK C/W BLOCKING AS REQUIRED TO SUIT WALL SUBSTRATE (TYPICAL). SPACING AND ALTERNATING VERTICAL MOUNTING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. MAJOR PARTISONS, MADRAX OR APPROVED EQUAL. SEE INTERIOR ELEVATIONS FOR TYPICAL MOUNTING DIMENSIONS.
32. DASHED LINES INDICATING FUTURE WALL.

PARAGON LIVING

No.	Revision	Date	By
7	ISSUED FOR VARIANCE RE-SUBMISSION	25-10-15	DS
6	ISSUED FOR VARIANCE RE-SUBMISSION	25-09-15	DS
5	ISSUED FOR MPI COORDINATION R1	25-06-27	DS
4	ISSUED FOR MPI COORDINATION	25-05-15	DS
3	ISSUED FOR FOUNDATION PERMIT	25-03-09	DS
2	ISSUED FOR DRB COORDINATION	24-12-20	DS
1	ISSUED FOR DEVELOPMENT PERMIT	24-12-20	DS

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Consultants

AFFINITY ARCHITECTURE Inc.
Unit 204 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone: 204-453-6940 • Fax: 204-453-4506 • info@affinityarch.com

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The contractor shall verify dimensions and data noted herein with conditions at the site before proceeding with the work and report discrepancies to the architect for adjustment, prior to proceeding.

PARAGON DESIGN BUILD
THE SHERBROOK
RESIDENCES LTD.
MULTI-RESIDENTIAL &
COMMERCIAL DEVELOPMENT
130 SHERBROOK STREET
WINNIPEG, MB

LEVEL-01 FLOOR PLAN

Drawn by: BT Checked by: DS

A2.1

Project No: 19016 Date: DECEMBER 2024



1 A4.1 EXTERIOR BUILDING ELEVATION - EAST
1/8" = 1'-0"



3 A4.1 EXTERIOR BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATION:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR METALS (SUCH AS DOORS AND STRUCTURAL ANGLES) SHALL BE GALVANIZED AND SHALL BE PAINTED WHERE EXPOSED TO VIEW (TYPICAL).

KEYNOTES - EXTERIOR ELEVATION:

1. EXTERIOR BUILDING LIGHT (SEE ELECTRICAL)
2. ALUMINUM BALCONY SUSPENDED FROM WALL WITH GALVANIZED ROD AND HARDWARE (SEE STRUCTURAL). PROVIDE RAILING AS SPECIFIED (SEE DRAWING A4.8) (TYPICAL)
3. PROVIDE JULIETTE RAILING AS DETAILED, SECURED INTO WALL (REFER TO RAILING TYPES, TYPICAL)
4. APPROXIMATE LOCATION OF TAMPER PROOF FROST FREE HOSE BIB. (SEE MECHANICAL, TYPICAL)
5. C.S.T.E. AND TRANSFORMER (SEE ELECTRICAL)
6. PROVIDE GLASS RAILING AS DETAILED, SECURED INTO WALL PROVIDE RAILING AS SPECIFIED (SEE A4.8)
7. LOCATION OF HEATED INTERPHONE (SEE ELECTRICAL). COORDINATE BLOCKING, MOUNTING, AND TREATMENT OF BUILDING ENVELOPE MEMBRANES. MAINTENANCE INSTALLATION REQUIREMENTS.
8. FIRE DEPARTMENT CONNECTION, C/W SIGNAGE (SEE SPRINKLER)
9. PROVIDE PREFINISHED HOPPER AND BIN. (SEE ROOF PLAN, TYPICAL)
10. PREFINISHED THRU-WALL SCUPPER. COORDINATE SCUPPER ELEVATION W/ROOF ASSEMBLY THICKNESS (TYPICAL)
11. PROVIDE FASCIA AT BASE OF BUILDING WHERE EXPOSED (TYPICAL)
12. SIGN "SIGNAGE" SHOWN FOR REFERENCE ONLY AND TO BE DETERMINED AND PROVIDED BY OWNER OR TENANT (TYPICAL)
13. FLAT CUT ALUMINUM. COLOUR TO BE SELECTED BY OWNER. FLUSH RIM MOUNT
14. EXTERIOR FIRE DEPARTMENT LOCK BOX

EXTERIOR FINISH LEGEND:

FIBER CEMENT SIDING

FCS-01
- FIBER CEMENT LAP SIDING – HARDIEPLANK, COLOUR: RICH ESPRESSO

FCS-02
- FIBER CEMENT LAP SIDING – HARDIEPLANK, COLOUR: PEARL GREY

FCS-03
- FIBER CEMENT LAP SIDING – HARDIEPLANK, COLOUR: LIGHT MIST (OR AS ALTERNATIVE (AS PER ID PACKAGE))
- FIBER CEMENT LAP SIDING – HARDIEPLANK, COLOUR: ARTIC WHITE

TM-01
- HARDIE TRIM BOARD 5/4 SMOOTH, 3.5" WIDE AND 1" THICK, COLOUR: WHITE

TM-02
- HARDIE TRIM BOARD 5/4 SMOOTH, 3.5" WIDE AND 1" THICK, COLOUR: BLACK

TM-03
- HARDIE J-MOULD TRIM BACK TO BACK, COLOUR: CLEAR

EXTERIOR INSULATION AND FINISH SYSTEM

EFS-01
- ADEX BRIK–TEX, 1.5" THICK, COLOUR: MIDNIGHT BLACK

EFS-02
- SMOOTH FINISH, 2.0" COLOUR: MATCH HARDIPANEL MIDNIGHT BLACK

EFS-03
- ADEX BRIK–TEX, 2" THICK, COLOUR: BISSE

STUCCO FINISH

ST-01
- STUCCO WITH STONCEL, TYNDAL LOOKALIKE, COLOUR: BRIDE

CONCRETE PARGING

PP-01
- MATCH SHERWIN WILLIAMS, GAUNTLET GREY, #7019

METAL

MTL-01
- FLAT METAL STOCK, COLOUR TO BE BLACK

PREFINISHED METAL FLASHINGS

PF-01
- TO MEMST, COLOUR TO MATCH ADJACENT MATERIAL BELOW

CL-01
- CLEAR ANODIZED FLASHING TO MATCH CURTAIN WALL AND GLAZING/PANEL ALUMINUM PRODUCTS

NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SOLID EDGE

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 233835/2025D
SHEET # 3 OF 7
DATE: December 23, 2025

PARAGON LIVING

No.	Revision	Date	By
7	ISSUED FOR VARIANCE RE-SUBMISSION	25-10-15	DS
6	ISSUED FOR VARIANCE RE-SUBMISSION	25-09-26	DS
5	ISSUED FOR 60% COORDINATION #2	25-06-27	DS
4	ISSUED FOR 60% COORDINATION	25-05-23	DS
3	ISSUED FOR FOUNDATION PERMIT	25-05-09	DS
2	ISSUED FOR 30% COORDINATION	24-12-09	DS
1	ISSUED FOR DEVELOPMENT PERMIT	24-12-20	DS

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Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 127 Sutherland Street • Winnipeg • Manitoba • R3M 2S1
Phone 204-985-6940 • Fax 204-453-4926 • info@affinityarch.com

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PARAGON DESIGN BUILD
THE SHERBROOK RESIDENCES LTD.
MULTI-RESIDENTIAL & COMMERCIAL DEVELOPMENT
130 SHERBROOK STREET
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

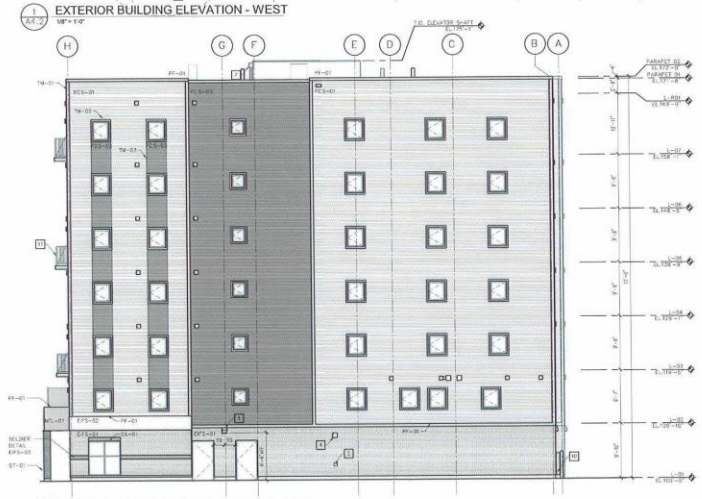
Drawn by: BT Checked by: DS

A4.1

Project No.: 19016 Date: DECEMBER 2024



1 A4.2 EXTERIOR BUILDING ELEVATION - WEST
1/8" = 1'-0"



2 A4.2 EXTERIOR BUILDING ELEVATION - NORTH
1/8" = 1'-0"

GENERAL NOTES - SITE PLAN RENOVATION:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR METALS SUCH AS DOORS AND STRUCTURAL ANGLES SHALL BE GALVANIZED AND SHALL BE PAINTED WHERE EXPOSED TO VIEW (TYPICAL).

KEYNOTES - EXTERIOR ELEVATION:

1. EXTERIOR BUILDING LIGHT (SEE ELECTRICAL)
2. APPROXIMATE LOCATION OF TAMPER PROOF FROST FREE HOSE BIB. (SEE MECHANICAL TYPICAL)
3. PREMADE GLASS RAILING AS DETAILED, SECURED INTO WALL PREMADE RAILING AS SPECIFIED (SEE A4.5)
4. STEEL WALL CAP C/W BIRDSCREEN (SEE MECHANICAL)
5. LOUVRE (SEE MECHANICAL)
6. EXHAUST FAN (SEE MECHANICAL)
7. PREMADE PREFINISHED HOPPER AND PAIL (SEE ROOF PLAN, TYPICAL)
8. UNIT HEATER VENT (SEE MECHANICAL)
9. PREMADE GUARDRAIL RAILING AS DETAILED, SECURED INTO WALL (REFER TO RAILING TYPES, TYPICAL)
10. GAS METER C/W CONCRETE FILLED BOLLARDS (SEE STRUCTURAL & MECHANICAL)
11. ALUMINUM BALCONY SUSPENDED FROM WALL WITH GALVANIZED ROD AND HARDWARE (SEE STRUCTURAL). PREMADE RAILING AS SPECIFIED (SEE DRAWING A4.5) (TYPICAL)

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 233835/2025D
SHEET # 4 OF 7
DATE: December 23, 2025

EXTERIOR FINISH LEGEND:

FIBER CEMENT SIDING
FCS-01
- FIBER CEMENT LAP SIDING – HARDIEPLANK, COLOUR: IRON ESPRESSO

FCS-02
- FIBER CEMENT LAP SIDING – HARDIEPLANK, COLOUR: PEARL GREY

FCS-03
- FIBER CEMENT LAP SIDING – HARDIEPLANK, COLOUR: LIGHT MIST
OR AS ALTERNATIVE (AS PER ID PACKAGE)
- FIBER CEMENT LAP SIDING – HARDIEPLANK, COLOUR: ARTIC WHITE

TW-01
- HARDIE TRIM BOARD 5/4 SMOOTH, 3.5" WIDE AND 1" THICK, COLOUR: WHITE

TW-02
- HARDIE TRIM BOARD 5/4 SMOOTH, 3.5" WIDE AND 1" THICK, COLOUR: BLACK

TW-03
- HARDIE J-MOULD TRIM BACK TO BACK, COLOUR: CLEAR

EXTERIOR INSULATION AND FINISH SYSTEM
EIFS-01
- ACRY BRIK-TEX, 1.5" THICK, COLOUR: MIDNIGHT BLACK

EIFS-02
- SMOOTH FINISH, 2.5" COLOUR: MATCH HARDIEPANEL MIDNIGHT BLACK

EIFS-03
- ACRY BRIK-TEX, 2" THICK, COLOUR: BEIGE

STUCCO FINISH
ST-01
- STUCCO WITH XENECA, TYNDALL LEDGELINE, COLOUR: BEIGE

CEMENT PARGING
CP-01
- WATER SHERWIN WILLIAMS, GAUNTLET GREY, #7019

METAL
MTL-01
- FLAT METAL STOCK, COLOUR TO BE BLACK

PREFINISHED METAL FLASHINGS
PF-01
- MCWEST, COLOUR TO MATCH ADJACENT MATERIAL BELOW

EX-01
- CLEAR ANODIZED FLASHING TO MATCH CURTAIN WALL AND STOREFRONT ALUMINUM PRODUCTS

NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.

PARAGON LIVING

No.	Revision	Date	By
7	ISSUED FOR VARIANCE RE-SUBMISSION	25-10-15	DS
6	ISSUED FOR VARIANCE RE-SUBMISSION	25-09-25	DS
5	ISSUED FOR MEP COORDINATION V3	25-06-27	DS
4	ISSUED FOR MEP COORDINATION	25-05-13	DS
3	ISSUED FOR FOUNDATION PERMIT	25-04-08	DS
2	ISSUED FOR S/W COORDINATION	24-10-28	DS
1	ISSUED FOR DEVELOPMENT PERMIT	24-10-04	DS

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

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Unit 201 – 317 Bedford Street • Winnipeg • Manitoba • R3M 2E1
Phone 204-992-6940 • Fax 204-925-4226 • info@affinityarch.com

Drawings and project manual, as instruments of service, are the property of the architect, the copyright to the same being reserved to him. No reproductions may be made without the permission of the architect, and when made must bear his name. All prints not to returned to the architect.
The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.

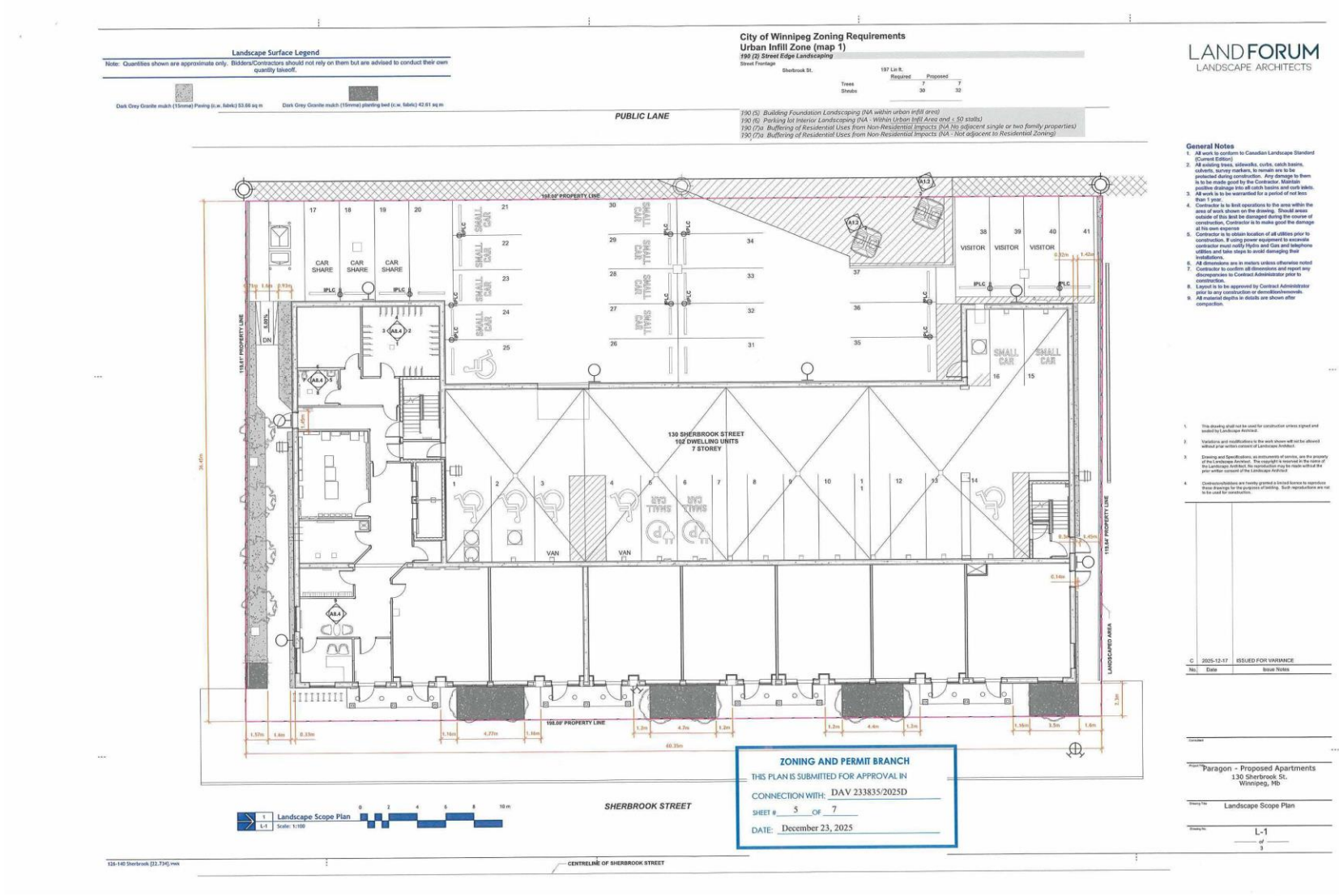
PARAGON DESIGN BUILD
THE SHERBROOK RESIDENCES LTD.
MULTI-RESIDENTIAL & COMMERCIAL DEVELOPMENT
130 SHERBROOK STREET
WINNIPEG, MB

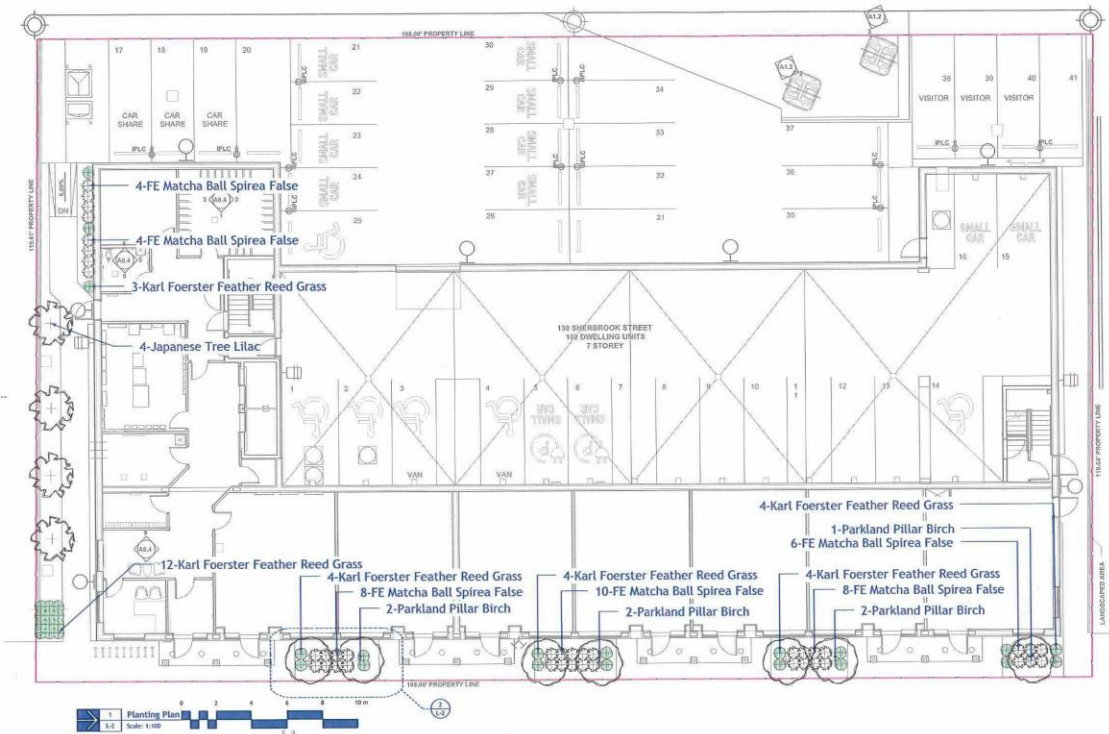
EXTERIOR BUILDING ELEVATIONS

Drawn by: BT Checked by: DS

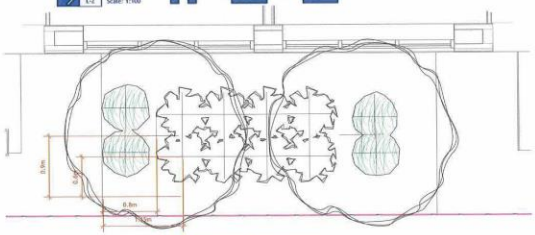
A4.2

Project No. 19016 Date: DECEMBER 2024


Landscape Surface Legend
Note: Quantities shown are approximate only. Bidders/Contractors should not rely on them but are advised to conduct their own quantity takeoff.
Dark Grey Granite mulch (15mma) Paving (c.w. fabric) 53.66 sq m
Dark Grey Granite mulch (15mma) planting bed (c.w. fabric) 42.61 sq m
PUBLIC LANE
City of Winnipeg Zoning Requirements
Urban Infill Zone (map 1)
190 (2) Street Edge Landscaping
Street Frontage
Sherbrook St.
197 Lin ft.
Required
Proposed
Trees
7
7
Shrubs
30
32
190 (5) Building Foundation Landscaping (NA within urban infill area)
190 (6) Parking lot Interior Landscaping (NA - Within Urban Infill Area and < 50 stalls)
190 (7)a Buffering of Residential Uses from Non-Residential Impacts (NA No adjacent single or two family properties)
190 (7)a Buffering of Residential Uses from Non-Residential Impacts (NA - Not adjacent to Residential Zoning)
LANDFORUM
LANDSCAPE ARCHITECTS
General Notes
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9. All material depths in details are shown after compaction.
198.08' PROPERTY LINE
118.81' PROPERTY LINE
130 SHERBROOK STREET
102 DWELLING UNITS
7 STOREY
CAR SHARE
SMALL CAR
VISITOR
VAN
IPLC
LANDSCAPED AREA
SHERBROOK STREET
CENTRELINE OF SHERBROOK STREET
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 233835/2025D
SHEET # 5 OF 7
DATE: December 23, 2025
C 2025-12-17 ISSUED FOR VARIANCE
No. Date Issue Notes
Paragon - Proposed Apartments
130 Sherbrook St.
Winnipeg, Mb
Landscape Scope Plan
L-1
of
9



1 Planting Plan
L-2 Scale: 1:100



2 Shrub Planting Layout Typ.
L-2 Scale: 1:25

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
Trees			
Parkland Pillar Birch	Betula platyphylla 'Jefpark'	7	50 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Japanese Tree Lilac	Syringa reticulata	4	85 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs			
FE Matcha Ball Spirea False	Sorbaria sorbifolia 'Lavgreen'	40	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Perennials			
Ornamental Grasses			
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	31	Large Pot 2 yr. plant
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		82	
Total Plants in Drawing		82	

Planting Notes

1. All plant material, including trees, shrubs, perennials and sod, shall conform to Canadian Standards for Nursery Stock, 9th edition as published by the Canadian Nursery and Landscape Association.
2. All planting shall conform to the Canadian Landscape Standard (CLS) Current Edition
3. As per CLS 9.3.4.3 b, Wire baskets should not be removed from rootballs. Any visible portion should be folded down away from the rootball and buried. Where the wire basket is oversized such that the top wire is higher than the grade, any visible portions should be folded down away from the rootball or the basket shall be cut back to a minimum of 10cm (4in.) below the surface of the growing medium.
4. As per CLS 9.3.4.1,
   a. All planting hole depths should only be dug deep enough to accommodate the root system or root mass at the desired depth relative to the surrounding grade.
   b. Root balls shall be placed on the undisturbed subgrade to prevent settling.
   c. With the exception of woody plants, plants shall be planted so that after settlement the level of the adjacent growing medium surface matches the level of the original growing medium surface in the nursery. The growing medium mark on the stem is an indication of planting depth, and it shall be maintained on the finished level, allowing for settling of the growing medium after planting. The total depth of rootballs shall be planted in the growing medium.
   d. Woody plants shall be planted with the root flare(2.5-5cm(1-2in.) above finish grade.
   e. Plants shall be set plumb in the planting beds or in the centre of the pits, except where the plant's character requires variation from this.
5. No substitutions for plant material will be allowed without prior written consent of the Landscape Architect.
6. All plants are to be installed as per the details provided.
7. Minimum trees spacing to be 7 m for deciduous trees and 4 m for coniferous trees
8. All plants shall be located or proposed locations staked out prior installation. Street Tree locations are schematic only. Trees shall be planted 1.8 m from curb and a minimum of 1.8 m from driveway aprons and 4 m from [illegible] Conflicts shall be located min 4 m from sidewalk [illegible] Landscape Architect is to approve location prior to digging. [illegible] reserves the right to adjust locations [illegible] material prior to installation.
9. Contractor to review and accept planting [illegible] appropriate culturally for the specific [illegible] installing plant material. Installation of pl[illegible] be considered acceptance of the suitability of [illegible]
10. Contractor shall guarantee new plant material for a period of two calendar years from the date of [illegible] acceptance. Warranty shall only begin after the [illegible] acceptance of all landscape material. The Architect reserves the right to extend [illegible] material found in poor condition at the [illegible] period for a further calendar year.
11. Contractor shall replace material found in poor condition within two weeks of being notified Landscape Architect.

Landscape Maintenance Notes

1. Landscape Maintenance work shall conform to the Canadian Landscape Standard (Current Edition) to the 'Level 3 - moderate' level.
2. Establishment maintenance (30 day following Install) shall be included in the base bid and not itemized separately One year maintenance shall be included in the base bid from the installation and shall be provided as a separate price as per the bid documents.
3. One Year Maintenance shall extend for a period of one year after the recognized completion date and until acceptance (end of maintenance) by the Contract Administrator. Should the recognized completion (end of maintenance) date occur after September 15 their will be a further 30 day maintenance period beginning on May 1 of the following year.
4. Contractor is to control pests and diseases as required. Contractor shall inform the Contract Administrator prior to applying pesticides and use only those pesticides of low mammalian toxicity. Persons applying pesticides shall have a valid pesticide applicators license and strictly follow manufacturers instructions regarding the application of the chemicals and the safety precautions required to apply them.
5. Contractor shall maintain tree pits and planting beds in a weed free condition throughout the maintenance period. Weed should be removed frequently and not left to establish for a period greater than 10 days.
6. Pruning shall be done by persons with a valid qualification (ie. Tree Pruners License) from the local authority. Pruning shall be as necessary to remove dead or damaged limbs as well as maintain species typical form and healthy growth. Pruning shall be done in accordance with industry accepted methods to standard good practice. In the event of a disagreement the opinion of the Contract Administrator as to what constituted standard good practice shall be considered final.
7. The replacement of any new deciduous or coniferous plant material shall initiate the start of an additional 2 year maintenance on the replaced plant.
8. Tree support and stakes are to be inspected at each weeding/watering to ensure that they are properly adjusted.
9. Water shall be applied as required to maintain optimum conditions. During dry weather the Contractor should expect to water on a weekly basis. Each tree is to be thoroughly watered when it is watered (40 liters per 25 mm of caliper). Contractor is to avoid over watering by reducing the frequency during wet weather.
10. Sod shall be watered as necessary to maintain in a green and healthy condition. Sod shall be cut minimum once every week during May and June and once every 10 days during July to October or more frequently if growing conditions are such as to require added cutting to keep the grass in good and neat condition.
11. Sod and Planting beds shall be fertilized not less than three times per growing season.
12. At the end of each growing season Contractor is to ensure that tree is properly fitted with rodent protection as per the planting detail.

LANDFORUM
LANDSCAPE ARCHITECTS

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ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 233835/2025D
SHEET # 6 OF 7
DATE: December 23, 2025

1. This drawing is prepared for the sole use of the Contract Administrator, Engineer and Landscape Architect.
2. Variations and modifications to the work shown will not be allowed without prior written consent of Landscape Architect.
3. Drawing and Specifications, as instruments of service, are the property of the Landscape Architect. The copyright is reserved in the name of the Landscape Architect. No reproduction may be made without the prior written consent of the Landscape Architect.
4. Contractors/bidders are hereby granted a limited licence to reproduce these drawings for the purposes of bidding. Such reproductions are not to be used for construction.

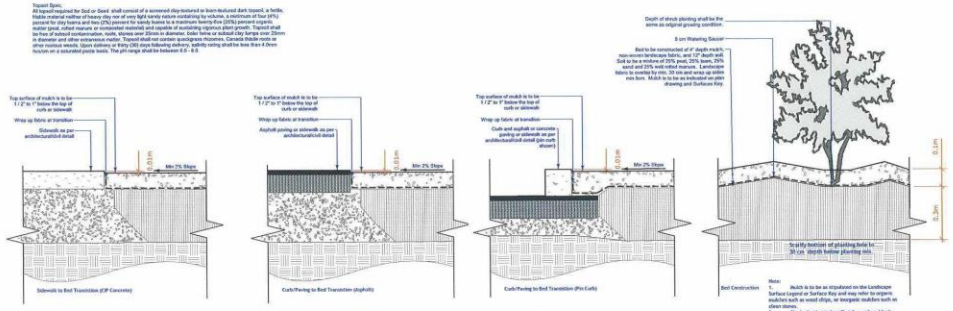
No.	Date	Issue Notes
C	2025-12-17	ISSUED FOR VARIANCE

Project Title: Paragon - Proposed Apartments
130 Sherbrook St.
Winnipeg, Mb

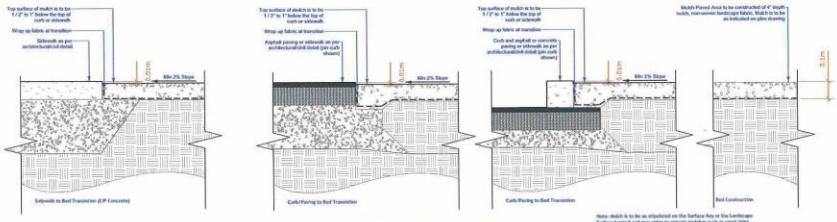
Drawing Title: Planting Plan

Drawing No.: L-2 of 3

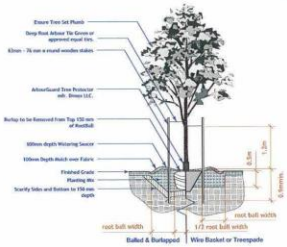
126-140 Sherbrook (22.734).vwx



14 Mulched Planting Bed & Shrub Planting Detail
Scale: 1:10



7 Mulched Paved Area c.w. Fabric
Scale: 1:10



9 Deciduous Tree Planting Detail
L-1 Scale: 1:50

ZONING AND PERMIT BRANCH
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CONNECTION WITH: DAV 233835/2025D
SHEET # 7 OF 7
DATE: December 23, 2025

LANDFORUM
LANDSCAPE ARCHITECTS

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C	2025-12-17	ISSUED FOR VARIANCE

Project: Paragon - Proposed Apartments
130 Sherbrook St.
Winnipeg, Mb

Drawing Title: Details

Drawing No.: L-3 of 3

126-140 Sherbrook [22.734].vwx