Minutes – City Centre Community Committee – June 23, 2026

REPORTS

Item No. 2 Plan Approval – 1460 Corydon Avenue
(River Heights-Fort Garry Ward)
File DASZ 42/2025

COMMUNITY COMMITTEE DECISION:

The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 1460 Corydon Avenue.

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

ADMINISTRATIVE REPORT

Title: Plan Approval 26-162229 – 1460 Corydon Avenue

Issue: Plans for a proposed 17-unit mixed use building

Critical Path: City Centre Community Committee

AUTHORIZATION

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

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the submitted plans.

REASONS FOR REPORT

This report is required because plans of development on the site require approval by the City Centre Community Committee as per Council's approval of DASZ 42/2025:

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's Director of Planning, Property and Development (the "Director") and the City Centre Community Committee for approval 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.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal can **proceed**.

HISTORY

DASZ 42/2025

- On January 5, 2026, the City Centre Community Committee recommended to the Standing Policy Committee on Property and Development that that the Rezoning of the property to the “CMU” Commercial – Mixed Use district be approved for the purpose of establishing a 22-unit mixed use multi-family building on the property.

FILE/APPLICANT DETAILS

FILE:	**ZR PA 26-162229**
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	1.611 - (CENTRAL RIVER HEIGHTS)
SUBJECT:	Plans for a proposed 17-unit mixed use building
LOCATION:	1460 Corydon Ave
APPLICANT:	Pedro Chagas (Chagas Architect + Development Inc.)

DISCUSSION

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 has been approved to be Rezoned “CMU” Commercial – Mixed Use 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.

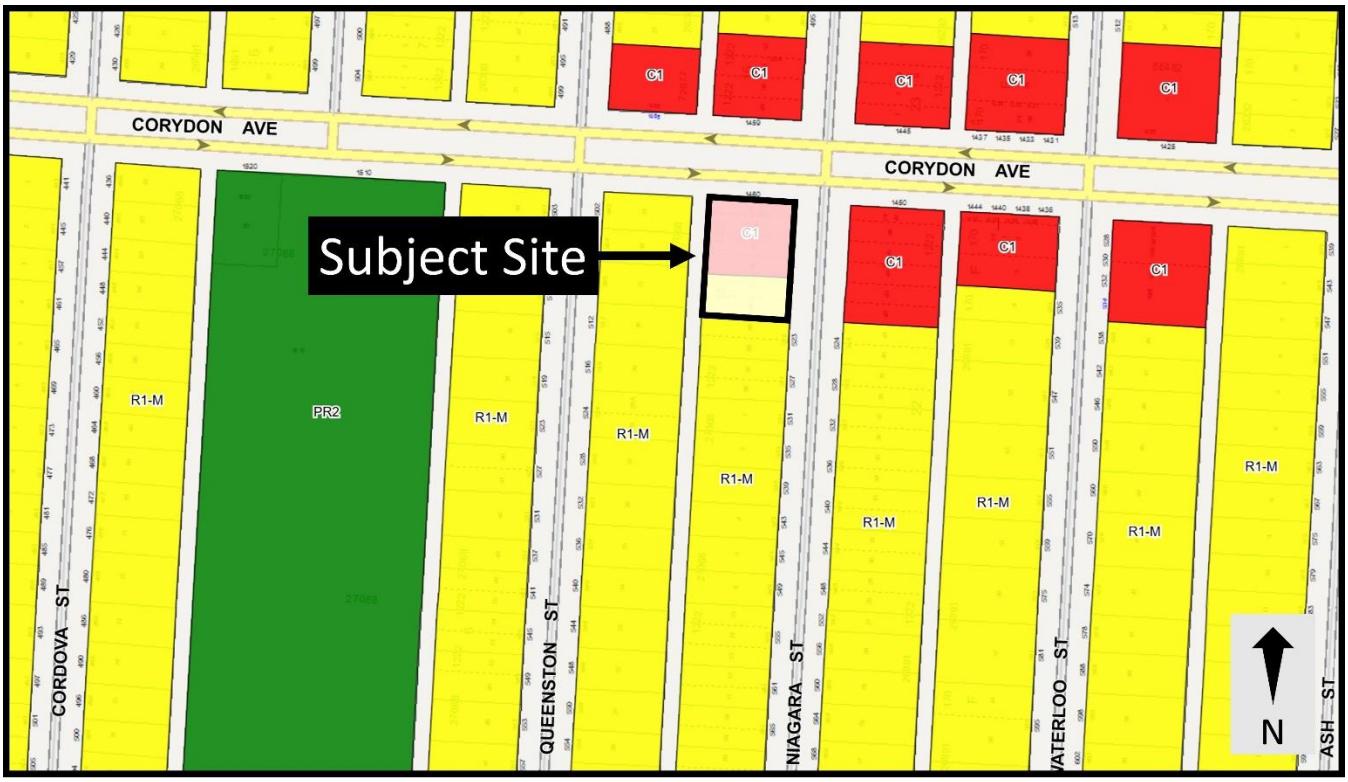


Figure 2: Zoning of the subject site and surrounding area.

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 25’ 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 eight trees.

- The only change from the previously submitted plans is a reduction to the number of proposed dwelling units from 20 to 17.

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 "Established Neighbourhood – Mature Communities" policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

- 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.*

  Building Setbacks

  - *2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.*

The proposed building includes a reduced front yard to Niagara Street of 10', and a reduced north corner side yard to Corydon Avenue of 5'. Together, these features create a pedestrian orientation to the two flanking streets, bringing active at-grade uses close to the public sidewalk while still maintaining some space for plantings. A reduced setback to the two flanking streets is a consistent feature of commercial buildings in this neighbourhood. For example, the commercial building at 1450 Corydon Avenue, on the opposite side of Niagara Street from the proposed development, has a 0' setback to its Niagara Street fronting property line. Similarly, 1425 Corydon Avenue, 1444 Corydon Avenue, and 1465 Corydon Avenue all maintain 0' setbacks to Corydon Avenue.

The Public Service would be more concerned by the 10' front yard setback to Niagara Street if there was a single-family dwelling opposite the proposed development. However, the building on the opposite side of Niagara Street is a commercial building with a 0' setback. Additionally, the proposed development includes a 20' south side yard setback to the existing single-family dwelling, ensuring ample space from the existing residential building that could be impacted by the reduced front yard setback.

Building Design

- *2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*

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

The proposed building includes cement siding, including some designed to look like wood and brick. Recessed balconies are proposed on all four of the facades. Floor to ceiling windows are proposed along a significant portion of the ground floor facing Corydon Street, and along a smaller portion of the ground floor of Niagara Street, near the north corner side yard. Together, these features break up the horizontal massing of the building, they introduce a variety of architectural styles and features that create visual interest, and they include high-quality exterior facade materials.

Pedestrian orientation

- *2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:*
  - *a. Window placement that supports passive surveillance;*
  - *b. Unit entrances with direct access to the street;*
  - *c. Front porches;*
  - *d. Balconies;*
  - *e. Awnings;*
  - *f. Lighting; and*
  - *g. Height of primary entrances*

The proposed building includes a main floor lobby and entrance, along with a commercial unit with floor to ceiling windows fronting Corydon Avenue. These uses all have direct pedestrian access to the sidewalk on Corydon Avenue and Niagra Street.

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.

Parking and loading

- *2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:*
  a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;
  b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and
  c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing

The parking is accessed from the rear lane, with much of the parking located in a covered parking area and in a lower level parkade. Parking taken from the rear lane, rather than from a front drive aisle, reduces the risk of conflict between pedestrians and vehicles and preserves the existing green space along the public boulevard.

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 glancing street property lines are common in this neighbourhood, with several examples of commercial buildings have 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.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning Division recommends **approval** of the submitted plans because they comply with *OurWinnipeg 2045* and *Complete Communities Direction Strategy 2.0*.

CONSULTATION

- N/A

OURWINNIPEG POLICY ALIGNMENT

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

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.*

The proposed development application **aligns** with *OurWinnipeg* because the design of the proposed multi-family building and site uses a variety of design elements including an articulated façade, pedestrian orientation, landscaping, car share stalls, and pedestrian orientation to create context-sensitive development in the neighbourhood it is proposed for.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Climate Action Plan* (*WCAP*)and it was determined that the *WCAP* is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Poverty Reduction Strategy* (*PRS*) and it was determined that the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Dylan Chyz-Lund, RPP, MCIP
Date:	June 12, 2026
File No:	**ZR PA 26-162229**