Minutes – City Centre Community Committee – June 23, 2026

PUBLIC HEARINGS

Item No. 1 Variance – 414- 418 Gertrude Avenue
(Fort Rouge-East Fort Garry Ward)
File DAV 126410/2026D

COMMUNITY COMMITTEE DECISION:

The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" as follows:

1. For the construction of a mixed-use building to permit a lot area per dwelling unit of 302 square feet (28.05 square metres);

2. For the establishment of an accessory parking area to permit 16 parking spaces.

Subject to the following conditions:

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.

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%), or fewer if deemed necessary by the Director of Planning, Property, and Development, 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%), or fewer if deemed necessary by the Director of Planning, Property, and Development, 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.

DECISION MAKING HISTORY:

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

Moved by Councillor Rollins,

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

Carried

Moved by Councillor Rollins,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Rollins,

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:

1. Much like the Administration report suggests, I'll point to the previous hearing.

2. We want to see this in Winnipeg.

Carried

DECISION MAKING HISTORY (continued):

Moved by Councillor Rollins,

That the recommendation of the Winnipeg Public Service be concurred in and the Variance be approved.

Carried

Moved by Councillor Rollins,

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

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
CITY CENTRE COMMUNITY COMMITTEE

DAV 126410/2026D

Before:	City Centre Community Committee Councillor Orlikow, Chairperson Councillor Gilroy Councillor Rollins
Hearing:	June 23, 2026 Council Building, 510 Main Street
Applicant:	MAC Architecture Ltd. (Matt Cibinel)
Premises Affected:	414-418 Gertrude Avenue
Legal Description:	LOT 1 DASZ 7/2025, hereinafter called "the land"
Property Zoned:	"RMU PDO-1 Corydon Osborne" (Residential Mixed Use)
Nature of Application:	To vary the "RMU-PDO-1 Corydon Osborne" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows:

1. For the construction of a mixed-use building to permit a lot area per dwelling unit of 302 square feet (28.05 square metres) instead of 378 square feet (35.11 square metres) as previously approved under DAV 107307/2025D;

2. For the establishment of an accessory parking area to permit 16 parking spaces instead of 31 spaces.

It is the opinion of the City Centre Community Committee that subject to the conditions listed below, if any, this Variance meets the statutory criteria as outlined in Subsection 247(3) of the City of Winnipeg Charter in that it:

(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:

1. Much like the Administration report suggests, I'll point to the previous hearing.

2. We want to see this in Winnipeg.

ORDER:

The City Centre Community Committee orders that the provisions of the "RMU-PDO-1 Corydon Osborne" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 are varied on "the land" as follows:

1. For the construction of a mixed-use building to permit a lot area per dwelling unit of 302 square feet (28.05 square metres).

2. For the establishment of an accessory parking area to permit 16 parking spaces.

Subject to the following conditions, which the City Centre Community Committee considers necessary to ensure compliance with criteria (a) to (d) in Subsection 247(3) of the City of Winnipeg Charter, namely:

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.

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%), or fewer if deemed necessary by the Director of Planning, Property, and Development, 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%), or fewer if deemed necessary by the Director of Planning, Property, and Development, 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.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: June 24, 2026

CERTIFIED BY:



Rebecca Ford
Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

(a) be in writing;

(b) contain your name, mailing address, and phone number;

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on July 13, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 126410/2026D; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address:	City Clerk, City of Winnipeg c/o Appeal Committee Susan A. Thompson Building Main Floor, 510 Main Street Winnipeg, Manitoba, R3B 1B9
Fax:	204-947-3452
Email:	CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Matt Cibinel

In Opposition:

Michael Friesen

For Information:

Nil

For the City:

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

EXHIBITS FILED FOR DAV 126410/2026D

1. Application dated March 6, 2026
2. Notification of Public Hearing dated June 4, 2026
3. Manitoba Status of Title 3393783/1
4. Letter of authorization dated March 2, 2026 from Matthew Cibinel, Gertrude 414 Ltd. to Matthew Cibinel
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 and 2 for File DAV 126410/2026D dated May 20, 2026
7. Report from the Urban Planning Division dated June 4, 2026
8. Inspection Report
9. Communication dated June 23, 2026 from Michael Friesen in opposition to the application

Exhibit “7” referred to in File DAV 126410/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-126410\D – 414 Gertrude Ave

Issue: For consideration of a Variance associated with the construction of a six-storey, mixed-use residential and commercial building.

Critical Path: City Centre Community Committee

AUTHORIZATION

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

RECOMMENDATION

The Urban Planning and Design Division **recommends approval** of the application to vary the “RMU PDO-1 Corydon Osborne” Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

1) for the construction of a mixed-use building to permit a lot area per dwelling unit of 302 square feet (28.05 square metres) instead of 378 square feet (35.11 square metres) as previously approved under DAV 107307/2025D;

2) for the establishment of an accessory parking area to permit 16 parking spaces instead of 31 spaces.

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.
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%), or fewer if deemed necessary by the Director of Planning, Property, and Development, 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%), or fewer if deemed necessary by the Director of Planning, Property, and Development, 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.

REASON FOR THE REPORT

- The applicant is proposing to build a mixed use building and requires Variances to the requirements of 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 26-126410\D**
RELATED FILES:	DASZ 7/2025
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.111 - (RIVER-OSBORNE)
SUBJECT:	To vary the "RMU PDO-1 Corydon Osborne" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows: 1) for the construction of a mixed-use building to permit a lot area per dwelling unit of 302 square feet (28.05 square metres) instead of 378 square feet (35.11 square metres) as previously approved under DAV 107307/2025D; 2) for the establishment of an accessory parking area to permit 16 parking spaces instead of 31 spaces.
LOCATION:	414 Gertrude Ave
LEGAL DESCRIPTION:	LOT 1 PLAN 76001
APPLICANT:	Matt Cibinel (MAC Architecture Ltd) 1239 Wellington Cres Winnipeg, MB R3N 0A1
OWNER:	GERTRUDE 414 LTD. 420 Stradbrook Ave A Winnipeg, MB R3L 0J8

HISTORY

This property was previously the subject of a Subdivision and Rezoning (DASZ 7/2025), and a related Variance (DAV 107307/D), that approved a five-storey, unit mixed use building with 32 dwelling units.

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 south side of Gertrude Avenue, 4 properties east of Osborne Street, in the River-Osborne neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site has been approved to be Rezoned “RMU” Residential – Mixed Use district, is approximately 12,097 sq. ft. in area, and currently contains a 1-storey commercial building which will be demolished.
- The subject site is accessed by a paved rear lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the “Mature Communities” policy area.
- Under the Corydon-Osborne Secondary Plan, the site is within the “Mid Rise TOD Mixed Use” policy area.



Figure 1: Aerial photo of subject site and surrounding area (flown 2024)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Gertrude Avenue, then surface parking uses zoned "RMF-M" – Residential Multifamily – Medium.

South: Rear lane, then office uses zoned "M1" – Light Manufacturing.

East: Personal Service use zoned "M1" – Light Manufacturing.

West: Surface parking uses zoned "M1" – Light Manufacturing.

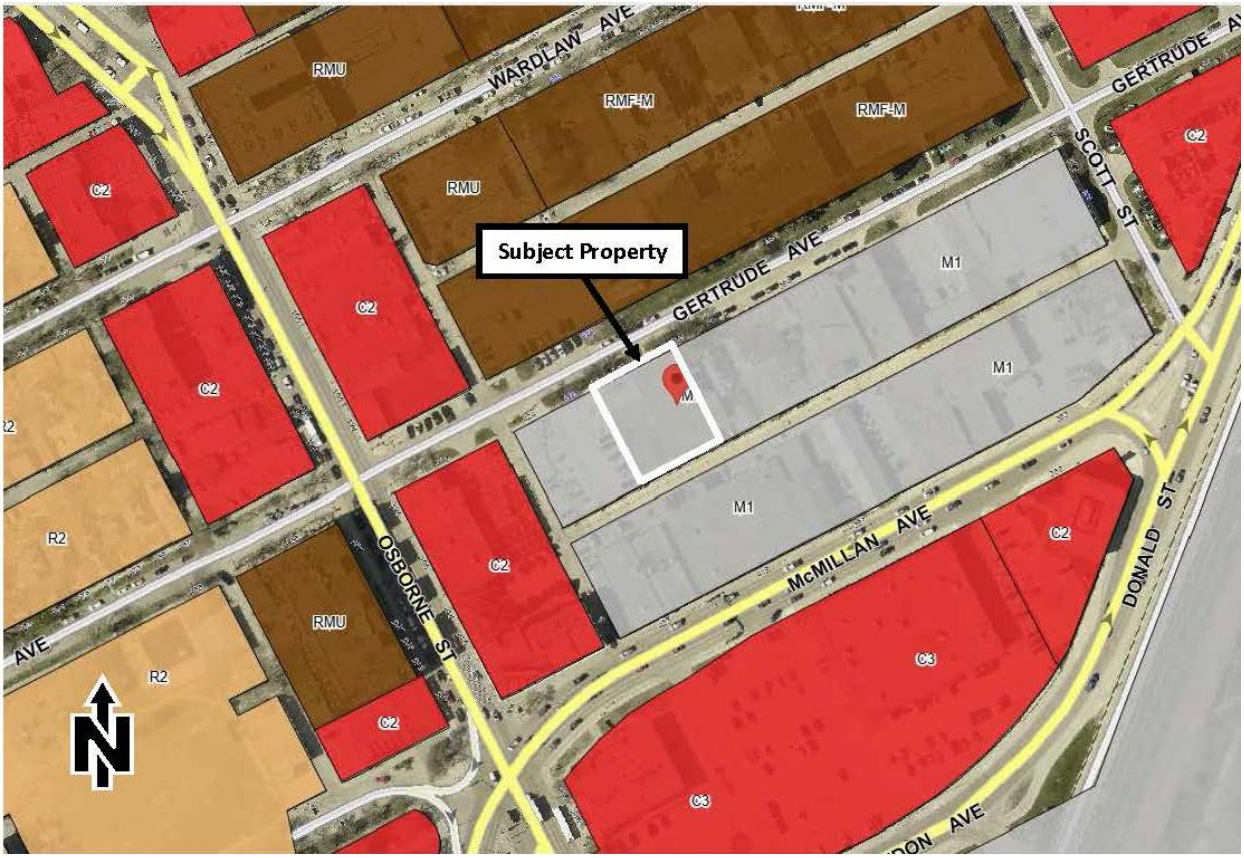


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks to develop a six-storey building with 40 dwelling units, and one ground-floor commercial unit facing Gertrude Avenue, on the subject property. The building would:
    - Have a 10’ front yard.
    - Have 6’ side yards.
    - Include floor to ceiling windows facing Gertrude Avenue.
    - Further architectural features – including the façade materials – will be finalized at the plan approval stage, which is consistent with the previously approved Variance (DAV 107307/D).
- The proposal includes 16 parking stalls accessed from the rear lane, with one stall designated for a car-share provider.
- The building will also include secured indoor storage for 20 bicycles.
- The development contains 16 vehicle parking spaces located within an internal parking structure and will include a car share vehicle.

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 "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 Gertrude Avenue of 10', contributing to a pedestrian orientation while also leaving adequate space for landscaping. This brings active at-grade uses close to the public sidewalk while still maintaining some space for plantings. A reduced setback to Gertrude Avenue is already present on the street, as 394 Gertrude Avenue has a near-zero foot front yard setback while 196 Osborne Street has a near-zero foot side yard setback to Gertrude Avenue.

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.*

Consistent with the previously approved application, the applicant intends to submit finished drawings showing detailed façade materials as part of the requirement for Plan Approval. The Public Service expects that the final design submitted as part of the Plan Approval will include high quality façade materials. In addition, the use of floor to ceiling windows provides a transparent, active ground floor that creates visual interest.

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 Gertrude Avenue. These uses all have direct pedestrian access to the sidewalk on Gertrude Avenue.

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 six stories is permitted in the “RMU” Residential – Mixed Use district. Further, the Corydon – Osborne Secondary Plan and associated Planned Development Overlay both support of to eight stories at this location. The proposed building height of six stories is therefore consistent with what is expected in this area.

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. 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.

CORYDON-OSBORNE AREA PLAN

The key policy of the *Corydon-Osborne Area Plan* that applies to this property is:

> *"Mid-rise TOD Mixed Use*
> *The mixed use buildings along on the west side of Pembina Highway and Osborne Street as well as the east side of Osborne Street (north of McMillan Avenue and west of Scott Street) step down from the height of the Osborne Station "village" high-rise TOD mixed use buildings as the area transitions into Corydon "village" and Osborne Village. To facilitate this atmosphere, building heights should range from 3 to 8 storeys."*

At six storeys and mixed use, the proposal meets this key policy.

Specific Design Guidelines from the Corydon-Osborne Area Plan that relate to the proposed development are found in "Appendix B" of this report.

Reasons for the Variances

Residential Density

- In the "RMU" Zoning District, the minimum lot area per dwelling unit is 500 square feet. A previous Variance enabled a total of one dwelling unit per 378 square feet of lot area. The current proposal seeks to increase the density further, amounting to one dwelling unit per 302 square feet of lot area. For these reasons, a Variance is required.

Insufficient Parking

- A total of 31 parking spaces are permitted, while the applicant is proposing a total of 16. For these reasons, a Variance is required.

Analysis of Variances

Residential Density

- In the "RMU" Zoning District, the minimum lot area per dwelling unit is 500 square feet, while the applicant has proposed one dwelling unit per 302 square feet. Given the proximity to Osborne Street – a designated Urban Mixed Use Corridor under *CCDS 2.0* polices, the high number of surrounding amenities, the high density in the surrounding neighborhood, and the proximity to frequent transit, a density variance is supportable. In addition, the applicant has indicated their commitment to meeting the City's Density Bonus Pilot Program. For these reasons, the variance is supportable.

Insufficient Parking

- Given the close proximity to high frequency transit, commercial amenities, and an AT path, the Urban Planning and Design Division will regularly support a parking ratio of 0.6 parking stalls per dwelling unit in this neighbourhood. Between the car share and the regular parking stalls, the applicant is providing a parking ratio of 0.7 stalls per dwelling unit. This exceeds the ratio that is typically required in this area, and is therefore supportable.

CONDITIONS OF APPROVAL

- The previous conditions for the Variance Order created under File Number DAV 107307/2025D remain in effect. These conditions required final site and building designs be submitted to the Director of Planning, Property, and Development prior to the issuance of a Development Permit, and that a signed service agreement with a car share provider be provided to the City.

- In addition to the previous conditions, a new condition is recommended requiring that at least 50% of the dwelling units permitted through the requested density variance (or a lower percentage if approved by the Public Service) be provided as affordable dwelling units. This condition is required because the proposal exceeds the density of one dwelling unit per 360 square feet of lot area. Under the Density Bonus Pilot Project, developments seeking additional density beyond this threshold must provide 50% of the bonus units as affordable housing.

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 proposed development is mixed use, which is an ideal land use for the Mid Rise TOD Mixed Use policy area of the Corydon-Osborne Area 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;

In that, the proposal provides a combination of car parking, car sharing, bike parking, and provides a compatible six-storey height, that is compatible with the urban commercial street context.

(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 variances are relatively minor, are offset by the provision of a car share and affordable dwelling units, and are compatible with the urban context.

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

In that, the area is characterized by a mixture of commercial and residential uses.

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

The proposal aligns with the Key Direction of *OurWinnipeg* that applies to the Mature Communities Policy Area, which states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population."*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Dylan Chyz-Lund
Date:	Thursday, June 4, 2026
File No.	DAV 26-126410\D

Appendix A - Corydon Osborne Plan Urban Design Review
Internal Evaluation Worksheet

414 Gertrude Avenue

Corydon Osborne Mid Rise Mixed Use Design Guidelines	Comply (Yes or No)	Comments
a. Buildings should be parallel to the street	**Yes**	
b. Building setbacks should maximize public realm/pedestrian space	**Yes**	
c. For buildings within the mid-rise TOD mixed use area, the maximum lot coverage should be 90% and the minimum lot coverage should be 70%	**Yes**	Lot coverage is 60%. The Division believes this is close and meets the intent.
d. For buildings within the mid-rise mixed use area, the maximum lot coverage should be 80% and the minimum lot coverage should be 70%	**N/A**	
e. Facades should be articulated and/or building facades staggered	**Yes**	Articulation will be increased through plan approval
f. Buildings should maintain the proximate alignment of horizontal elements of adjacent buildings	**Yes**	
g. The façade should be composed to exhibit a clearly defined base, midsection, and crown	**Yes**	
h. The base should be a minimum 60% to a maximum 70% window coverage	**No**	The base is 100% window coverage, which exceeds the intent and will display much interior life of the building to the street. The Diviosn is therefore supportive.
i. Windows should be transparent; all facades fronting streets should have windows	**Yes**	
j. After the third story, buildings should step back horizontally equal to the height of one storey	**No**	This guideline can be most important when there is a clearly visible ‘street wall’ of existing lower-rise buildings along a corridor. In this case, the built form along this stretch of Gertrude is quite mixed, and the building is not high. At 5 storeys. The Division supports the lack of stepback given the provided 10 ft. front yard.

k. Balconies should be provided for residential units	**No**	The developer did not wish to provide balconies. Due to the mixed development context, the Division is supportive of no balconies being provided.
l. Commercial entrances should be accented and doors should be a minimum 60% transparent	**Yes**	
m. Corner lot buildings should address the corner with entrances at or near the corner, providing a greater pedestrian space	**N/A**	
n. Buildings should reflect traditional design elements from the surrounding neighbourhood, including materials, finishing, signage, placement of windows and doors, and height and massing	**Yes**	Materials, finishing, signage will be finalized at the plan approval stage.
o. Rooflines that are flat should be delineated	**Yes**	The architect wished to have a flat roof as elegant and pure in form, with the window patterning as the focus for architectural expression. The Divisions is fine with this rationale in this case.
p. Façade lighting should be wall mounted luminaries, mounted no higher than the top of the first floor; all entrances should be illuminated; all light should be cast down	**Yes**	Façade lighting will be shown at plan approval; Division will confirm compliance with guideline at that time.
q. Mechanical equipment should be screened so that it is not visible from adjacent public streets when viewed from the ground	**Yes**	Will be confirmed at plan approval.
r. Awnings or overhangs are encouraged to delineate first floor, reinforce pedestrian scale and shade	**No**	As an alternative, the architect states that the main entry to the residence is recessed to differential from the commercial front and also provide a sheltered area that might include some seating.
s. One sign shall be allowed per business and should be placed no higher than the first floor; signs should be flush with the building	**Yes**	Will be confirmed at plan approval.
t. Roof gardens should be encouraged	**N/A**	
u. Parking should not be allowed in the front yard setback	**Yes**	

Exhibit “6” referred to in File DAV 126410/2026D

414 GERTRUDE AVENUE

WINNIPEG, MANITOBA

MIXED-USE RESIDENTIAL DEVELOPMENT

CONSTRUCTION MANAGER
MBUILDS
35 Trottier Bay, Winnipeg, MB R3T 3R3
(204) 453-9177

ARCHITECTURAL
MAC ARCHITECTURE LTD
matt@cibinel.ca

CIVIL
SISON BLACKBURN CONSULTING INC
60 S Landing Dr Unit 1, Winnipeg, MB R4G 0C
(204) 505-0855

STRUCTURAL
WOLFROM ENGINEERING LTD.
345 Wardlaw Ave, Winnipeg, MB R3L 0L5
(204) 452-0041

MECHANICAL & ELECTRICAL

EPP SIEPMAN ENGINEERING INC.
136 Market Avenue, Winnipeg, MB R3B 0P4
(204) 453-1080

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV: 26-126410/D
SHEET # 1 OF 2
DATE: May 20, 2026

ASSEMBLIES

FLOORS

MAIN FLOOR
FINISHED FLOORING
CONCRETE SLAB PER STRUCTURAL
10 MIL POLY UNDERSLAB AVB SEALED TO GRADE BEAM

FLOORS 2-5
NBC FTRs, 1HR FRR, STC 69
FINISHED FLOORING AND ACOUSTIC UNDERLAYMENT
1" CAST UNDERLAYMENT
FRAMING PER STRUCTURAL
1/2" RESILIENT CHANNELS @ 24" O.C.
2-LAYERS 5/8" TYPE X GYPSUM

ROOF

R35 INSULATION (AVERAGE)
AIR/ VAPOUR BARRIER SHEET MEMBRANE
SHEATHING AND FRAMING PER STRUCTURAL
2 LAYERS 5/8" TYPE X GYPSUM (CEILING)

SOFFITS

STRUCTURE
3 LAYERS OF 5/8" TYPE X GWB
WOOD FRAMING FOR SUSPENDED SOFFIT SECURED TO UNDERSIDE OF STRUCTURE
1/2" FIBREGLASS FACED GWB
LIQUID APPLIED AIR/ VAPOUR BARRIER MEMBRANE
9" EIFS (NONCOMBUSTIBLE AT PARKING AREA)

EXTERIOR WALLS

EW1 - EIFS WITH STENCILED BRICK & SMOOTH FINISH
5" EIFS (IMPACT RESISTANT AT MAIN FLOOR)
LIQUID APPLIED AIR/ VAPOUR BARRIER MEMBRANE
1/2" PLYWOOD SHEATHING
FRAMING PER STRUCTURAL
2" MINERAL WOOL INSULATION
5/8" TYPE X GYPSUM WALLBOARD, PAINTED
THROUGH-WALL FLASHING / EXPANSION JOINT AT FLOOR LEVELS

EW2 - EIFS - 1.5 HR FRR
2" EIFS (NONCOMBUSTIBLE)
VAPOUR PERMEABLE AIR BARRIER
2 LAYERS 5/8" EXTERIOR GRADE TYPE X SHEATHING
FRAMING PER STRUCTURAL
5 1/2" BATT INSULATION
6MIL POLY VAPOUR BARRIER SEALED TO PERIMETER OF INTERIOR WALLS
2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD, PAINTED

FOUNDATION
CEMENT PARGING ON WIRE MESH. SMOOTH FINISH, DARK GREY COLOUR TO 8" BELOW GRADE AND METAL FLASHING
4" EXTRUDED POLYSTYRENE INSULATION [XPS] FASTENED TO THE CONCRETE
DAMPPROOFING

INTERIOR WALLS

W1 **SUITE DEMISING WALL - LOAD BEARING**
FRR 1 HR (NBC 2020 - W144 E&I), STC 61
2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD
2X6 WOOD STUDS PER STRUCT
3.5" BATT INSULATION
SHEATHING PER STRUCT
1" SPACE
SHEATHING PER STRUCT
2X6 WOOD STUDS PER STRUCT
3.5" BATT INSULATION
5/8" TYPE X GYPSUM WALLBOARD



W2 **CORRIDOR WALLS - NON-LOADBEARING**
FRR 1 HR, (NBC 2020 - W4a) STC 64
2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD (CORRIDOR SIDE)
1/2" RESILIENT CHANNEL @ 24" O.C.
2X4 WOOD STUDS @ 2' O.C.
3.5" BATT INSULATION
5/8" TYPE X GYPSUM WALLBOARD

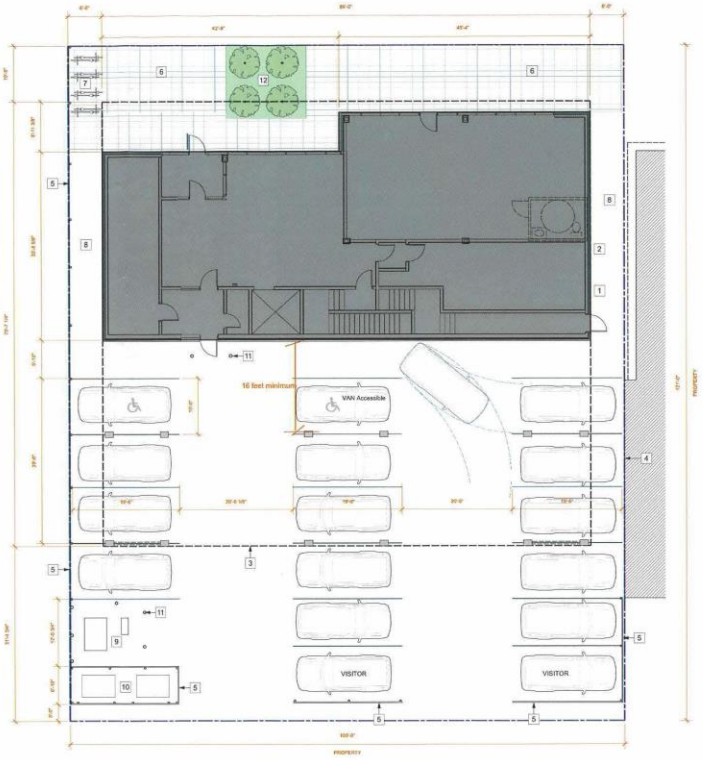
W3 **EXIT STAIRS & ELEVATOR SHAFT WALLS**
FRR 1 HR, (NBC 2020 - W4a) STC 64
2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD (STAIR SIDE)
1/2" RESILIENT CHANNEL @ 24" O.C.
FRAMING PER STRUCTURAL C/W OSB SHEATHING
5.5" BATT INSULATION
5/8" TYPE X GYPSUM WALLBOARD

W4 **TYPICAL WALLS WITHIN SUITES**
5/8" TYPE X GYPSUM WALLBOARD
2X4 WOOD STUDS @ 24" O.C.
3.5" BATT INSULATION (BEDROOMS AND BATHROOMS)
5/8" TYPE X GYPSUM WALLBOARD
-PLUMBING WALLS TO BE FURRED OUT FROM SUITE DEMISING WALLS.
-PLUMBING WALLS AT WASHROOMS TO BE 2X6 FRAMING.
-PLUMBING WALLS AT KITCHENS TO BE 2X4 FRAMING.

W5 **SHAFT WALL - 1 HR. ACOUSTIC**
FRR 1 HR, STC 54 (UL DES U415 SYSTEM A)
5/8" TYPE X GYPSUM WALLBOARD
4" C-H STEEL STUD @ 600MM O.C.
1" GYPSUM WALLBOARD LINER PANEL

W6 **MAIN FLOOR SUITE DEMISING WALLS**
FRR 2 HR, (NBC 2020 - W9b)
2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD
2X6 WOOD STUDS W/ HORIZONTAL BLOCKING @ 4' O.C.
5.5" MINERAL WOOL INSULATION
1/2" RESILIENT CHANNEL
5/8" TYPE X GYPSUM WALLBOARD

W7 **1HR RATED WALL**
FRR 1 HR, (NBC 2020 - W14)
1 LAYER 5/8" TYPE X GYPSUM WALLBOARD
2X6 WOOD STUDS @ 24" O.C. (AT MAIN FLOOR)
1 LAYER 5/8" TYPE X GYPSUM WALLBOARD



KEYNOTES

1 FIRE DEPARTMENT CONNECTION
2 GAS METER
3 EDGE OF UPPER FLOORS
4 NEIGHBOUR'S GARAGE ON PROPERTY LINE PATCH, TROWELLED FINISH, PAINT MURAL
5 42" HIGH WOOD FENCE
6 PAVERS
7 BICYCLE PARKING, RACKS FOR 9 BIKES
8 SIDEWALK
9 TRANSFORMER & SCTE
10 WASTE / RECYCLING C/W FENCE ENCLOSURE AND GATE
11 6" BOLLARDS
12 PLANTER BED FLUSH WITH GROUND LEVEL

MACARCHITECTURE LTD

MATT CIBINEL, MAA, RAIC — MATT@CIBINEL.CA

NO.	ISSUED FOR:	DATE:
1	CLASS B PRICING	2026.02.02

SEAL

414 GERTRUDE AVENUE
MIXED-USE DEVELOPMENT

WINNIPEG, MANITOBA

ASSEMBLIES / SITE PLAN

PROJECT NO. 2503

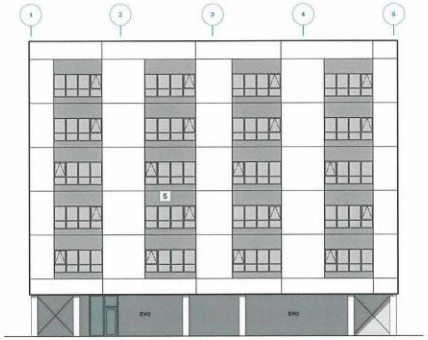
A1.0



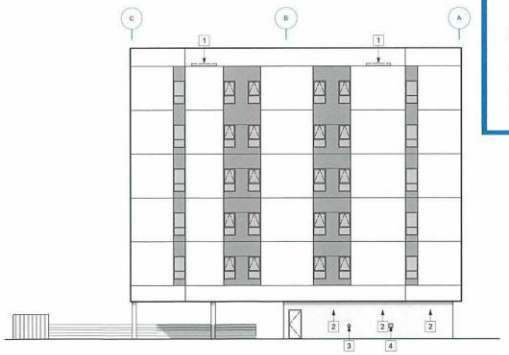
1 NORTH ELEVATION
Scale: 3/32" = 1'-0"



2 WEST ELEVATION
Scale: 3/32" = 1'-0"



3 SOUTH ELEVATION
Scale: 3/32" = 1'-0"



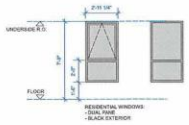
4 EAST ELEVATION
Scale: 3/32" = 1'-0"

GENERAL NOTES

1. ALL EXTERIOR WALLS TO BE WALL TYPE EW1 UNLESS NOTED OTHERWISE.
2. CONFIRM ACTUAL HEIGHT OF WINDOWS ON WINDOW SHOP DRAWINGS

KEYNOTES

1	SCUPPER
2	LOUVER
3	FIRE DEPARTMENT CONNECTION
4	GAS METER
5	SMOOTH DARK GREY EIFS FINISH, TYP.



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DMV: 26-126410/D

SHEET # 2 OF 2

DATE: May 20, 2026

MACARCHITECTURE LTD

MATT DIBNEL, MAA, RAIC MATT@DIBNEL.CA

NO.	ISSUED FOR:	DATE:
1	CLASS B PRICING	2026.02.02

SEAL

414 GERTRUDE AVENUE
MIXED-USE DEVELOPMENT

WINNIPEG, MANITOBA

ELEVATIONS

PROJECT NO.
2503

A3.0