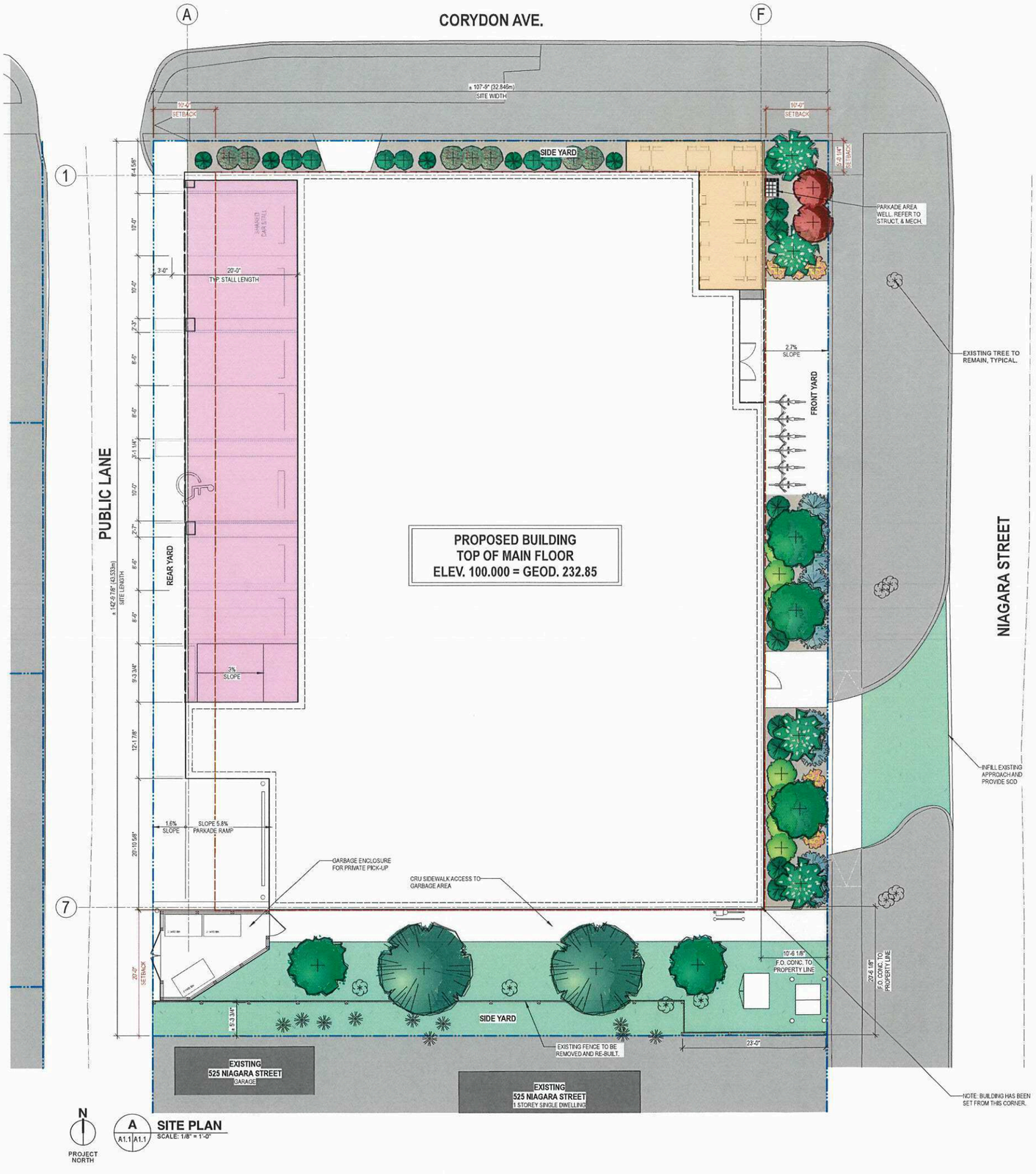
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



EXISTING ZONING: C1, R1 (SEE SITE PLAN)			
PROPOSED RE-ZONING TO: CMU (COMMERCIAL MULTI-USE)			
IN ACCORDANCE TO CITY OF WINNIPEG - SMALL-SCALE AND LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINES FOR MATURE COMMUNITIES			
GROSS BUILDING AREA: 52,675 SQ. FT. (4,892 SQM)			
REQUIREMENT		**REQUIRED**	**PROPOSED**
LOT AREA			15,392 SQ. FT.
LOT COVERAGE		*" may be more than 42% where the property is located on a regional street"*	(8,081 / 10,480) = 77%
BUILDING HEIGHT		45 FT. (13.72m) MAX.	4 STOREYS (+/- 45'-0")
BUILDING SETBACKS	SIDE (N) CORYDON	*"Average of existing front yards on block + 5' ft."*	5 FT. TO BUILDING
	FRONT (E) NIAGARA	*"10 ft. for building greater than 35 ft. in height"*	10 FT. TO BUILDING
	REAR (W) BACKLANE	*"10 ft. for building greater than 35 ft. in height"*	REFER TO PLAN SHOWING DIMENSIONS TO BUILDING
	SIDE (S)	25 FT.	20 FT. TO BUILDING
PARKING STALLS INDUSTRIAL - CAT. 10 RESTAURANT - CAT. 22		RESIDENTIAL: 17 STALLS (1 PER SUITE) INDUSTRIAL - BAKERY PROD. (1 PER 1,000 SQ. FT.): 2 STALLS RESTAURANT (1 PER 100 SQ. FT.): 25 STALLS COMMERCIAL REDUCTION OF 20% = 9 STALLS **TOTAL STALLS REQUIRED = 44 (-9 STALL REDUCTION) = 37**	23 PROVIDED * ** * PLUS RESIDENTIAL STREET PARKING ** SHARED CAR STALL (EQUAL TO 12 STALLS) **23 + 12 = 35 STALLS**
ACCESSIBLE STALLS		1	1
BICYCLE PARKING		1 PER 10 REQUIRED PARKING SPACES = 2	6 EXTERIOR, 20 SECURED INDOOR

GENERAL NOTES:

1. DRAWING IS INTENDED TO BE VIEWED IN COLOUR.
2. REFER TO LANDSCAPE DRAWINGS FOR SITE SURFACE AND SITE PLANTING.
3. ALL PARKING LINES TO BE PAINTED @ 4" WIDE, TYP.

LEGAL DESCRIPTION:

LOT 90 TO 95, BLOCK 14, PLAN 1222 WLTO
EXC OUT OF SAID LOT 95 ALL THOSE TAKEN FOR JACKSON AVE. (NOW CORYDON AVE.) PLAN 4735 WLTO IN RL 51 AND 52 PARISH OF ST. BONIFACE

LEGEND:

- PROPERTY LINE
- SETBACK
- COVERED PARKING AREA SURFACE: ASPHALT PAVEMENT
- PATIO AREA
- SOD LANDSCAPING REFER TO LANDSCAPE DRAWINGS.
- BARK NUGGET MULCH PLANTING BED
- DECORATIVE STONE MULCH REFER TO LANDSCAPE DRAWINGS.
- PP PARKING POST AND PLUG
- EXISTING TREE TO REMAIN.

PROPERTY INFORMATION:

CIVIC ADDRESS:	1460 CORYDON AVENUE WINNIPEG, MANITOBA
LEGAL DESCRIPTION:	LOTS 90 TO 94 AND PART LOT 95, BLOCK 14, PLAN 1222 WLTO
REGISTERED OWNER:	10217214 MANITOBA LTD.
LOT AREA:	15,408 FT² (1431 m²)
TYPE OF LOT:	C1 - COMMERCIAL R1 - RESIDENTIAL
PROPERTY **RE-ZONED TO USE:**	R1 - RESIDENTIAL TO C1-COMMERCIAL (SEE SITE PLAN)
CoW CURRENT USE:	CM-OFFICE
PROPOSED USE(S):	CRU (COMMERCIAL RENTAL UNITS) - MAIN FLOOR MULTI-RESIDENTIAL - 2ND-4TH FLOOR UNDERGROUND PARKADE

PROPOSED BUILDING AREAS:

UNDERGROUND PARKING AREA:	10,443 FT² (970 m²)
MAIN FLOOR AREA:	6,848 FT² (636 m²)
COVERED PARKING AREA:	1,535 FT² (143 m²)
SECOND FLOOR AREA:	9,535 FT² (886 m²)
THIRD FLOOR AREA:	9,413 FT² (874 m²)
FOURTH FLOOR AREA:	6,363 FT² (591 m²)
TOTAL GROSS AREA:	**44,137 FT² (4,100 m²)**

GROUP C - UP TO 4 STOREYS, SPRINKLERED (3.2.2.52)
MAX. AREA = 1,800 m² *(Multi-Residential)*

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

GROUP F3 - UP TO 4 STOREYS, SPRINKLERED (3.2.2.86)
MAX. AREA = 3,600 m² // 4 storeys *(Storage Garage - Parkade)*

SCHEDULE "A" page 1 of 5
To Zoning Agreement: DASZ 42/2025
By-Law No.: BL 17/2026
Winnipeg

Zoning Officer	Mogahid Suliman	June10, 2026
District Planner		June 12/26
Community Clerk		June 23/26
Approved for the Director of Planning, Property and Development		

CHAGAS architecture + development Inc.
BODHI DRAFTING & DESIGN

VARIANCE(S) (DAV) APPROVED:

FOR CMU PORTION

1. **WEST REAR YARD SETBACK OF 5'-6"** VS. REQUIRED 10'-0" SETBACK.

FOR RMF PORTION

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

PARKING VARIANCES

5. PROPOSED PARKING STALL COUNT OF 23 STALL VS. REQUIRED **37** STALLS.
6. ACCESSIBLE PARKING (VAN ACCESSIBLE) STALL COUNT OF 0 VS. REQUIRED 1 STALL.
7. CAR SHARE AGREEMENT - FOR EQUIVALENCY OF 12 STALLS.
8. (2) ADDITIONAL NEIGHBOUR CAR-PARK AGREEMENT.

LANDSCAPING

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

RE-ZONING (DAZ) APPROVED:

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

NO.	ISSUED FOR	DATE	BY
1	ISSUED FOR PLAN APPROVAL	2026-05-21	PC

DRAWN BY: BV CHECKED BY: PC

PRINTING DATE: MAY, 2026

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The contractor is to verify dimensions and date noted herein with conditions on the site and is held responsible for reporting discrepancy to the architects for adjustment.

STAMP

1460 CORYDON AVE. RE-DEVELOPMENT

1460 CORYDON AVE, WINNIPEG, MB

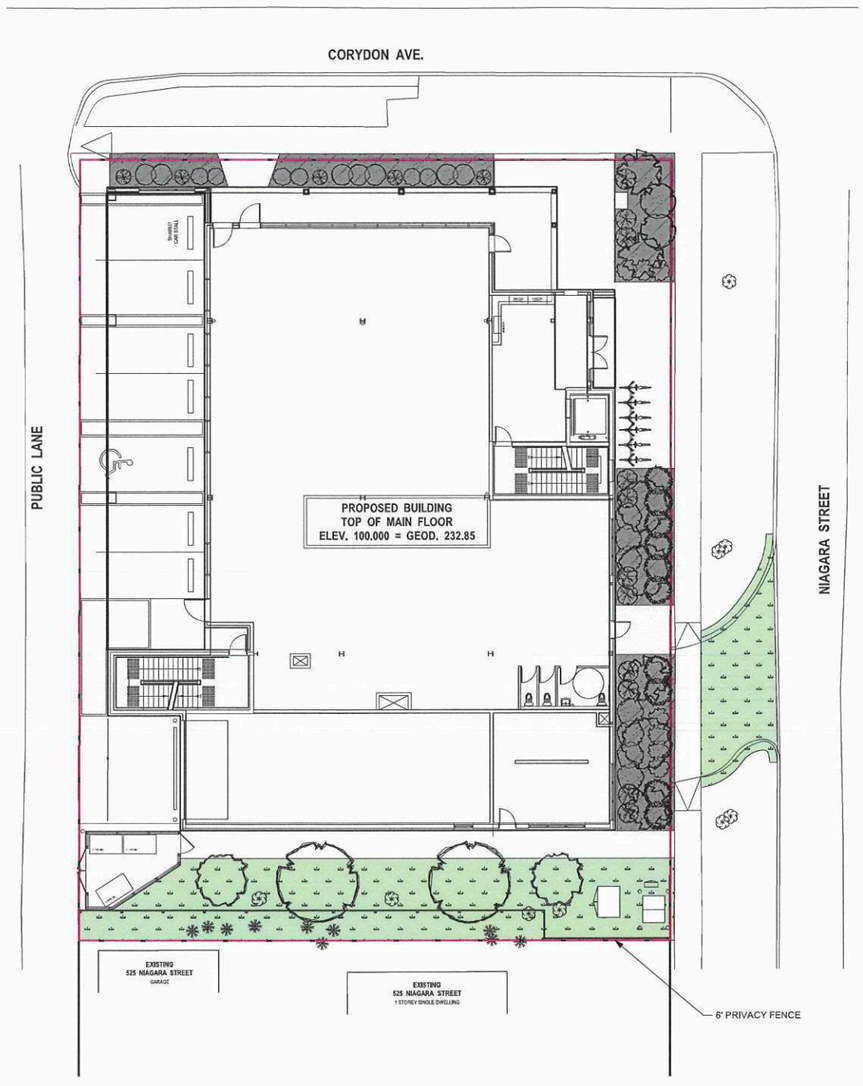
SITE PLAN

PROJECT NO. 2438

A1.1

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.

LAND FORUM
LANDSCAPE ARCHITECTS



N

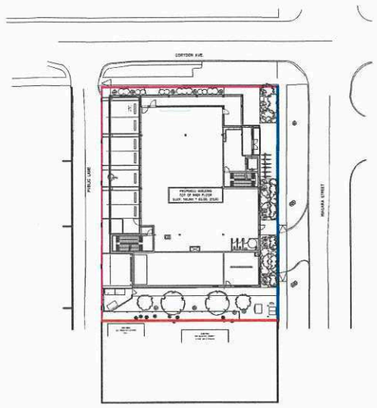
1 | L-1 **Landscape Scope Plan**
Scale: 1:150

0 5 10 15 m

Surface Material Legend

Sod & Topsoil
180 sm

Decorative Stone Mulch Planting Bed
115 sm



N

2 | L-1 **Zoning Analysis Plan**
Scale: 1:500

0 5 10 15 20 25 m

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

Corydon Ave — 107 Lin ft.

	Required	Proposed
Trees	4	4
Shrubs	15	21

Niagara St — 142 Lin ft.

	Required	Proposed
Trees	5	5
Shrubs	21	32

190 (7)a Buffering of Residential Uses from Non-Residential Imp

Single Family
RMF — 107 Lin ft.
0 Lin ft.

		Required	Proposed
Requirement (Option 1)	Trees	3	4
	Shrubs	15	0

+ Option 2: 6'HT Privacy Fence Provided

SCHEDULE "A" page 2 of 5
To Zoning Agreement: DASZ 42/2025
By-Law No.: BL 17/2026
Winnipeg

Zoning Officer	Mogahid Suliman	June 10, 2026
District Planner		June 24/26
Community Clerk		June 24/26
Approved for the Director of Planning, Property and Development		

General Notes

1. All work to conform to Canadian Landscape Standard (Current Edition)
2. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
3. All work is to be warrantied for a period of not less than 1 year.
4. Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense.
5. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
6. All dimensions are in meters unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.
9. All material depths in details are shown after compaction.

IFC

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D	2026-04-23	Issued for Coordination
C	2026-03-24	Issued for Permitting
B	2026-03-10	Issued for Review
A	2026-03-03	Issued for Review

MARIE LACHIVER
Member No. 192

This Drawing was digitally sealed by Marie Lachiver on 2026-05-20

Consultant

Project Title
1460 CORYDON AVE.
RE-DEVELOPMENT
1460 CORYDON AVE, WINNIPEG, MB

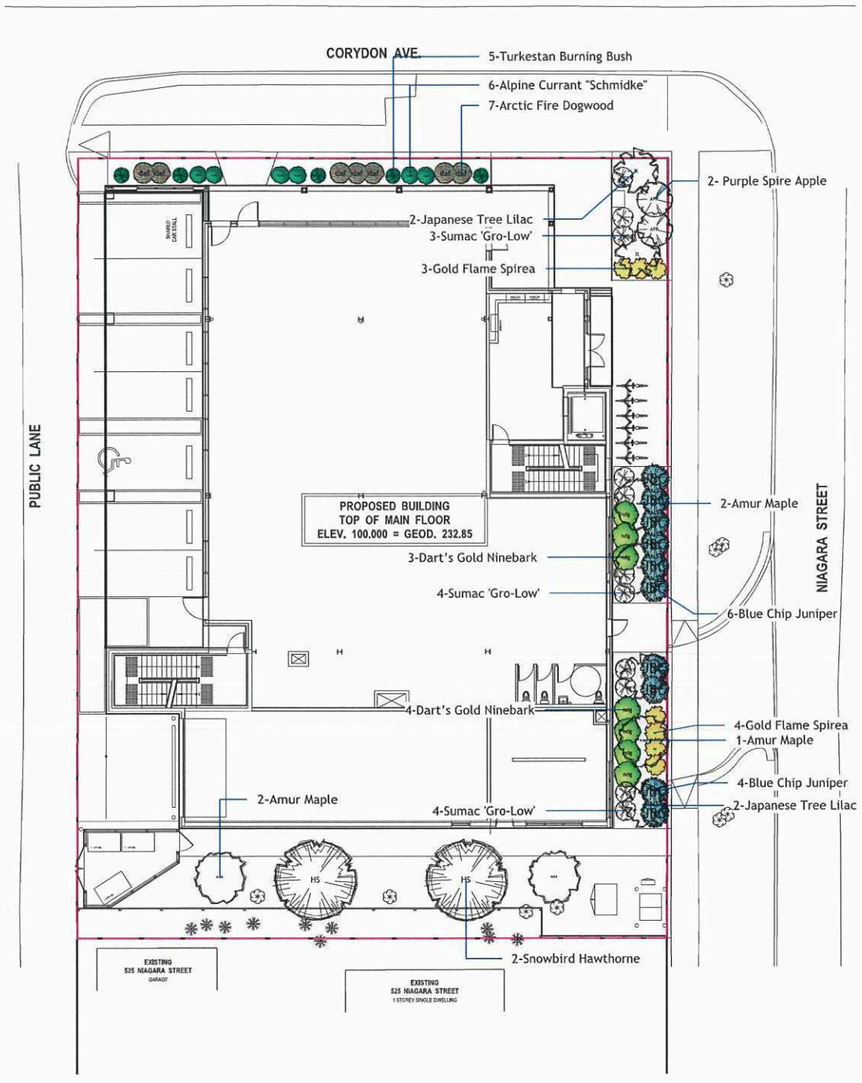
Drawing Title
Landscape Scope Plan

Drawing No.
L-1
of 3

1460 Corydon Ave_Working.vwx

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.

LAND FORUM
LANDSCAPE ARCHITECTS



N

1 Planting Plan
L-2 Scale: 1:150

0 5 10 15 m

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
Trees			
Amur Maple	Acer ginnala	5	50 mm ø 2.4-3.0m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Snowbird Hawthorne	Crataegus x mordenensis 'Snowbird'	2	65 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.
Purple Spire Apple	Malus 'Jefspire'	2	65 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	65 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			
Arctic Fire Dogwood	Cornus stolonifera 'Farrow'	7	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Turkestan Burning Bush	Euonymus nana 'Turkestanica'	5	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	10	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dart's Gold Ninebark	Physocarpus opulifolius 'Dart's Gold'	7	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Sumac 'Gro-Low'	Rhus aromatica 'Gro-Low'	11	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Alpine Currant "Schmidke"	Ribes alpinum	6	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Gold Flame Spirea	Spirea bumalda 'Goldflame'	7	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Perennials			
Ornamental Grasses			
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		66	
Total Plants in Drawing		66	

General Notes

1. All work to conform to Canadian Landscape Standard (Current Edition)
2. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
3. All work is to be warrantied for a period of not less than 1 year.
4. Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense
5. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
6. All dimensions are in meters unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.
9. All material depths in details are shown after compaction.

IFC

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 h, 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 flare2.5-5cm(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 street lights. Conifers shall be located min 4 m from sidewalks. Landscape Architect is to approve location prior to digging. Landscape Architect reserves the right to adjust locations of proposed plant material prior to installation.
9. Contractor to review and accept planting locations as appropriate culturally for the species specified prior to installing plant material. Installation of plant material shall be considered acceptance of the suitability of the location.
10. Contractor shall guarantee new plant material for a period of two calendar years from the date of owner acceptance. Warranty shall only begin after the installation and acceptance of all landscape materials. The Landscape Architect reserves the right to extend the wa□
11. Contractor shall replace material found to be dead or in poor condition within two weeks of being notified by the 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 itemised 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 calliper). 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.

SCHEDULE "A" page 3 of 5
To Zoning Agreement: DASZ 42/2025
By-Law No.: BL 17/2026
Winnipeg

Zoning Officer	Mogahid Suliman	June 10, 2026
District Planner	NL	June 23/26
Community Clerk		
Approved for the Director of Planning, Property and Development		

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B	2026-03-10	Issued for Review
A	2026-03-03	Issued for Review

MARIE LACHIVER
Member No. 192

This Drawing was digitally sealed by Marie Lachiver on 2026-05-20

Consultant

Project Title
1460 CORYDON AVE.
RE-DEVELOPMENT
1460 CORYDON AVE, WINNIPEG, MB

Drawing Title
Planting Plan

Drawing No.
L-2
of
3

1460 Corydon Ave_Working.vwx

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



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



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

SCHEDULE "A" page 4 of 5
To Zoning Agreement: DASZ 42/2025
By-Law No.: BL 17/2026
Winnipeg

Zoning Officer	Mogahid Suliman	June 10, 2026
District Planner		June 22/26
Community Clerk		June 23/26
Approved for the Director of Planning, Property and Development		

GENERAL NOTES:

1. THIS DRAWING IS INTENDED TO BE VIEWED IN COLOUR.
2. ALL INSIDE AND OUTSIDE CORNERS WITHIN METAL CLADDING TO RECEIVE MANUFACTURER J-TRIM AND/OR APPLICABLE MANUFACTURER CORNER DETAIL. COLOUR TO MATCH ADJACENT SIDING.
3. IF HARDIE SIDING IS UTILIZED, ALL WINDOWS WITHIN HARDIE SIDING TO RECEIVE 3 1/2" HARDIE TRIM. COLOUR TO MATCH ADJACENT SIDING.

LEGEND:

A — LUX ARCHITECTURAL PRODUCTS
SPEC: 4" V-GROOVE
COLOUR: BRUSHED CARBON
OBTAIN SAMPLES TO CONFIRM.

NOTE: PROVIDE ALTERNATE PRICE FOR JAMES HARDIE LAP SIDING.
FINISH: FINISH: CEDARMILL®
COLOUR: NIGHT GRAY - GC TO PROVIDE SAMPLE TO CONFIRM.

B — LUX ARCHITECTURAL PRODUCTS
SPEC: 4" V-GROOVE
COLOUR: WHITE OAK
OBTAIN SAMPLES TO CONFIRM.

NOTE: PROVIDE ALTERNATE PRICE FOR JAMES HARDIE LAP SIDING.
FINISH: FINISH: CEDARMILL®
COLOUR: LIGHT MIST - GC TO PROVIDE SAMPLE TO CONFIRM.

C — LUX ARCHITECTURAL PRODUCTS
VERTICAL RANDOM PLANK
COLOUR: PECAN
OBTAIN SAMPLES TO CONFIRM.

NOTE: PROVIDE ALTERNATE PRICE FOR MAC METAL ARCHITECTURAL.
PROFILE: NORWOOD MINI
COLOUR: TEAK

D — PREFINISHED CLADDING FLAT STOCK 22Ga. OR APPROVED EQUAL.
COLOUR: BLACK
OBTAIN SAMPLES TO CONFIRM.

E — I-XL HEBRON BRICK - THIN BRICK
OR APPROVED EQUAL
COLOUR: 710 CHARCOAL

F — LUX ARCHITECTURAL PRODUCTS
4" V-GROOVE LUX-LAP
COLOUR: PECAN
LOCATION: BALCONY FASCIA

NOTE: PROVIDE ALTERNATE PRICE FOR MAC METAL ARCHITECTURAL.
PROFILE: HARRYWOOD PLUS
COLOUR: TEAK

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

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

G — VERTICAL BALCONY RAILING SCREEN SLATS
LUX ARCHITECTURAL PRODUCTS
NEO-LUMBER - SIZE: 2" x 4.75" - MAINTAIN MIN. 4" CLEAR BETWEEN RAILS
COLOUR: PECAN
LOCATION: SOUTH & WEST BALCONIES

NOTE: PROVIDE ALTERNATE PRICE FOR MAC METAL ARCHITECTURAL.
PROFILE: ARCHITECTURAL PLANK C/W REINFORCED STEEL C-CHANNEL
COLOUR: TEAK

CHAGAS architecture + development Inc.

BODHI DRAFTING & DESIGN

EXTERIOR ELEVATION KEYNOTES:

1. PREFINISHED METAL PARAPET CAP FLASHING. COLOUR: BLACK
2. REFER TO DOOR AND DOOR HARDWARE SCHEDULES FOR DOOR, DOOR FRAME AND DOOR HARDWARE INFORMATION.
3. PREFINISHED ALUMINUM GUARD RAIL. RAILING: POWDER COATED BLACK
4. OVERFLOW SCUPPER. REFER TO ROOF PLAN AND ROOF PLAN DETAILS.
5. PROVIDE CONDUIT FOR TENANT SIGNAGE. REFER TO ELECTRICAL. GC TO COORDINATE.
6. INSULATED OVERHEAD DOOR. REFER TO DOOR SCHEDULE.
7. CONCRETE FILLED BOLLARD. REFER TO SITE DETAILS AND STRUCTURAL.
8. PERFORATED METAL SOFFIT. PRODUCT: LUX ARCHITECTURAL PRODUCTS COLOUR: PECAN
9. STANDING SEAM ROOF. REFER TO ROOF ASSEMBLY CONSTRUCTION ON SECTIONS.
10. APPROXIMATE LOCATION OF GAS METER. LINES TO BE PAINTED BLACK. REFER TO MECHANICAL.
11. POWDER COATED BLACK GUARD RAIL.

NO.	ISSUED FOR	DATE	BY
1	ISSUED FOR PLAN APPROVAL	2026-05-21	PC

DRAWN BY: BV CHECKED BY: PC

PRINTING DATE: MAY, 2026

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STAMP

PROVINCE OF MANITOBA — PEDRO ANTONIO CHAGAS — REGISTERED ARCHITECT — CHAGAS ARCHITECTURE DEVELOPMENT INC. — PROFESSIONAL CORPORATION

MAY, 2026

1460 CORYDON AVE.
RE-DEVELOPMENT

1460 CORYDON AVE, WINNIPEG, MB

EXTERIOR ELEVATIONS

PROJECT NO. 2438

A3.1

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



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



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

GENERAL NOTES:

1. THIS DRAWING IS INTENDED TO BE VIEWED IN COLOUR.
2. ALL INSIDE AND OUTSIDE CORNERS WITHIN METAL CLADDING TO RECEIVE MANUFACTURER J-TRIM AND/OR APPLICABLE MANUFACTURER CORNER DETAIL. COLOUR TO MATCH ADJACENT SIDING.
3. IF HARDIE SIDING IS UTILIZED, ALL WINDOWS WITHIN HARDIE SIDING TO RECEIVE 3 1/2" HARDIE TRIM. COLOUR TO MATCH ADJACENT SIDING.

LEGEND:

A — LUX ARCHITECTURAL PRODUCTS
SPEC: 4" V-GROOVE
COLOUR: BRUSHED CARBON
OBTAIN SAMPLES TO CONFIRM.

NOTE: PROVIDE ALTERNATE PRICE FOR JAMES HARDIE LAP SIDING.
FINISH: FINISH: CEDARMILL®
COLOUR: NIGHT GRAY - GC TO PROVIDE SAMPLE TO CONFIRM

B — LUX ARCHITECTURAL PRODUCTS
SPEC: 4" V-GROOVE
COLOUR: *WHITE OAK*
OBTAIN SAMPLES TO CONFIRM.

NOTE: PROVIDE ALTERNATE PRICE FOR JAMES HARDIE LAP SIDING.
FINISH: CEDARMILL®
COLOUR: LIGHT MIST - GC TO PROVIDE SAMPLE TO CONFIRM

C — LUX ARCHITECTURAL PRODUCTS
VERTICAL RANDOM PLANK
COLOUR: *PECAN*
OBTAIN SAMPLES TO CONFIRM.

NOTE: PROVIDE ALTERNATE PRICE FOR MAC METAL ARCHITECTURAL.
PROFILE: NORWOOD MINI
COLOUR: TEAK

D — PREFINISHED CLADDING FLAT STOCK 22Ga. OR APPROVED EQUAL.
COLOUR: BLACK
OBTAIN SAMPLES TO CONFIRM.

E — I-XL HEBRON BRICK - THIN BRICK
OR APPROVED EQUAL
COLOUR: *710 CHARCOAL*

F — LUX ARCHITECTURAL PRODUCTS
4" V-GROOVE LUX-LAP
COLOUR: *PECAN*
LOCATION: BALCONY FASCIA

NOTE: PROVIDE ALTERNATE PRICE FOR MAC METAL ARCHITECTURAL.
PROFILE: HARRYWOOD PLUS
COLOUR: TEAK

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

GLAZING
COLOUR: SOLARBAN® 50 (2) SOLARGRAY® + CLEAR
OBTAIN SAMPLES TO CONFIRM.

G — VERTICAL BALCONY RAILING SCREEN SLATS
LUX ARCHITECTURAL PRODUCTS
NEO-LUMBER - SIZE: 2" x 4.75" - MAINTAIN MIN. 4" CLEAR BETWEEN RAILS
COLOUR: PECAN
LOCATION: SOUTH & WEST BALCONIES

NOTE: PROVIDE ALTERNATE PRICE FOR MAC METAL ARCHITECTURAL.
PROFILE: ARCHITECTURAL PLANK C/W REINFORCED STEEL C-CHANNEL
COLOUR: TEAK

SCHEDULE "A" page 5 of 5
To Zoning Agreement: DASZ 42/2025
By-Law No.: BL 17/2026
Winnipeg

Zoning Officer	Mogahid Suliman	June 10, 2026
District Planner		June 23/26
Community Clerk		
Approved for the Director of Planning, Property and Development		

CHAGAS architecture + development Inc.
BODHI DRAFTING & DESIGN

EXTERIOR ELEVATION KEYNOTES:

1. PREFINISHED METAL PARAPET CAP FLASHING. COLOUR: BLACK
2. REFER TO DOOR AND DOOR HARDWARE SCHEDULES FOR DOOR, DOOR FRAME AND DOOR HARDWARE INFORMATION.
3. PREFINISHED ALUMINUM GUARD RAIL. RAILING: POWDER COATED BLACK
4. OVERFLOW SCUPPER. REFER TO ROOF PLAN AND ROOF PLAN DETAILS.
5. PROVIDE CONDUIT FOR TENANT SIGNAGE. REFER TO ELECTRICAL. GC TO COORDINATE.
6. INSULATED OVERHEAD DOOR. REFER TO DOOR SCHEDULE.
7. CONCRETE FILLED BOLLARD. REFER TO SITE DETAILS AND STRUCTURAL.
8. PERFORATED METAL SOFFIT. PRODUCT: LUX ARCHITECTURAL PRODUCTS COLOUR: PECAN
9. STANDING SEAM ROOF. REFER TO ROOF ASSEMBLY CONSTRUCTION ON SECTIONS.
10. APPROXIMATE LOCATION OF GAS METER. LINES TO BE PAINTED BLACK. REFER TO MECHANICAL.
11. POWDER COATED BLACK GUARD RAIL.

NO.	ISSUED FOR	DATE	BY
1	ISSUED FOR PLAN APPROVAL	2026-05-21	PC

DRAWN BY: BV CHECKED BY: PC

PRINTING DATE: MAY, 2026

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The contractor is to verify dimensions and date noted herein with conditions on the site and is held responsible for reporting discrepancy to the architects for adjustment.

STAMP

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

MAY, 2026

1460 CORYDON AVE. RE-DEVELOPMENT

1460 CORYDON AVE, WINNIPEG, MB

EXTERIOR ELEVATIONS

PROJECT NO. 2438

A3.2