Minutes – City Centre Community Committee – September 4, 2026

PUBLIC HEARINGS

Item No. 2 Rezoning – 843 Dorchester Avenue
(Fort Rouge-East Fort Garry Ward)
File DAZ 212/2026 [c/r DAV 104706/2026D]

COMMUNITY COMMITTEE RECOMMENDATION:

The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M PDO-1 Corydon Osborne" Residential Multi-Family (Medium) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated September 4, 2026 and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner) into a Zoning Agreement with the City pursuant to subjection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That excluding permitted projections, no building shall exceed 45 feet (13.716 metres) in height.

    B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

    C. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

3. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

4. That upon instruction from the Director of Planning, Property and Development that the Developer has paid all fees, charges or other amounts due in respect of DAZ 212/2026 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 212/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the Developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

7. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with Recommendation 6, unless the Developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

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

9. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 212/2026.

DECISION MAKING HISTORY:

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

Moved by Councillor Orlikow,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Orlikow,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Orlikow,
That the recommendation of the Winnipeg Public Service be concurred in, and forwarded to the Standing Policy Committee on property and Development.

Supporting Reasons:

1. I do appreciate the height, its not overwhelming. Hopefully it would stay that way. I think the design is well-done with the materials they're using.

2. I think the densification of that corner from the little lady that used to live there with little bird cages, she was wonderful – but the site can handle a few more units.

3. It is a desirable neighbourhood to live in. Close to Corydon and Grosvenor.

4. Transit is readily accessible, and its on a corner lot, not in the middle of the block.

5. For those reasons I can support it.

Carried

Moved by Councillor Orlikow,
That the public hearing with respect to this application be concluded.

Carried

PUBLIC HEARING SUMMARY

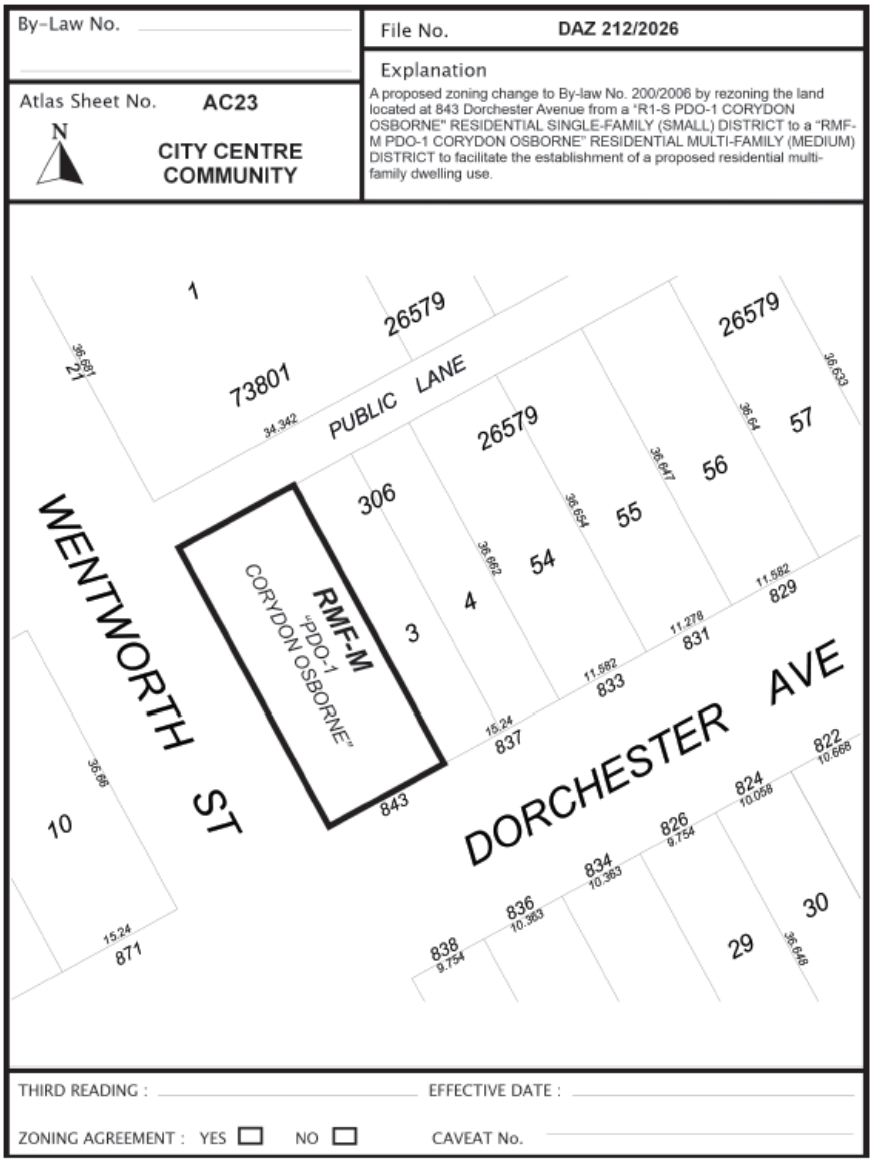
File: DAZ 212/2026

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

Public Hearing: September 4, 2026
Council Building, 510 Main Street

Applicant: Articulated Design Union (Daniel MacGibbon)

Subject:



Premises Affected: 843 Dorchester Avenue

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

Prepared by: R. Ford, Committee Clerk
City Centre Community Committee

Report date: September 4, 2026

Community Committee Recommendation:

On September 4, 2026, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M PDO-1 Corydon Osborne" Residential Multi-Family (Medium) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated September 4, 2026 and attached as Schedule "B" to this report, subject to the following conditions:

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    B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

    C. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

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6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

7. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with Recommendation 6, unless the Developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

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

9. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 212/2026.

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

1. I do appreciate the height, its not overwhelming. Hopefully it would stay that way. I think the design is well-done with the materials they're using.

2. I think the densification of that corner from the little lady that used to live there with little bird cages, she was wonderful – but the site can handle a few more units.

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4. Transit is readily accessible, and its on a corner lot, not in the middle of the block.

5. For those reasons I can support it.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 3 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated May 20, 2026 2. Notification of Public Hearing dated June 19, 2026 3. Manitoba Status of Title 3373439/1 4. Letter of authorization dated January 5, 2026 from 6864776 Manitoba Ltd. (Sohan Jammu) to Daniel MacGibbon 5. Plans (6 pages) 6. Report from the Urban Planning Division dated August 28, 2026 7. Inspection Report 8. Communication dated September 2, 2026 from Kenton Larsen in opposition to the application 9. Communication dated September 2, 2026 from Caroline Traweger in opposition to the application 10. Presentation dated September 2, 2026 from Daniel MacGibbon in support of the application 11. Communication dated September 3, 2026 from Clinton Roberts in opposition to the application 12. Recording of Representations

REPRESENTATIONS:

In Support:

Daniel MacGibbon

In Opposition:

Kenton Larsen
Clinton Roberts
Caroline Traweger

For Information:

Nil

For the City:

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

Exhibit “6” referred to in File DAZ 212/2026

ADMINISTRATIVE REPORT

Title: DAZ 212/2026 – 843 Dorchester Ave

Issue: For consideration of an application to rezone the subject property from “R1-S PDO-1 Corydon Osborne” Residential Single-Family (Small) District to “RMF-M PDO-1 Corydon Osborne” Residential Multi-Family (Medium) District to allow for the development of a 9-unit multi-family dwelling.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
I. Stonehouse, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMF-M PDO-1 Corydon Osborne” Residential Multi-Family (Medium) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated September 4, 2026 and attached as Schedule “B” to this report, subject to the following conditions:
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7. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.
8. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
9. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 212/2026.

REASON FOR THE REPORT

- The applicant is proposing to build a 9-unit multi-family dwelling and requires a Rezoning from “R1-S” Residential Single-Family (Small) to “RMF-M” Residential Multi-Family (Medium) in order to support the proposal.
- Rezoning (DAZ) applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The report is being submitted for the Committee’s consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the subject property will be rezoned from “R1-S PDO-1 Corydon Osborne” Residential Single-Family (Small) District to “RMF-M PDO-1 Corydon Osborne” Residential Multi-Family (Medium) District.

HISTORY

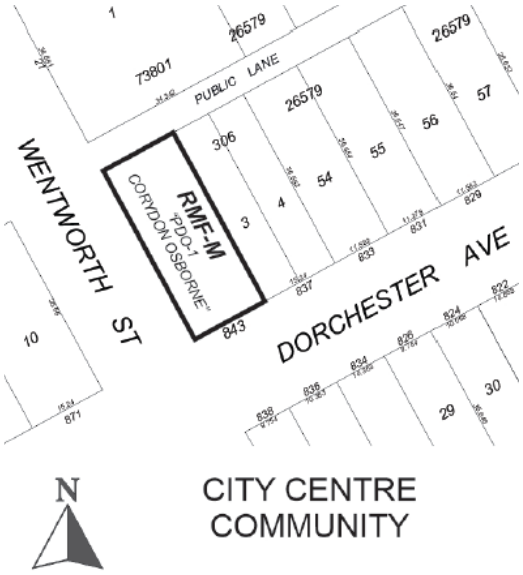
N/A

List of Schedules and Appendices

Schedule A	Planning Discussion
Schedule B	Recommended File No. DAZ 212/2026 City Centre Community Committee, dated September 4, 2026
Appendix A	Proposed By-Law
Appendix B	Report of the Administrative Coordinating Group

SCHEDULE A – Planning Discussion

DATE:	August 13, 2025
FILE:	**DAZ 212/2026**
RELATED FILES:	DAV 26-104706\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.110 - (McMILLAN)
SUBJECT:	To rezone the subject property from “R1-S PDO-1 Corydon Osborne” Residential Single-Family (Small) District to “RMF-M PDO-1 Corydon Osborne” Residential Multi-Family (Medium) District.
LOCATION:	**843 Dorchester Ave**
LEGAL DESCRIPTION:	LOT 1/2 BLOCK 61 PLAN 306 35 ST B



APPLICANT:	Daniel MacGibbon (Architectural Design Union) 673 Mulvey Ave Winnipeg, MB R3M 1G2
OWNER:	6864776 MANITOBA LTD. 311 Hargrave St 101 Winnipeg, MB R3B 0V8

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the northeast corner of Dorchester Ave and Wentworth St, in the McMillan neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site is 6,022 square feet in area. The site is currently occupied by a single-family dwelling built in 1950.
- The subject site is accessed by a paved back lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within an "Established Neighbourhood – Mature Community" policy area. The property is currently zoned "R1-S" Residential – Single-Family (Small) District. Under the associated rezoning application (DAZ 212/2026), the applicant is proposing that the site be rezoned to "RMF-M" Residential – Multi-Family (Medium).
- The property is designated as "Medium Density Residential" under the *Corydon-Osborne Area Plan* and *Corydon Osborne Planned Development Overlay* (PDO).

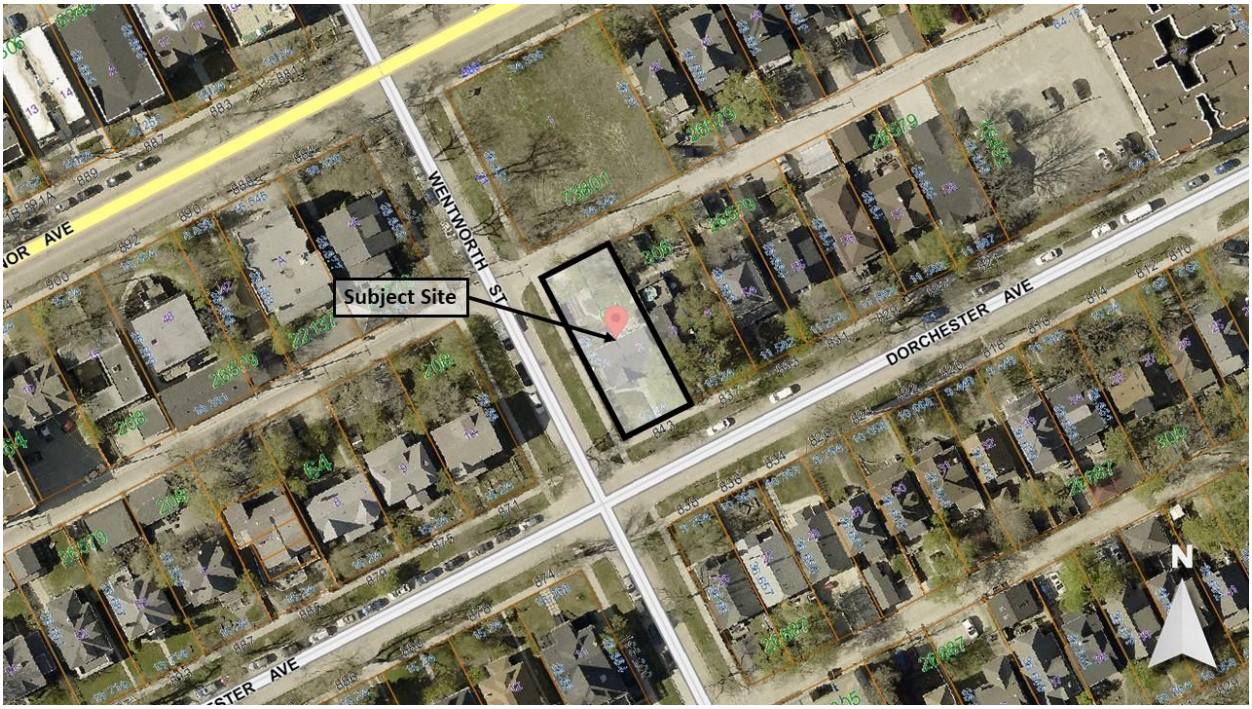


Figure 1: Aerial photo of subject site and surrounding area.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Rear lane, then vacant land zoned "RMF-L" Residential – Multi-Family (Large).

South: Dorchester Ave, then single-family dwellings zoned "R1-S" Residential – Single-Family (Small).

East: Single-Family dwellings zoned "R1-S" Residential – Single-Family (Small).

West: Wentworth St, then single-, two-family, and triplex dwellings zoned “R2” Residential – Two-Family.

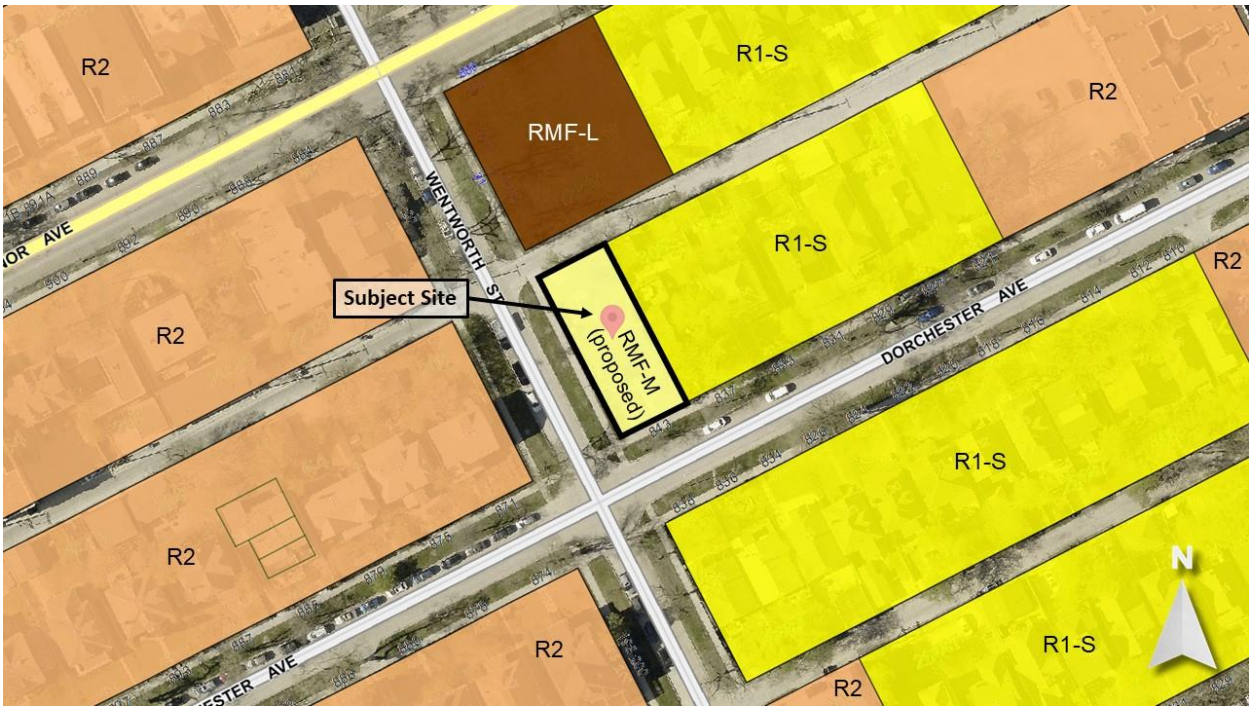


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to build a 9-unit multi-family dwelling and requires a Rezoning from “R1-S” Residential Single-Family (Small) to “RMF-M” Residential Multi-Family (Medium) in order to support the proposal.
- The building façade will include a mix of grey stucco, black metal pro rib, and red brick.
- The existing single-family home on site will be demolished.
- The submitted site plan shows that the proposed 3-storey building will be 31 feet in height, and 65 feet long by 44 feet wide.
- 5 parking spaces are proposed, to be accessed from the rear lane.
- 1 car share parking stall and vehicle is to be provided.
- 2 to 4 outdoor bicycle parking stalls are to be provided, located underneath the rear yard alcove projection.
- The landscaping plan shows that a total of 4 trees and 25 shrubs will be provided.
- The development also requires Variances for front yard, alcove projections, side yards, density, parking supply, parking stall length, and parking buffering requirements, which are detailed in the Administrative Report for the Associated File DAV 26-104706\D.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant engaged with the Division prior to the submission of the application. Planning expressed support for the variances with the inclusion of secure bicycle parking (mounted vertical stalls) and a car share vehicle, and recommended proceeding with the Variance application.

With the Public

The applicant completed public engagement processes as part of the proposal, which included distributing 41 flyers on February 16th to adjacent and nearby properties, hosted a website to obtain feedback (https://www.designunion.ca/843-dorchester), and put up 2 signs for approximately 30 days. After receiving feedback from the community, the applicant made several changes including updating building façade colours and materials to better align with the community vision.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0 (CCDS 2.0)

CCDS 2.0 is a direction strategy 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.

- The subject property is located in an Established Neighbourhood designated as a "Mature Community" as outlined in *CCDS 2.0.*
- The Vision for Established Neighbourhoods is for them 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.
- Goal 1 states "encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City's residential intensification target."
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development

  1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.

  1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.

  1.9 Small-scale residential uses other than single-family residential may be accommodated on collector streets and local streets with a public lane and where compatible with adjacent land uses, and in consideration of the factors listed in policy section 1.6.

- *CCDS 2.0* states Mature Communities "present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure."
- Goal 2 states "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."
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  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.

  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 aesthetics of the street and neighbourhood.

  2.8 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.

  2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.

- Goal 3 states *"ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs."*
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.

- Goal 8 states "facilitate the redevelopment of Established Neighbourhoods that contributes to the further development of walkable, bikeable and transit-oriented communities in accordance with city pedestrian and cycling strategies".
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

8.4 For properties with public lane access, vehicular access should be taken from the public lane in order to reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property.

8.5 All developments should provide a private pedestrian pathway that connects to a public sidewalk or multi-use pathway where present.

The subject proposal aligns with the above applicable policies for Mature Communities for the following reasons:

- The development will help achieve residential intensification targets, including that a minimum of 50% of all new dwelling units be accommodated in the intensification target area of the City;
- The development will positively contribute to the surrounding neighbourhood by providing additional housing options;
- The proposed development will better utilize existing infrastructure including the street network, water and wastewater service capacity and city services such as library, recreation and education;
- The proposed density is compatible with the surrounding context and meets the intention of the "Medium Density Residential" designation in the *Corydon-Osborne Area Plan*; and
- The building is oriented to the street, has a height and scale similar to surrounding buildings, uses a variety of building materials, adds to the architectural interest of the area, includes features such as balconies, and takes vehicular access from the rear laneway.

Corydon-Osborne Area Plan

- The *Corydon-Osborne Area Plan* provides policies for development in the Corydon and Osborne neighbourhoods, and has statutory authority as a secondary plan. The *Area Plan* is made up of specified designations that respect the existing development patterns in place, and provide opportunities for future growth.

- The proposed development is compatible with the surrounding context and meets the intention of the "Medium Density Residential" designation in the *Area Plan*, which is described as:

    - *3.5.21. Medium Density Residential Areas: Up to four unit development will be permitted, subject to zoning by-law requirements and applicable design guidelines / controls. Small multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process. The maximum building height in these areas should be 3 storeys. On corners, medium multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process. The maximum building height on corners should be 4 storeys. Greater increases in height or density would be considered on a case-by-case basis through the rezoning process.*

The North of Corydon Residential Design Guidelines apply to this property, as follows:

North of Corydon Residential Design Guideline Recommendations:

- *Buildings should be parallel to the street frontage property line.*
- *Building setbacks should be within 1.5 metres (5 feet) of the average of the two adjacent buildings' setbacks.*
- *Roofs should be pitched unless adjacent buildings are flat roofed.*
- *Buildings should have their main entrance facing the street.*
- *Windows and entrances should be articulated.*
- *Façade lighting should be wall mounted luminaries no higher than top of first floor and all light should be cast down and fully shielded.*
- *Front yard fences should be less than 1.2 metres (4 feet), and mostly transparent.*
- *Multi-family buildings should reflect the surrounding residential building character.*
- *Multi-family buildings should have variable setback across the façade.*
- *Corner lots may have greater lot coverage.*
- *All parking lots should provide appropriate screening to preserve the residential character of the surrounding area.*
- *Residential development should provide pedestrian access at the street level and locating parking, loading and services entrances at the rear of buildings.*
- *Residential development should have consideration for light, view and privacy of adjacent buildings and areas.*
- *Residential development should ensure pedestrian access is a predominant feature in the site design.*
- *Residential development should ensure the use of building design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows and doors and height and massing of buildings.*
- *Residential development should encourage preservation of existing mature canopy shade trees and natural areas through good design.*

ADDITIONAL CONSIDERATIONS

Site Servicing

The Administrative Coordinating Group (ACG) outlined in Appendix B of this report advises that there is adequate servicing for the proposed development based on the provided development plans. The subject land is also located in a combined sewer district, and any development on the land cannot result in an increase in flow into the combined sewer. In the event that the development plans change, WWD will need to review the revised proposal.

SUMMARY

The Urban Planning Division supports the rezoning, because:

- *CCDS 2.0* supports low-rise residential uses where compatible with adjacent land uses and where they can be conveniently served by transit and local community amenities.
- The proposal is well-designed and meets the intention of the "Medium Density Residential" designation of the Corydon-Osborne Area Plan (*COAP*). In particular, the design is 3-storeys (less than the 4-storeys permitted on corners in this designation area) and includes direct connectivity to the street on both the west and south sides of the building (facing Wentworth St and Dorchester Ave), meeting *CCDS 2.0* MC policies 2.3 and 2.8, as well as several North of Corydon Residential Design Guideline Recommendations (as part of *COAP*).
- A Zoning Agreement limiting the building height to 45 feet aligns the property with the *COAP* and ensures context-sensitive infill development.

OURWINNIPEG POLICY ALIGNMENT

- 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.
- City Building Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.
- City Building Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity 4: Facilitate Compact, Complete Development and Increase Density.

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.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: Isaiah Stonehouse, MCP
DAZ 212/2026 – 843 Dorchester
August 28, 2026

Schedule "B" for File No. DAZ 212/2026, City Centre Community Committee, September 4, 2026

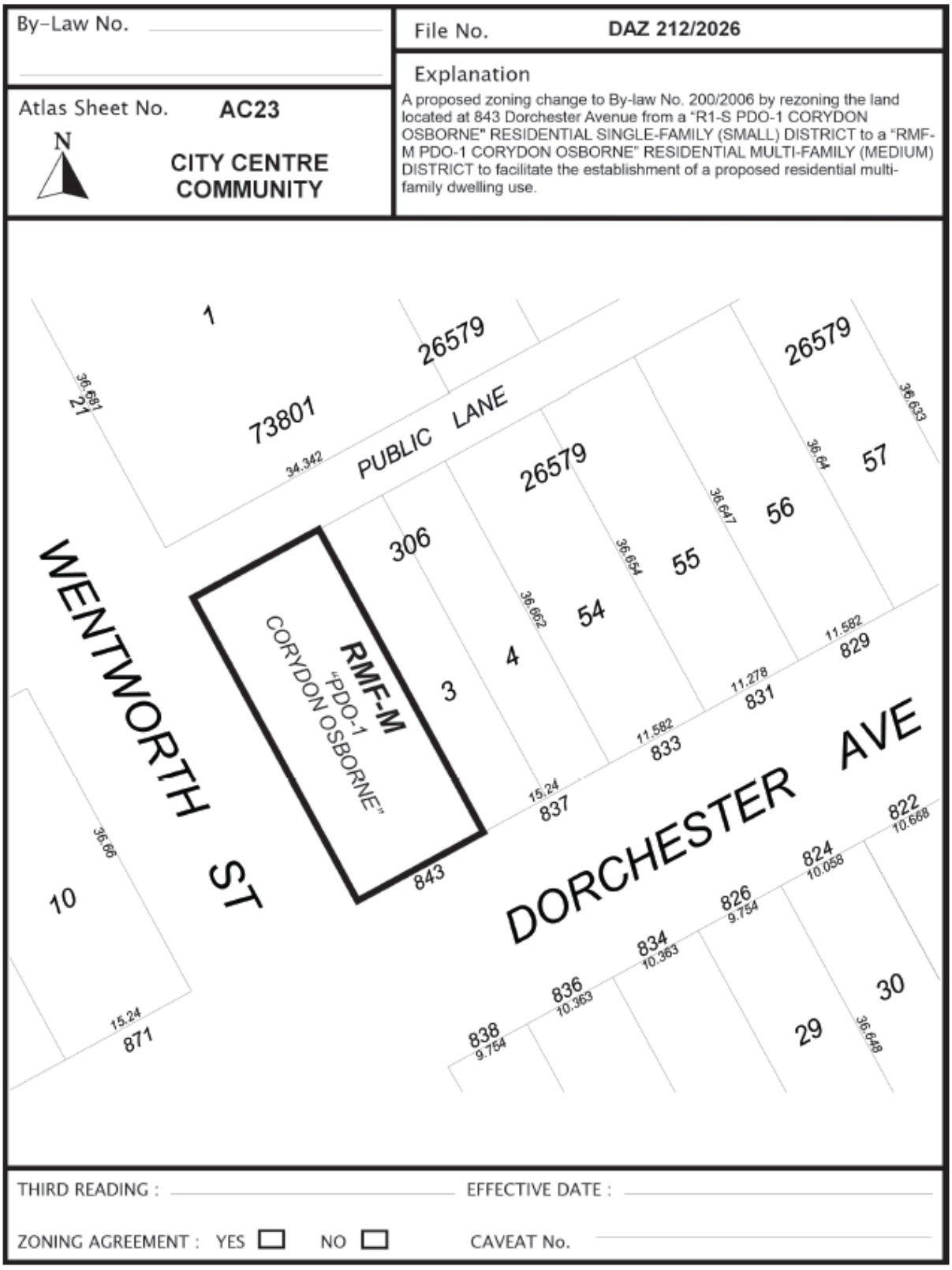


Exhibit “5” referred to in File DAZ 212/2026





Red Brick

Black Metal Pro Rib

Individual Entrances

Grey Stucco





Architectural Design Union
675 Mulvey Ave
Winnipeg, MB. R3M 1G2
email: info@designunion.ca

Consultant:

Consultant:

General Notes:

No.	REVISIONS	Date
1	Coll/Mat Rev	3/23/2026
2	Rear/Front Yard	4/7/2026

Project:
843 Dorchester Ave

Render

Page Number:	A001
Scale:	
Date:	April 22 2026
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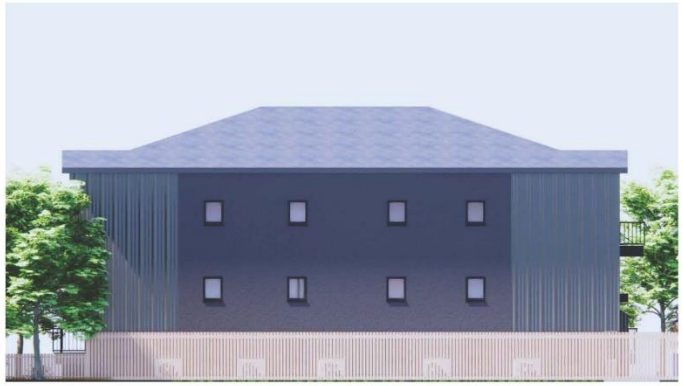
Wentworth



Public Lane



Residential side



Dorchester

Consultant:

Consultant:

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No.	REVISIONS	Date
1	Col/Mat Rev.	3/23/2026
2	Rear/Front Yard	4/16/2026

Project:
843 Dorchester Ave

Rendered Elevations

Page Number:	A002
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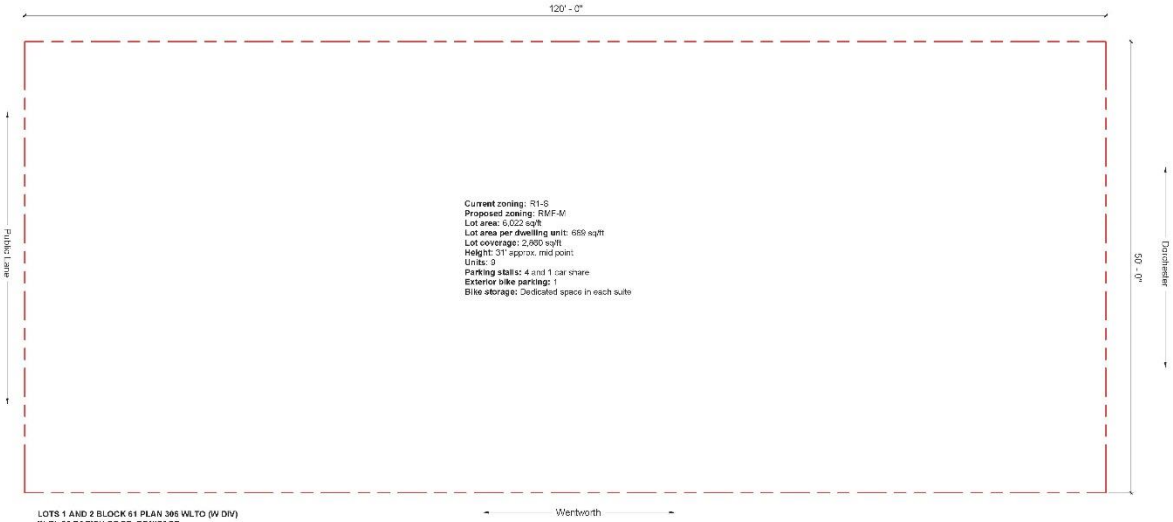
North



LOTS 1 AND 2 BLOCK 61 PLAN 395 WLTO (W DIV)
IN RL 35 PARISH OF ST. BONIFACE

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Consultant:

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No	REVISIONS	Date
1	Cnl/Met Rev.	5/23/2026
2	Rear/Front Yard	6/16/2026

Project:
843 Dorchester Ave

Title Plot
& Plan of Rezoning

Page Number:	A100
Scale:	3/16" = 1'-0"
Date:	April 22 2026
Drawn by:	DM

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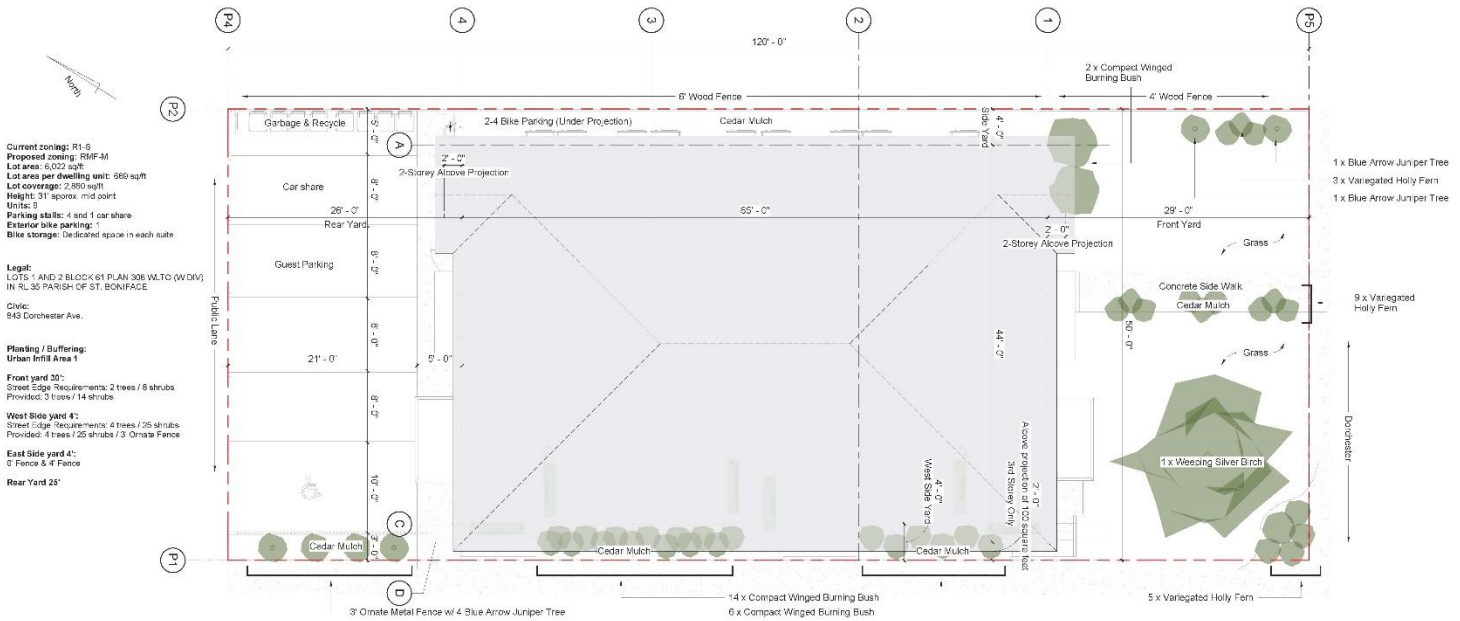


Current zoning: R1-8
Proposed zoning: RMF-M
Lot area: 6,022 sq/ft
Lot area per dwelling unit: 669 sq/ft
Lot coverage: 2,850 sq/ft
Height: 31' aporox. mid point
Units: 9
Parking stalls: 4 and 1 car share
Exterior bike parking: 1
Bike storage: Dedicated space in each suite

Legal:
LOTS 1 AND 2 BLOCK 61 PLAN 306 WLTO (W DIV)
IN RL 35 PARISH OF ST. BONIFACE

Civic:
843 Dorchester Ave.

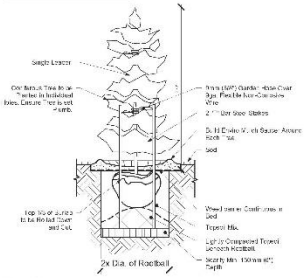
Planting / Buffering:
Urban Infill Area 1

Front yard 30':
Street Edge Requirements: 2 trees / 8 shrubs
Provided: 3 trees / 14 shrubs

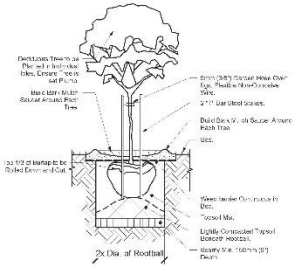
West Side yard 4':
Street Edge Requirements: 4 trees / 25 shrubs
Provided: 4 trees / 25 shrubs / 3' Ornate Fence

East Side yard 4':
6' Fence & 4' Fence

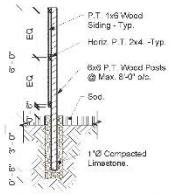
Rear Yard 25'



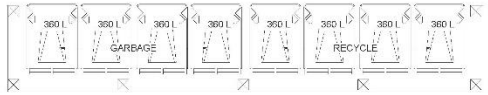
5 Coniferous Tree
3/8" = 1'-0"



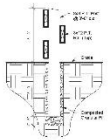
4 Deciduous Tree
3/8" = 1'-0"



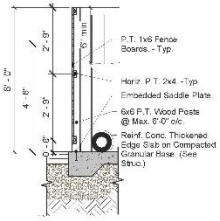
6 6' wood fence detail
3/8" = 1'-0"



2 Garbage Enclosure Plan
1/2" = 1'-0"



7 3' wood light proof parking rail detail
3/8" = 1'-0"



3 Garbage Enclosure Fence Detail
1/2" = 1'-0"

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No.	REVISIONS	Date
1	Cnl/Met Rev.	3/23/2026
2	Rear/Front Yard	4/16/2026

Project:
843 Dorchester Ave

Site Plan

Page Number:	A101
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Date:	April 22 2026
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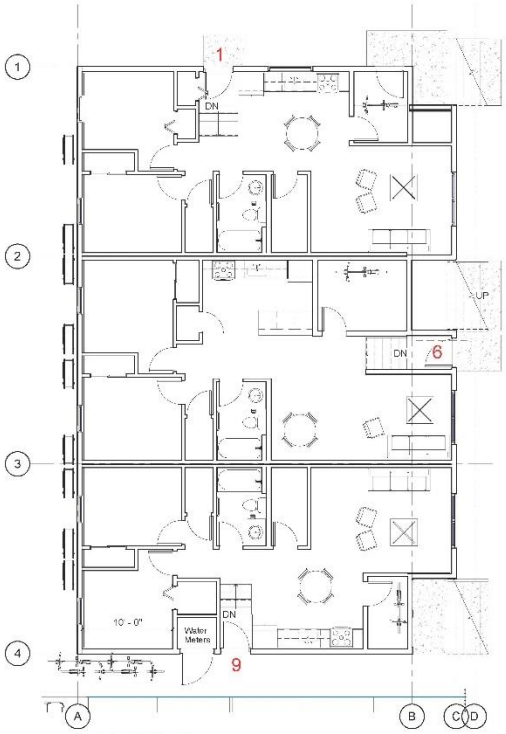
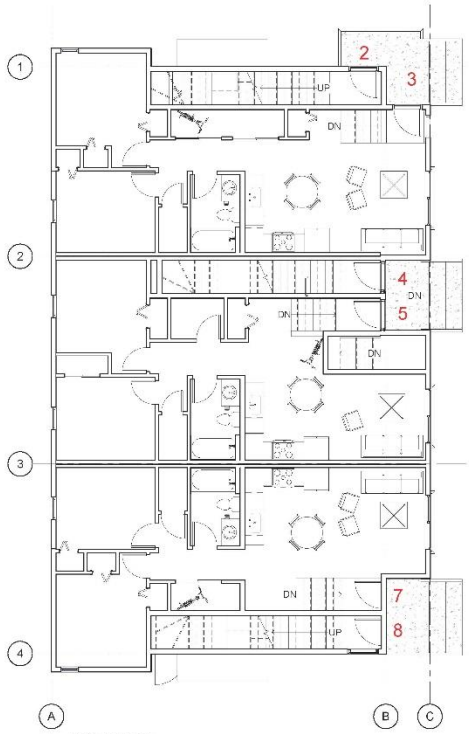
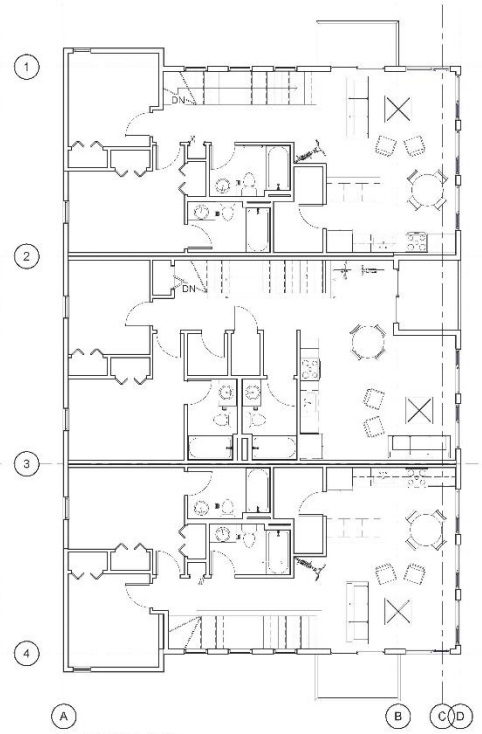


3 Lower Level
3/16" = 1'-0"



1 Main Floor
3/16" = 1'-0"



2 Upper Level
3/16" = 1'-0"

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No.	REVISIONS	Date
1	Col/Met Rev.	3/23/2026
2	Rear/Front Yard	4/16/2026

Project:
843 Dorchester Ave

Floor Plans

Page Number:	A102
Scale:	3/16" = 1'-0"
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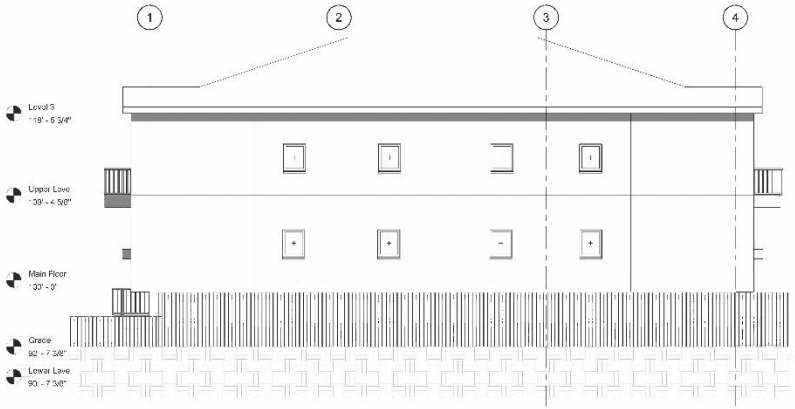
2 South - Dorchester (Front)
3/16" = 1'-0"



1 West - Wentworth (Side)
3/16" = 1'-0"



3 North - Rear (Public Lane)
3/16" = 1'-0"



4 East - Side (Residential)
3/16" = 1'-0"

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No.	REVISIONS	Date
1	Col/Mat Rev.	3/23/2026
2	Rear/Front Yard	4/16/2026

Project:
843 Dorchester Ave

Elevations

Page Number:	A104
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