Minutes – City Centre Community Committee – September 4, 2026

PUBLIC HEARINGS

Item No. 5 Variance – 923 Dorchester Avenue
(River Heights-Fort Garry Ward)
File DAV 139084/2026D [c/r DAZ 209/2026]

COMMUNITY COMMITTEE DECISION:

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

1. For the construction of a commercial addition to permit a west side yard of 5 feet (1.52 metres) landscaped yard adjacent to a residential zoning district.

2. For the establishment of an accessory parking area to permit parking directly off a lane.

Subject to the following conditions:

1. That the Developer shall preserve and protect City-owned trees, including those immediately adjacent to the subject site on Dorchester Ave. Where work is to occur adjacent to City-owned trees, the Developer shall adhere to the City's Tree Protection Specifications and consult with the Urban Forestry Branch to arrange for the necessary permissions and compensation prior to any pruning, excavation, or other activities that may result in the damage or removal thereof.

2. 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 209/2026.

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 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. It’s a low impact change to the neighbourhood. The low level of commercial activity is not a big problem here. I think it can get to be a problem, but this example here excites Stafford Street.

DECISION MAKING HISTORY (continued):

2. Even though they're going to have a lot of windows to clean, that's the owner's property to deal with.

3. The house itself, I've walked by it a few times. It's in need of some serious financial love to get back up. These old houses, as we all know, they require a fair bit of investment.

4. I think this will allow the owner to be able to invest in that commercial nature and be able to put some money in to keep the house looking like a house and fitting in with the neighbourhood well.

Carried

Moved by Councillor Orlikow,

That the recommendation of the Winnipeg Public Service be concurred in with the following amendment:

- Delete condition 3 in its entirety.

and the Variance be approved.

Carried

Moved by Councillor Orlikow,

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

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
CITY CENTRE COMMUNITY COMMITTEE

DAV 139084/2026D [c/r DAZ 209/2026]

Before:	City Centre Community Committee Councillor Rollins, Chairperson Councillor Gilroy Councillor Orlikow
Hearing:	September 4, 2026 Council Building, 510 Main Street
Applicant:	Amphora Architecture Inc. (Vasilios Mattheos)
Premises Affected:	923 Dorchester Avenue
Legal Description:	LOT 19/20 BLOCK 77 PLAN 255 31/5 ST B, hereinafter called "the land"
Property Zoned:	"R1-M Mature Communities PDO-1 Mature Communities PDO-1" (Residential Single-Family) Proposed "C1 Mature Communities PDO-1" (Commercial Neighbourhood)
Nature of Application:	To vary the proposed "C1 Mature Communities PDO-1" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows: 1. For the construction of a commercial addition to permit a west side yard of 5 feet (1.52 metres) instead of 10 feet (3.05 metres) landscaped yard adjacent to a residential zoning district;

2. For the establishment of an accessory parking area to permit parking directly off a lane instead of an aisle or driveway

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. It's a low impact change to the neighbourhood. The low level of commercial activity is not a big problem here. I think it can get to be a problem, but this example here excites Stafford Street.

2. Even though they're going to have a lot of windows to clean, that's the owner's property to deal with.

3. The house itself, I've walked by it a few times. It's in need of some serious financial love to get back up. These old houses, as we all know, they require a fair bit of investment.

4. I think this will allow the owner to be able to invest in that commercial nature and be able to put some money in to keep the house looking like a house and fitting in with the neighbourhood well.

ORDER:

The City Centre Community Committee orders that the provisions of the Proposed "C1 Mature Communities PDO-1" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 are varied on "the land" as follows,

1. For the construction of a commercial addition to permit a west side yard of 5 feet (1.52 metres) landscaped yard adjacent to a residential zoning district.

2. For the establishment of an accessory parking area to permit parking directly off a lane.

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 the Developer shall preserve and protect City-owned trees, including those immediately adjacent to the subject site on Dorchester Ave. Where work is to occur adjacent to City-owned trees, the Developer shall adhere to the City's Tree Protection Specifications and consult with the Urban Forestry Branch to arrange for the necessary permissions and compensation prior to any pruning, excavation, or other activities that may result in the damage or removal thereof.

2. 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 209/2026.

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

DATE OF ORDER: September 9, 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 September 28, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 139084/2026D; 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:

Vasili Mattheos

In Opposition:

Nil

For Information:

Nil

For the City:

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

EXHIBITS FILED FOR DAV 139084/2026D

1. Application dated May 14, 2026
2. Notification of Public Hearing dated August 20, 2026
3. Manitoba Status of Title 3233713/1
4. Letter of authorization dated August 1, 2025 from John Campbell and Stacey Campbell to Amphora Architecture Inc.
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Arborist Report dated November 28, 2025
7. Plans, Sheets 1 to 13 inclusive, for File DAV 139084/2026D dated May 14, 2026
8. Report from the Urban Planning Division dated August 13, 2026
9. Inspection Report
10. Presentation received September 2, 2026, from Vasili Mattheos in support of the application

Exhibit “8” referred to in File DAV 139084/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-139084\D – 923 Dorchester Ave

Issue: For consideration of Variances associated with the construction of a commercial personal service and office addition.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
Isaiah Stonehouse	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **recommends approval** for the application to vary the proposed “C1 Mature Communities PDO-1” Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows:

1. for the construction of a commercial addition to permit a west side yard of 5 feet (1.52 metres) instead of 10 feet (3.05 metres) landscaped yard adjacent to a residential zoning district;

2. for the establishment of an accessory parking area to permit parking directly off a lane instead of an aisle or driveway.

Subject to the following condition(s):

1. That the developer shall preserve and protect City-owned trees, including those immediately adjacent to the subject site on Dorchester Ave. Where work is to occur adjacent to City-owned trees, the developer shall adhere to the City’s Tree Protection Specifications and consult with the Urban Forestry Branch to arrange for the necessary permissions and compensation prior to any pruning, excavation, or other activities that may result in the damage or removal thereof.

2. 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 209/2026.

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

REASON FOR THE REPORT

- The applicant is proposing a building addition and change of use to personal service and office, and requires Variances for landscape buffering and parking buffering 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 26-139084\D**
RELATED FILES:	DAZ 209/2026
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.601 - (CRESCENTWOOD)
SUBJECT:	To vary the proposed "C1 Mature Communities PDO-1" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows: 1. for the construction of a commercial addition to permit a west side yard of 5 feet (1.52 metres) instead of 10 feet (3.05 metres) landscaped yard adjacent to a residential zoning district; 2. for the establishment of an accessory parking area to permit parking directly off a lane instead of an aisle or driveway.
LOCATION:	923 Dorchester Ave
LEGAL DESCRIPTION:	LOT 19/20 BLOCK 77 PLAN 255 31/5 ST B
APPLICANT:	Vasilios Mattheos (Amphora Architecture Inc.) 70 Arthur St Unit 630 Winnipeg, MB R3B 1G7
OWNER:	Stacey Campbell 1230 Wellington Cres Winnipeg, MB R3N 0A6

HISTORY

N/A

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 at the northwest corner of Dorchester Ave and Stafford St, in the Crescentwood neighbourhood of the River Heights - Fort Garry ward.
- The subject site is 6,039 square feet in area. The site is currently occupied by a single-family dwelling built in 1912.
- The subject site is accessed by a paved back lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the “Established Neighbourhoods – Complete Communities” policy area, and is currently zoned “R1-M” Residential – Single-Family (Medium). An associated rezoning (DAZ 209/2026) proposes that the property be rezoned to a “C1” Commercial - Neighbourhood District.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Rear lane, then a commercial building zoned “C1” Commercial – Neighbourhood.

South: Dorchester Ave, then a triplex (3-unit) dwelling zoned “RMF-S” Residential – Multi-Family (Small).

East: Stafford St, then a commercial building zoned “C1” Commercial – Neighbourhood.

West: Single- and two-family (duplex) dwellings zoned “R1-M” Residential – Single-Family (Medium).

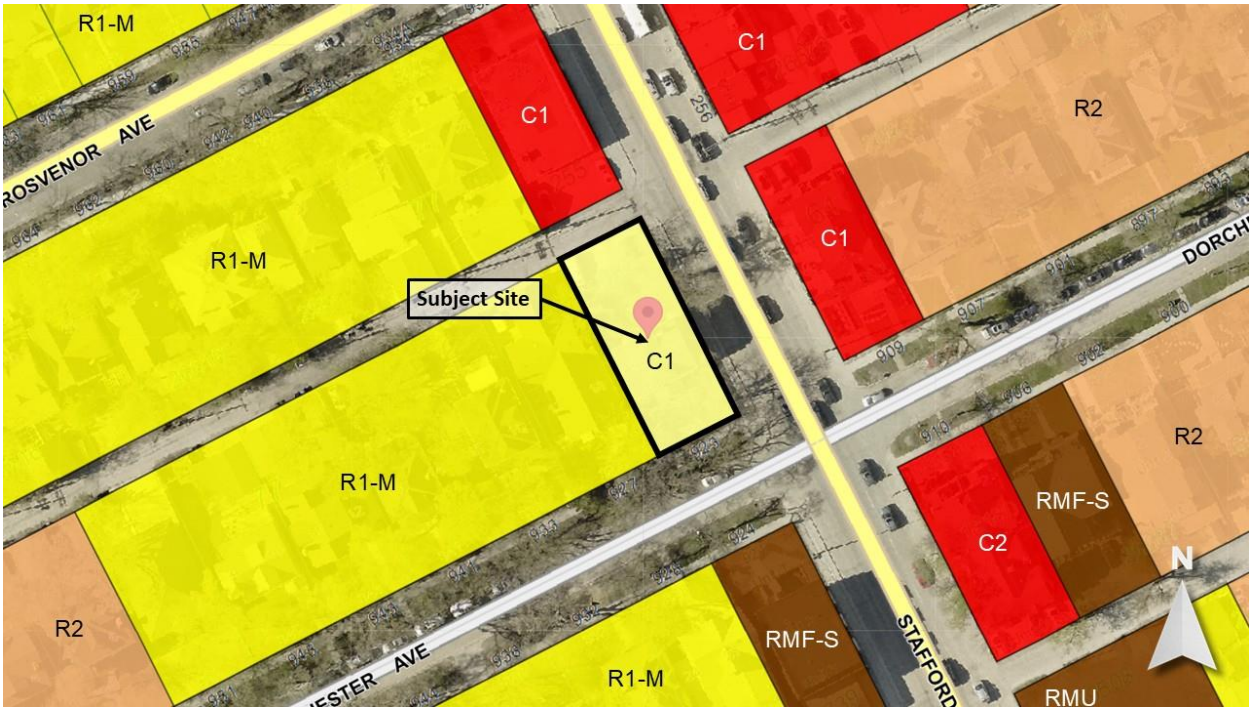


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a commercial personal service and office addition onto an existing single-family dwelling.
- The existing single-family home on site will be maintained but converted entirely to a personal service and office use.
- The proposed addition measures approximately 31 feet long by 8 feet wide.
- 5 parking stalls, including 1 accessible stall, are to be provided directly off of the rear lane.
- Outdoor bicycle parking will be provided between the parking area and the rear of the building.
- Per the site plan, the majority of the trees on the property will be maintained (6 of 7). 15 shrubs will be planted, and planter boxes added to the side yard facing Stafford St.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant reached out to the Urban Planning and Design Division prior to the submission of their application. Upon review, the Division expressed support and requested that a 6-foot fence be installed on the west side of the property (and labelled on the site plan) to separate the rear parking area from the adjacent home. The applicant made the requested change, and submitted the application.

With the Public

The applicant did not include any letters of support or public engagement summary with the submission package.

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" (MC) as outlined in *CCDS 2.0.*

- 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:

  2.2 Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation. Use setbacks to reinforce the public realm through landscaping and pedestrian amenities, such as entryways, patios, benches, and bicycle parking.

  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.

  2.8 Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:

  a. Direct pedestrian access to main building entrances from the street;

  b. Transparent storefront displays;

  c. Human scaled signage; and

  d. Decorative lighting, awnings, benches, and other pedestrian oriented amenities.

  2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have

different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.

- Goal 4 states "ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs."
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

4.4 New commercial development should be complementary and context sensitive to nearby uses.

4.10 Consider the establishment of new neighbourhood-focused, small scale commercial uses where at least one of the following criteria are met:

a. The property is a corner lot fronting a collector or arterial street;

b. The property abuts an existing commercial use on a collector or arterial street;

c. Immediately adjacent uses render the subject property unsuitable for residential development;

d. The property contains existing non-residential uses or buildings that were not designed to accommodate residential uses.

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

- The development will adaptively reuse an existing building that fits into the surrounding character of the area;
- The proposed use adds a retail store which will serve the growing population of Crescentwood;
- The proposed use will add to the liveliness of the street where existing commercial activities are located;
- The commercial proposal meets *CCDS 2.0* policies for building design, in particular MC policy 2.6 (the addition will include significant glazing, a rooftop patio/balcony overlooking Stafford St, and adds architectural interest to the existing building). The proposal also meets two of the four criteria in MC policy 4.10 for the establishment of new neighbourhood-focused small scale commercial uses (the property is a corner lot fronting an arterial street and abuts existing commercial uses on said arterial street).

VARIANCES

Landscape Buffering

The applicant has proposed a west side landscaped yard of 5 feet instead of 10 feet for a commercial addition adjacent to a residential zoning district, per requirements of the *Winnipeg Zoning By-Law*.
This commercial addition takes place in an existing single-family home (being converted to commercial). Therefore, meeting the 10-foot landscaped side yard requirement would not be

possible without demolishing the building entirely. Retrofitting the existing home to support commercial meets the *CCDS 2.0* vision for new commercial, including Mature Community policies 2.6 and 4.10. For these reasons, the Urban Planning and Design Division supports this variance.

Parking Buffering Requirements

A variance has been requested for a parking area located less than 20 feet from a side or rear lot line adjacent to a residential district.

This variance is triggered by the presence of five parking stalls located directly off of the rear lane. Given the presence of the rear lane between these parking stalls and the residential properties to the north, a buffered parking area would create no greater privacy to the residential lots than what already exists with the rear lane adjacent to the rear lot lines. For this reason, the Urban Planning and Design Division supports this variance.

REASONS FOR DECISION

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

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

In that, *the proposed development looks to convert an existing single-family home to a commercial building on a corner lot fronting an arterial street, which is consistent with the Complete Communities Direction Strategy's 2.0 policies for new commercial.*

(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 proposed development adds minor changes to the existing building footprint while maintaining an existing building. Furthermore, the proposed use adds a* personal service and office *to Crescentwood and has no perceived negative impacts on adjacent businesses or residents.*

(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 allow a commercial addition to move forward that adds character to the community and liveliness to an emerging commercial node on Stafford St.*

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

In that, *the area is characterized by a mix of commercial activities, and the proposed use would only add to this emerging commercial node.*

CONSULTATION

In preparing this report there was internal consultation with: Land Development, Zoning & Permits, Parks.

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal: City Building

- 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.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

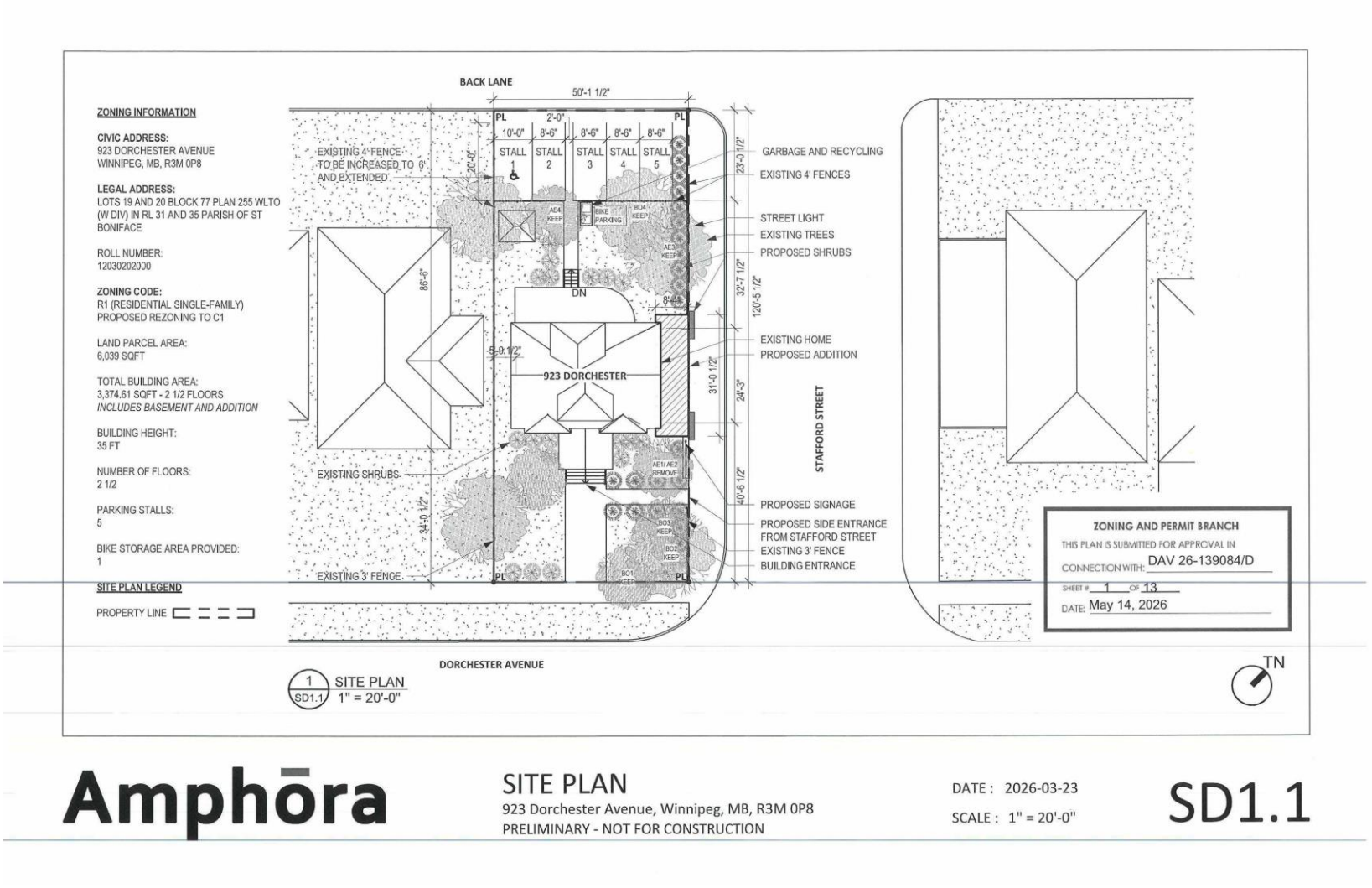
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Isaiah Stonehouse
Date:	Thursday, August 13, 2026
File No.	DAV 26-139084\D

Exhibit “7” referred to in File DAV 139084/2026D

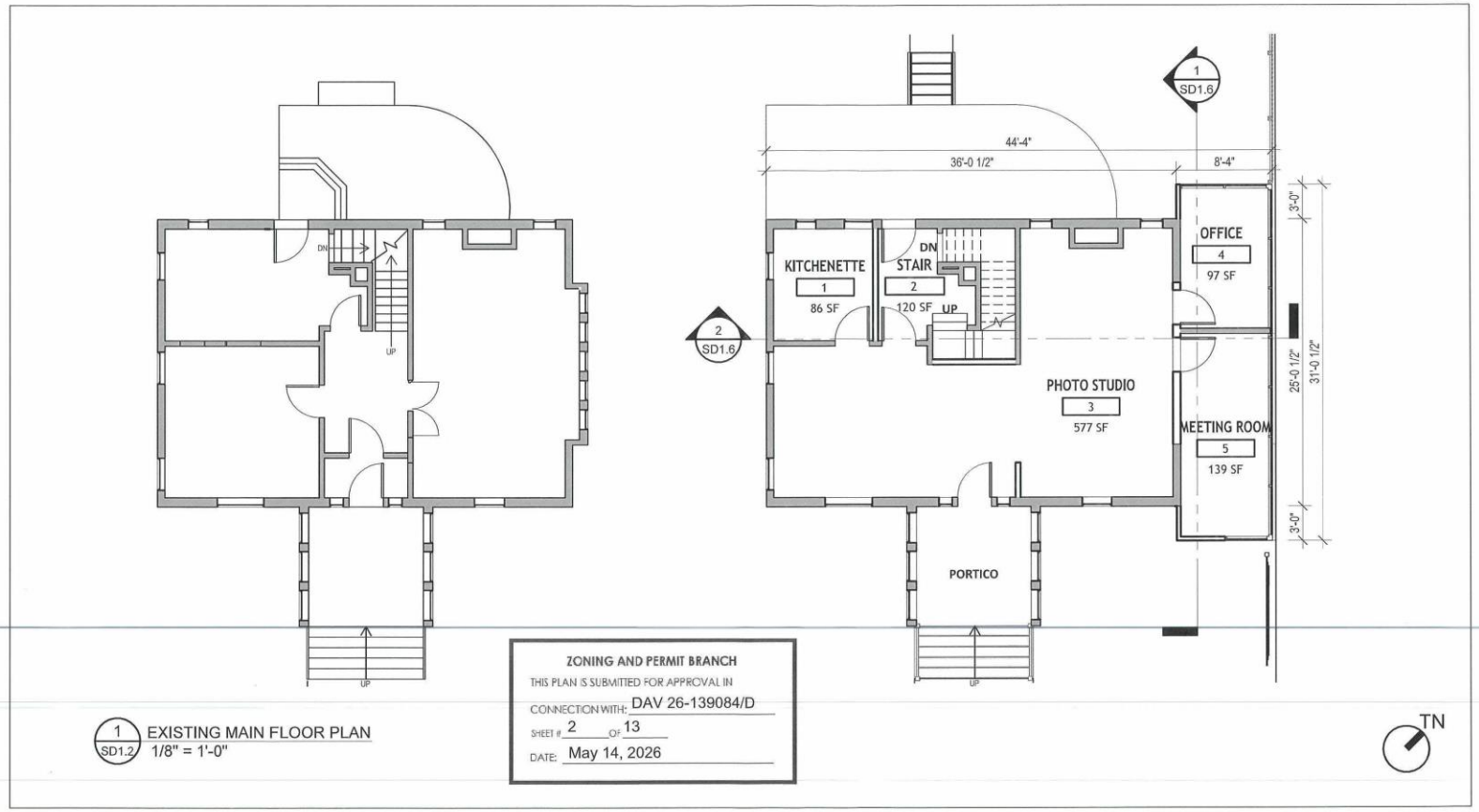


Amphora

SITE PLAN
923 Dorchester Avenue, Winnipeg, MB, R3M 0P8
PRELIMINARY - NOT FOR CONSTRUCTION

DATE : 2026-03-23
SCALE : 1" = 20'-0"

SD1.1



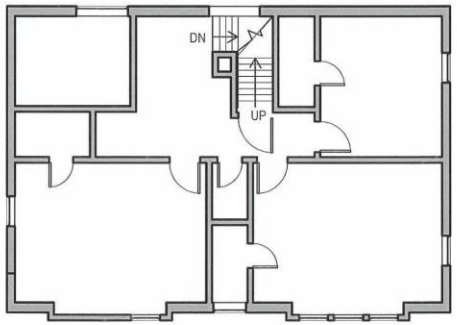
Amphōra

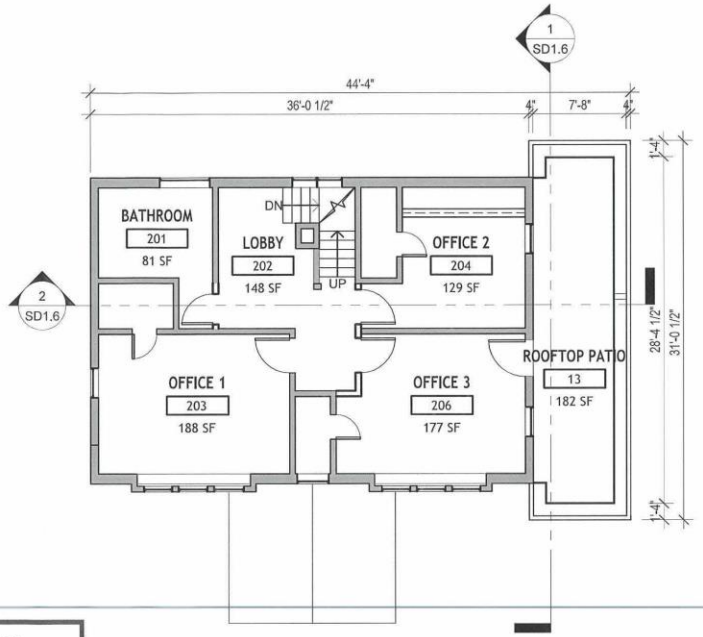
MAIN FLOOR PLAN

923 Dorchester Avenue, Winnipeg, MB, R3M 0P8
PRELIMINARY - NOT FOR CONSTRUCTION

DATE : 2026-03-23
SCALE : 1/8" = 1'-0"

SD1.2





1 SD1.3 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-139084/D
SHEET # 3 OF 13
DATE: May 14, 2026

2 SD1.3 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"

TN

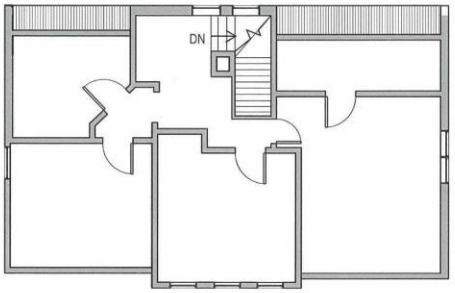
Amphōra

SECOND FLOOR PLAN

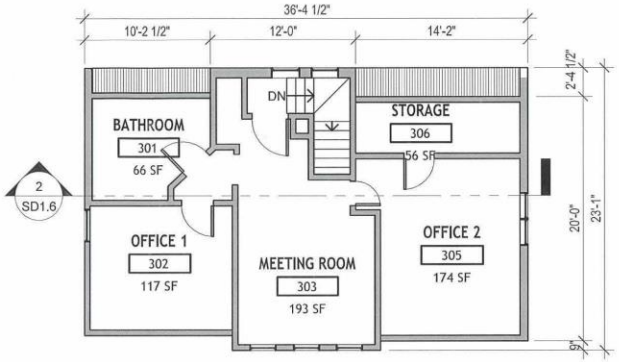
923 Dorchester Avenue, Winnipeg, MB, R3M 0P8
PRELIMINARY - NOT FOR CONSTRUCTION

DATE : 2026-03-23
SCALE : 1/8" = 1'-0"

SD1.3



1 SD1.4 EXISTING THIRD FLOOR PLAN
1/8" = 1'-0"



2 SD1.4 PROPOSED THIRD FLOOR PLAN
1/8" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-139084/D
SHEET # 4 OF 13
DATE: May 14, 2026

N

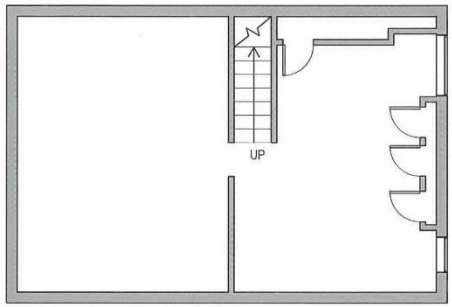
Amphōra

THIRD FLOOR PLAN

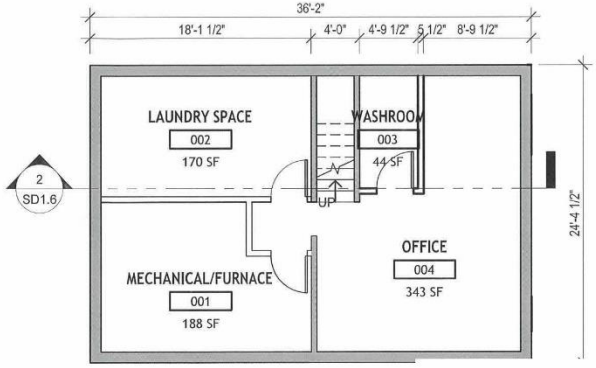
923 Dorchester Avenue, Winnipeg, MB, R3M 0P8
PRELIMINARY - NOT FOR CONSTRUCTION

DATE : 2026-03-23
SCALE : 1/8" = 1'-0"

SD1.4



1 SD1.5 EXISTING BASEMENT PLAN
1/8" = 1'-0"



2 SD1.5 PROPOSED BASEMENT PLAN
1/8" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-139084/D
SHEET # 5 OF 13
DATE: May 14, 2026

TN

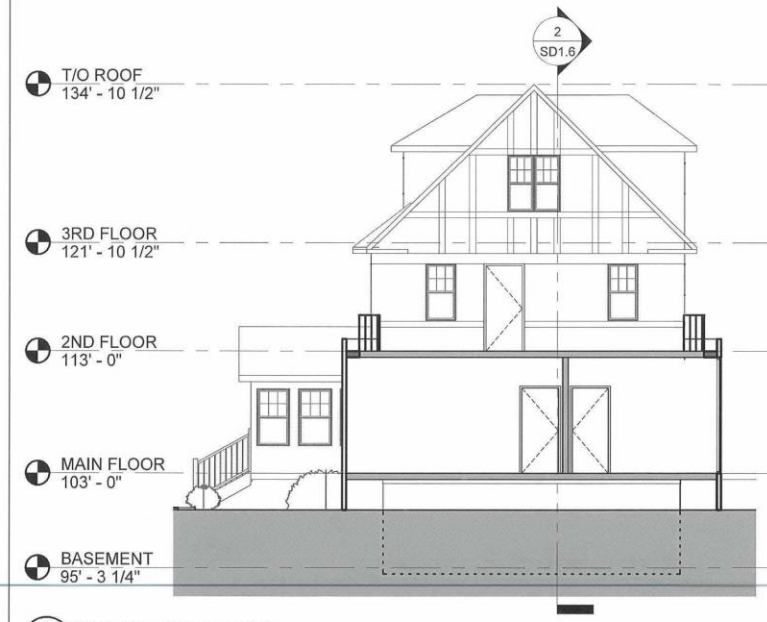
Amphōra

BASEMENT PLAN

923 Dorchester Avenue, Winnipeg, MB, R3M 0P8
PRELIMINARY - NOT FOR CONSTRUCTION

DATE : 2026-03-23
SCALE : 1/8" = 1'-0"

SD1.5



1 SD1.6 WEST FACING SECTION
1/8" = 1'-0"



2 SD1.6 NORTH FACING SECTION
1/8" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-139084/D
SHEET # 6 OF 13
DATE: May 14, 2026

Amphōra

SECTIONS
923 Dorchester Avenue, Winnipeg, MB, R3M 0P8
PRELIMINARY - NOT FOR CONSTRUCTION

DATE : 2026-03-23
SCALE : 1/8" = 1'-0"

SD1.6



1 SD1.7 EAST ELEVATION
1/8" = 1'-0"



2 SD1.7 WEST ELEVATION
1/8" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-139084/D
SHEET # 7 OF 13
DATE: May 14, 2026

Amphōra

ELEVATIONS
923 Dorchester Avenue, Winnipeg, MB, R3M 0P8
PRELIMINARY - NOT FOR CONSTRUCTION

DATE : 2026-03-23
SCALE : 1/8" = 1'-0"

SD1.7



1 SD1.8 NORTH ELEVATION
1/8" = 1'-0"



2 SD1.8 SOUTH ELEVATION
1/8" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-139084/D
SHEET # 8 OF 13
DATE: May 14, 2026

Amphōra

ELEVATIONS

923 Dorchester Avenue, Winnipeg, MB, R3M 0P8
PRELIMINARY - NOT FOR CONSTRUCTION

DATE : 2026-03-23
SCALE : 1/8" = 1'-0"

SD1.8



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-139084/D
SHEET # 9 OF 13
DATE: May 14, 2026

Amphōra

STAFFORD STUDIOS
923 Dorchester Avenue, Winnipeg, MB, R3M 0P8

DATE : 2026-03-23

SD1.9



Amphōra

STAFFORD STUDIOS
923 Dorchester Avenue, Winnipeg, MB, R3M 0P8

DATE : 2026-03-23

SD1.10



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-139084/D
SHEET # 11 OF 13
DATE: May 14, 2026

Amphōra

STAFFORD STUDIOS
923 Dorchester Avenue, Winnipeg, MB, R3M 0P8

DATE : 2026-03-23

SD1.11



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-139084/D
SHEET # 12 OF 13
DATE: May 14, 2026

Amphōra

STAFFORD STUDIOS
923 Dorchester Avenue, Winnipeg, MB, R3M 0P8

DATE : 2026-03-23

SD1.12



Amphōra

STAFFORD STUDIOS

923 Dorchester Avenue, Winnipeg, MB, R3M 0P8

DATE : 2026-03-23

SD1.13