## REPORTS

**Item No. 37** **Rezoning – 923 Dorchester Ave**
**(River Heights-Fort Garry Ward)**
**File DAZ 209/2026 [c/r DAV 139084/2026D]**

STANDING COMMITTEE RECOMMENDATION:

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

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "C1 Mature Communities PDO-1" Commercial Neighbourhood 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") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of the City of Winnipeg Charter in accordance with the following:

        i. The development shall be constructed in substantial conformance with the plans submitted under File DAZ 209/2026 or the Owner must submit plans showing the location and design of any and all proposed:

            a. principal buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping

            on the Owner's Land ("Works") shall be submitted to the Director of Planning, Property and Development (the "Director") and the City Centre Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

        ii. That no business shall be open to the public between the hours of 10:00 p.m. to 7:00 a.m. daily.

STANDING COMMITTEE RECOMMENDATION (continued):

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.

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 209/2026 (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 209/2026 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.

STANDING COMMITTEE RECOMMENDATION (continued):

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 209/2026.

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Santos,

That the recommendation of the City Centre Community Committee be concurred in and forwarded to the Executive Policy Committee and Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On September 4, 2026, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments, namely:

- In Recommendation 1., delete the period after "Schedule "B" to this report", and replace with the following:

  ", subject to the following conditions:

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

     i. The development shall be constructed in substantial conformance with the plans submitted under File DAZ 209/2026 or the Owner must submit plans showing the location and design of any and all proposed:

        a. principal buildings
        b. accessory parking areas
        c. private approaches
        d. garbage enclosures
        e. fencing
        f. landscaping

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") shall be submitted to the Director of Planning, Property and Development (the "Director") and the City Centre Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That no business shall be open to the public between the hours of 10:00 p.m. to 7:00 a.m. daily.

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.

- In Recommendation 5, delete "DAZ 209/2025" and replace with "DAZ 209/2026".

- Add the following new Recommendations 6 and 7 and renumber the remaining recommendations accordingly:

"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."

and submitted the matter to the Standing Policy Committee on Property and Development.

## PUBLIC HEARING SUMMARY

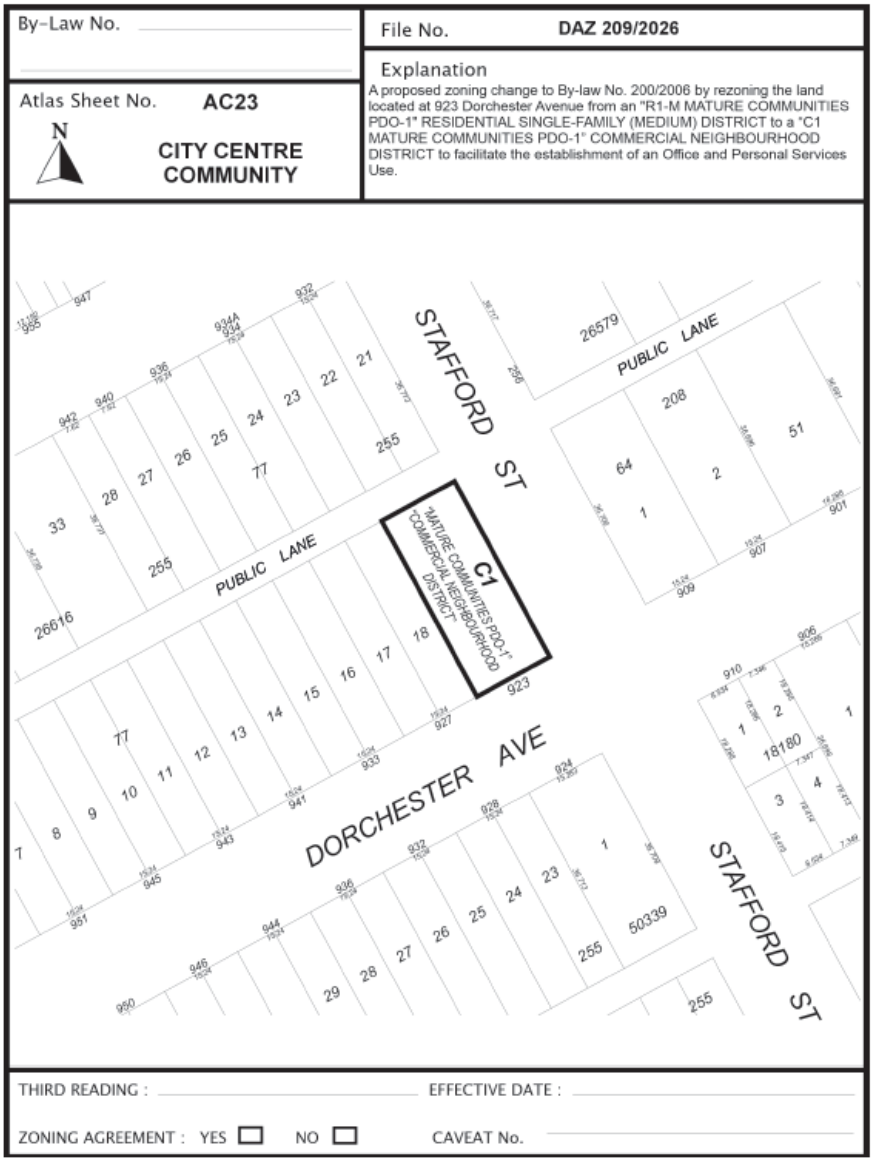
**File:** DAZ 209/2026

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

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

**Applicant:** Amphora Architecture Inc. (Vasilios Mattheos)

**Subject:**



**Premises Affected:** 923 Dorchester Avenue

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

**Prepared by:** R. Ford, Senior 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, as amended, 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 "C1 Mature Communities PDO-1" Commercial Neighbourhood 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") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of the City of Winnipeg Charter in accordance with the following:***

    ***i. The development shall be constructed in substantial conformance with the plans submitted under File DAZ 209/2026 or the Owner must submit plans showing the location and design of any and all proposed:***

    ***a. principal buildings***
    ***b. accessory parking areas***
    ***c. private approaches***
    ***d. garbage enclosures***
    ***e. fencing***
    ***f. landscaping***

    ***on the Owner's Land ("Works") shall be submitted to the Director of Planning, Property and Development (the "Director") and the City Centre Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.***

    ***ii. That no business shall be open to the public between the hours of 10:00 p.m. to 7:00 a.m. daily.***

***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.

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 209/2026 (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 209/2025~~ DAZ 209/2026*** 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.***

~~6.~~ ***8.*** That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

~~7.~~ ***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 209/2026.

***Note: The wording in bold and italics denotes amendments made by the Community Committee.***

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

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.

| | |
|---|---|
| **Objections under the Charter:** | Total number of valid objections as per section 125(2) – 0<br><br>In accordance with section 236.1(1), the threshold for sufficient objection has not been met. |
| **Exhibits Filed:** | 1. Application dated May 14, 2026<br>2. Notification of Public Hearing dated June 15, 2026<br>3. Manitoba Status of Title 3233713/1<br>4. Letter of authorization dated August 1, 2025 from John Campbell and Stacey Campbell to Amphora Architecture Inc.<br>5. Surveyor's Building Location Certificate and sketch dated March 11, 2025<br>6. Arborist Report dated November 28, 2025<br>7. Plans (13 pages)<br>8. Report from the Urban Planning Division dated August 13, 2026<br>9. Inspection Report<br>10. Presentation received September 2, 2026, from Vasili Mattheos in support of the application<br>11. Recording of Representations |

REPRESENTATIONS:

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

Exhibit "8" referred to in File DAZ 209/2026

# ADMINISTRATIVE REPORT

**Title:** DAZ 209/2026 – 923 Dorchester Ave

**Issue:** For consideration of an application to rezone the subject property from "R1-M Mature Communities PDO-1" Residential Single-Family (Medium) District to "C1 Mature Communities PDO-1" Commercial Neighbourhood District to facilitate a building addition and proposed personal service and office use.

**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 "C1 Mature Communities PDO-1" Commercial Neighbourhood 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.
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.
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 209/2026 (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 209/2025 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 proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
7. 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.

## REASON FOR THE REPORT

- The applicant requires a Rezoning from “R1-M” Residential – Single-Family (Medium) to “C1” Commercial Neighbourhood in order to facilitate a building addition and proposed personal service and office use.
- Rezoning 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-M Mature Communities PDO-1” Residential Single-Family (Medium) District to “C1 Mature Communities PDO-1” Commercial Neighbourhood District.

## HISTORY

N/A

**List of Schedules and Appendices**

| | |
|---|---|
| Schedule A | Planning Discussion |
| Schedule B | Recommended File No. DAZ 209/2026 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**

## FILE/APPLICANT DETAILS

| | |
|---|---|
| **FILE:** | **DAZ 209/2026** |
| **RELATED FILES:** | DAV 26-139084\D |
| **COMMUNITY:** | City Centre Committee |
| **NEIGHBOURHOOD #:** | 1.601 – (CRESCENTWOOD) |
| **SUBJECT:** | To rezone the subject property from "R1-M" Residential Single-Family (Medium) District to "C1" Commercial Neighbourhood District. |
| **LOCATION:** | 923 Dorchester Ave |
| **LEGAL DESCRIPTION:** | LOT 19/20 BLOCK 77 PLAN 255 31/5 ST B |

| | |
|---|---|
| **APPLICANT:** | Vasilios Mattheos (Amphora Architecture Inc.)<br>70 Arthur St Unit 630<br>Winnipeg, MB R3B 1G7 |
| **OWNER:** | Stacey Campbell<br>1230 Wellington Cres<br>Winnipeg, MB R3N 0A6 |
| **RECOMMENDATION:** | Approval with conditions |

## 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). This application 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).

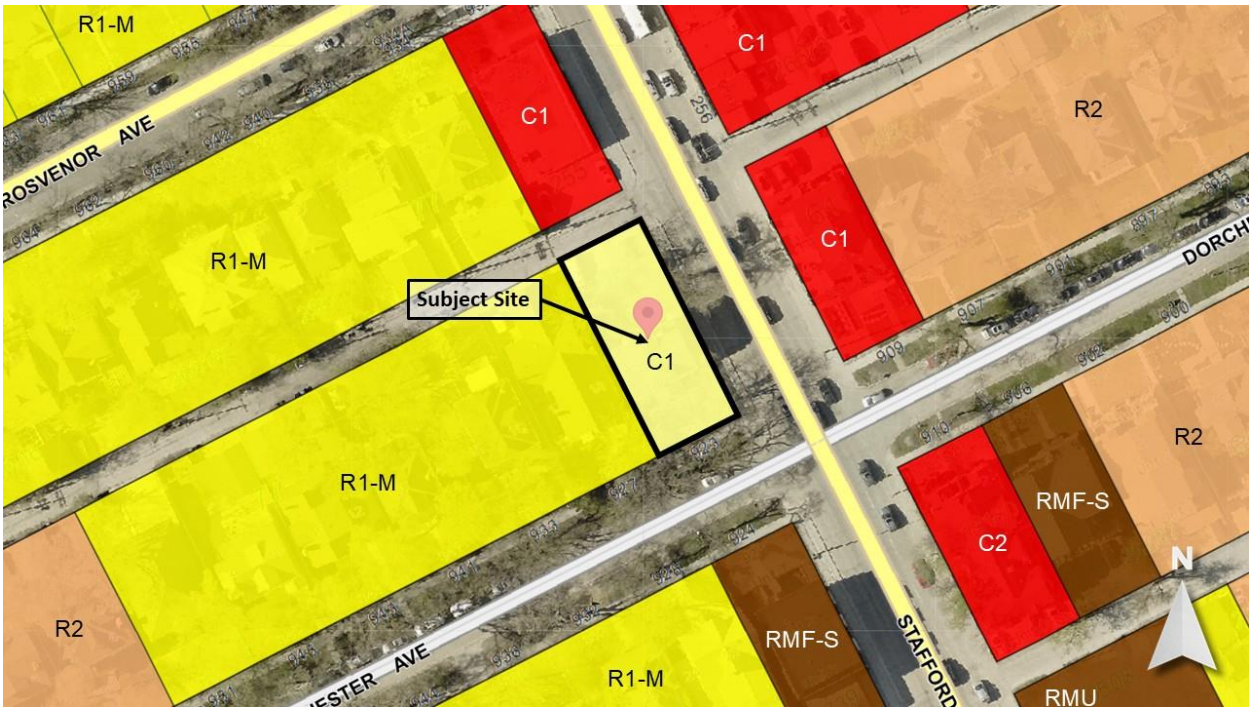


**Figure 2: Zoning of the site and surrounding area.**

## 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.
- The proposed development also requires Variances for landscape buffering and parking buffering requirements (see associated Variance application and planner's report for DAV 26-139084\D).

## 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:

  *1.2 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 (MC) 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 <u>and</u> abuts existing commercial uses on said arterial street).

## 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 new commercial uses on corner lots fronting arterial streets and for lots located on arterial streets abutting existing commercial uses. The “C1” Commercial – Neighbourhood District is the lightest commercial designation and provides appropriate allowances for commercial in mature, residential neighbourhoods.
- The commercial addition is well-designed and meets several *CCDS 2.0* Mature Community policies, including:

- 2.2: The commercial addition is at the corner side property line, creating a pedestrian orientation.
- 2.6: The building addition adds architectural interest and positively contributes to the visual aesthetics of Stafford St.
- 2.8: The building addition supports pedestrian activity by providing building elements that increase visual interest, including direct pedestrian access to its main entrance from the street, transparent storefront displays, human scaled signage, and pedestrian oriented amenities such as planters.
- 4.4: The building addition is minimal and adds to the character of the neighbourhood. A “C1” Commercial – Neighbourhood designation allows for commercial at an appropriate scale.
- 4.10: The property meets two of the four criteria for supporting new commercial, including its location on a corner, its frontage onto an arterial street, and adjacent commercial-zoned lots to the north and east.

## 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 Division |
| Prepared by | Isaiah Stonehouse, MCP |
| Date: | Thursday, August 13, 2026 |
| File No. | DAZ 209/2026 |

**Schedule "B" for File No. DAZ 209/2026, City Centre Community Committee, September 4, 2026**

By-Law No.

File No. **DAZ 209/2026**

Atlas Sheet No. **AC23**

N

**CITY CENTRE COMMUNITY**

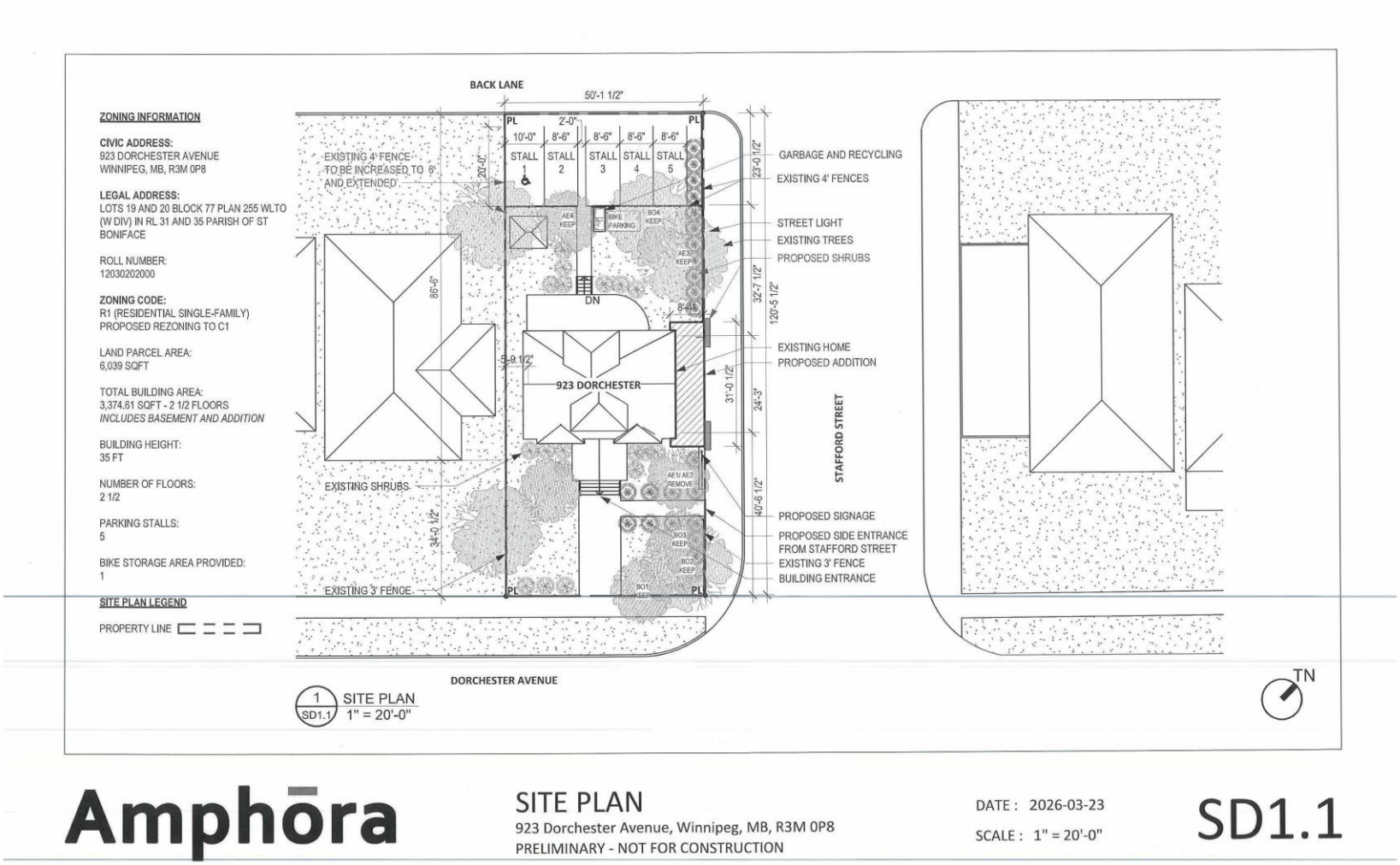
Explanation

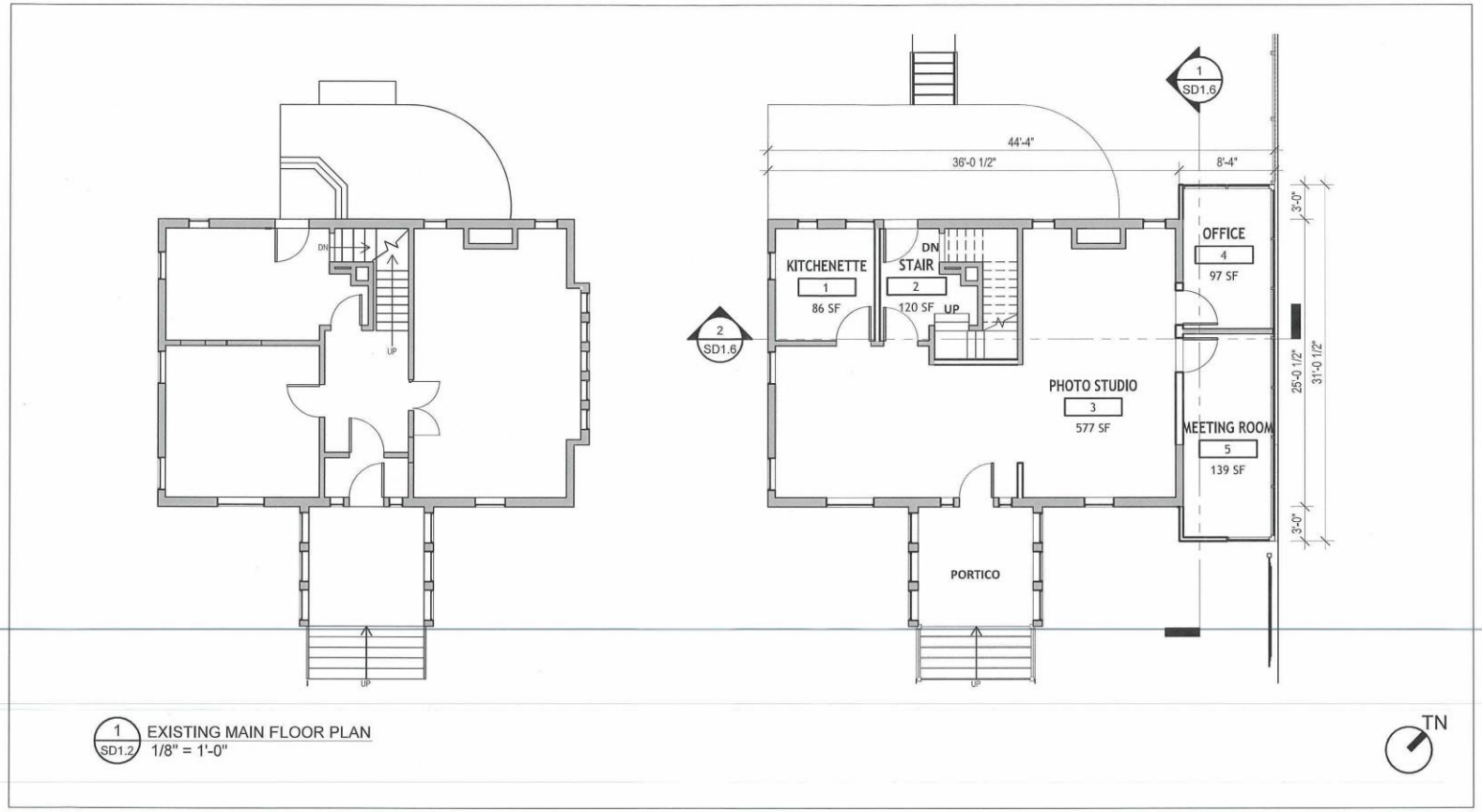
A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 923 Dorchester Avenue from an "R1-M MATURE COMMUNITIES PDO-1" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to a "C1 MATURE COMMUNITIES PDO-1" COMMERCIAL NEIGHBOURHOOD DISTRICT to facilitate the establishment of an Office and Personal Services Use.

THIRD READING : EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No.

Exhibit “7” referred to in File DAZ 209/2026



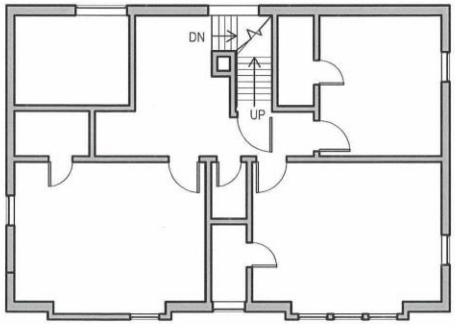



Amphōra

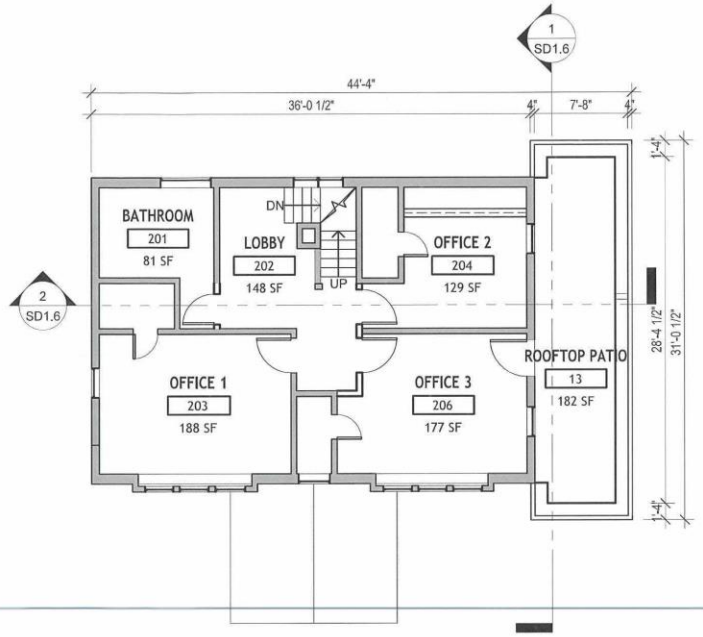
MAIN FLOOR PLAN
923 Dorchester Avenue, Winnipeg, MB, R3M 0P8
PRELIMINARY - NOT FOR CONSTRUCTION

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

SD1.2




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




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

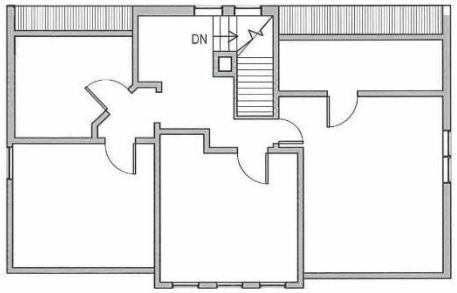
TN

Amphōra

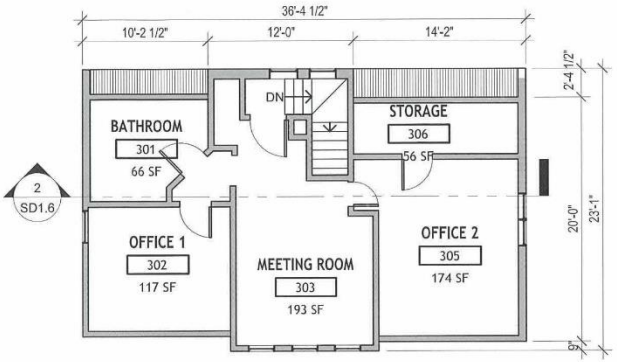
SECOND FLOOR PLAN
923 Dorchester Avenue, Winnipeg, MB, R3M 0P8
PRELIMINARY - NOT FOR CONSTRUCTION

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"

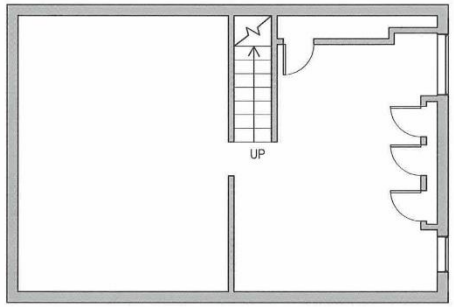
TN

**Amphōra**

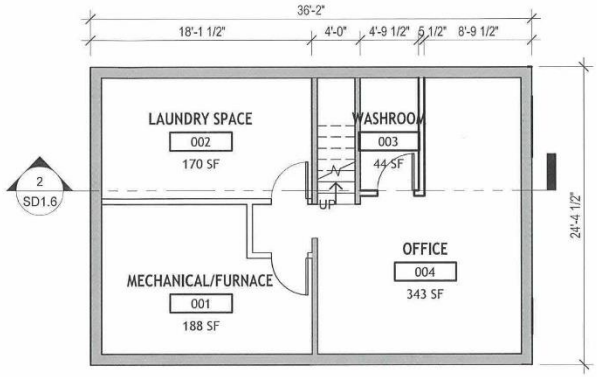
THIRD FLOOR PLAN
923 Dorchester Avenue, Winnipeg, MB, R3M 0P8
PRELIMINARY - NOT FOR CONSTRUCTION

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"

TN

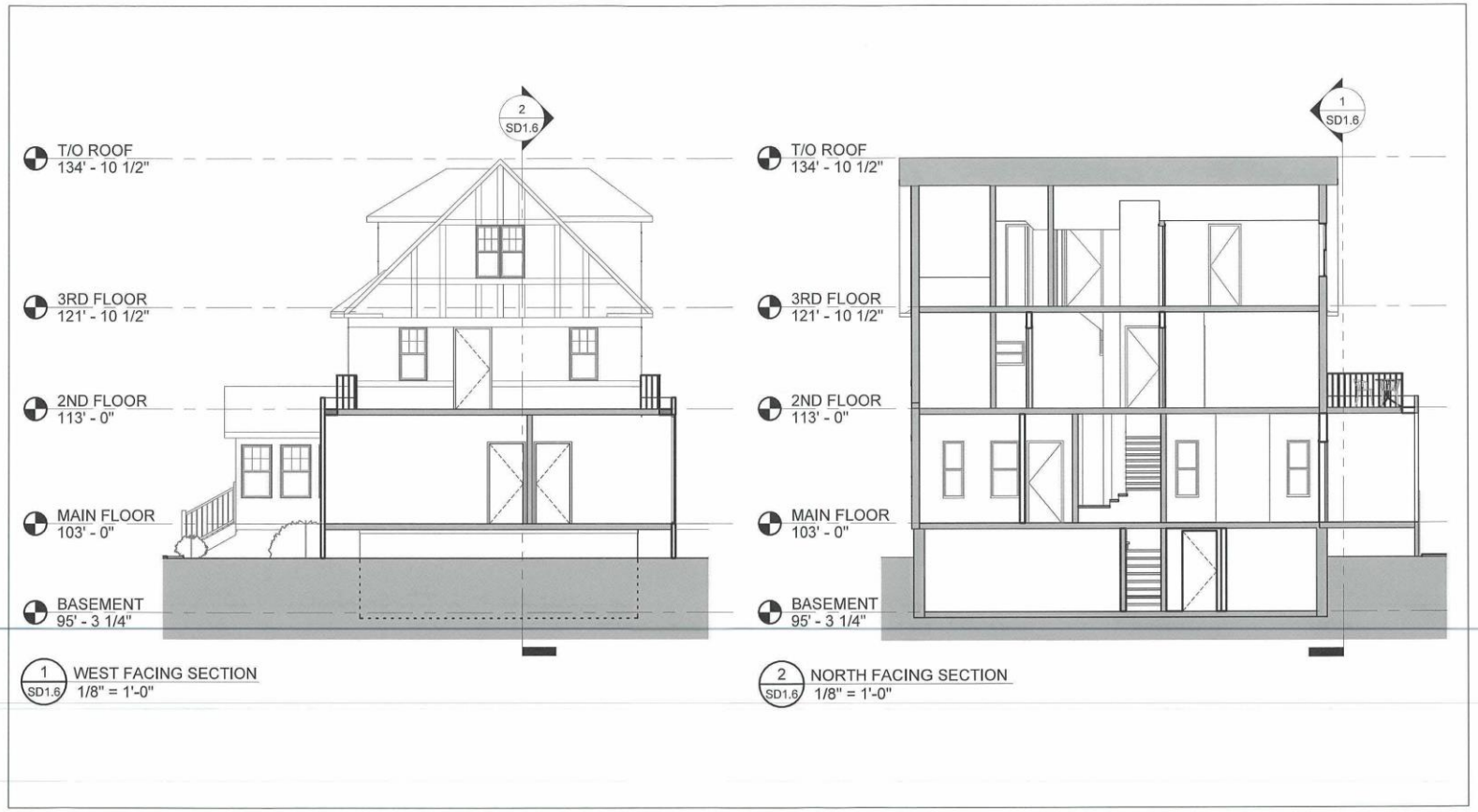
**Amphōra**

# BASEMENT PLAN

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

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

SD1.5




**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"

**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"

**Amphōra**

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

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

SD1.8

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

**Amphōra**

STAFFORD STUDIOS

923 Dorchester Avenue, Winnipeg, MB, R3M 0P8

DATE : 2026-03-23

SD1.11

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