Agenda – Council – September 25, 2025

Report – Executive Policy Committee – September 16, 2025

Item No. 13 Rezoning – 198 Woodbridge Road
(St. James Ward)
File DAZ 215/2025 [c/r DAV 160539/2025D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 16, 2025, the Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C1 PDO-1 AIRPORT VICINITY 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 August 20, 2025, 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 10% of the Planned Area value of Development Application No. DAZ 215/2025 (the "Dedication Fee"), as determined by the 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 215/2025 (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 215/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and 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.

Report – Executive Policy Committee – September 16, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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 215/2025.

Report – Executive Policy Committee – September 16, 2025

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 16, 2025, the Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 5, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

File: DAZ 215/2025

Before: Assiniboia Community Committee
Councillor Duncan, Chairperson
Councillor Dobson
Councillor Lukes

Public Hearing: September 5, 2025
Council Building, 510 Main Street

Applicant: Size Architecture (Alden Neufeld)

Subject:



Premises Affected: 198 Woodbridge Road

For submission to: Executive Policy Committee

Prepared by: L. Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: September 5, 2025

Community Committee Recommendation:

On September 5, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C1 PDO-1 AIRPORT VICINITY 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 August 20, 2025, 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 10% of the Planned Area value of Development Application No. DAZ 215/2025 (the "Dedication Fee"), as determined by the 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 215/2025 (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 215/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and 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 215/2025.

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

1. It’s located right next to Portage Avenue behind the back lane, located right beside a commercial area.

2. It’s literally an ideal area to put this particular business and so I think this will be something really good for St. James.

Objections under the Charter:	Total number of valid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated May 26, 2025 2. Notification of Public Hearing dated July 2, 2025 3. Manitoba Status of Title 3329252/1 4. Letter of authorization dated February 19, 2025, from Alden Neufeld to Alden Neufeld 5. Surveyor's Building Location Certificate and sketch dated March 12, 2025 and March 19, 2025 6. Plan of Rezoning dated May 22, 2025 7. Plans (6 pages) 8. Report from the Urban Planning Division dated August 20, 2025 9. Inspection Report 10. Communication dated August 25, 2025, from Katrine Yumul in support of the application 11. Communication dated August 25, 2025, from Kaila Mueller in support of the application 12. Communication dated August 25, 2025, from Jayme Martin in support of the application 13. Communication dated August 27, 2025, from Brittany Nikkel in support of the application 14. Communication dated September 4, 2025, from Jeremiah Hipolito in support of the application 15. Communication dated September 4, 2025, from Alden Neufeld in support of the application 16. Recording of Representations

REPRESENTATIONS:

In Support:

Alden Neufeld
Jeremiah Hipolito
Kaila Mueller
Jayme Martin
Brittany Nikkel
Katrine Yumul

In Opposition:

Nil

For Information:

Nil

For the City:

Robert Galston, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit "8" referred to in File DAZ 215/2025

ADMINISTRATIVE REPORT

Title: DAZ 215/2025 – 198 Woodbridge Road

Issue: For consideration at the public hearing for an application to rezone the subject property to the "C1" Commercial Neighbourhood District to convert an existing place of worship building into an office.

Critical Path: Assiniboia Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C1 PDO-1 AIRPORT VICINITY 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 August 20, 2025, 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 10% of the Planned Area value of Development Application No. DAZ 215/2025 (the "Dedication Fee"), as determined by the 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 215/2025 (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 215/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and 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 215/2025.

REASON FOR THE REPORT

- 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 Winnipeg Public Service are concurred in, the subject property may be rezoned to the "C1" Commercial Neigbourhood zoning district.

HISTORY

NA

CONSULTATION

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

SUBMITTED BY

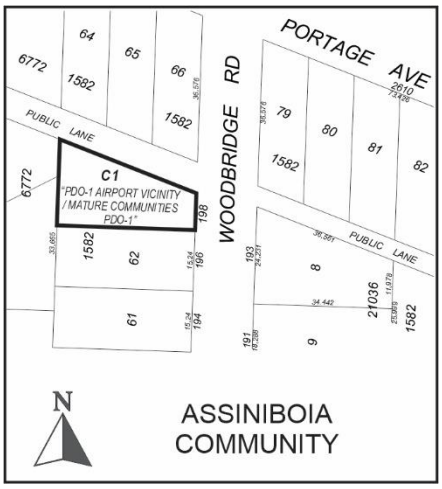
Department	Planning, Property and Development
Division	Urban Planning and Design Division
Prepared by	Robert Galston, MCP
Date:	August 20, 2025
File No.	DAZ 215/2025

List of Schedules and Appendices

Schedule A	Planning Discussion
Schedule B	Recommended File No. DAZ 215/2025 Assiniboia Community Committee, dated August 20 2025
Appendix A	Proposed By-law

SCHEDULE 'A'

FILE:	**DAZ 215/2025**
RELATED FILES:	**DAV 25-160539/D**
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.207 (Birchwood)
SUBJECT:	To rezone the subject property to the "C1" Commercial Neighbourhood District
LOCATION:	198 Woodbridge Road
LEGAL DESCRIPTION:	SP LOT 7 PLAN 21036 WLTO IN RL 12 PARISH OF ST JAMES



APPLICANT:	Size Architecture, Inc. (Alden Neufeld) 63 Albert Street, Unit 605 Winnipeg, Manitoba R3B 1G4
OWNERS:	Alden Neufeld 45 Pilgrim Avenue Winnipeg, Manitoba R2M 0L3
RECOMMENDATION:	Approval

SITE DESCRIPTION

- The subject property is located on the west side of Woodbridge Road, immediately to the south of a public lane and Portage Avenue properties. It is in the Birchwood Neighbourhood of the Richmond West Neighbourhood of the St. James Ward.
- The subject property has a total area of approximately 5,681 square feet. A one-storey place of worship building is currently located on the property. This building was built more than 50 years ago. It is currently vacant.

- Vehicular access to the subject property is currently taken from the public lane that flanks the north side of the property.
- The subject property is located in the Established Neighbourhoods – Mature Communities Policy area under the *Complete Communities Direction Strategy 2.0* Urban Structure Map.
- The property is currently zoned “R1-L” Residential Single-Family (Large).

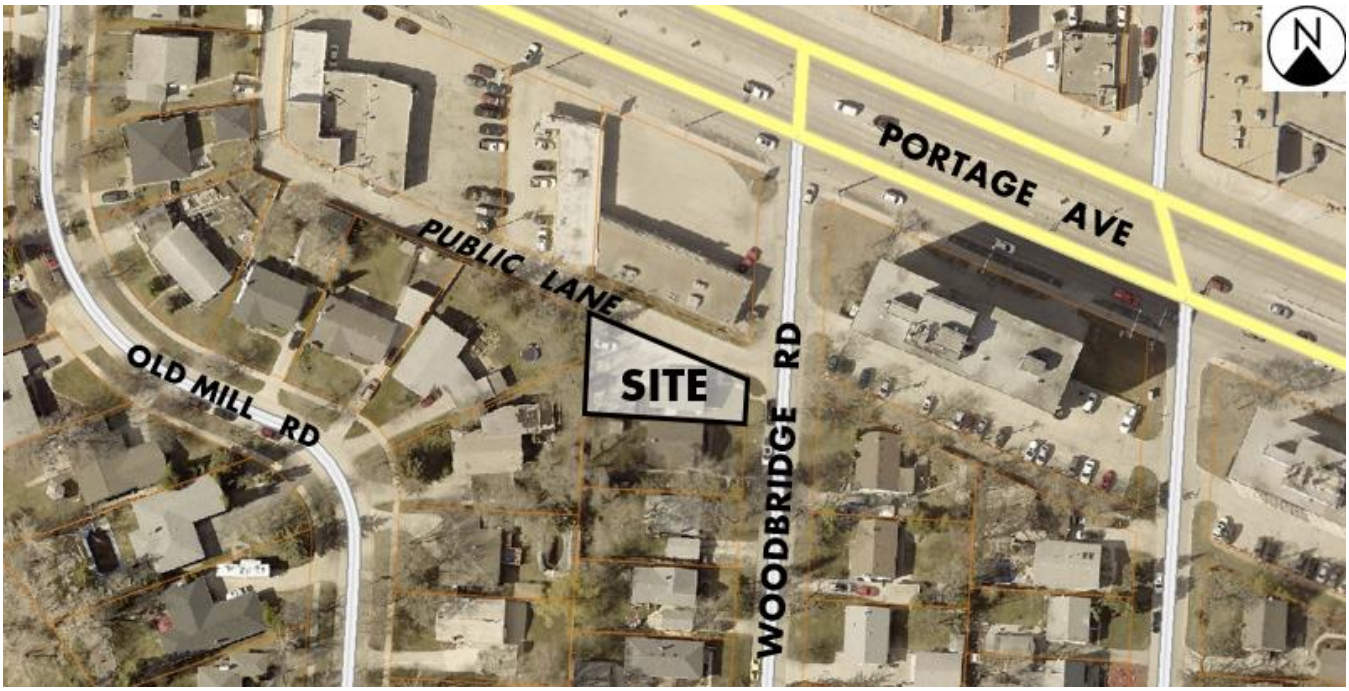


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Public lane, then commercial uses zoned “C2” Commercial Corridor.

South: Single-family residential uses zoned “R1-L” Residential Single-Family (Large).

East: Woodbridge Road, then single-family residential uses zoned “R1-L” Residential Single-Family (Large).

West: Single-family residential uses zoned “R1-L” Residential Single-Family (Large).

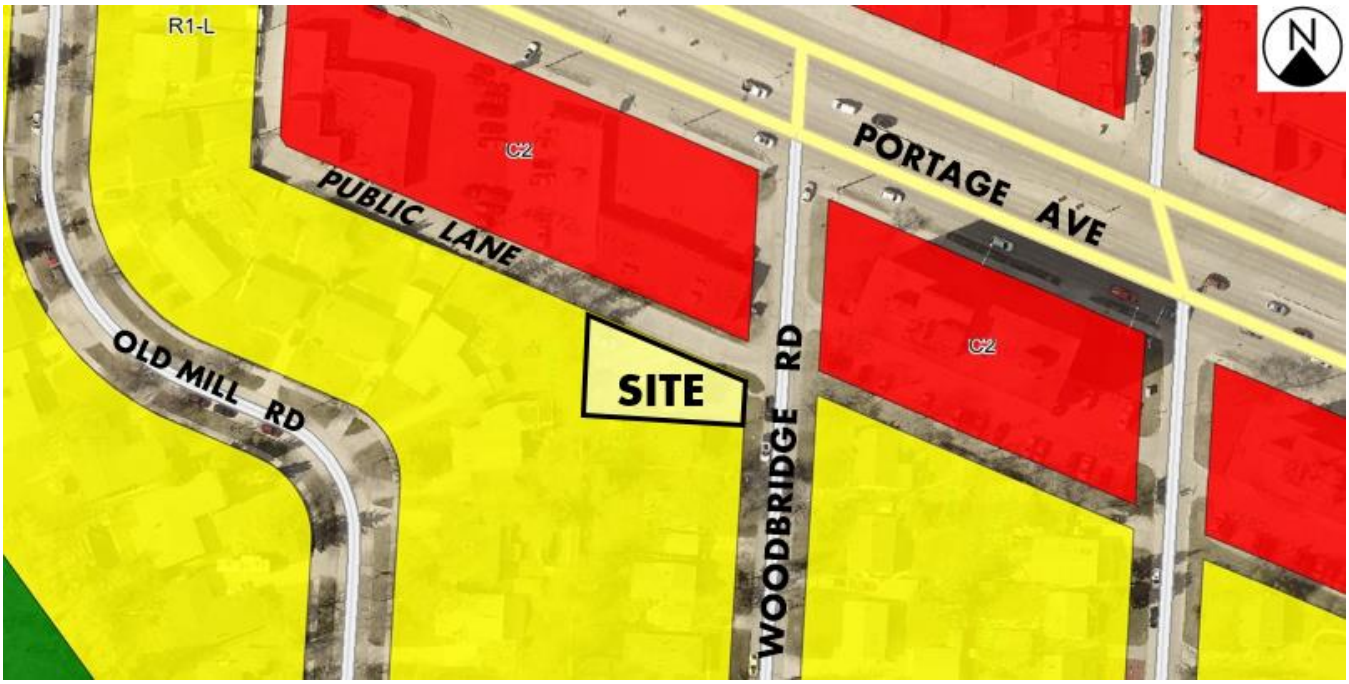


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject site to accommodate a new office use inside the existing place of worship building.
- In a letter of intent, the applicant notes the proposed office use will have six (6) full-time staff members on-site. Hours of operation will be: 8:30 AM to 5:30 PM, Monday to Friday.
- The applicant also notes that the building's size will limit the maximum occupancy to 12 persons.
- A site plan submitted shows accessory parking will located at the rear of the subject building, and accessed from the public lane on the north side of the subject site. A total of three (3) accessory parking stalls will be provided, including one (1) accessible stall.
- This number of parking stalls exceeds the Zoning By-law requirement, which is two (2) parking stalls.
- No changes to the building exterior are proposed as part of this application.
- The site plan also shows new planting on the site, in addition to the maintenance of an existing cedar tree and cedar shrub in the front yard. New landscaping includes one (1) tree and seven (7) shrubs, all of which will be planted in the front yard.

Associated Variance

- The proposal is the subject of an associated Variance application concerning the south side yard setback of the existing building and the pedestrian connection to the building. Please refer to file no. DAV 25-160539/D for further information.

ANALYSIS AND ISSUES

OURWINNIPEG 2045

- *OurWinnipeg 2045* is the City's long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as an Established Neighbourhood – Matures Community. The policy for this area states:

  6.16 Established Neighbourhoods

  - *Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in* Complete Communities.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045* and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As noted above, the subject property is classified as an Established Neighbourhoods – Mature Communities policy area under *Complete Communities 2.0*. Key policies include:

  Goal 1

  1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.

  Policies

  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.

  1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:

  - *Applicable City-endorsed policies or guidelines;*
  - *Existing zoning of the property and adjacent properties;*
  - *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
  - *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
  - *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*

- *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
- *The supporting transit, pedestrian and active transportation network; and*
- *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

1.8 Low-rise residential uses will generally be encouraged on arterial roads and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.

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.

Goal 4

4.0 Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.

General policies

4.1Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.

4.2 In order to protect the vitality and viability of existing commercial areas, encourage the redevelopment and infill of existing commercial areas as the preferred method of accommodating new commercial development.

4.3 Only approve new locations for commercial development where existing commercial areas cannot accommodate expansion and where the location of new commercial uses are in close proximity to transit.

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

4.5 New Major Retail uses will be permitted as per applicable policies in the Commercial Areas and Mixed Use Centres section.

4.6 Vertical commercial/residential mixed-use development is generally supported where local commercial development currently exists, where there is the presence of a public lane, or where the site is large enough to accommodate the proposed development where a public lane is not present.

4.7 Encourage commercial areas to transition into mixed-use, pedestrian-oriented and transit- supported developments, where feasible.

4.8 Commercial signage should be pedestrian-oriented and contextually sensitive to adjacent uses.

4.9 Encourage the establishment of home-based businesses that provide small scale, low impact amenities in neighbourhoods where more intensive commercially zoned uses are not appropriate and provided any potential impacts (noise, parking, servicing) can be mitigated.

Mature Communities policies

4.10Consider 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; or

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

REZONING

- The applicant is proposing to rezone the lands to a "C1" Commercial Neighbourhood district from its existing "R1-L" Residential Single-Family (Large) district to legally establish a commercial office use. Commercial uses are not permitted in "R1" districts.
- The "C1" district is intended to accommodate small, compact commercial uses within or surrounded by residential areas that are attractive and compatible in scale and character with surrounding residential uses, to serve the convenience needs of the surrounding neighbourhood. This district is not intended to accommodate businesses sized or designed to serve a trade area more than one-half mile from the business. "C1" districts are generally located in Neighbourhood or Community mixed use centres or along Neighbourhood or Community mixed use corridors.
- In addition, there are Variances to the proposed "C1" District associated with the development pertaining to the south side yard and pedestrian connections. These are analyzed in the Administrative Report for Associated file No. DAV 25-160539/D.
- The proposed rezoning application is considered compatible with the surrounding area given it makes use of the existing place of worship building and meets multiple of the *CCDS 2.0* criteria for establishing new commercial uses in a Mature Community. This is discussed further in following sections of this report.

COMPATIBILITY WITH SURROUNDING AREA

- As noted above, the place of worship building has existed on the site for more than 50 years. Given this length of time, the existing building on the site is well established. It is not anticipated that operations from the proposed office use within the existing building will create an adverse effect on the surrounding residential neighbourhood.
- Given that the applicant proposes to maintain the existing landscaping in the front yard, as well as plant one (1) new tree and seven (7) new shrubs, and is separated by the adjacent residential property by a solid wood fencing 6.0 feet in height, the site is considered to be buffered from adjacent residential uses.

CONSISTENCY WITH *COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0*

- As noted above, the subject site is located in the Established Neighbourhood – Mature Communities policy area under the *Complete Communities Direction Strategy 2.0.* This policy area supports increasing residential densities in a manner compatible with the surrounding context. The recommended rezoning aligns with several of the policies previously identified in this report.

- To summarize policies the proposal meets, briefly:
    - In accordance with policy 4.4, the proposed office use will be located inside a former place of worship building that has existed on the subject site for more than 50 years. No building expansion is proposed as part of the proposal. As such, the proposal can be considered complementary and sensitive to the surrounding area.
    - In accordance with policy 4.10, the proposed commercial site is a corner site abutting existing commercial properties fronting Portage Avenue, and is a reuse of an existing non-residential building that is currently vacant. As such, the proposal meets criteria b. and d. of policy 4.10. (This policy requires that at least one of four criteria are met when supporting establishing new commercial sites in Mature Communities.)

CONDITIONS OF APPROVAL

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10 percent.
- In the case of the subject proposed rezoning, the Planning, Property and Development Department is recommending that the developer provide 'cash in lieu' of a dedication of land for the appraised value of the subject site.

RECOMMENDATION

The Urban Planning Division recommends **approval** for the following reasons:

- The rezoning is consistent with policies guiding development in Established Neighbourhoods – Mature Communities under the *Complete Communities Direction Strategy 2.0,* which support new commercial uses that are adjacent to existing commercial, located in existing non-residential buildings, and are sensitive to the surrounding context.
- No expansion of the existing building or substantial changes to the site layout are proposed, and the rezoning will support the maintenance of a former place of worship building that has been located on the subject site for more than 50 years.
- The subject site abuts established commercial uses on Portage Avenue.
- Access to the proposed office use will be taken from the abutting public lane, and accessory parking areas are set back 10 feet from the adjacent residential properties.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Robert Galston, MCP
PPD File #: DAZ 215/2025

Schedule "B" for File DAZ 215/2025, Assiniboia Community Committee, dated August 20, 2025

By-Law No. _____

File No. **DAZ 215/2025**

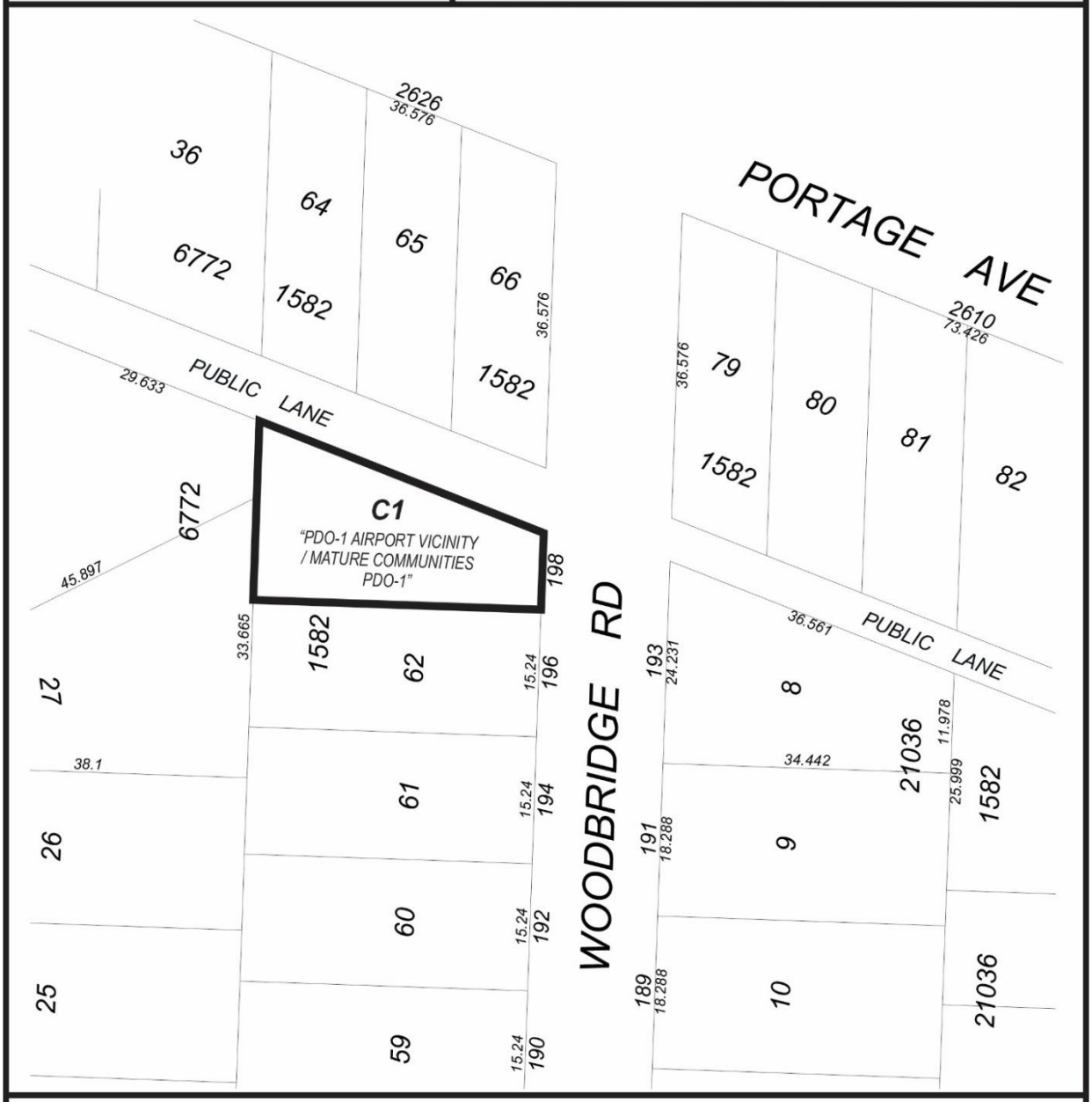
Atlas Sheet No. **AB15**

N

ASSINIBOIA COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 198 Woodbridge Road from an "R1-L PDO-1 AIRPORT VICINITY MATURE COMMUNITIES PDO-1" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to a "C1 PDO-1 AIRPORT VICINITY MATURE COMMUNITIES PDO-1" COMMERCIAL NEIGHBOURHOOD DISTRICT to facilitate the establishment of a proposed office use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “7” referred to in File DAZ 215/2025



198 WOODBRIDGE ROAD - REZONING

WINNIPEG, MANITOBA

ISSUED FOR CONSTRUCTION 05.22.2025

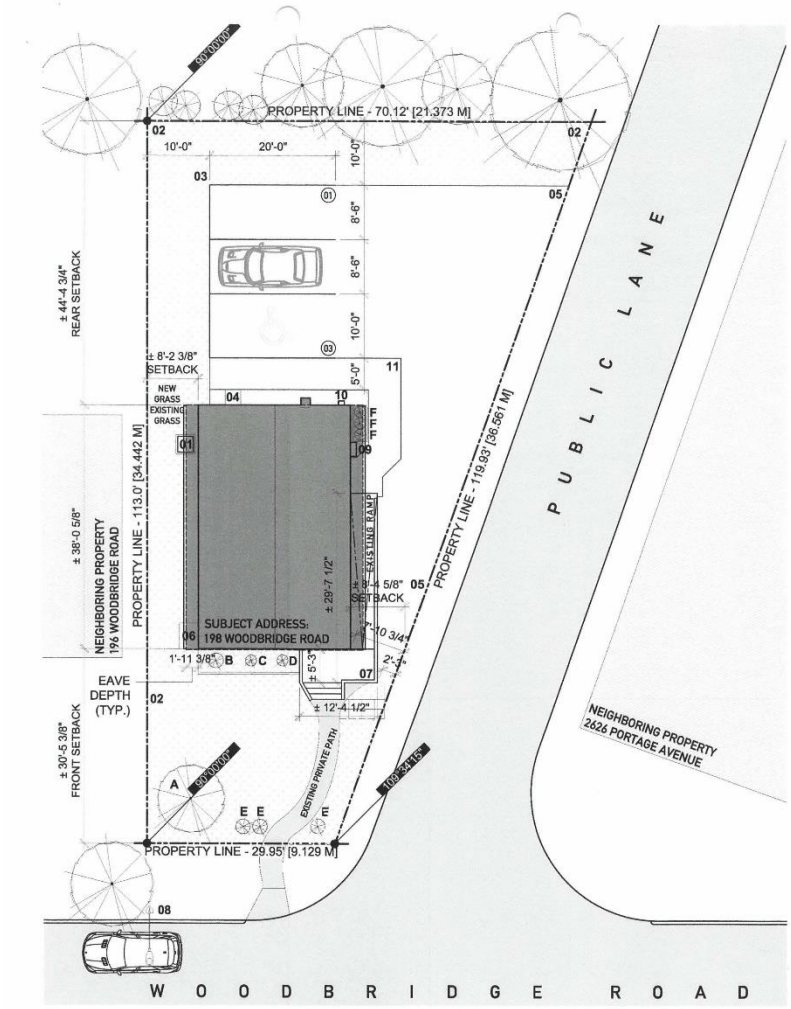
Size Architecture

605 - 63 Albert Street
Winnipeg, Manitoba R3B 1G4
T 204-292-0878
www.sizearchitecture.com
Project No: 24-0065

LIST OF DRAWINGS

ARCHITECTURAL

COVER
A0.0 R1 PLAN OF REZONING
A1.0 R1 SITE PLAN
PROJECT / ZONING INFORMATION
A1.1 R1 LOWER LEVEL
EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN
A1.2 R1 LEVEL ONE
EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN
A2.0 R2 EXISTING EXTERIOR ELEVATIONS
A2.1 R2 EXISTING EXTERIOR ELEVATIONS



01 Site Plan
A1.0 Scale: 1/16" = 1'-0"

GENERAL INFORMATION / CITY OF WINNIPEG

PROJECT:	REZONING OF LAND
CIVIC ADDRESS:	198 WOODBRIDGE ROAD, WINNIPEG MANITOBA
ARCHITECT OF RECORD:	ALDEN NEUFELD M.ARCH MAA SAA ARCHITECT (AZ) LEED®AP
ARCHITECTURAL FIRM:	SIZE ARCHITECTURE
NEIGHBORHOOD:	BIRCHWOOD
PROPERTY USE CODE:	PIICH - CHURCH
ROLL NUMBER:	07070079000
LEGAL DESCRIPTION:	LOT 7 PLAN 21036 12 PARISH OF ST. JAMES
ASSESSED LAND AREA:	5,681 SQ. FT.
WATER FRONTAGE:	40.20 FT.
SEWER FRONTAGE:	40.20 FT.
PROPERTY INFLUENCES	COMMERCIAL ADJACENT - INTERNAL CORNER
BUILDING AREA:	± 907 SQ. FT. (± 84.26 SQ. M.)

PROJECT DESCRIPTION

REZONING THE SUBJECT ADDRESS WITH AN EXISTING, ONE-STOREY BUILDING FROM A RESIDENTIAL 'R1-L' ZONING CATEGORY TO A COMMERCIAL 'C1' ZONING. CURRENTLY, THE BUILDING USE IS A PLACE OF WORSHIP; THE NEW COMMERCIAL ZONING CLASSIFICATION WILL ALLOW FOR AN OFFICE AS THE PRINCIPAL USE.

WINNIPEG ZONING BY-LAW 200/2006

PARKING REQUIREMENTS (AS PER SEC. 161)		**PARKING PROVIDED**
USE TYPE:	OFFICE 1 FOR EACH 750 SQUARE FEET OF FLOOR AREA, BUT NOT LESS THAN 2 SPACES PER TENANT	
GENERAL ACCESSORY PARKING REQUIRED:	BUILDING AREA IS ±907 SQUARE FEET, 2 PARKING SPACES REQUIRED	2 STALLS PROVIDED
ACCESSIBLE PARKING STALLS REQUIRED:	(AS PER SEC. 168 TABLE 5-10) 1 ACCESSIBLE PARKING SPACE REQUIRED	1 PROVIDED
ACCESSIBLE VAN PARKING STALLS REQUIRED:	(AS PER SEC. 168 TABLE 5-10) 0 ACCESSIBLE VAN PARKING STALL REQUIRED	N/A
BICYCLE PARKING REQUIRED:	(AS PER SEC. 161 TABLE 5-9 AND SEC. 169) 1 BICYCLE SPACE REQUIRED PER 10 REQUIRED AUTOMOBILE PARKING SPACES	N/A
ON-SITE LOADING SPACE:	(AS PER SEC. 173 TABLE 5-13) 0 LOADING SPACE REQUIRED, LESS THAN 20,000 SF	N/A

SITE PLAN KEYNOTES

01 LOCATION OF EXISTING AIR CONDITIONING UNIT TO REMAIN
02 EXISTING 6'-0 HIGH WOOD OR CHAINLINK WITH PRIVACY SLAT FENCES ALONG SOUTH AND WEST PROPERTY LINES TO REMAIN
03 LANDSCAPED SETBACK
04 EXISTING WINDOW WELL TO REMAIN
05 EXISTING ASPHALT PARKING SURFACE TO REMAIN
06 EXISTING CONCRETE PAD TO REMAIN
07 EXISTING PRESSURE-TREATED WOOD RAMP AND STEPS TO REMAIN
08 EXISTING STREETLIGHT
09 EXISTING GAS METER TO REMAIN
10 EXISTING ELECTRIC METER TO REMAIN
11 TEXTURE + COLOUR CONTRASTED ACCESSIBLE ROUTE - SLIP RESISTANT STONE COATING - DAICH SPREADROCK, COLOUR: BROWNSTONE

LANDSCAPE KEYNOTES

TREES

LABEL	#	SPECIES	SIZE	NOTE
A	1	BAKER'S GOLD APRICOT	MIN 1.75" CALIPER AT TIME OF PLANTING	TO BE PLANTED MIN 5'-0" FROM WALKWAY, PATH OR PATHWAY
B	1	EXISTING CEDAR TREE	~6'-8" TALL	

SHRUBS

LABEL	#	SPECIES	SIZE	NOTE
C	1	EXISTING CEDAR SHRUB	~1'-6" TALL	
D	1	GLOBE CEDAR	MIN 2 GALLON AT TIME OF PLANTING	
E	3	CHERRY BOMB BARBERRY	MIN 2 GALLON AT TIME OF PLANTING	
F	3	PYGMY PEASHRUB	MIN 2 GALLON AT TIME OF PLANTING	

PROVINCE OF MANITOBA
22 MAY 2025
ALDEN A. NEUFELD
REGISTERED ARCHITECT

SizeArchitecture

605-63 Albert Street
Winnipeg, Manitoba R3B 1G4
T 204-292-0878
www.sizearchitecture.com

Project Number 24-0065

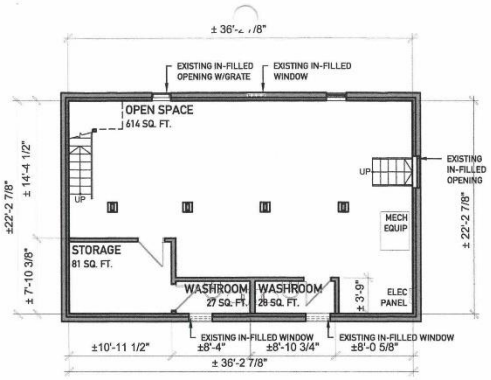
Re-Zoning Application

Project Address: 198 Woodbridge Road, Winnipeg, Manitoba R3J 3G2

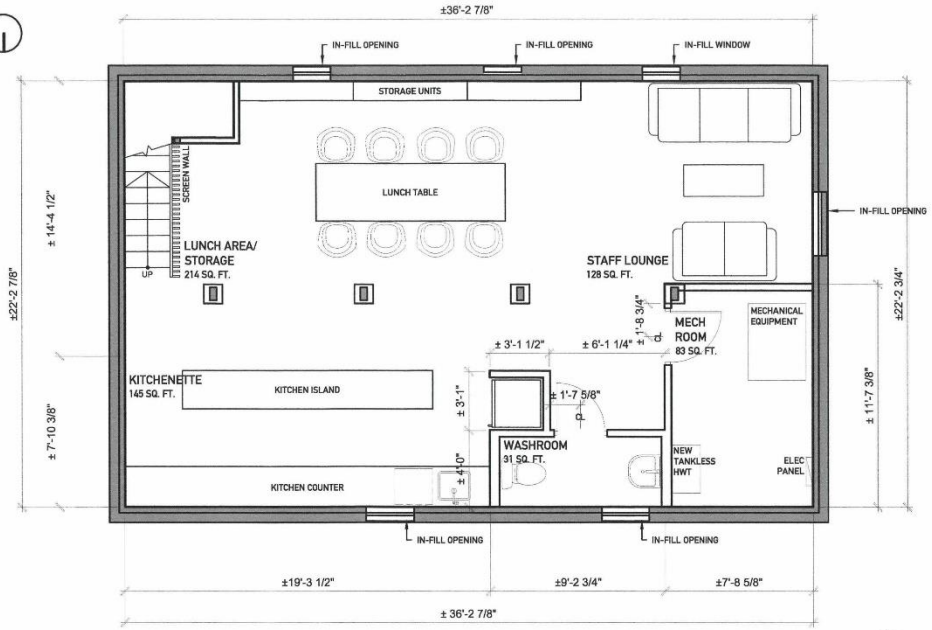
Client: **Size Architecture Inc.** Unit 605 - 63 Albert Street, Winnipeg, Manitoba R3B 1G4 (204) 292-0878

Drawing: SITE PLAN PROJECT / ZONING INFORMATION

A1.0 R1



01 Existing Lower Level Floor Plan
A1.1 Scale: 3/32" = 1'-0"



02 Proposed Lower Level Floor Plan
A1.1 Scale: 3/16" = 1'-0"

LEGEND
- EXISTING WALL
- NEW PARTITION WALL
- EXISTING DOOR
- NEW DOOR

PROVINCE OF MANITOBA
22 MAY 2025
ALDEN A. NEUFELD
REGISTERED ARCHITECT

SizeArchitecture

605-63 Albert Street
Winnipeg, Manitoba R3B 1G4
T 204-292-0878
www.sizearchitecture.com

Project Number 24-0065

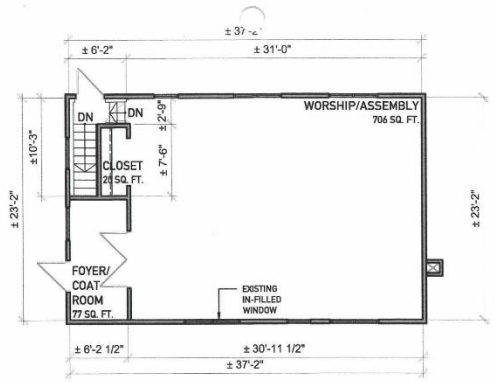
Re-Zoning Application

Project Address	198 Woodbridge Road, Winnipeg, Manitoba R3J 3G2
Client	**Size Architecture Inc.** Unit 605 - 63 Albert Street, Winnipeg, Manitoba R3B 1G4 (204) 292-0878

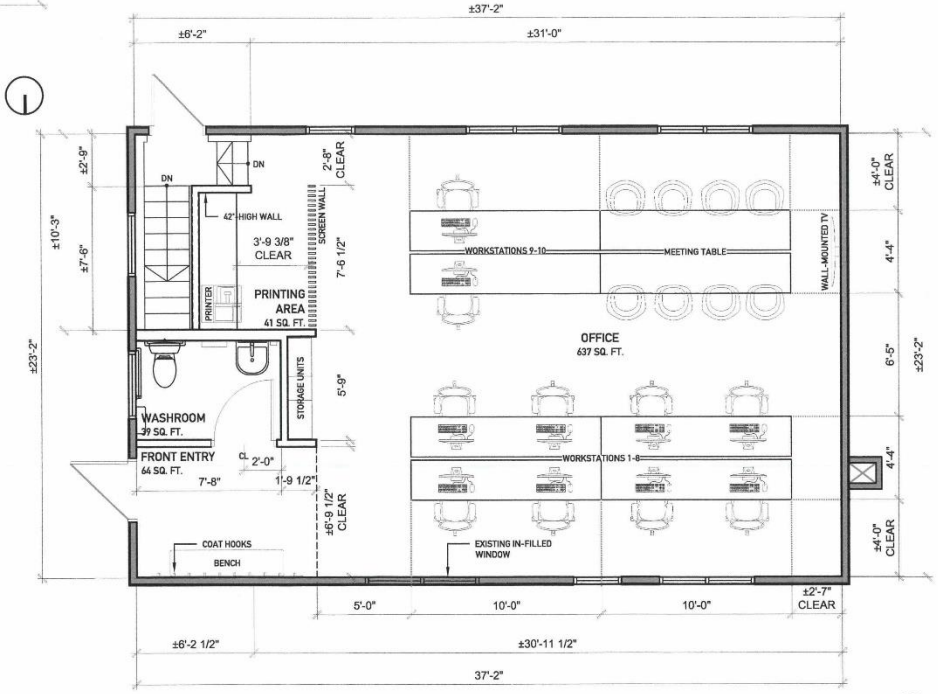
Drawing

LOWER LEVEL
EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN

A1.1 R1



01 Existing Level One Floor Plan
A1.2 Scale: 3/32" = 1'-0"



02 Proposed Level One Floor Plan
A1.2 Scale: 3/16" = 1'-0"

LEGEND
- EXISTING WALL
- NEW PARTITION WALL
- EXISTING DOOR
- NEW DOOR

PROVINCE OF MANITOBA
22 MAY 2025
ALDEN A. NEUFELD
REGISTERED ARCHITECT

SizeArchitecture

605-63 Albert Street
Winnipeg, Manitoba R3B 1G4
T 204-292-0878
www.sizearchitecture.com

Project Number 24-0065

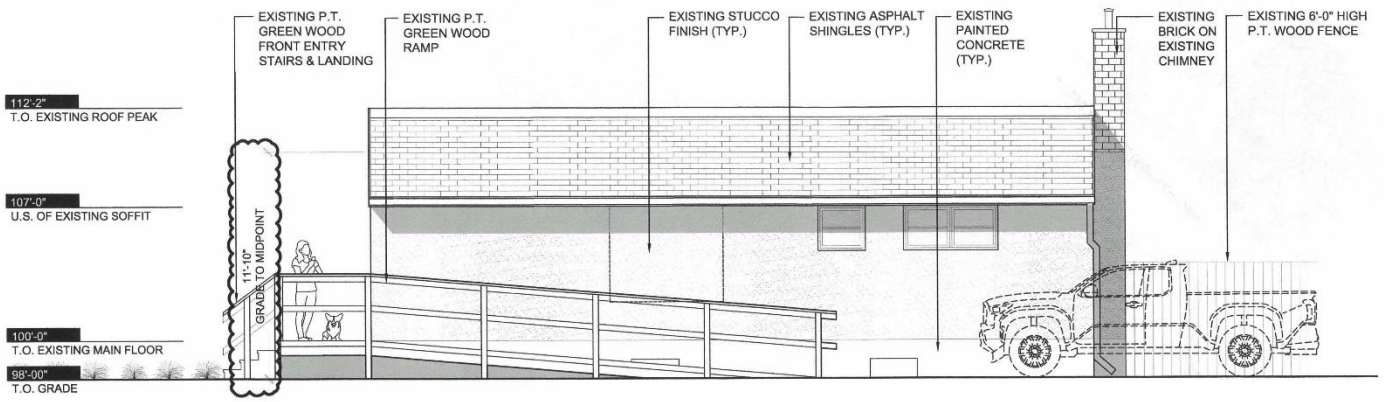
Re-Zoning Application

Project Address	198 Woodbridge Road, Winnipeg, Manitoba R3J 3G2
Client	**Size Architecture Inc.** Unit 605 - 63 Albert Street, Winnipeg, Manitoba R3B 1G4 (204) 292-0878

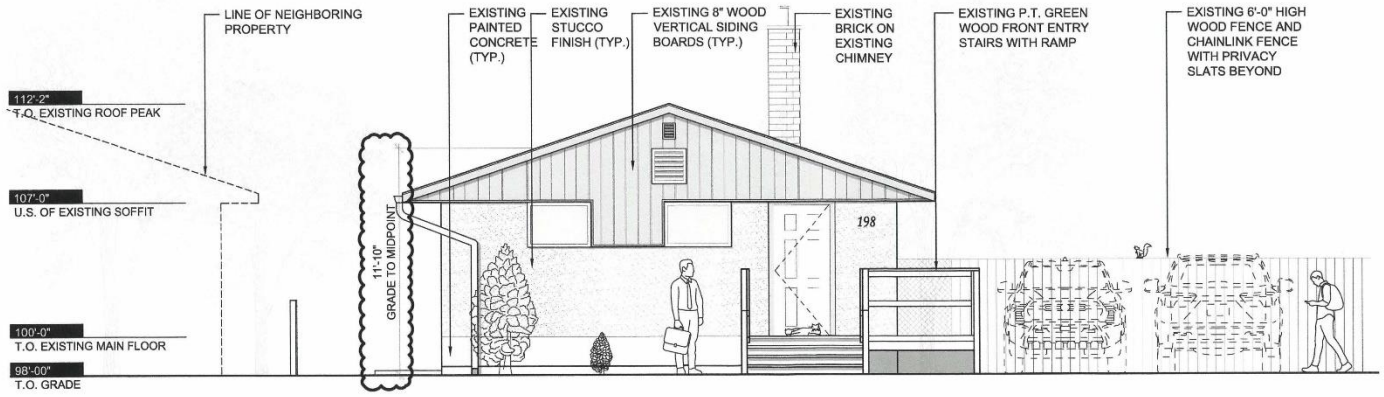
Drawing

LEVEL ONE
EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN

A1.2 R1



01 Existing North Elevation
A2.0 Scale: 3/16" = 1'-0"



02 Existing East Elevation
A2.0 Scale: 3/16" = 1'-0"

PROVINCE OF MANITOBA
22 MAY 2025
ALDEN A. NEUFELD
REGISTERED ARCHITECT

SizeArchitecture

605-63 Albert Street
Winnipeg, Manitoba R3B 1G4
T 204-292-0878
www.sizearchitecture.com

Project Number 24-0065

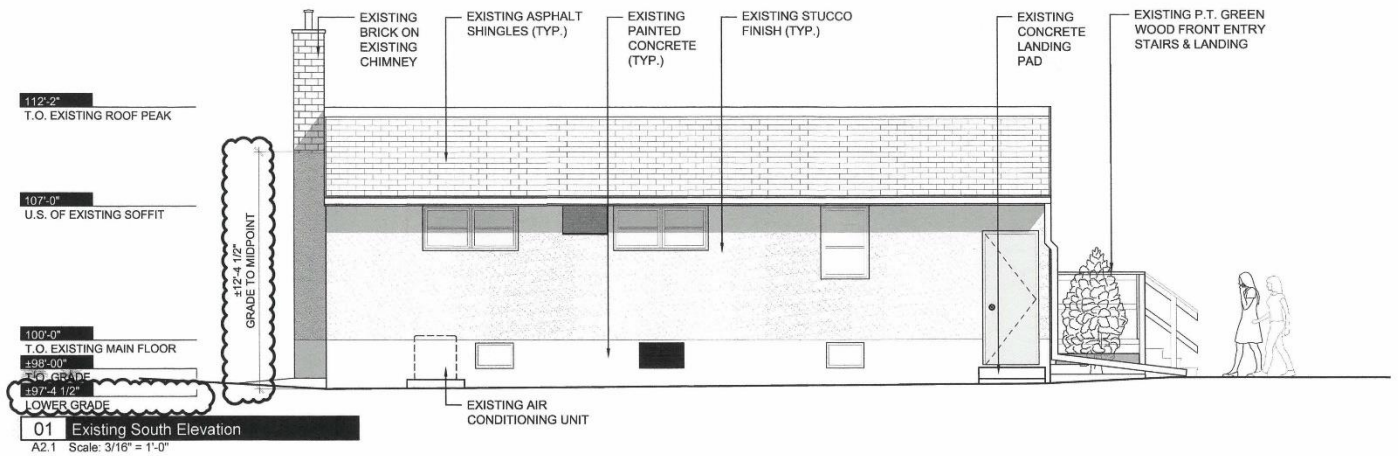
Re-Zoning Application

Project Address: 198 Woodbridge Road, Winnipeg, Manitoba R3J 3G2

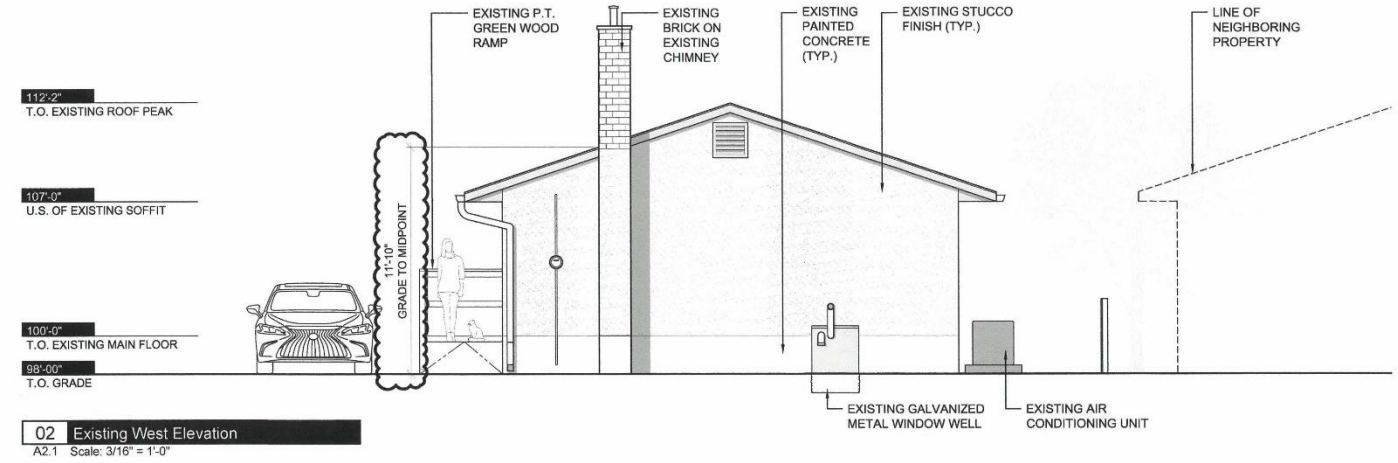
Client: **Size Architecture Inc.**
Unit 605 - 63 Albert Street,
Winnipeg, Manitoba
R3B 1G4
(204) 292-0878

Drawing: EXISTING EXTERIOR ELEVATIONS

A2.0 R2



01 Existing South Elevation
A2.1 Scale: 3/16" = 1'-0"



02 Existing West Elevation
A2.1 Scale: 3/16" = 1'-0"

PROVINCE OF MANITOBA
22 MAY 2025
ALDEN A. NEUFELD
REGISTERED ARCHITECT

SizeArchitecture

605-63 Albert Street
Winnipeg, Manitoba R3B 1G4
T 204-292-0878
www.sizearchitecture.com

Project Number **24-0065**

Re-Zoning Application

Project Address	198 Woodbridge Road, Winnipeg, Manitoba R3J 3G2
Client	**Size Architecture Inc.** Unit 605 - 63 Albert Street, Winnipeg, Manitoba R3B 1G4 (204) 292-0878

Drawing

EXISTING EXTERIOR ELEVATIONS

A2.1 R2