REPORTS

Item No. 26 Rezoning – 375 Oakdale Drive
(Charleswood-Tuxedo-Westwood Ward)
File DAZ 221/2025 [c/r DAV 205746/2025D]

STANDING COMMITTEE RECOMMENDATION:

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

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. 221/2025 by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated November 10, 2025, 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 Owner must submit plans showing the location and design of any and all proposed:

            a. Buildings
            b. Accessory parking areas
            c. Private approaches
            d. Garbage enclosures
            e. Fencing
            f. Landscaping
            g. Free-standing signage

            on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development (the "Director") and the Assiniboia Community Committee 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.

STANDING COMMITTEE RECOMMENDATION (continued):

B. That the Developer enter into a Servicing Agreement, if required, with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 7, 2025 and attached as Appendix "B" to this report, with the following amendment:

i. In Section II – Servicing Conditions, amend Condition 3 by deleting the words "their share" and replacing with "15%"

C. That the City enter into, execute and deliver with the Developer:

i. a Zoning Agreement in accordance with Recommendation 1.A.; and

ii. a Servicing Agreement in accordance with Recommendation 1.B.,

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").

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing 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 221/2025 (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.

STANDING COMMITTEE RECOMMENDATION (continued):

5. That Development Application No. DAZ 221/2025 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 By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

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

8. That the 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 221/2025;

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

DECISION MAKING HISTORY:

Moved by Councillor Santos,

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

Carried

Councillor Wyatt was absent from the vote on the above motion.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 20, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

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

  ", with the following amendment:

  i. In Section II – Servicing Conditions, amend Condition 3 by deleting the words "their share" and replacing with "15%"

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

PUBLIC HEARING SUMMARY

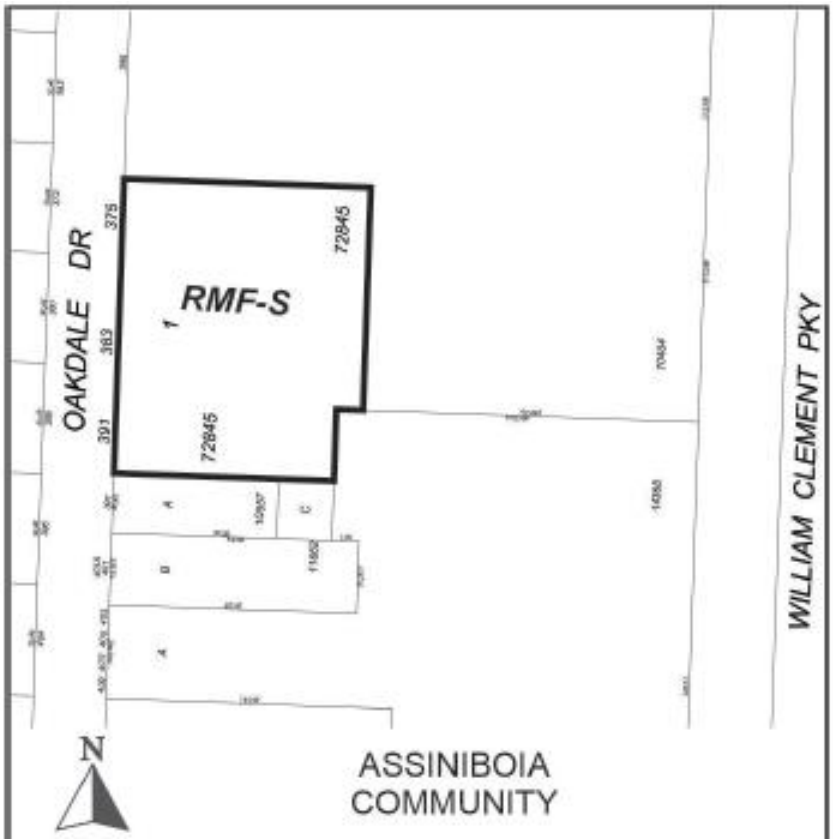
File: DAZ 221/2025

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

Public Hearing: November 20, 2025
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc. (Donovan Toews)

Subject:



APPLICANT: Landmark Planning & Design Inc. (Donovan Toews)
FILE: DAZ 221/2025
PROPOSAL: To rezone the land shown outlined above from an "R1-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the construction of a proposed multi-family residential building. **For information, phone R. Galston, Planner at 204-986-8645.**

Premises Affected: 375 Oakdale Drive

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

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

Report date: November 21, 2025

Community Committee Recommendation:

On November 20, 2025, the Assiniboia 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 under Development Application No. 221/2025 by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated November 10, 2025, 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 Owner must submit plans showing the location and design of any and all proposed:

            a. Buildings
            b. Accessory parking areas
            c. Private approaches
            d. Garbage enclosures
            e. Fencing
            f. Landscaping
            g. Free-standing signage

            on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development (the "Director") and the Assiniboia Community Committee 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.

B. That the Developer enter into a Servicing Agreement, if required, with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 7, 2025 and attached as Appendix "B" to this report~~.~~***, with the following amendment:***

i. In Section II – Servicing Conditions, amend Condition 3 by deleting the words "their share" and replacing with "15%"

C. That the City enter into, execute and deliver with the Developer:

i. a Zoning Agreement in accordance with Recommendation 1.A.; and

ii. a Servicing Agreement in accordance with Recommendation 1.B.,

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").

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing 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 221/2025 (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 221/2025 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 By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

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

8. That the 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 221/2025;

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

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

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

1. Just knowing the current vacancy rate being almost zero at the development there of 270 units, there clearly is a need for additional housing options.

2. Charleswood has the highest seniors demographic in the City of Winnipeg and I have been contacted on countless numbers of occasions about development in the area to accommodate people aging in place, these are long time Charleswood residents. I know this wouldn't be exclusively for Charleswood residents but to accommodate that aging in place.

3. Pending this committee's approval that the intersection at Grant and Oakdale will be made safer with a controlled intersection there.

4. With the actual structure itself, I did take note that this building, so the three existing homes there, if torn down and reconstructed, could in fact be taller than this existing building. I know that height is often a concern in residential areas so at 33 and change feet tall it actually comes under the maximum allowable height of a single-family home.

5. There will be ample parking with 32 stalls provided at grade level, and 37 below grade level as well. What I don't want to see is parking spilling out onto Oakdale to further disrupt the neighbourhood, so I think that's also important.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 4 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated August 29, 2025 2. Notification of Public Hearing dated October 9, 2025 3. Manitoba Status of Title 3285379/1 4. Letter of authorization dated March 15, 2024 from 10114489 Manitoba Ltd. to Landmark Planning & Design Inc. 5. Title Plot 6. Traffic Study dated May 15, 2025 7. Arborist Report and Tree Protection Plan dated May 27, 2025 8. Plans (14 pages) 9. Report from the Urban Planning Division dated November 10, 2025 10. Inspection Report 11. Communication dated November 18, 2025, from Carolina Herrera in support of the application 13. Communication dated November 18, 2025, from Darcy Krutkevich in opposition to the application 14. Communication dated November 19, 2025, from Andrea O'Meara in opposition to the application 15. Communication dated November 19, 2025, from Marina Olson in opposition to the application 16. Communication dated November 20, 2025, from Kelly Lauber in opposition to the application 17. Recording of Representations

REPRESENTATIONS:

In Support:

Carolina Herrera
Donovan Toews
Jeff Pratte

In Opposition:

Darcy Krutkevich
Kelly Lauber
Marina Olson
Andrea O'Meara

For Information:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
D. Patman, Manager of Transportation, Public Works Department

Exhibit "9" referred to in File DAZ 221/2025

ADMINISTRATIVE REPORT

Title: DAZ 221/2025 – 375 Oakdale Drive

Issue: For consideration at the public hearing for an application to rezone the subject property to the "RMF-S" Residential Multi-Family (Small) District to permit the establishment of a multi-family residential building with 46 dwelling units.

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 under Development Application No. 221/2025 by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated November 10, 2025, 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 Owner must submit plans showing the location and design of any and all proposed:
            1. Buildings;
            2. Accessory parking areas;
            3. Private approaches;
            4. Garbage enclosures;
            5. Fencing;
            6. Landscaping; and
            7. Free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development (the "Director") and the Assiniboia Community Committee 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.

B. That the Developer enter into a Servicing Agreement, if required, with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 7, 2025 and attached as Appendix "B" to this report.

C. That the City enter into, execute and deliver with the Developer:

   i. a Zoning Agreement in accordance with recommendation 1.A.; and

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   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").

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing 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.

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unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

8. That the 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 221/2025;

9. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

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 "RMF-S" Residential Multi-Family (Small) zoning district.

HISTORY

NA

CONSULTATION

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

SUBMITTED BY

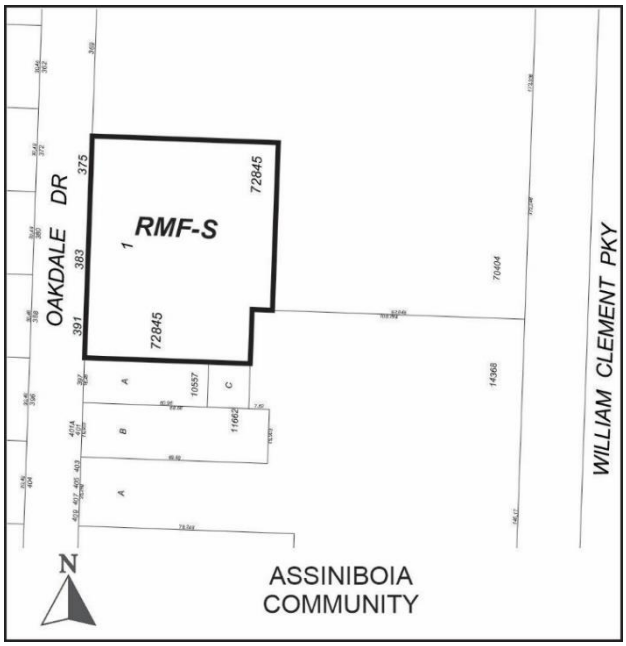
Department	Planning, Property and Development
Division	Urban Planning and Design Division
Prepared by	Robert Galston, MCP
Date:	November 10, 2025
File No.	DAZ 221/2025

List of Schedules and Appendices

Schedule A	Planning Discussion
Schedule B	Recommended File No. DAZ 221/2025 Assiniboia Community Committee, dated November 10, 2025
Appendix A	Proposed By-law
Appendix B	Report of the Administrative Coordinating Group Re: Proposed Rezoning of Land Located at 375 Oakdale Drive, dated October 7, 2025

SCHEDULE 'A'

FILE:	**DAZ 221/2025**
RELATED FILES:	DAV 25-205746/D
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.617 (Marlton)
SUBJECT:	To rezone the subject property to the "RMF-S" Residential Multi-Family (Small) District
LOCATION:	375 Oakdale Drive
LEGAL DESCRIPTION:	LOT 1 PLAN 72845 WLTO IN RL 41 PARISH OF ST CHARLES



APPLICANT:	Donovan Toews (Landmark Planning & Design, Inc.) 298 Waterfront Drive Winnipeg, MB R3B 0M3
OWNERS:	10114489 Manitoba, Ltd. 227 Stafford Street, Unit 200 Winnipeg, MB R3M 2J1

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property is located on the east side of Oakdale Drive. It is in the Marlton Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.

- The subject property has a total area of approximately 58,241 square feet (1.3 acres). Three (3) detached single-family dwellings are currently located on the property. These dwellings are currently vacant.
- Vehicular access to the subject property is currently taken from Oakdale Drive
- The subject property is located in the Established Neighbourhoods – Recent Communities Policy area under the *Complete Communities Direction Strategy 2.0* Urban Structure Map.
- The property is currently zoned "R1-E" Residential Single-Family (Estate).

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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Multi-family residential uses zoned "RMU" Residential Mixed Use and "RMF-S" Residential Single-Family (Small).

South: Single-family residential uses zoned "R1-E" Residential Single-Family (Estate).

East: Multi-family residential uses zoned "RMU" Residential Mixed Use.

West: Oakdale Drive, then 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 from the “R1-E” Residential Single-Family (Estate) district to the “RMF-S” Residential Multi-Family (Small) district. This is to allow the applicant to demolish the existing single-family dwellings and construct a three-storey multi-family building with 46 dwelling units.
- Plans submitted show the proposed three-storey building will have a maximum height of 33.5 feet to the top of the roof parapet.
- A total of 69 accessory parking stalls will be provided on the subject site, including 32 indoor stalls and 37 outdoor stalls.
- Vehicular access to the subject site is to be taken from a bi-directional approach from Oakdale Drive.

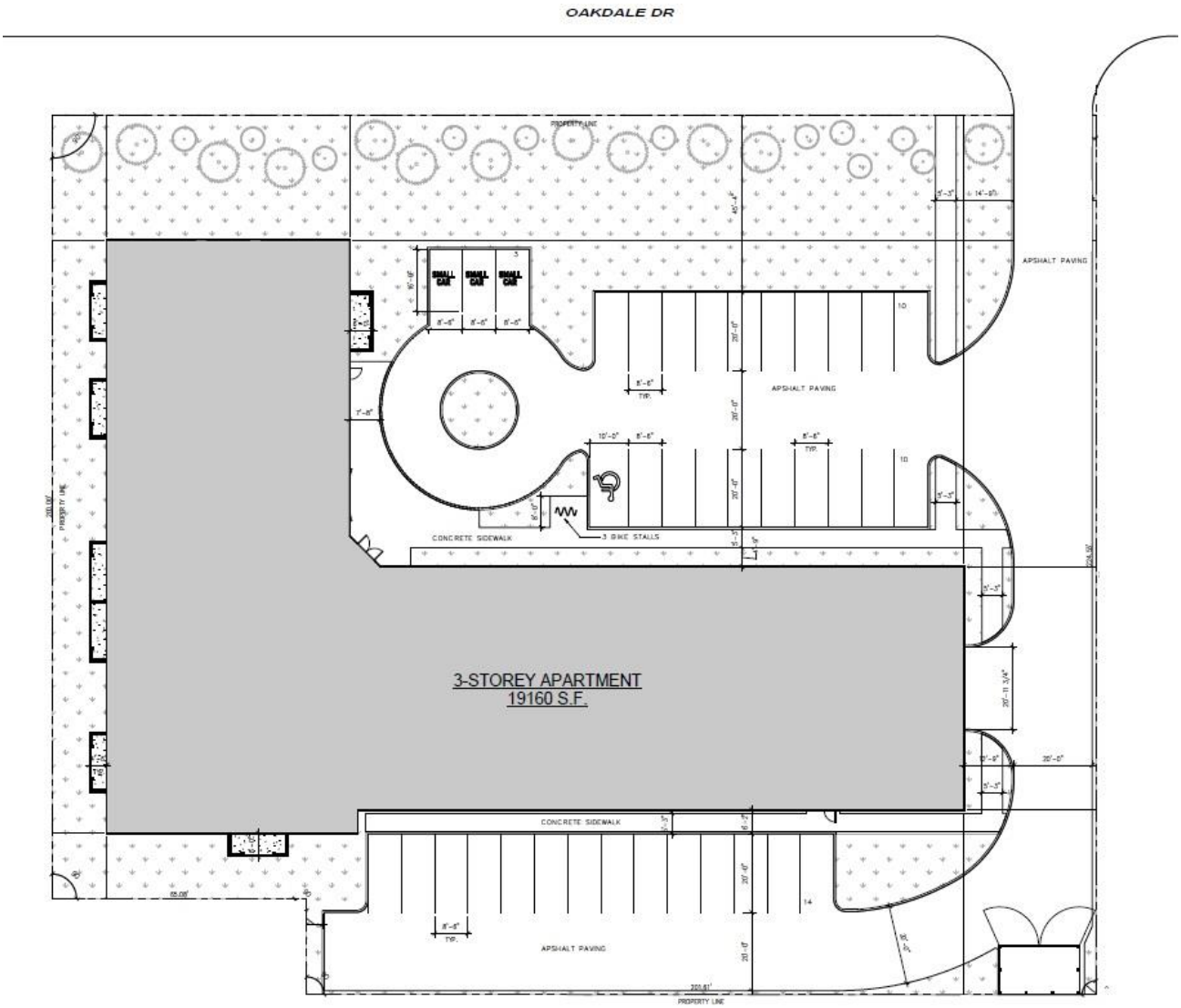


Figure 3: Site Plan of proposed development (submitted by applicant)

Associated Variance (DAV) Application

- The proposed development is the subject of an associated Variance (DAV) application concerning the building's front yard setback. Please refer to the Administrative Report under file no. DAV 25-205746/D for more information on the Variances.

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 – Recent 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 – Recent 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 2

2.0 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.

Policies

2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.

2.5 Encourage a variety of architectural styles.

2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.

2.9 Buildings with multi-unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

a. Window placement that supports passive surveillance;

b. Unit entrances with direct access to the street;

c. Front porches;

d. Balconies;

e. Awnings;

f. Lighting; and

g. Height of primary entrances

2.10 Discourage building designs that orient the back of the building to the street.

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

2.12 New development should respect and complement the existing character of the built form of surrounding properties.

2.14 Avoid buildings that create long blank walls facing public streets.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

2.16For properties with public lane access, vehicular access should be taken from the public lane in order to:

a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;

b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and

c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.

2.21Site 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.

2.22Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

Goal 3

3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs. More specifically, policies that relate to the subject proposal are as follows:

Policies

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

REZONING

- As noted above, the subject site is currently zoned “R1-E” Residential Single-Family (Estate).
- The applicant is proposing to rezone the land to the “RMF-S” Residential Multi-Family (Small) district. The “RMF” districts are intended to accommodate the development of multi-family units in areas with medium to high residential densities.
- The dimensional standards for multi-family residential structures in the “RMF-S” district are:
    - Minimum lot area of 9,000 square feet;
    - Lot area per dwelling of 1,250 square feet;
    - Minimum front yard of 20 feet, or meet the average setback of the block;
    - Minimum rear yard of 25 feet;
    - Minimum side yards of four (4) feet; and,
    - Maximum building height of 35 feet.

- As discussed further, below, the subject site's surrounding context and policies in the *Complete Communities Direction Strategy 2.0* (outlined above), support the proposed Rezoning to the "RMF-S" Residential Multi-Family (Small) zoning district.

CONSISTENCY WITH *COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0* AND COMPATIBILITY WITH SURROUNDING AREA

- As noted above, the subject site is located in the Established Neighbourhood – Recent 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.
- Specifically, in accordance with policies 1.1, 1.2, and 3.1, the development promotes greater density within an Established Neighbourhood and contributes to the physical renewal of older neighbourhoods, offering a different form of housing beyond single family dwellings that accommodates people with a variety of needs or different life stages.
- The subject site is located on a local street (Oakdale Drive), and per policy 1.8, low-rise residential uses are generally encouraged to locate on collector and arterial streets. However, policies in *Complete Communities 2.0* allow for secondary considerations when supporting intensification in Established Neighbourhoods, including considerations outlined in policy 1.6.
- The following discusses these considerations with respect to this application.

Characteristics of the lot

- As noted above, the subject property has a lot area of 58,241 square feet. This is larger than the typical established residential lot on Oakdale Drive, which range in size from 10,810 square feet to 43,495 square feet. Further, the subject site has a width of approximately 265 feet. This is significantly wider than typical established lots on Oakdale, which range from 54 feet to 100 feet.
- Given this uniquely larger lot size and width, the subject site is better suited to accommodate new low-rise multi-family residential development in a manner that is compatible with the surrounding area in terms of setbacks and landscaped areas.

Surrounding zoning context; built form, uses and their characteristics

- The proposed development is to be located within an area that is primarily established with low density, single family residential uses.
- However, there are two (2) existing examples of multi-family residential development immediately to the north and east of the subject site. Information on each of these examples is provided in Table 1, below.

Table 1: Existing multi-family development on Oakdale Drive.

	409 Oakdale Drive	**347 Oakdale Dr**
Approval	Pre-2000	2021 (DASZ 30/2021)
# of Storeys	2	5-7
# of Units	32	270
Density	5,090 s.f.	945 s.f.

- With a total lot size of 58,241 square feet, and 46 dwelling units proposed, the subject development would have a lot area per dwelling unit of 1,266 square feet.
- Given the size of the lot, its location directly next to existing multi-family development, a three-storey building with 46 dwelling units provides a reasonable and context sensitive addition to the mix of residential uses in the neighbourhood.

Density, Height, and Setbacks

- As noted above, the proposed density is calculated as a lot area per dwelling unit of 1,267 square feet per dwelling unit. The “RMF-S” zoning district permits a lot area per dwelling unit of 1,250 square feet. As such, the proposed density is under the permitted density of the “RMF-S” zoning district.
- Submitted plans show the proposed building will have a front yard setback of 32 feet, measured from the front of the building to the front property line. This front yard building setback is discussed in the associated Variance file under file no. DAV 25-205746/D.
- Plans show the building’s south side yard setback is 14 feet from the property line. This exceeds the Zoning By-law requirement for side yard setbacks in “RMF-S” districts, which is four (4) feet. Within this 14-foot setback area are proposed balconies on the second floor, which are permitted projections. These balconies are 4.5 feet in depth and therefore are within 9.5 feet of the south property line.
- The proposed height of 33.5 feet is within the maximum building height permitted in the “RMF-S’ zoning district, which is 35 feet. It should be noted that the maximum height permitted in the “R1” and “R2” zoning districts are also 35 feet.
- With respect to building setbacks, the nearest residential properties to the south (397 and 401 Oakdale Drive) each have front yard setbacks of approximately 33 feet.
- The nearest property to the north (347 Oakdale Drive) is a multi-family development with a building setback of approximately 70 feet. It should be noted that this building is approximately 235 feet away from the subject property.
- The applicant submitted material demonstrating shadow studies for the spring and fall equinox. This adheres to City of Winnipeg Guidelines, which indicates that sun/shadow tests should be conducted for March 21 and September 21 (equinox) at the following times: 9 AM, 12 PM, 3 PM, and 6 PM.
- The intent of the shadow study is to ensure that a minimum of five (5) hours of uninterrupted sunlight are provided to surrounding properties.
- Upon review of the shadow impact study, the Urban Planning Division can confirm that some shadows are cast onto the front yards of residential properties on the west side of Oakdale Drive in the mornings of March 21st and September 21st. The Urban Planning

and Design Division does not consider this to be significant because this only occurs in the mornings at certain times of the year, and therefore is less than five (5) consecutive hours. Moreover, the proposed building is less than 35 feet in height (thereby complying with the height requirement of the Zoning By-law) and is aligned with existing residential properties to the south.

- Given this, the proposed building setbacks and height are considered suitable for this location.

Transit Service

- The subject site is within an approximately 510 metres walking distance from stops on the "Grant – Regent" frequent transit route. These stops are located on the William R. Clement Parkway, and a second set of stops at the intersection of Grant Avenue and Haney Street.
- The subject site is also within 200 metres of limited transit service (route 885) on Grant Avenue.
- Given the distance to high-frequency transit on Grant Avenue and the William R. Clement Parkway, the subject site are considered to be a suitable location for the proposed development. This is in consideration of the proposal meeting the minimum parking requirements at this location, which is a ratio of 1.5 stalls per dwelling unit.

Supporting Street Network and Traffic Study

- Oakdale Drive is classified as a local street. Classifications typically do not change based on traffic volume changes. Instead, these classifications are based on design and characteristics of street.
- The applicant submitted a technical review conducted by a professional transportation consultant with the application. This review was intended to look at access to the subject site from Roblin Boulevard. The components of the review included the following:
    - The existing traffic capacity on Oakdale Drive and at the Oakdale and Grant intersection;
    - Expected traffic volumes should the proposed development be approved;
- Based on the review, the transportation consultant did not identify concerns with the proposed development, given that existing speed humps are currently in place on Oakdale Drive. Specifically:
    - Traffic volumes on Oakdale Drive were, as of January 2025, 686 vehicles per day. This was measured at the location of the proposed private approach for the subject site. It is assumed that the development at 351-369 Oakdale Drive will increase this to 869 vehicles per day, and the proposed development on the subject site would increase this to 1,135 vehicles per day. (The report notes this level of traffic will decrease at locations to the north and south of the private approach.)
    - Existing speed humps on Oakdale Drive are a suitable way to control vehicle speeds.
    - Traffic signals at the Oakdale / Grant intersection are not warranted based on expected traffic volumes should the proposed development be approved.

Tree Protection plan

- The applicant has submitted a tree protection plan for the subject site, prepared by a certified arborist. This tree protection plan includes a detailed inventory of existing trees on the subject site.
- The plan indicates that there are a number of trees currently located on the subject property that can be retained on the subject site should development proceed. This includes a number of existing trees that are located within the proposed reduced front yard setback area.
- The arborist recommends that a certified arborist is retained during the construction process to ensure that trees to be retained are sufficiently protected.
- By retaining mature trees, as outlined in the Tree Protection Plan, the proposed new development can be partially screened from the public street environment in a manner that is consistent with the established character of Oakdale Drive, which is consistent with policies in the *Complete Communities Direction Strategy 2.0.*

PUBLIC CONSULTATION

- The applicant included in their letter of intent a summary of public engagement efforts made before submitting their application.
- The applicant undertook two (2) public meeting sessions:
    - Open House #1: October 30, 2024.
    - Open House #2: May 12, 2025.
- The applicant notes that the proposal was modified following Open House #1, in response to concerns raised at the open house. These modifications were presented at Open House #2.
- Modifications to the design and additional components of the application included:
    - Locating the building so that massing is further away from Oakdale Drive;
    - Modifying the accessory parking areas so that the number of stalls provided mee the Zoning By-law requirements;
    - Conducting a traffic study; and
    - Conducting a tree preservation report.

CONDITIONS OF APPROVAL

Zoning Agreement

- The Winnipeg Public Service recommends that the developer enter into a Zoning Agreement with the City of Winnipeg for plan approval by the Director of Planning, Property and Development and the Assiniboia Community Committee, prior to the issuance of building permits.
- The intent of this Plan Approval is to require a review of the final plans with respect to site and building design before building permits are issued. Particular elements of the proposal that will be reviewed at Plan Approval include, but are not limited to:
    - Landscaping throughout the subject site
    - Private approaches
    - Traffic circulation within the subject site

- Building design, elevations, materials, architectural details
- Parking, bicycle parking
- Garbage bin location and access

Servicing Agreement and Plan Considerations

- The Winnipeg Public Service recommends that, if required, the developer enter into a Servicing Agreement with the City of Winnipeg. The items addressed in the recommended Servicing Agreement are discussed in the Report of the Administrative Coordinating Group (ACG), which is attached to this report as Appendix “B.

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 “RMF-S” Residential Multi-Family Small zoning provides for an increase in density in line with the policies in *Complete Communities Direction Strategy 2.0*.
- The proposed development meets key requirements of the “RMF-S” zoning district, including maximum building heights of 35 feet, and lot area per dwelling of no less than 1,250 square feet.
- The subject property is directly adjacent to existing multi-family residential development.
- The subject property is less than 800 metres from high-frequency transit service.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Robert Galston, MCP
PPD File #: DAZ 221/2025

Schedule "B" for File DAZ 221/2025, Assiniboia Community Committee, dated November 10, 2025

By-Law No. _____

File No. **DAZ 221/2025**

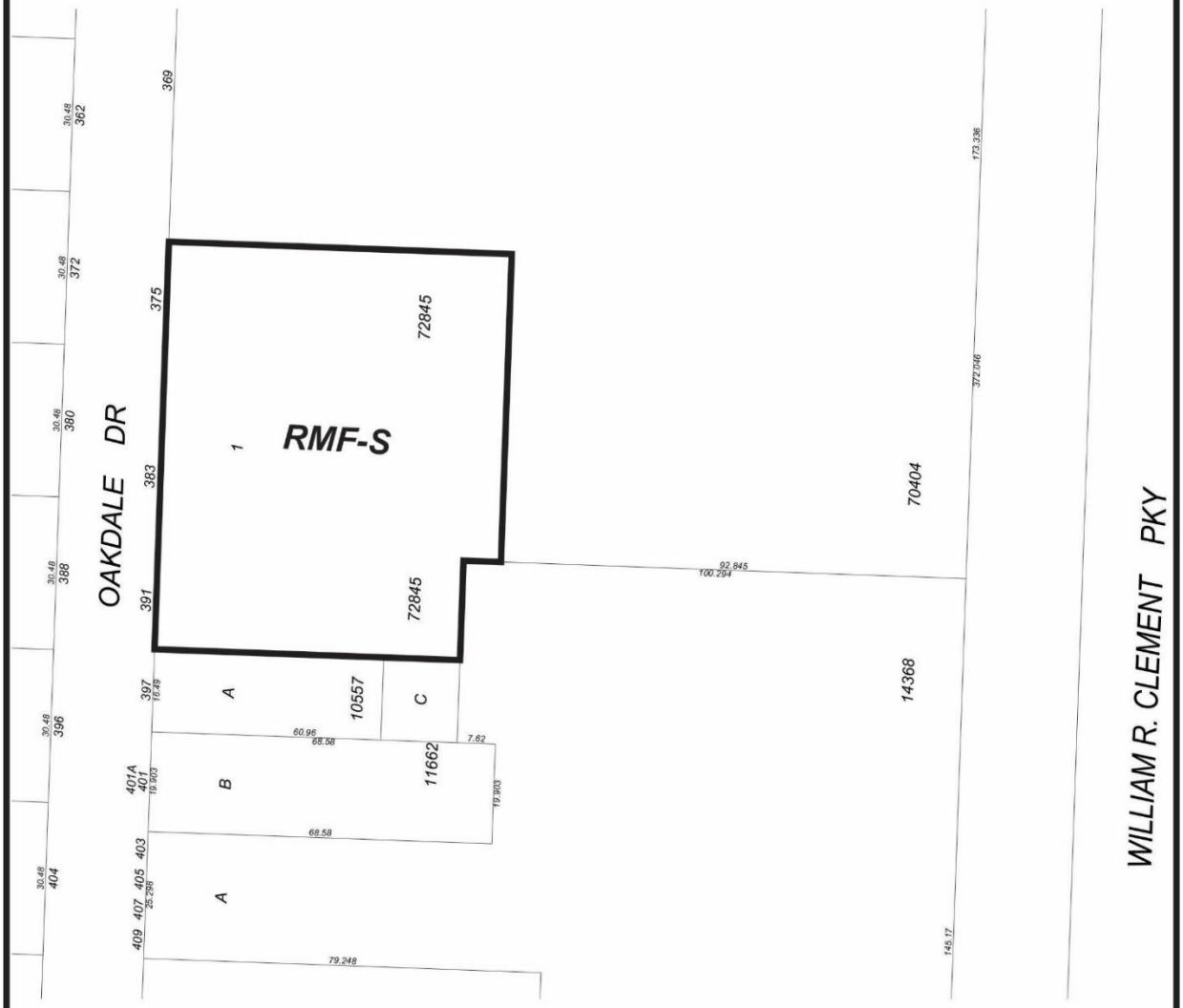
Atlas Sheet No. **AD15**

N

ASSINIBOIA COMMUNITY

Explanation

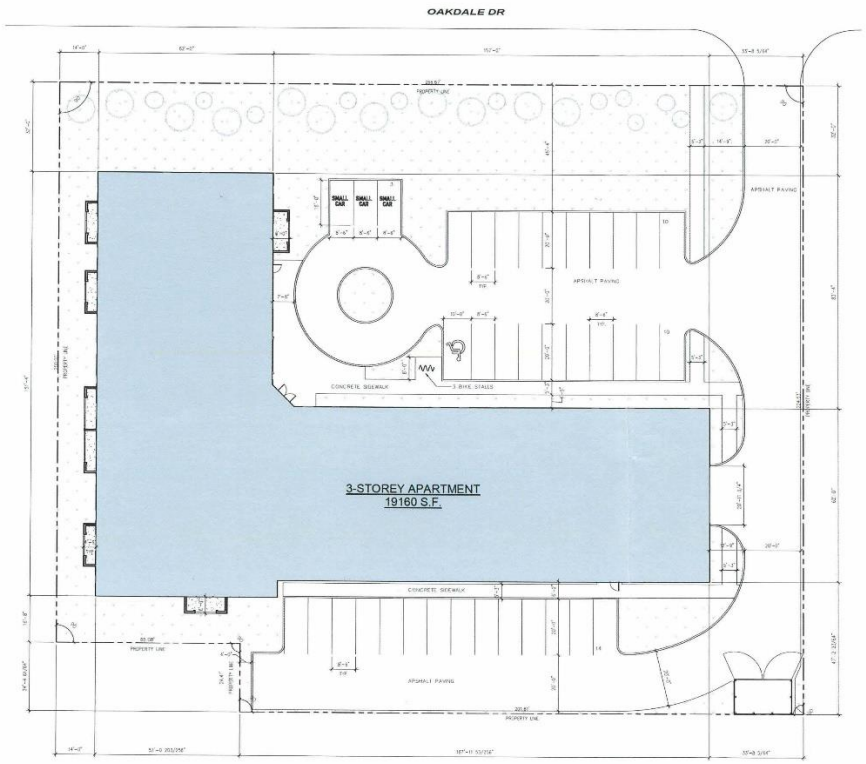
A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 375 Oakdale Drive from an "R1-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the construction of a proposed multi-family residential building.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “8” referred to in File DAZ 221/2025



SITE PLAN - NEW WORK
1/16" = 1'-0"

GENERAL NOTES - SITE PLAN:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PATCH AND REPAIR EXISTING PAVING TO TIE-IN WITH NEW WORKS (SEE CIVIL).

SITE STATISTICS:

BUILDING AREA	19,169 SF
GROSS FLOOR AREA	57,387 SF
PROPERTY AREA	58,289 SF
CURRENT ZONING	RT-4
PROPOSED ZONING	PRP-5
PERMITTED DENSITY	46
PROVIDED DENSITY	46
PROPOSED DENSITY	1,267 SF/DU

SETBACKS

	REQ'D	PROV'D
FRONT	25'	32'
SIDE	4'	14'
REAR	25'	41'
CORNER	5'	14'-8"
BUILDING HEIGHT	35'-0"	37'-6 7/8"

PARKING

	REQ'D	PROV'D
PARKING CATEGORY	3	
STALLS	69	69
RATIO	1:1.5	1:1.5
INDOOR PARKING		32
OUTDOOR PARKING		37
ACCESSIBLE STALLS	3	3
VAN ACCESSIBLE	1	1
SMALL CAR	25	5
VISITOR PARKING	7	7
BICYCLE PARKING	7	7

No.	Revision	Date	By
1	ISSUED FOR REZONING	25-05-13	ZN

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Unit 201 - 213 Stafford Street • Winnipeg • Manitoba • R3M 3Z3
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PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

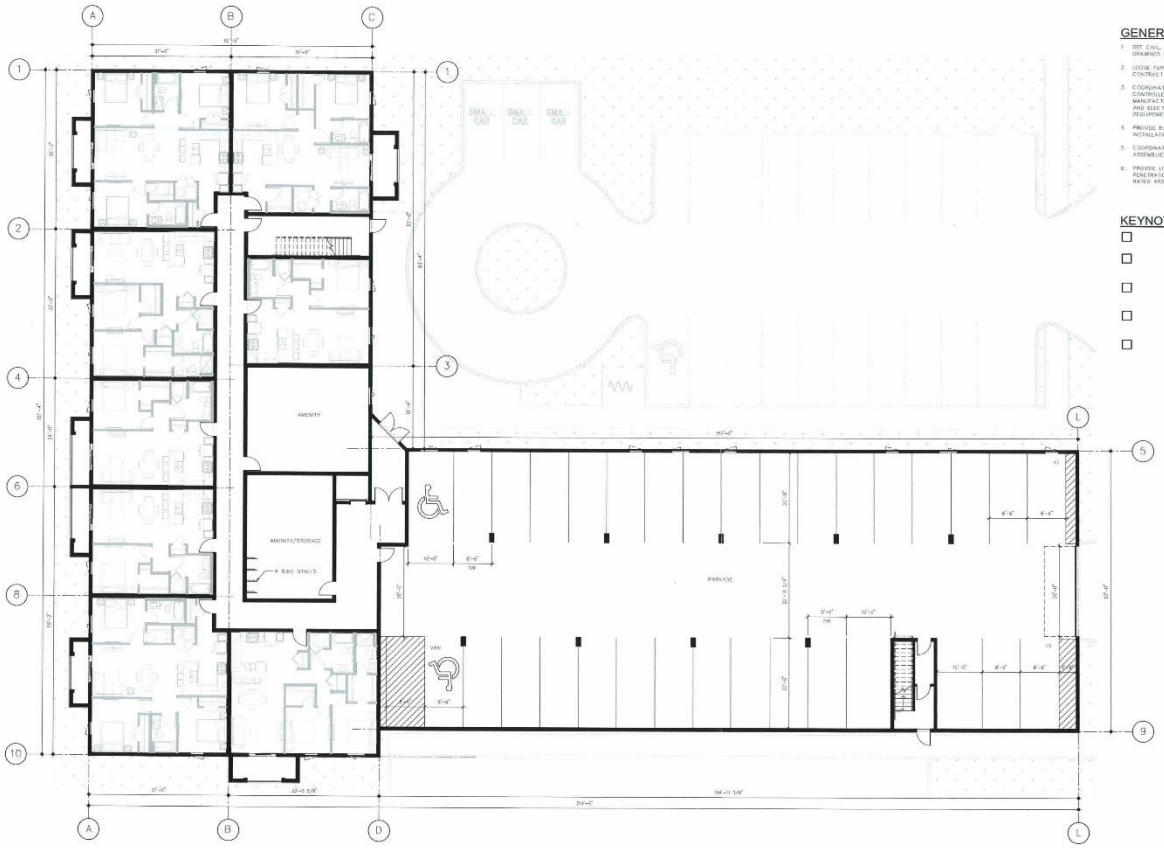
375 OAKDALE DR
WINNIPEG, MB

SITE PLAN

Drawn by: CF Checked by: ZN

A1.2

Project No: 25012 Date: JULY 2025



LEVEL-01: FLOOR PLAN
1" = 16'-0"

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. LOOSE FURNITURE SHOWN THUSLY IS NOT IN CONTRACT (N.I.C.).
3. COORDINATE ELEVATOR DIMENSIONS, INSTALLATION CLEARANCES, CONTROLLER CABINETS, AND DOOR FRAME INSTALLATION WITH MANUFACTURER SHOP DRAWINGS. FURNISH STRUCTURAL, MECHANICAL, AND ELECTRICAL PROVISIONS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. PROVIDE BLOCKING FOR FIXTURES AND BULKWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
5. COORDINATE PENETRATIONS AND SLEEVES THRU CONCRETE ASSEMBLIES WITH CONSTRUCTION MANAGER PRIOR TO POUR.
6. PROVIDE LISTED FIRESTOP SYSTEMS FOR ALL ASSEMBLY JOINTS AND PENETRATIONS, FORMING PART OF OR PENETRATING THROUGH FIRE RATED ASSEMBLIES.

KEYNOTES - FLOOR PLANS:

No.	Revision	Date	By
1	ISSUED FOR REZONING	25-05-22	ZN

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OAKDALE APARTMENT

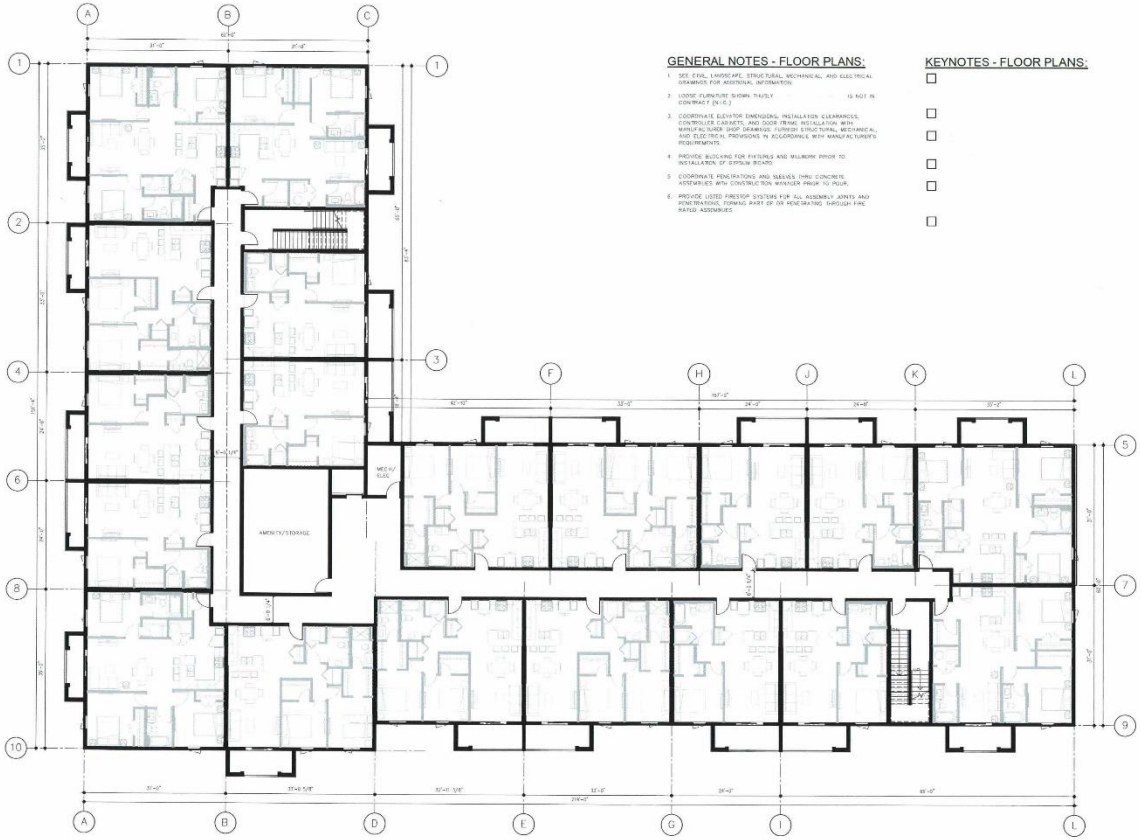
375 OAKDALE DR
WINNIPEG, MB

LEVEL-01 FLOOR PLAN

Drawn by: CF Checked by: ZN

A2.2

Project No: 25012 Date: JULY 2025



GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. LOOSE FURNITURE SHOWN THUSLY IS NOT IN CONTRACT (N.I.C.)
3. COORDINATE ELEVATOR DIMENSIONS, INSTALLATION CLEARANCES, CONTROLLER CABINETS, AND DOOR FRAME INSTALLATION WITH MANUFACTURER SHOP DRAWINGS. FURNISH STRUCTURAL, MECHANICAL, AND ELECTRICAL PROVISIONS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
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6. PROVIDE LISTED FIRESTOP SYSTEMS FOR ALL ASSEMBLY JOINTS AND PENETRATIONS, FORMING PART OF OR PENETRATING THROUGH FIRE RATED ASSEMBLIES.

KEYNOTES - FLOOR PLANS:

☐
☐
☐
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☐

N
LEVEL-02 TO LEVEL-03: TYPICAL FLOOR PLAN
1" = 10'-0"

No.	Revisions	Date	By
1	ISSUED FOR REZONING	25-05-23	ZN

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OAKDALE APARTMENT

375 OAKDALE DR
WINNIPEG, MB

LEVEL-02 TO LEVEL-03 TYPICAL FLOOR PLAN

Drawn by: CF Checked by: ZN

A2.3

Project No.: 250312 Date: JULY 2025

1 A4.1 WEST ELEVATION
1" = 10'-0"

2 A4.1 EAST ELEVATION
1" = 10'-0"

3 A4.1 SOUTH ELEVATION
1" = 10'-0"

4 A4.1 NORTH ELEVATION
1" = 10'-0"

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM
EFS-1 TIMBER BARK
EFS-2 GREY LAKE

STONE VENEER
ST-1 SHADOW LEDGE – ASPEN

PREFINISHED METAL
PM-1 BLACK
PM-2 TO MATCH EFS-1

WOOD BEAM/COLUMNS
WD-1 F/R COLUMN/BEAM C/W BRACKETS

GENERAL NOTES - ELEVATION:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR METALS (SUCH AS DOORS AND STRUCTURAL ANGLES) SHALL BE GALVANIZED AND SHALL BE PAINTED WHERE EXPOSED TO VIEW (TYPICAL).

KEYNOTES - EXTERIOR ELEVATION:

No.	Revision	Date	By
1	ISSUED FOR REZONING	25-05-22	ZN

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OAKDALE APARTMENT

375 OAKDALE DR
WINNIPEG, MB

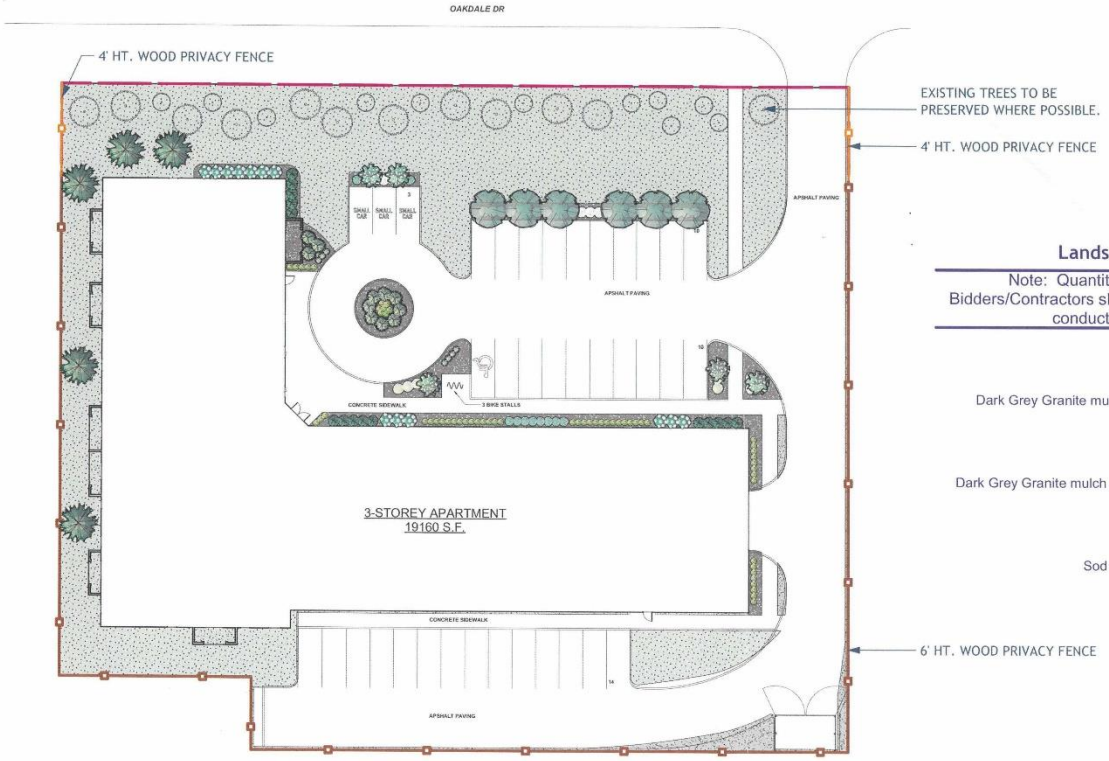
EXTERIOR BUILDING ELEVATIONS

Drawn by: CT Checked by: ZN

A4.1

Project No: 25013 Date: JULY 2025

Preliminary



Landscape Surface Legend

Note: Quantities shown are approximate only. Bidders/Contractors should not rely on them but are advised to conduct their own quantity takeoff.

Dark Grey Granite mulch (15mmø) Paving (c.w. fabric) 92.47 sq m

Dark Grey Granite mulch (15mmø) planting bed (c.w. fabric) 259.35 sq m

Sod c.w. Topsoil 1266.50 sq m

1 DAZ-1 Landscape Scope Plan
Scale: 1:400

0 5 10 15 20 25 m

No.	Date	Issue Notes
A	10/07/2025	For Review

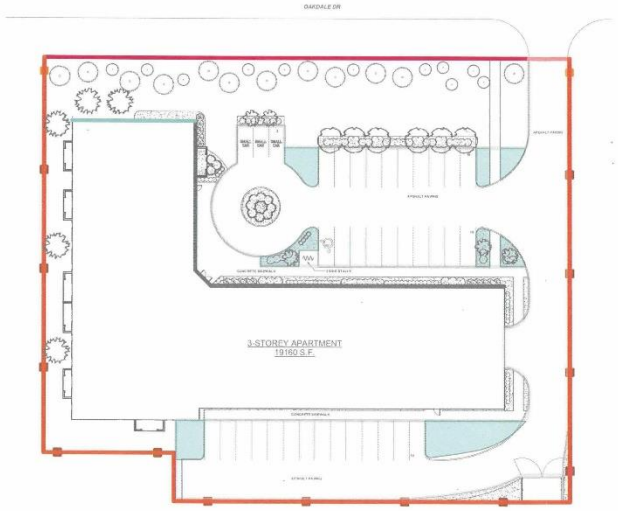
Drawing No.

DAZ-1 of 4

375 OAKDALE DRIVE
3-STOREY MULTIFAMILY
Landscape Plan

LANDFORUM
LANDSCAPE ARCHITECTS

Preliminary



1 DAZ-2 Zoning Analysis Plan
Scale: 1:600

0 5 10 15 20 25 m

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

Oakdale Drive — 266 Lin ft.

	Required	Proposed
Trees	9	10
Shrubs	39	40

** Existing trees will be preserved where possible.

190 (5) Building Foundation Landscaping (outside of urban infill

Principle Facade

Building A — 235 Lin Ft.

	Required	Proposed
Shrubs	24	35

Facade Facing Street

Building A — 61 Lin Ft.

	Required	Proposed
Shrubs	6	7

190 (6) Parking lot Interior Landsca

Gross Parking Lot Area — 20893 Sq. Ft.

	Required	Proposed
Required Landscape Area	1044	2012
Trees	3	3
Shrubs	10	21

** Existing trees will be preserved where possible.

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

Single Family — 715 Lin ft.
RMF — 0 Lin ft.

Requirement (Option 2): Wood Privacy Fence Provided

No.	Date	Issue Notes
A	10/07/2025	For Review

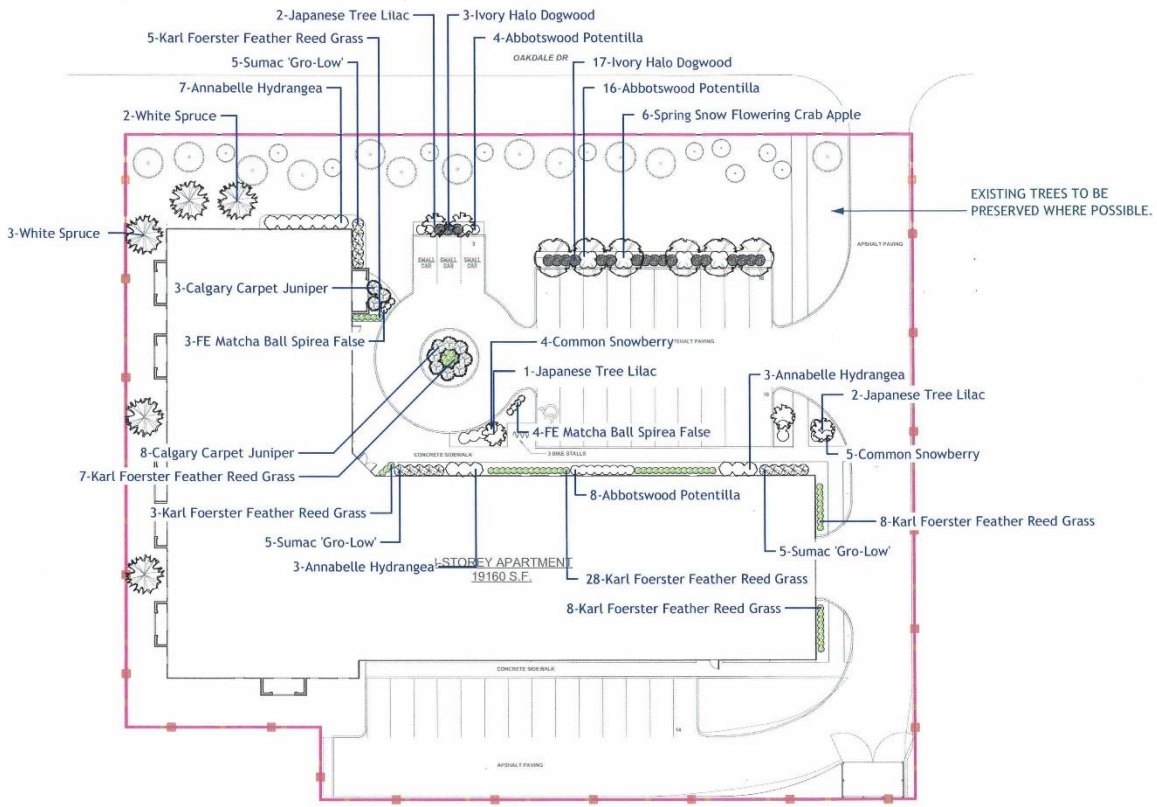
Drawing No.

DAZ-2 of 4

375 OAKDALE DRIVE
3-STOREY MULTIFAMILY
Landscape Zoning Analysis

LANDFORUM
LANDSCAPE ARCHITECTS

Preliminary



1 DAZ-3 Planting Plan
Scale: 1:400

0 5 10 15 20 25 m

No.	Date	Issue Notes
A	10/07/2025	For Review

Drawing No.

DAZ-3 of 4

375 OAKDALE DRIVE
3-STOREY MULTIFAMILY
Planting Plan

LANDFORUM
LANDSCAPE ARCHITECTS

Preliminary

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
White Spruce	Picea glauca	5	2.4 m ht. 90 cm dia. root ball., evenly branched, full bushy trees, no broken leaders, well branched to grade, balled & burlapped or tree mover; wire basket. Guy wire
Trees			
Spring Snow Flowering Crab Apple	Malus baccata 'Spring Snow'	6	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Japanese Tree Lilac	Syringa reticulata	5	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs			
Ivory Halo Dogwood	Cornus alba 'Ivory Halo'	20	45 cm ht. 5 major branches 2 gal.
Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	13	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Abbotswood Potentilla	Potentilla fruticosa 'Abbotswood'	28	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Sumac 'Gro-Low'	Rhus aromatica 'Gro-Low'	15	45 cm ht. 5 major basal branches. 2 gal. container
FE Matcha Ball Spirea False	Sorbaria sorbifolia 'Levgreen'	7	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Common Snowberry	Symphoricarpos alba	9	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Calgary Carpet Juniper	Juniperus sabina 'Calgary Carpet'	11	45 cm. sp. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Perennials			
Ornamental Grasses			
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	59	Large Pot 2 yr. plant
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		178	
Total Plants in Drawing		178	

No.	Date	Issue Notes
A	10/07/2025	For Review

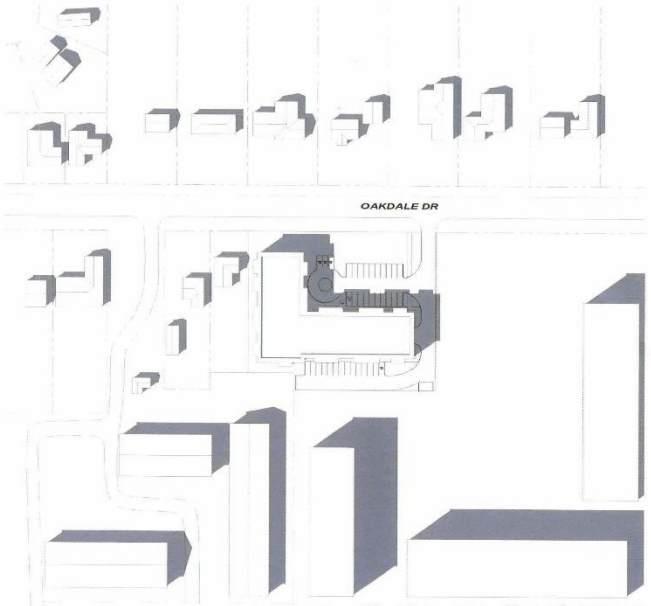
Drawing No.

DAZ-4 of 4

375 OAKDALE DRIVE
3-STOREY MULTIFAMILY
Plant Schedule

LANDFORUM
LANDSCAPE ARCHITECTS

MARCH 21 - 9AM



MARCH 21 - 12PM

No. Revision Date By

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PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

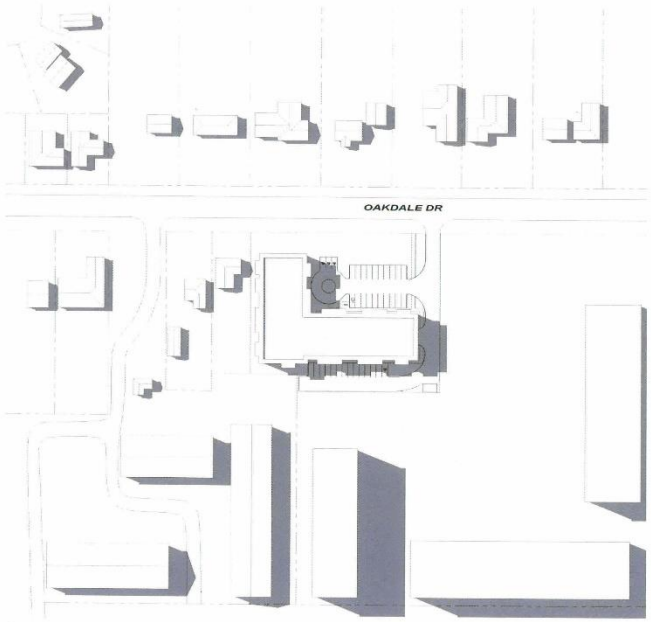
375 OAKDALE DR
WINNIPEG, MB

SHADOW STUDY

Drawn by CF Checked by ZN

A1.3

Project No: 25012 Date: JUNE 2025



No: Revision: Date: By:

PRELIMINARY ONLY
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Consultants:

AFFINITY ARCHITECTURE Inc.
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PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

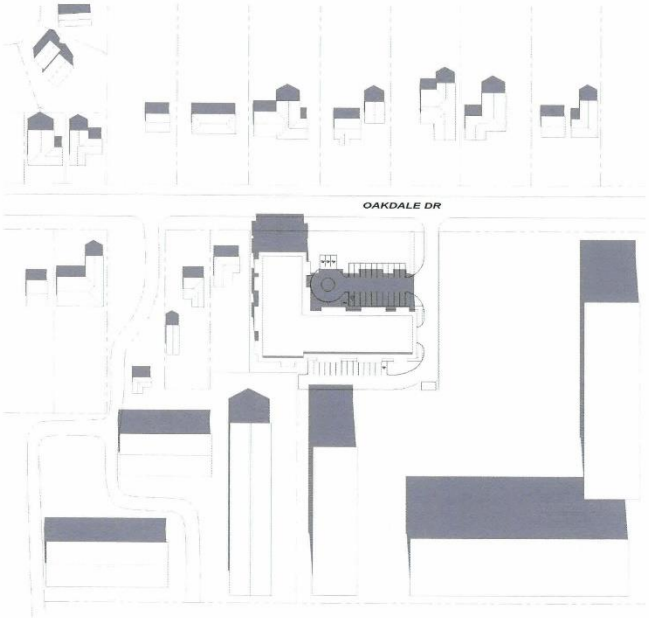
375 OAKDALE DR
WINNIPEG, MB

SHADOW STUDY

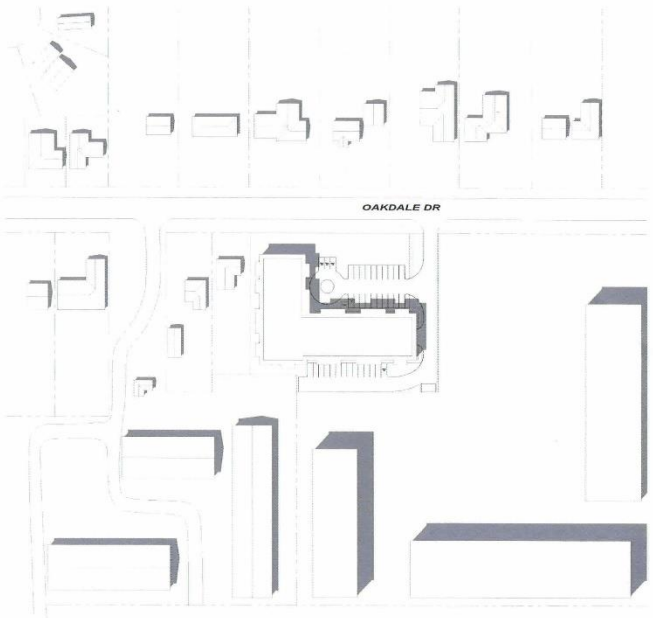
Drawn by: CT Checked by: ZN

A1.4

Project No: 25812 Date: JUNE 2025



JUNE 21 - 9AM



JUNE 21 - 12PM

No.	Revision	Date	By

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PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

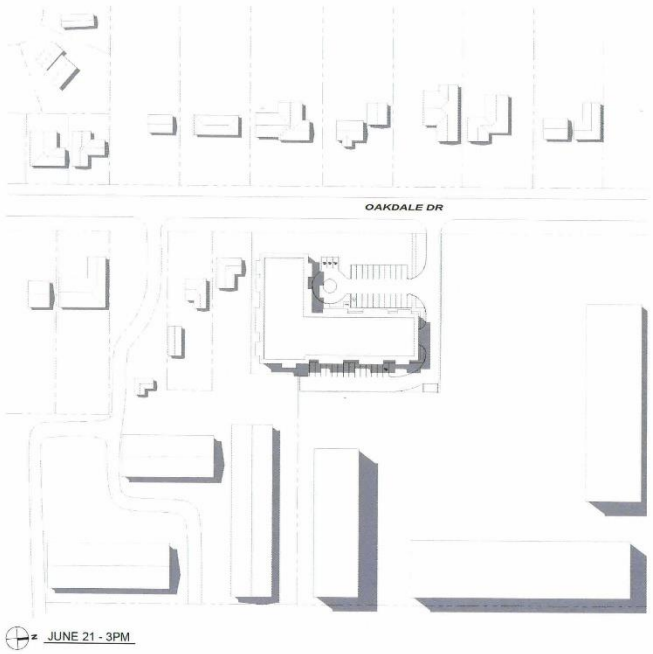
375 OAKDALE DR
WINNIPEG, MB

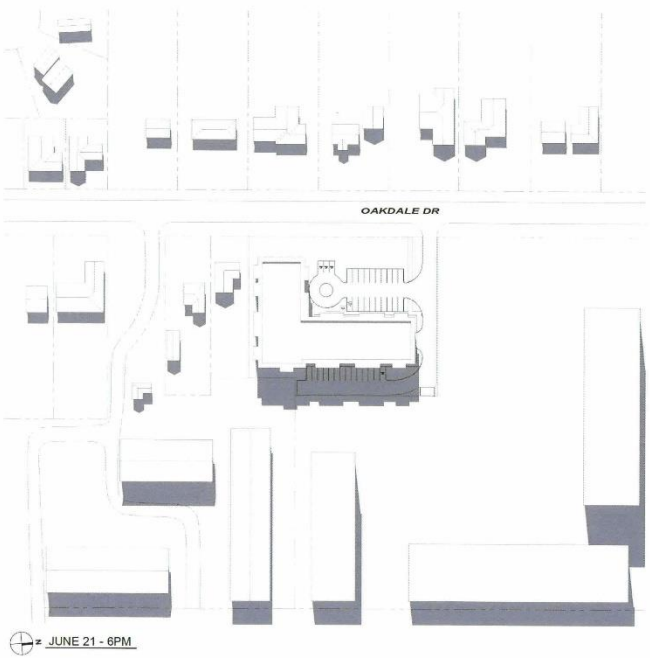
SHADOW STUDY

Drawn by: CT Checked by: ZN

A1.5

Project No: 25012 Date: JUNE 2025





No: Revision: Date: By:

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Consultants:

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PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

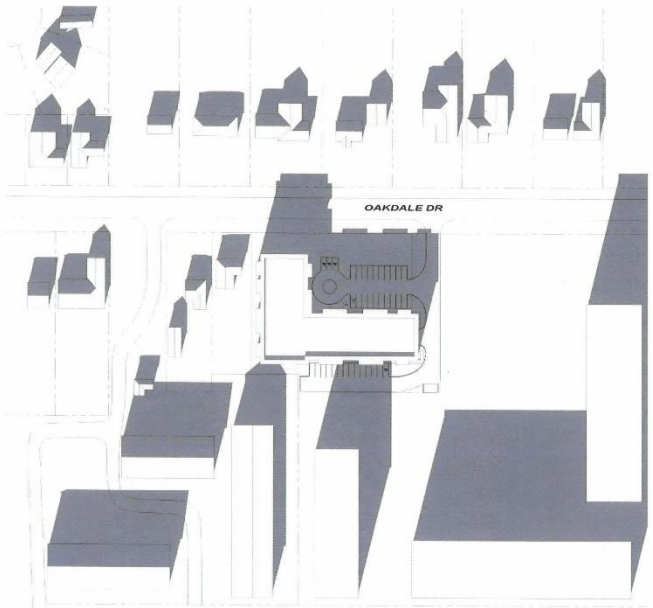
375 OAKDALE DR
WINNIPEG, MB

SHADOW STUDY

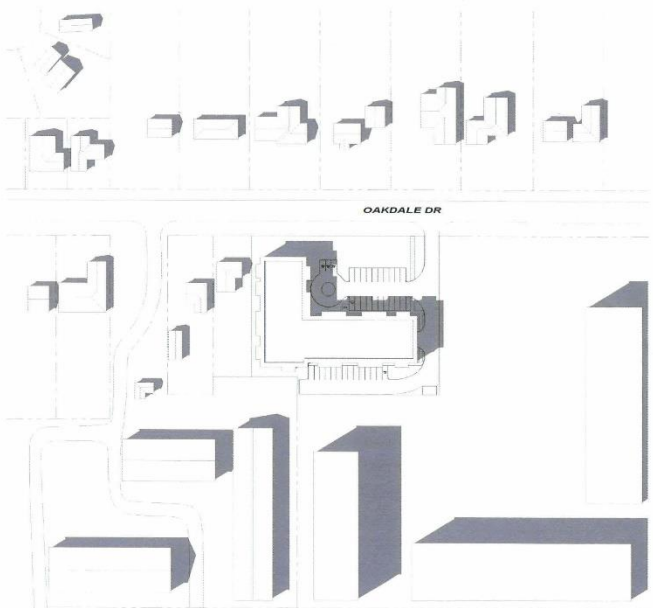
Drawn by: CF Checked by: ZN

A1.6

Project No: 25012 Date: JUNE 2015



SEPTEMBER 21 - 9AM



SEPTEMBER 21 - 12PM

No. Revision Date By

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Consultants:

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PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

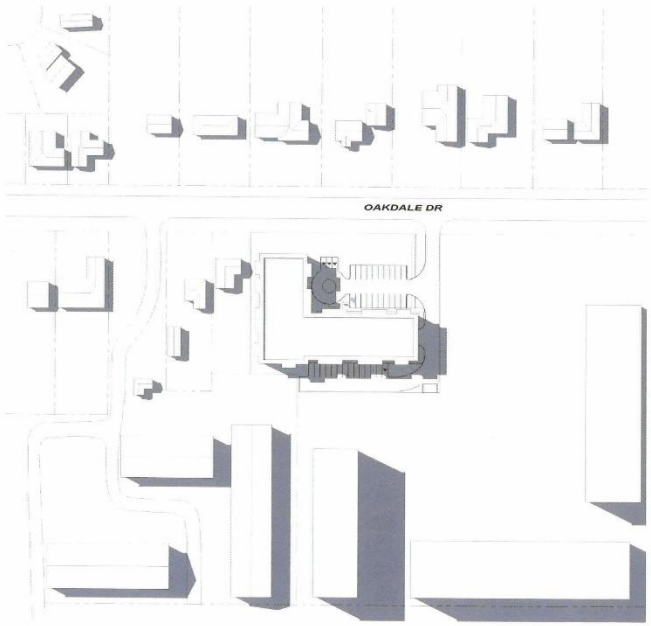
375 OAKDALE DR
WINNIPEG, MB

SHADOW STUDY

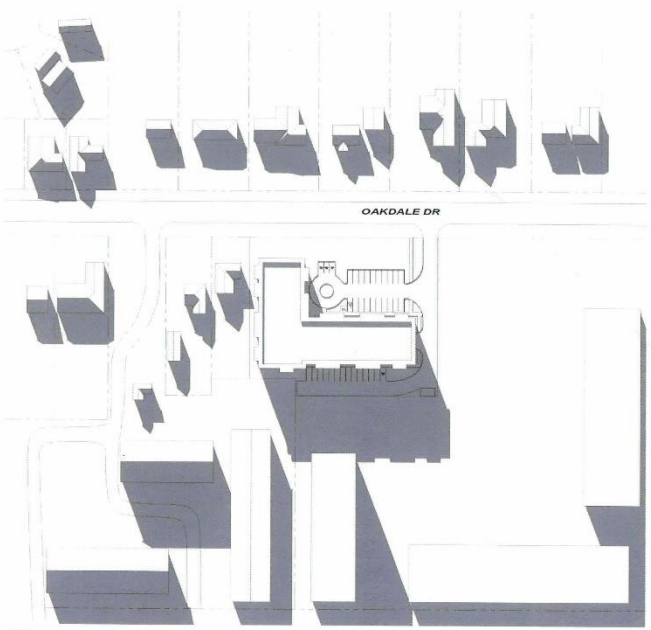
Drawn by: CF Checked by: ZN

A1.7

Project No: 210012 Date: JUNE 2021



SEPTEMBER 21 - 3PM



SEPTEMBER 21 - 6PM

No. Revision: Date: By:

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PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

375 OAKDALE DR
WINNIPEG, MB

SHADOW STUDY

Drawn by: CF Checked by: ZN

A1.8

Project No: 25012 Date: JUNE 2025