West Pointe Apartments

Winnipeg, MB

Country Meadow Blvd – Plan Approval 26-108196ZR

BROADSTREET PROPERTIES LTD.

BROADSTREET PROPERTIES

SERVICE-FOCUSED RENTAL MANAGEMENT





Broadstreet Properties owns and operates over 16,000 apartments in over 30 municipalities in British Columbia, Alberta, Saskatchewan, Manitoba, and Ontario, with several developments in operations across Winnipeg.

Our ‘Dirt to Door’ philosophy ensures continuity throughout the entire construction process, from property acquisition, planning and development approvals, construction, and long-term operation.

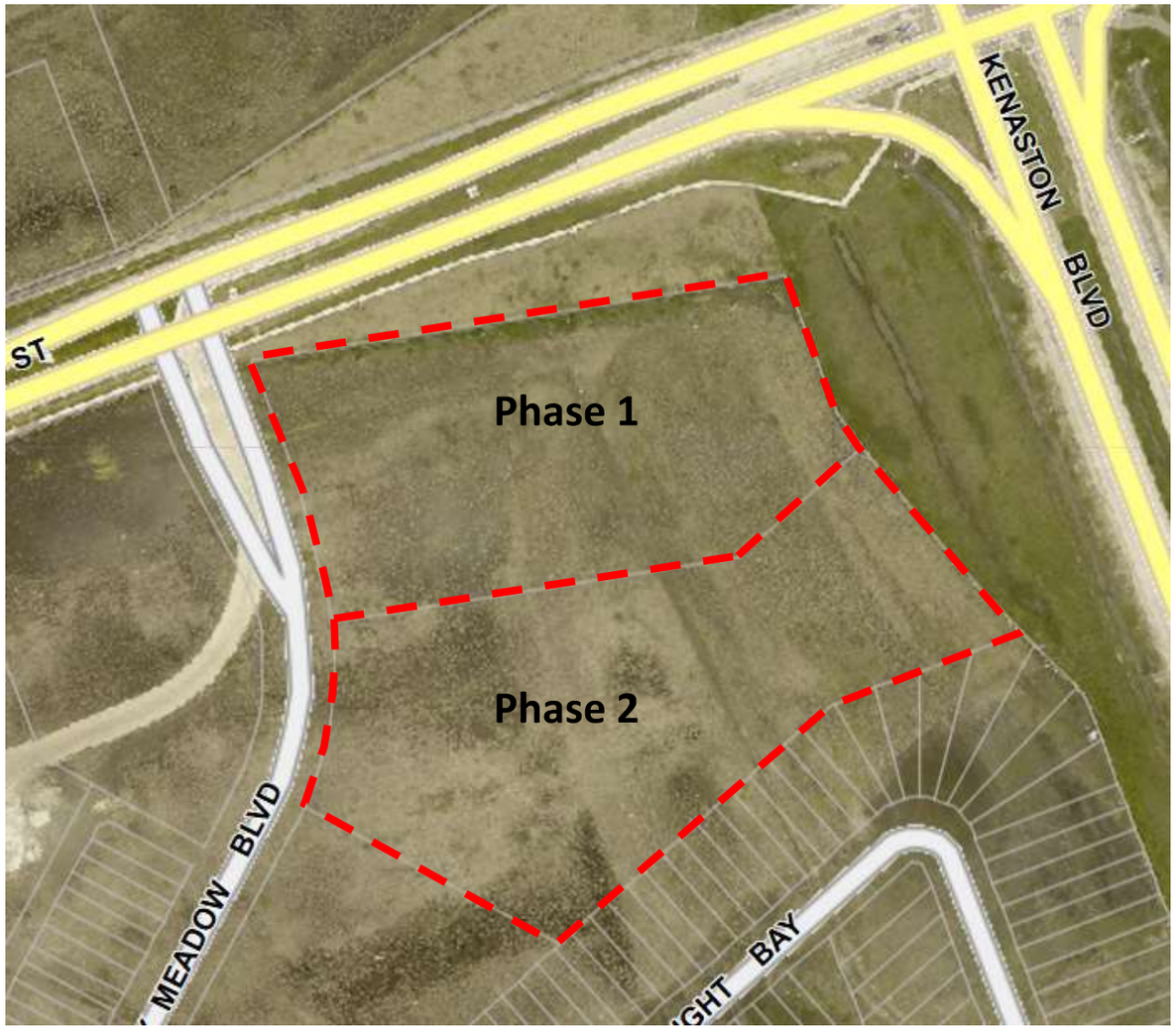
We pride ourselves on building comfortable and caring communities with a host of helpful features and benefits. As a family owned and operated company with over three generations of experience, our commitment is to be the Canadian leader in service-focused rental management.



West Pointe Apartments

Country Meadow Boulevard

Proposed Development



Subject Site: Country Meadow Blvd

Phase 1: 3.35 acres
Phase 2: 3.89 acres (7.24 acres total)

- Currently zoned RMF-L: Residential Multi-family Large
- Currently Vacant
- **Proposed Development:**

  Phase 1: 2x 6-storey buildings (120 + 81 units; 201 total units) with 1 level of underground parking
- Currently in Development Permit review and both buildings in Building Permit review

  Phase 2: 2x 6-storey buildings (126 + 83) units; 209 total units) with 1 level of underground parking
- Planning to start permitting process in 2028

Proposed Site Plan – Phase 1 & 2



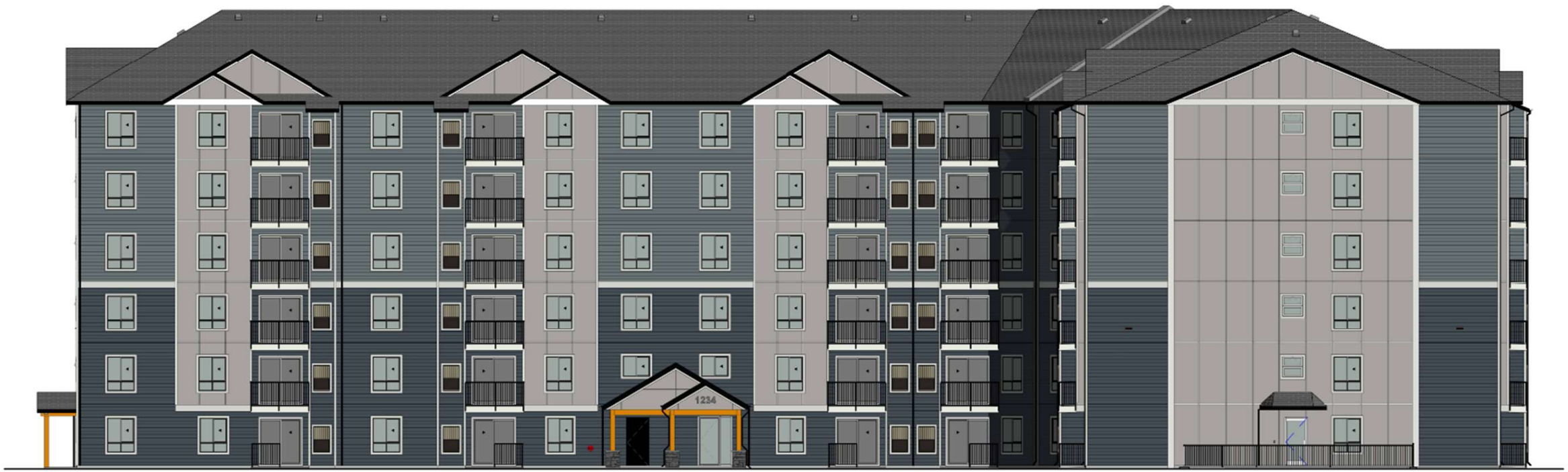
Development Highlights:

- 4x 6-storey apartment buildings
- 410 units total (Ph1 – 201 units; Ph2 – 209 units) – mix of studio, 1, 2, and 3 bedroom units
- 540 parking spaces total – including tenant, visitor, and accessible spaces (Variance approved)
- 361 bicycle stalls total
- Tenant amenities including a fitness room community lounges, community garden, playground, covered bbq and seating area, sport court and dog runs

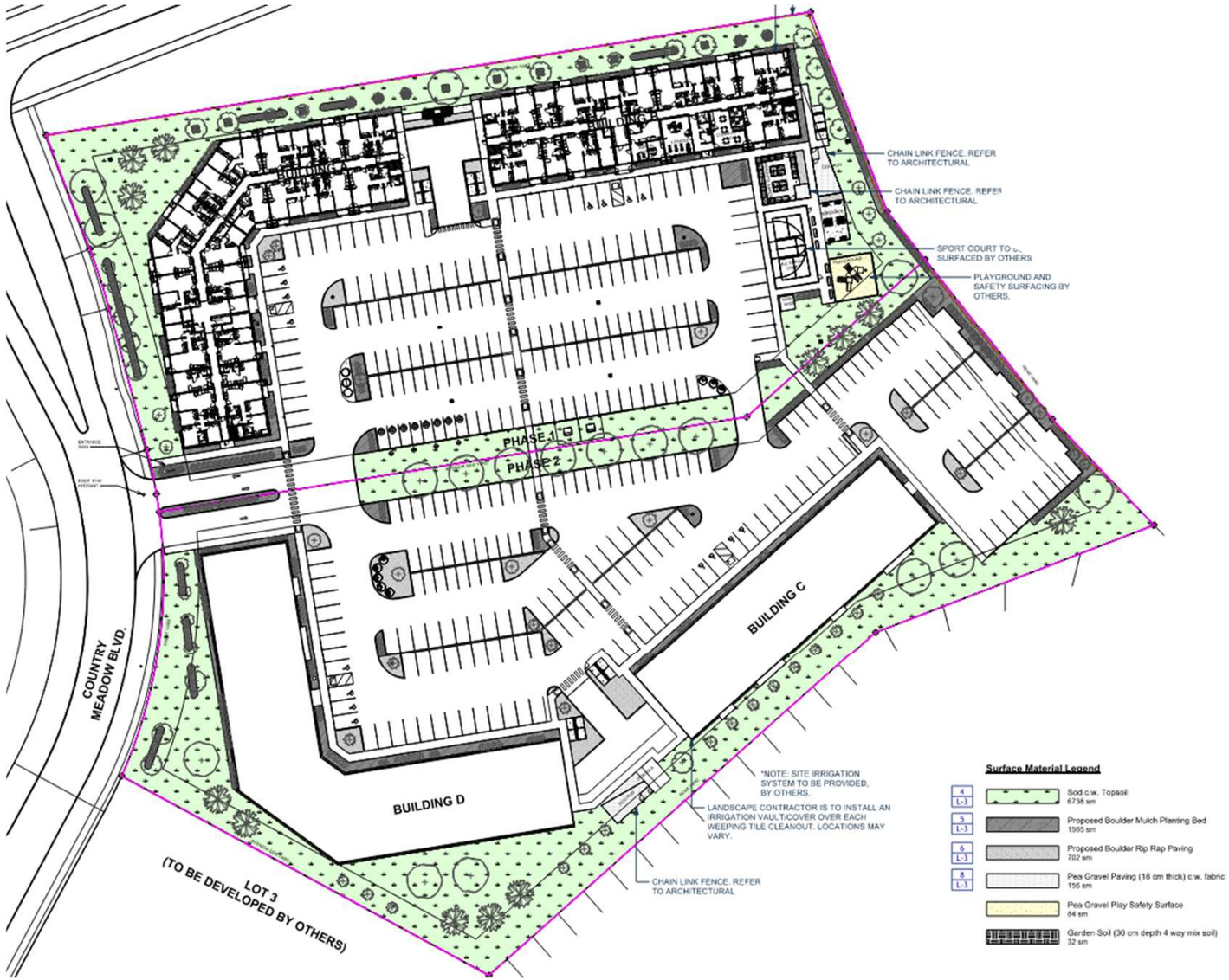
Typical Elevation – Street Facing



Typical Elevation – Parking Lot Facing



Proposed Landscaping Plan



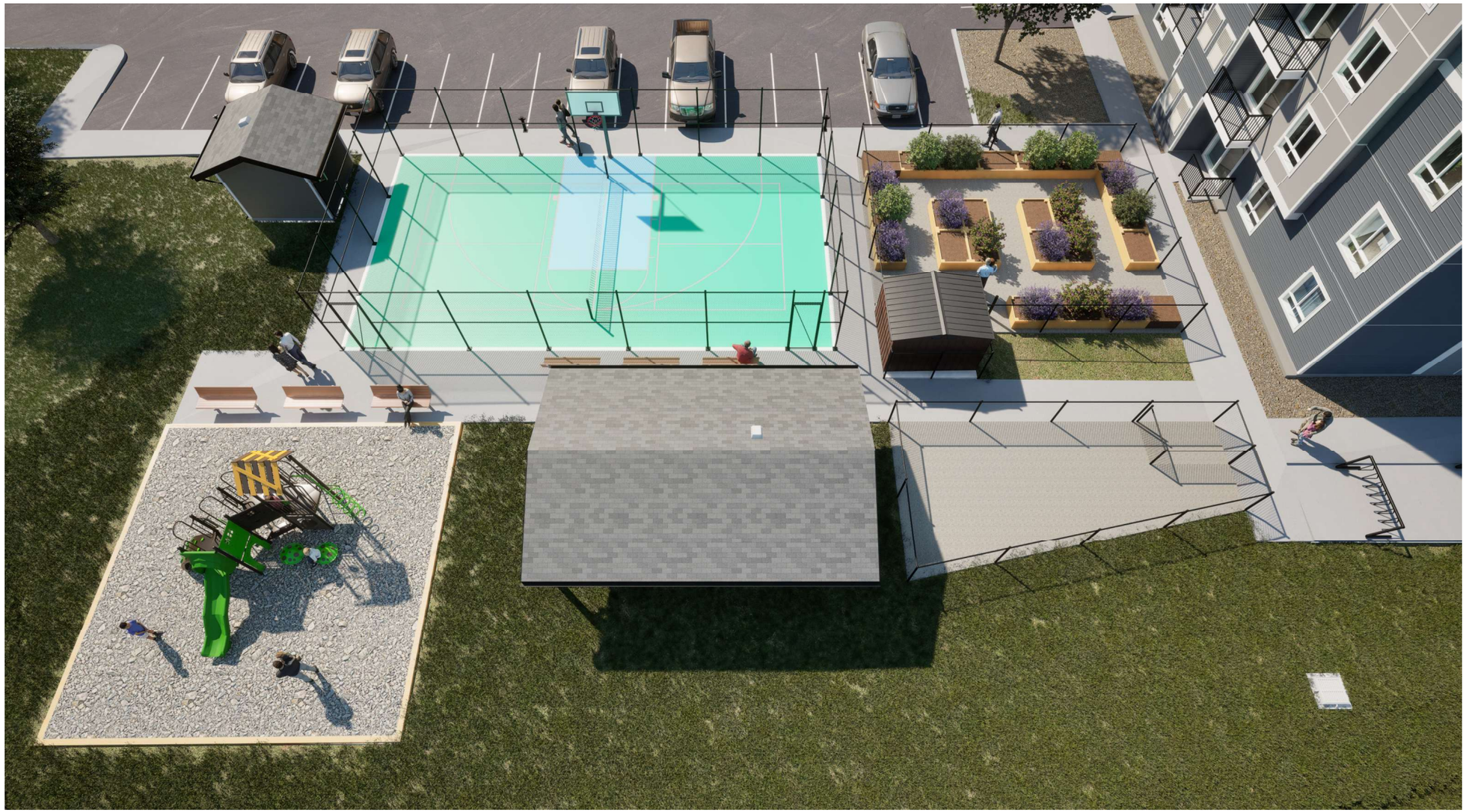
Site Rendering – Country Meadow Blvd



Site Rendering – Phase 1 Site



Site Rendering – Amenity Area



Site Rendering – Amenity Area



Process & Next Steps

- Variance Approval – Approved January 2026
- Plan Approval Application
- Development Permit Application (Phase 1 only – in progress)
- Building Permit Application (Phase 1 only – in progress)
- Construction Start (Tentative June 1, 2026)

Thank you!

Questions are welcome

Plan Approval 26-108196ZR

BROADSTREET
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Phase 1 Site Plan



SITE PLAN
1 : 300

LEGEND

	PROPERTY LINE
	SETBACK LINE
	BUILDING OUTLINE
	FIRE HYDRANT
	EV CHARGER
	WOODEN FENCE
	UNDERGROUND WASTE BIN
	CHAIN LINK FENCE
	LANDSCAPE AREA
	ROCK MULCH (300 mm STRIP)
	CROSSWALK 1.5 X .45 STRIPS
	SIDEWALK LETDOWN
	ACCESSIBLE PARKING
	BIKE PARKING (NUMBER REPRESENTS COUNT)

SITE INFORMATION

PROJECT DESCRIPTION	2-MULTIFAMILY RESIDENTIAL APARTMENT (8 STOREY)		
TOTAL UNITS	201 UNITS		
ROOF TYPE	GABLE ROOF		
CIVIC ADDRESS	-		
MUNICIPALITY	CITY OF WINNIPEG		
ZONING	RMF-L		
LEGAL DESCRIPTION	LOT 1 & LOT 2 WLTO 75620		
LOT AREA	13,544 m²	3.35 ACRES	1.35 HECTARES
DENSITY	60.0 DU/ACRE		

ZONING SUMMARY

	REQUIRED	PROPOSED
MAX. BUILDING HEIGHT	30.48 m (100'-0")	18.37 m (60'-3")
MIN. FRONT YARD S.B.	7.62 m (25'-0")	7.62 m (25'-0")
MIN. REAR YARD S.B.	7.62 m (25'-0")	7.62 m (25'-0")
MIN. INTERIOR SIDE YARD S.B.	5.49 m (18'-0")	5.49 m (18'-0")
MIN. CORNER SIDE YARD S.B.	6.096 m (20'-0")	6.096 m (20'-0")
MIN. LOT AREA	836.13 m²	29,282 m²

UNIT BREAKDOWN

	BUILDING A	BUILDING B	%
STUDIO	12	12	12%
1 BED / 1BATH	37	11	24%
2 BED / 1 BATH	31	12	21%
2 BED / 2 BATH	28	34	31%
3 BED / 2 BATH	12	12	12%
	120	81	
TOTAL	201 UNITS		

BUILDING INFORMATION

BUILDING	STORIES	UNIT COUNT	FOOTPRINT	GROSS BLDG AREA
A	6	120	1,742.43 m²	10,570.33 m²
B	6	81	1,263.14 m²	7,661.39 m²
TOTAL			3,005.57 m²	18,231.72 m²

LANDSCAPE

	REQUIRED		PROPOSED	
	%	m²	%	m²
PARKING AREA	MIN. 5%	264	14%	764 m²
LOT AREA	-	-	32%	4347 m²

VEHICLE PARKING

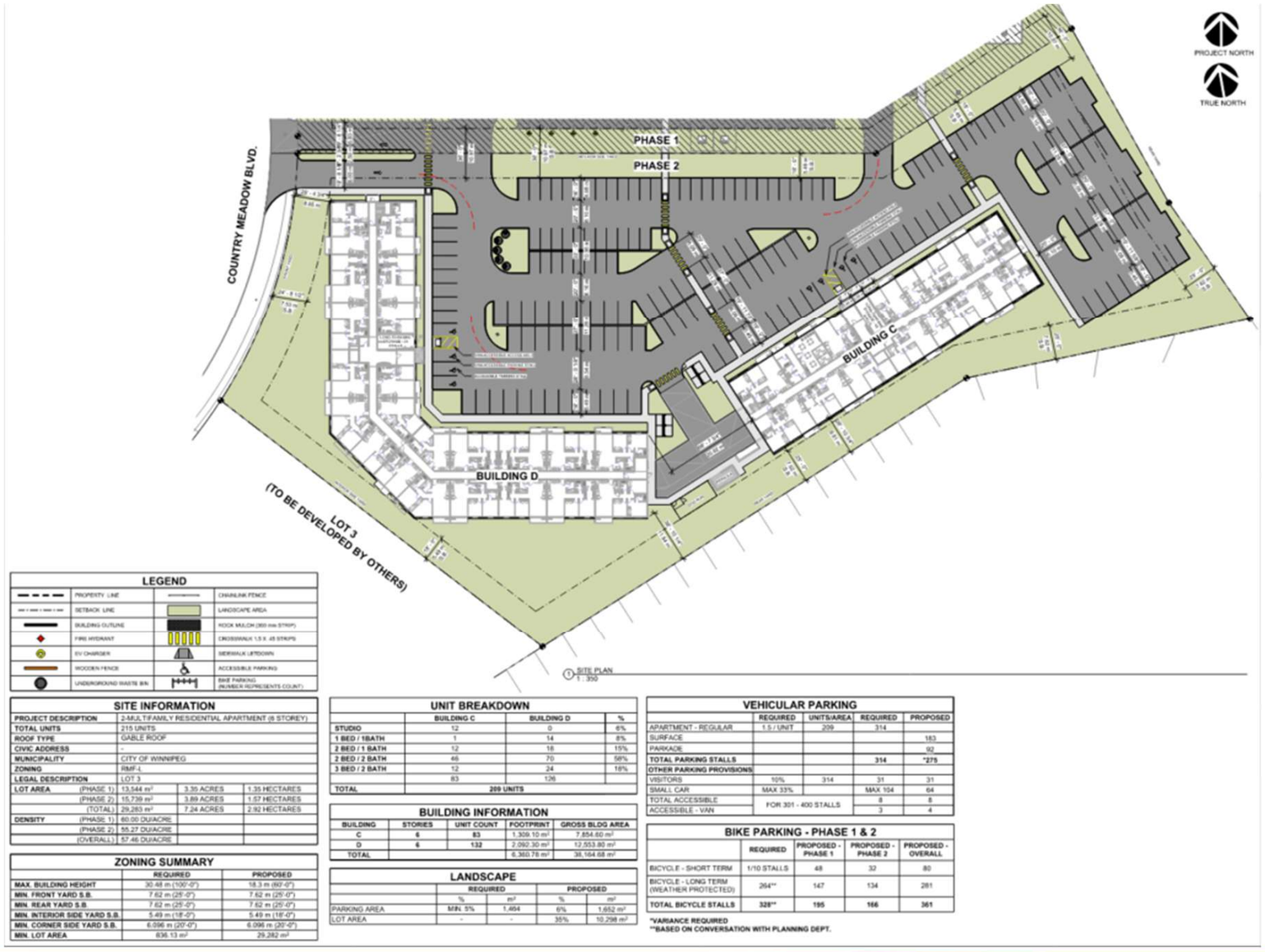
	REQUIRED	UNITS/AREA PH 1	REQUIRED PH 1	PROPOSED PH 1	UNITS/AREA PH 2	REQUIRED PH 2	PROPOSED PH 2
APARTMENT - REGULAR	1.5 / UNIT	201	302		209	314	
SURFACE				190			183
PARKADE				75			92
TOTAL PARKING STALLS			302	*265		314	*275
OTHER PARKING PROVISIONS							
VISITORS	10%	302	30	30	314	31	31
SMALL CAR	MAX 33% : 203			129			72
TOTAL ACCESSIBLE	FOR 301 - 400 STALLS		8	8		8	8
ACCESSIBLE - VAN			3	4		3	4

BIKE PARKING - PHASE 1 & 2

	REQUIRED	PROPOSED - PHASE 1	PROPOSED - PHASE 2	PROPOSED - OVERALL
BICYCLE - SHORT TERM	1/10 STALLS	48	32	80
BICYCLE - LONG TERM (WEATHER PROTECTED)	264**	170	134	304
TOTAL BICYCLE STALLS	328**	195	166	384

*VARIANCE REQUIRED
**BASED ON CONVERSATION WITH PLANNING DEPT.

Phase 2 Site Plan



LEGEND

PROPERTY LINE		CHAINLINK FENCE	
SETBACK LINE		LANDSCAPE AREA	
BUILDING OUTLINE		ROCK MULCH (300 mm STRIP)	
FIRE HYDRANT		CROSSWALK 1.5 X .45 STRIPS	
EV CHARGER		SIDEWALK LETDOWN	
WOODEN FENCE		ACCESSIBLE PARKING	
UNDERGROUND WASTE BIN		BIKE PARKING (NUMBER REPRESENTS COUNT)	

SITE INFORMATION

PROJECT DESCRIPTION		2-MULTIFAMILY RESIDENTIAL APARTMENT (6 STOREY)		
TOTAL UNITS		215 UNITS		
ROOF TYPE		GABLE ROOF		
CIVIC ADDRESS		-		
MUNICIPALITY		CITY OF WINNIPEG		
ZONING		RMF-L		
LEGAL DESCRIPTION		LOT 3		
LOT AREA	(PHASE 1)	13,544 m²	3.35 ACRES	1.35 HECTARES
	(PHASE 2)	15,739 m²	3.89 ACRES	1.57 HECTARES
	(TOTAL)	29,283 m²	7.24 ACRES	2.92 HECTARES
DENSITY	(PHASE 1)	60.00 DU/ACRE		
	(PHASE 2)	55.27 DU/ACRE		
	(OVERALL)	57.46 DU/ACRE		

ZONING SUMMARY

	REQUIRED	PROPOSED
MAX. BUILDING HEIGHT	30.48 m (100'-0")	18.3 m (60'-0")
MIN. FRONT YARD S.B.	7.62 m (25'-0")	7.62 m (25'-0")
MIN. REAR YARD S.B.	7.62 m (25'-0")	7.62 m (25'-0")
MIN. INTERIOR SIDE YARD S.B.	5.49 m (18'-0")	5.49 m (18'-0")
MIN. CORNER SIDE YARD S.B.	6.096 m (20'-0")	6.096 m (20'-0")
MIN. LOT AREA	836.13 m²	29,282 m²

UNIT BREAKDOWN

	BUILDING C	BUILDING D	%
STUDIO	12	0	6%
1 BED / 1BATH	1	14	8%
2 BED / 1 BATH	12	18	15%
2 BED / 2 BATH	46	70	56%
3 BED / 2 BATH	12	24	16%
	83	126	
TOTAL	209 UNITS		

BUILDING INFORMATION

BUILDING	STORIES	UNIT COUNT	FOOTPRINT	GROSS BLDG AREA
C	6	83	1,309.10 m²	7,854.60 m²
D	6	132	2,092.30 m²	12,553.80 m²
TOTAL			6,360.78 m²	38,164.68 m²

LANDSCAPE

	REQUIRED		PROPOSED	
	%	m²	%	m²
PARKING AREA	MIN. 5%	1,464	6%	1,652 m²
LOT AREA	-	-	35%	10,298 m²

VEHICULAR PARKING

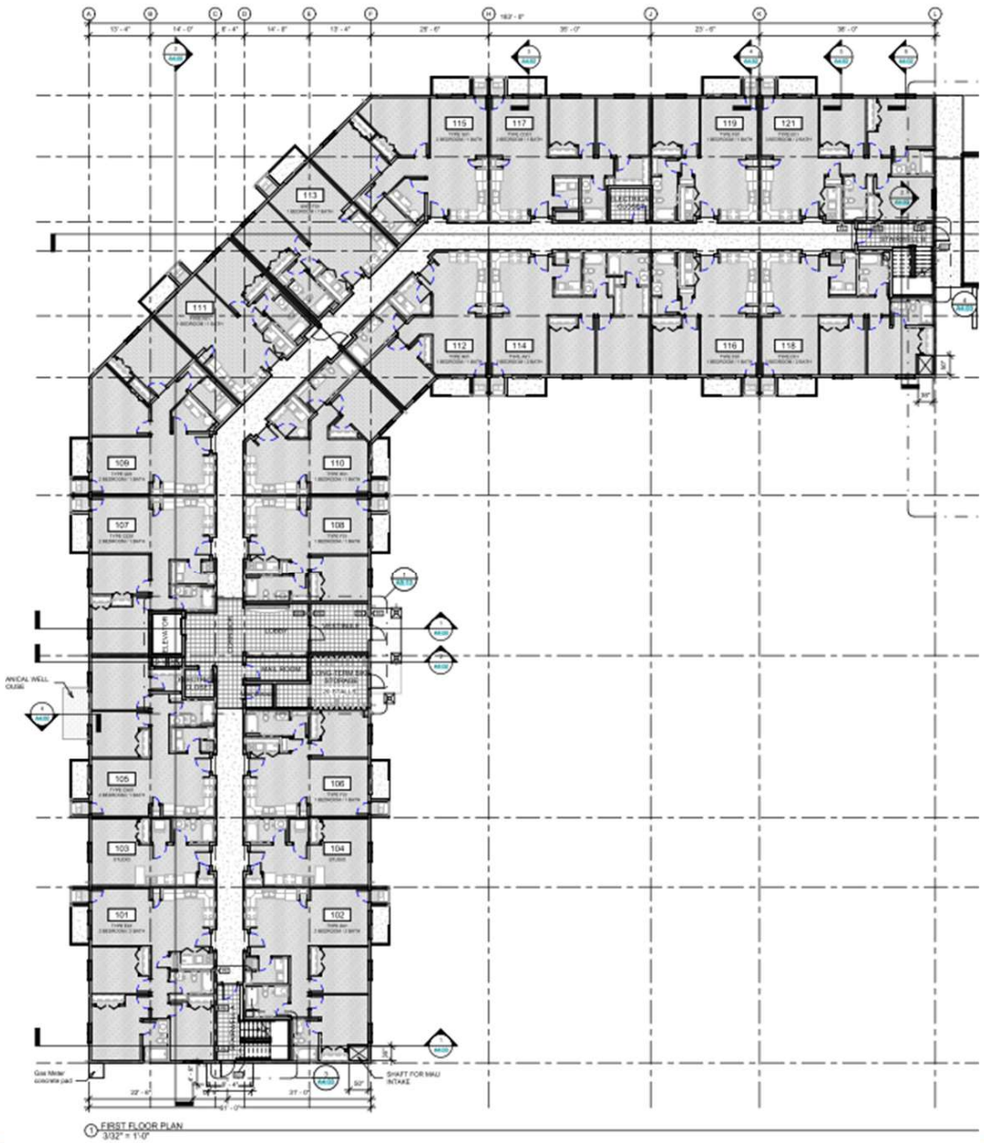
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	1.5 / UNIT	209	314	
SURFACE				183
PARKADE				92
TOTAL PARKING STALLS			314	*275
OTHER PARKING PROVISIONS:				
VISITORS	10%	314	31	31
SMALL CAR	MAX 33%		MAX 104	64
TOTAL ACCESSIBLE	FOR 301 - 400 STALLS		8	8
ACCESSIBLE - VAN			3	4

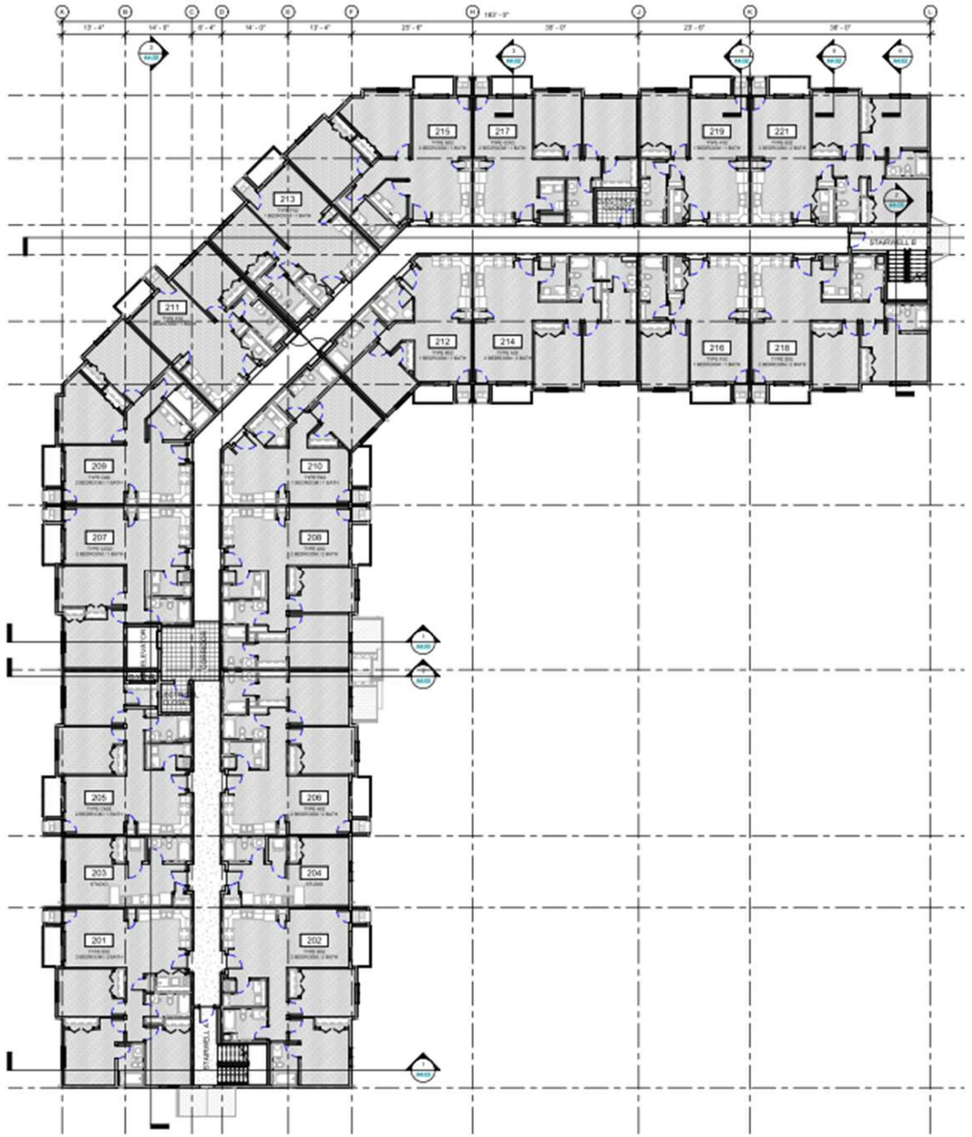
BIKE PARKING - PHASE 1 & 2

	REQUIRED	PROPOSED - PHASE 1	PROPOSED - PHASE 2	PROPOSED - OVERALL
BICYCLE - SHORT TERM	1/10 STALLS	48	32	80
BICYCLE - LONG TERM (WEATHER PROTECTED)	264**	147	134	281
TOTAL BICYCLE STALLS	328**	195	166	361

*VARIANCE REQUIRED
**BASED ON CONVERSATION WITH PLANNING DEPT.

Typical Floor Plans – 65 Country Meadow Blvd (Building A)





Typical Floor Plans – 75 Country Meadow Blvd (Building B)

