Minutes – Assiniboia Community Committee – June 22, 2026

REPORTS

Item No. 4 Plan Approval – 375 Oakdale Drive (Charleswood-Tuxedo-Westwood Ward) File DAZ 221/2025

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 375 Oakdale Drive.

DECISION MAKING HISTORY:

Moved by Councillor Lukes,

That Rule 51(1.1) of the Procedure By-law No. 50/2007 be suspended to allow a submission made by Zach Nimchuk received after 12:00 noon on the business day prior to the meeting, to be included in the minutes.

Carried

The Chairperson called Councillor Lukes to the Chair in order to move the following motion:

Moved by Councillor Duncan,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

Councillor Duncan resumed the Chair.

Zach Nimchuk, Architect, Affinity Architecture Inc., submitted a communication in support of the matter.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-149472 – 375 Oakdale Drive

Issue: For consideration at the Public Meeting of the plan approval drawing package for a residential multi-family development

Critical Path: Assiniboia Community Committee as per DAZ 221/2025

AUTHORIZATION

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

RECOMMENDATIONS

The Urban Planning and Design Division recommends approval of the submitted plans.

REASONS FOR REPORT

Per the Zoning Agreement for DAZ 221/2025:

1. *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.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal can proceed.

HISTORY

DAZ 221/2025

- *On November 20, 2025, the Assiniboia Community Committee concurred in the recommendations of the Public Service and approved the application to rezone the subject site to the "RMF-S" Residential Multi-Family (Small) District, subject to a condition requiring Plan Approval by the Assiniboia Community Committee and the Director of Planning Property and Development.*

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-149472**
COMMUNITY:	Charleswood - Tuxedo - Westwood
NEIGHBOURHOOD #:	2.617 (Marlton)
SUBJECT:	Plans of Proposed Residential Multi-Family Development
LOCATION:	375 Oakdale Drive
LEGAL DESCRIPTION:	LOT 1 PLAN 72845 41 ST CHARLES
APPLICANT:	Affinity Architecture (Zach Nimchuk)
OWNER:	10114489 MANITOBA LTD.

DISCUSSION

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 “RMS-S” Residential Multi-Family (Small).



Figure 1: Air photo of subject site and surrounding context (*Flown, 2024*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to 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 34.1 feet to the top of the roof parapet. This is an increase of approximately 0.6 feet from the building height shown in the plans submitted under file no. DAZ 221/2025.
- Exterior cladding materials include a mix of EIFS (exterior insulation and finish system), stone veneer, and wood beams.
- A total of 69 accessory parking stalls will be provided on the subject site, including 32 indoor stalls and 37 outdoor stalls. Seven (7) bicycle parking spaces are provided.
- Vehicular access to the subject site is to be taken from a bi-directional approach from Oakdale Drive.
- The landscaping plan shows a total of 21 new trees, 102 shrubs, and 37 grasses.

ANALYSIS AND ISSUES

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.

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

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

2.15Encourage 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.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because they are consistent with *Complete Communities Direction Strategy 2.0.*

CONSULTATION

NA

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Robert Galston, MCP
Date: June 11, 2026
File No: ZR-PA 26-149472