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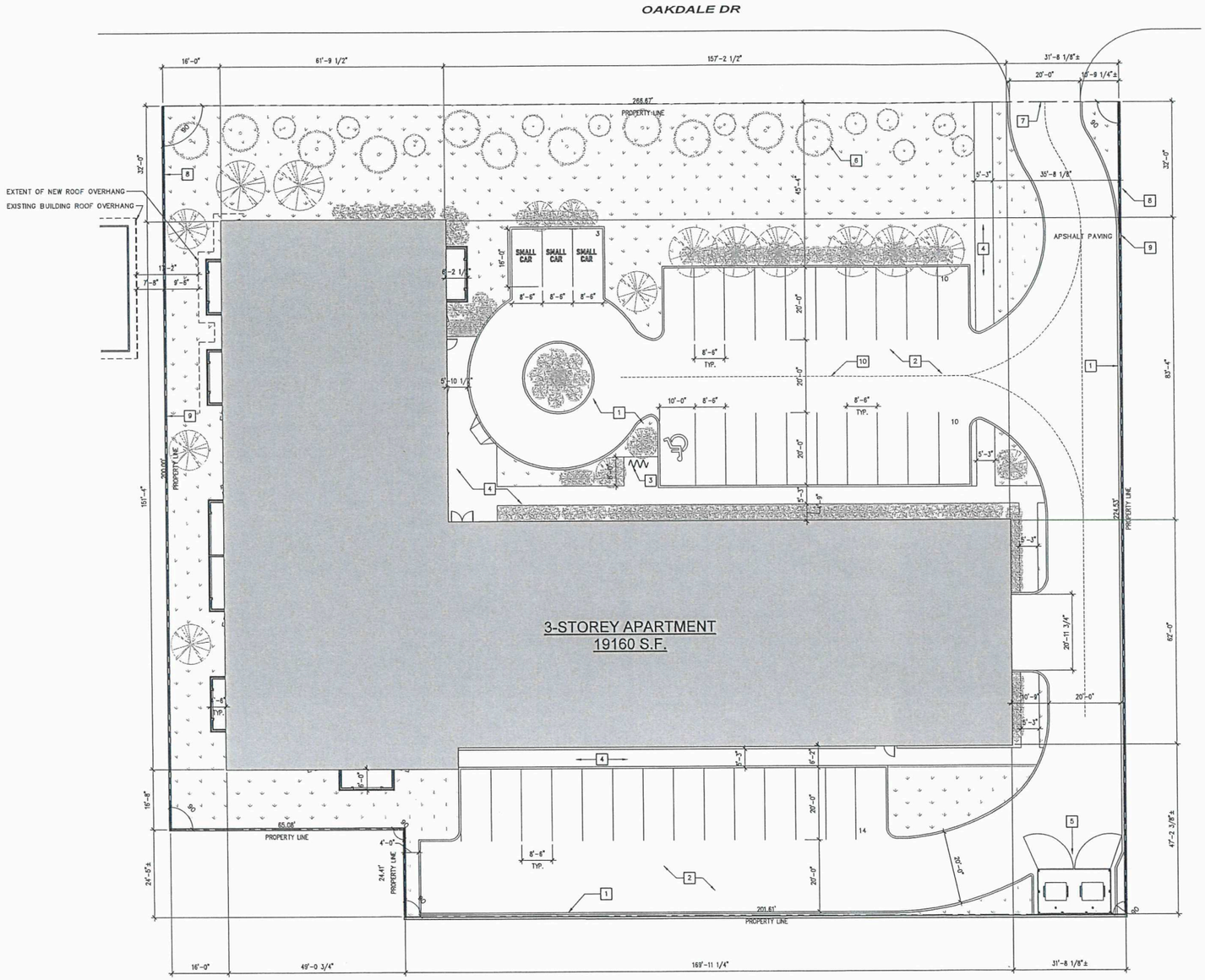

SITE PLAN - NEW WORK
1/16" = 1'-0"

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	19,160 SF
GROSS FLOOR AREA	57,480 SF
PROPERTY AREA	58,289 SF
CURRENT ZONING	RMF-S
PERMITTED DENSITY	46
PROVIDED DENSITY	46
PROPSED DENSITY	1,287 SF/DU

SETBACKS

	REQ'D	PROV'D
FRONT	25'	32'
SIDE	4'	14'
REAR	25'	41'
CORNER	5'	16'-8"
BUILDING HEIGHT	35'-0"	33'-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	20	3
VISITOR PARKING	7	7
BICYCLE PARKING	7	7

KEYNOTES - SITE PLAN:

1. PROVIDE 6" CONCRETE CURB (SEE CIVIL, TYPICAL).
2. ASPHALT PAVING SURFACE (SEE CIVIL, TYPICAL)
3. EXTERIOR BIKE RACK PARKING. CIRCLE BIKE RACK H-6572 AS MANUF. BY ULINE (7 STALLS).
4. NEW CONCRETE SIDEWALKS (SEE CIVIL, STRUCTURAL AND LANDSCAPE)
5. REFUSE ENCLOSURE
6. APPROXIMATE LOCATION OF EXISTING TREES TO REMAIN.
7. NEW CONCRETE APPROACH.
8. NEW 4' WOOD FENCE.
9. NEW 6' WOOD FENCE.
10. FIRE TRUCK ACCESS.

SUITE SUMMARY:

SUITE TYPE	SUITE AREA	# OF BATHROOMS	# OF BEDROOMS	Count
SUITE A	672 S.F.	1	1	15
SUITE B	925 S.F.	2	2	14
SUITE C	975 S.F.	2	2	5
SUITE D	1,063 S.F.	2	3	8
TOTAL				46

SCHEDULE "A" page 1 of 8

To Zoning Agreement: DAZ 221/2025

By-Law No.: By-law No. 2/2026

Winnipeg

Zoning Officer	Diana Lopez	May 27, 2026
District Planner	R. Gabiton	06/11/2026
Community Clerk		June 22/26
Approved for the Director of Planning, Property and Development		

No.	Revision:	Date:	By:
3	ISSUED FOR PLAN APPROVAL	26-04-20	ZN
2	ISSUED FOR 33% REVIEW	26-03-26	ZN
1	ISSUED FOR REZONING	25-11-17	ZN

PRELIMINARY ONLY
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Consultants:

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PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

375 OAKDALE DR
WINNIPEG, MB

SITE PLAN

Drawn by: CF Checked by: ZN

A1.1

Project No.: 25012 Date: MARCH 2026

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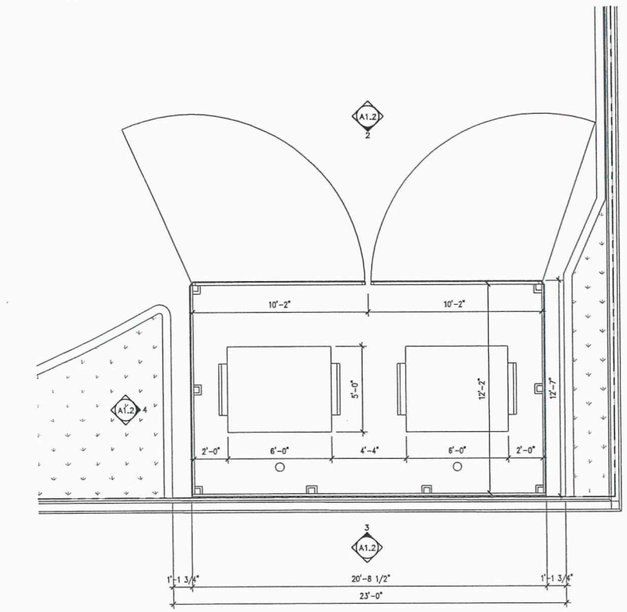
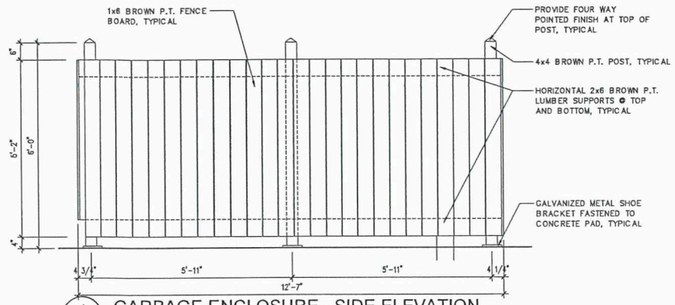
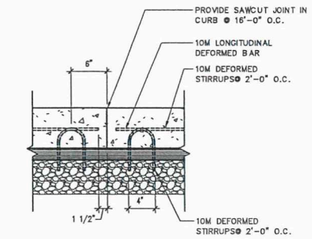


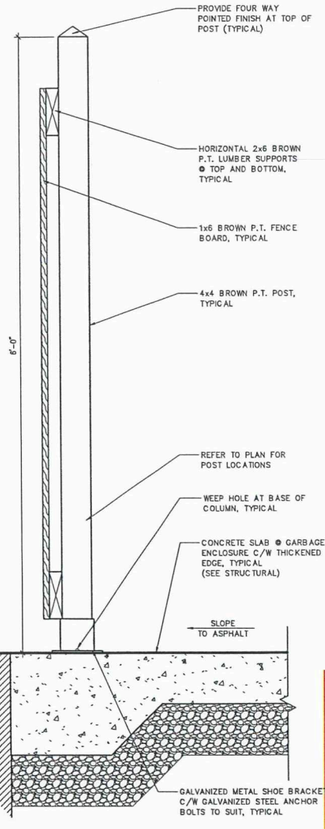
1 A1.2 GARBAGE ENCLOSURE - PLAN
1/4" = 1'-0"

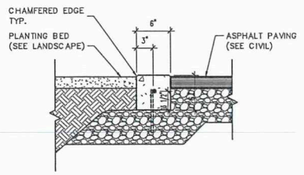


4 A1.2 GARBAGE ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"

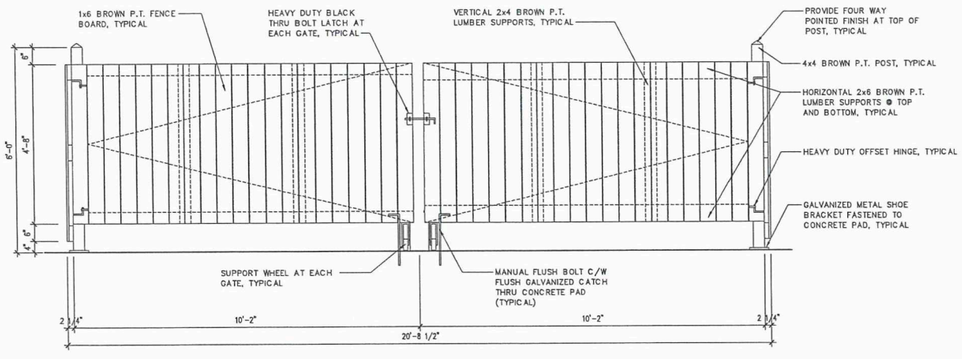


6 A1.2 BACK SECTION
1" = 1'-0"

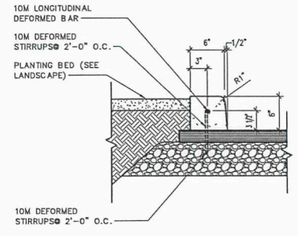




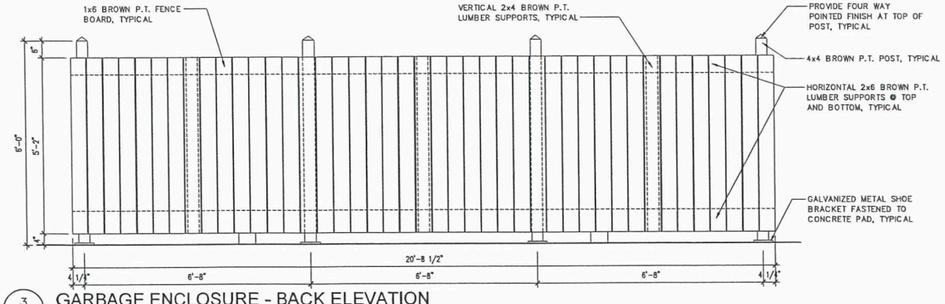
7 A1.2 FLUSH CURB @ PLANTER
1" = 1'-0"



2 A1.2 GARBAGE ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"



8 A1.2 PINNED CURB DETAIL
1" = 1'-0"



3 A1.2 GARBAGE ENCLOSURE - BACK ELEVATION
1/2" = 1'-0"

NOTE:
- ALL STEEL COMPONENTS SHALL BE SUBMITTED FOR REVIEW UNDER SEAL OF AN ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF MANITOBA AND SHALL BE FABRICATED TO SUIT THE MANNER OF THEIR INSTALLATION AND FUNCTION.

5 A1.2 GARBAGE ENCLOSURE - TYPICAL SECTION
1 1/2" = 1'-0"

SCHEDULE "A" page 2 of 8

To Zoning Agreement: DAZ 221/2025

By-Law No.: By-law No. 2/2026

Zoning Officer	Diana Lopez	May 27, 2026
District Planner	R Galston	06/11/2026
Community Clerk		June 22/26
Approved for the Director of Planning, Property and Development		

Winnipeg

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PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

375 OAKDALE DR
WINNIPEG, MB

SITE DETAILS

Drawn by: CF Checked by: ZN

A1.2

Project No: 25012 Date: MARCH 2026

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



1 A4.1 WEST ELEVATION
1/8" = 1'-0"



2 A4.1 EAST ELEVATION
1/8" = 1'-0"

SCHEDULE "A" page 3 of 8

To Zoning Agreement: DAZ 221/2025

By-Law No.: By-law No. 2/2026

Zoning Officer	Diana Lopez	May 27, 2026
District Planner	R. Galston	06/11/2026
Community Clerk		June 22/26
Approved for the Director of Planning, Property and Development		

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM
ACRYLIC STUCCO

- EIFS-1 STUCCO FIELD, TO MATCH TIMBER BARK
- EIFS-2 STUCCO FIELD, TO MATCH BENJAMIN MOORE - OC-14 NATURAL CREAM
- EIFS-3 STUCCO FIELD, TO MATCH BENJAMIN MOORE - 2138-70 GRAY LAKE

CEMENTIOUS STUCCO FINISH

- CSF-1 STUCCO PARGING, TO MATCH EIFS-1

STONE VENEER

- ST-1 ENVIRONMENTAL STONE WORKS - SHADOW LEDGE - ASPEN
- ST-2 CAPSTONE, TO MATCH ST-1

PREFINISHED METAL

- PM-1 FASCIA, BLACK
- PM-2 FASCIA, TO MATCH EIFS-1
- PM-3 WOOD POST WITH ALUMINUM FINISH
- PM-4 SOFFIT, WOOD GRAIN PATTERN, CEDAR RENDITIONS - AMBERWOOD

NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.

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:

1 42" HIGH ALUMINUM BALCONY GUARD C/W TEMPERED GLASS, TYPICAL.

No:	Revision:	Date:	By:
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PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

375 OAKDALE DR
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: CF Checked by: ZN

A4.1

Project No: 25012 Date: MARCH 2026

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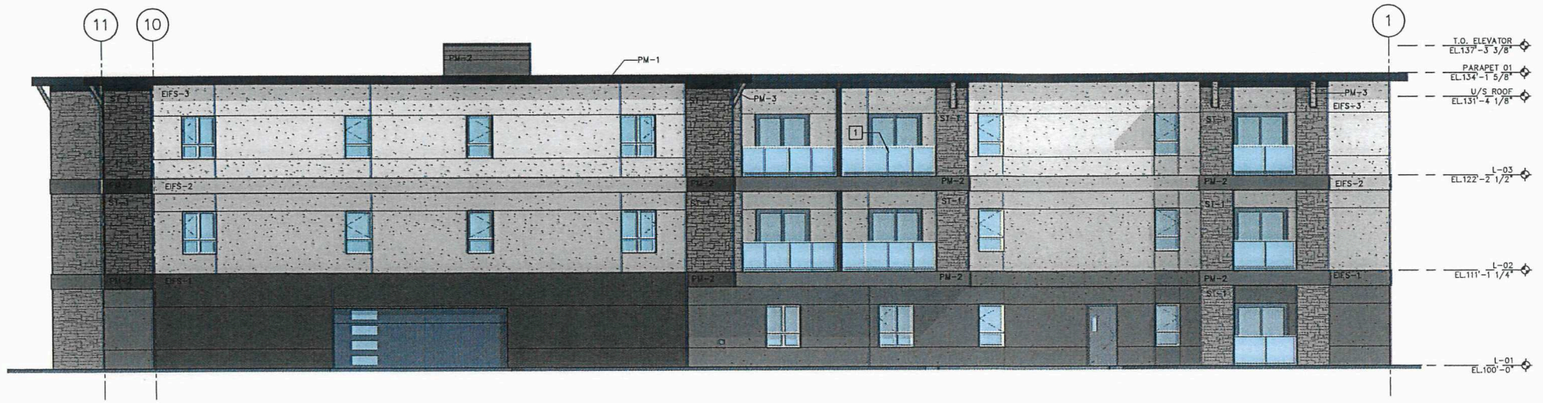

1 / A4.2 NORTH ELEVATION
1/8" = 1'-0"



2 / A4.2 SOUTH ELEVATION
1/8" = 1'-0"

SCHEDULE "A" page 4 of 8

To Zoning Agreement: DAZ 221/2025

By-Law No.: By-law No. 2/2026

Winnipeg

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Approved for the Director of Planning, Property and Development		

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PROGRESSIVE REAL ESTATE

OAKDALE APARTMENT

375 OAKDALE DR
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: CF Checked by: ZN

A4.2

Project No: 25012 Date: MARCH 2026

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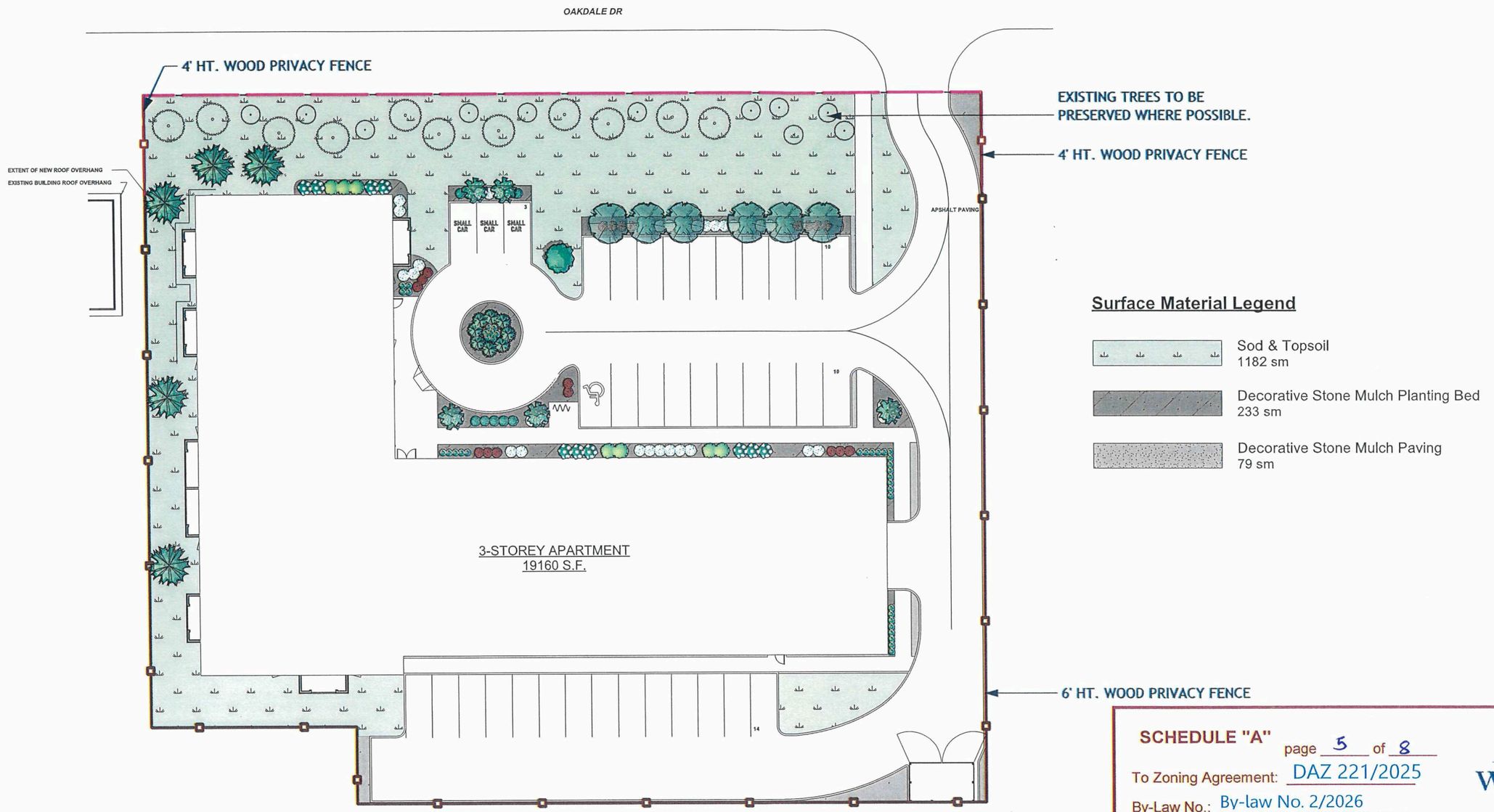

Surface Material Legend

- Sod & Topsoil
  1182 sm
- Decorative Stone Mulch Planting Bed
  233 sm
- Decorative Stone Mulch Paving
  79 sm

1 / L-C-1 Landscape Scope Plan
Scale: 1:400

0 5 10 15 20 25 m

SCHEDULE "A" page 5 of 8

To Zoning Agreement: DAZ 221/2025

By-Law No.: By-law No. 2/2026

Winnipeg

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Community Clerk		June 22/26
Approved for the Director of Planning, Property and Development		

No.	Date	Issue Notes
B	2026-03-26	Plan Approval
A	2025-11-18	For Rezoning

Drawing No.

L-C-1 *of* 4

375 OAKDALE DRIVE
3-STOREY MULTIFAMILY
Landscape Plan

LANDFORUM
LANDSCAPE ARCHITECTS

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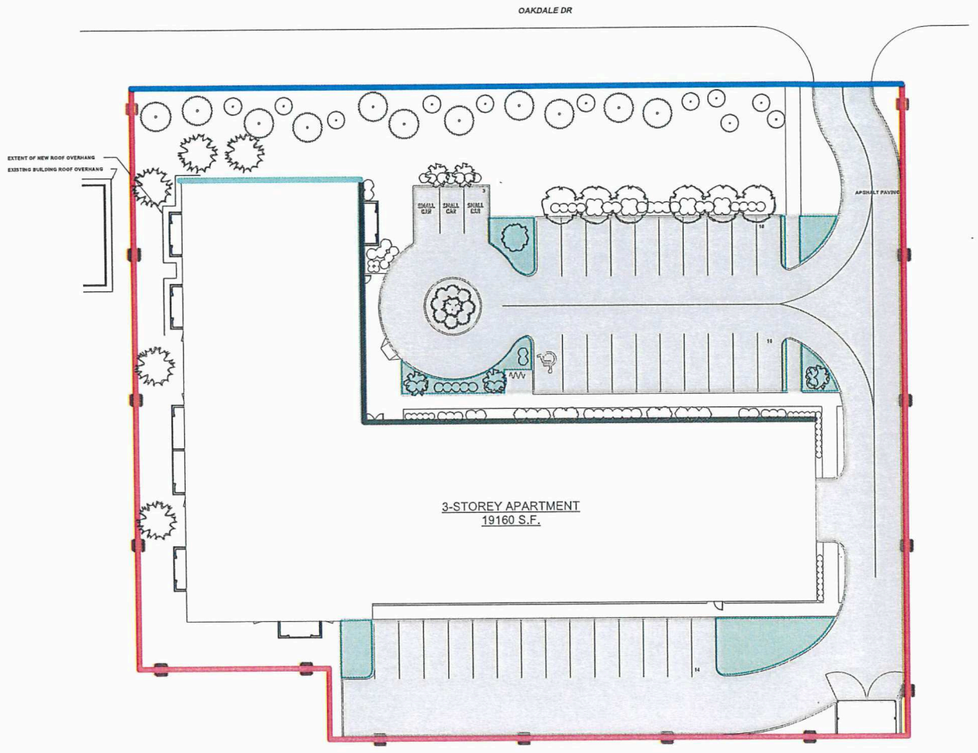

1 / L-C-2 Zoning Analysis Plan
Scale: 1:600

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 — 240 Lin Ft.

	Required	Proposed
Shrubs	24	34

Facade Facing Street

Building A — 62 Lin Ft.

	Required	Proposed
Shrubs	6	7

190 (6) Parking lot Interior Landsca

Gross Parking Lot Area — 21025 Sq. Ft.

	Required	Proposed
Required Landscape Area	1051	1660
Trees	4	4
Shrubs	11	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

SCHEDULE "A" page 6 of 8

To Zoning Agreement: DAZ 221/2025

By-Law No.: By-law No. 2/2026

Winnipeg

~~Zoning Officer~~	Diana Lopez	May 27, 2026
District Planner	R. Galston	06/11/2026
Community Clerk	[illegible]	June 22/26
Approved for the Director of Planning, Property and Development		

No.	Date	Issue Notes
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A	2025-11-18	For Rezoning

Drawing No. L-C-2 of 4

375 OAKDALE DRIVE
3-STOREY MULTIFAMILY
Landscape Zoning Analysis

LANDFORUM
LANDSCAPE ARCHITECTS

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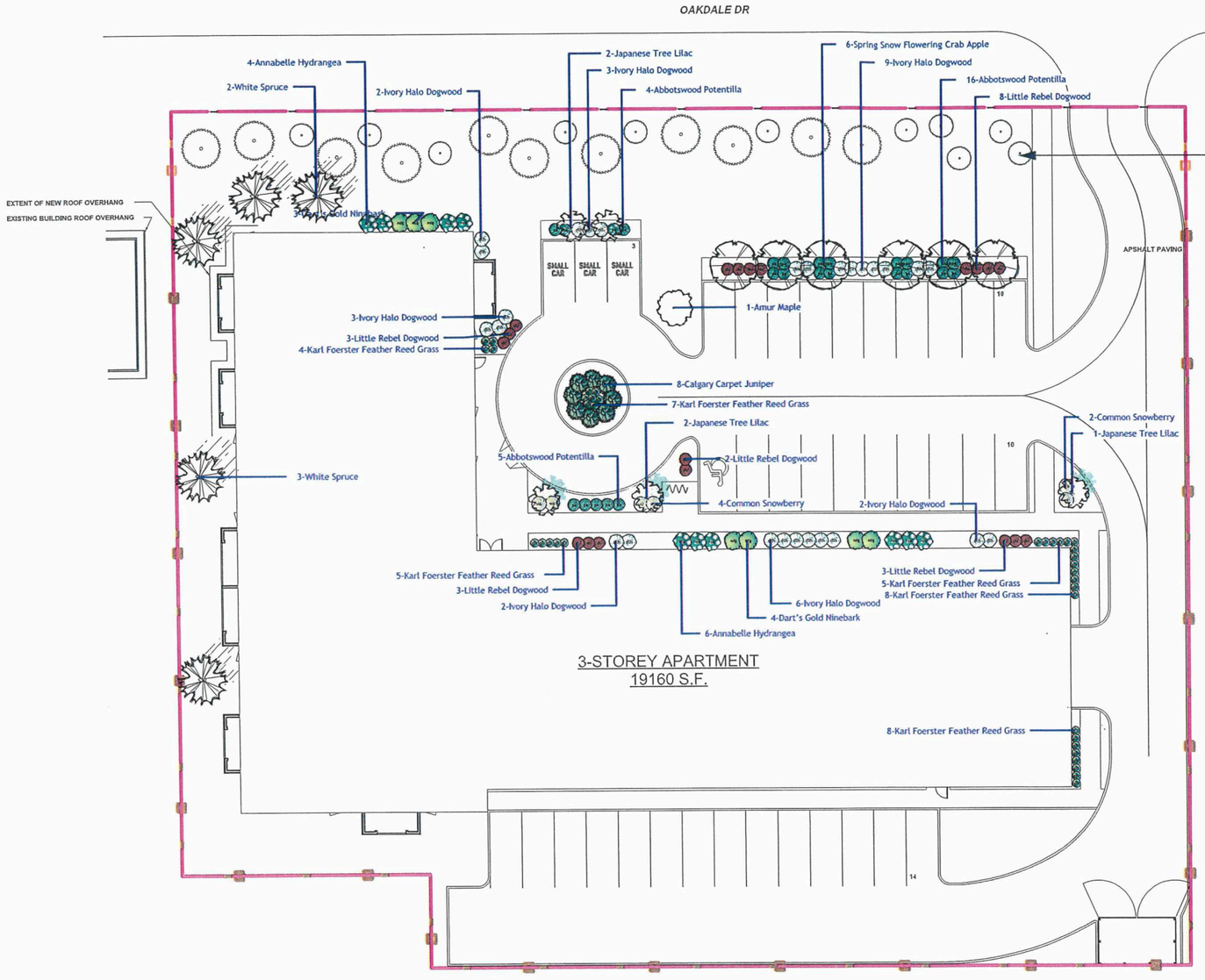

1 L-C-3 Planting Plan
Scale: 1:400

0 5 10 15 20 25 m

SCHEDULE "A" page 7 of 8

To Zoning Agreement: DAZ 221/2025

By-Law No.: By-law No. 2/2026

Winnipeg

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Community Clerk		June 22/26
Approved for the Director of Planning, Property and Development		

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A	2025-11-18	For Rezoning

Drawing No.

L-C-3 of 4

375 OAKDALE DRIVE
3-STOREY MULTIFAMILY
Planting Plan

LANDFORUM
LANDSCAPE ARCHITECTS

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.

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			
Amur Maple	Acer ginnala	1	50 mm ø 2.4-3.0m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
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'	27	45 cm ht. 5 major branches 2 gal.
Little Rebel Dogwood	Cornus alba 'Jefreb'	19	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	10	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dart's Gold Ninebark	Physocarpus opulifolius 'Dart's Gold'	7	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Abbotswood Potentilla	Potentilla fruticosa 'Abbotswood'	25	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Common Snowberry	Symphoricarpos alba	6	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'	8	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'	37	Large Pot 2 yr. plant
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		156	
Total Plants in Drawing		156	

SCHEDULE "A" page 8 of 8

To Zoning Agreement: DAZ 221/2025

By-Law No.: By-law No. 2/2026

Winnipeg

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Drawing No.

L-C-4 of 4

375 OAKDALE DRIVE
3-STOREY MULTIFAMILY
Plant Schedule

LANDFORUM
LANDSCAPE ARCHITECTS