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TERRACE

Parkview Terrace Phase 7
1988 St. Mary's Road

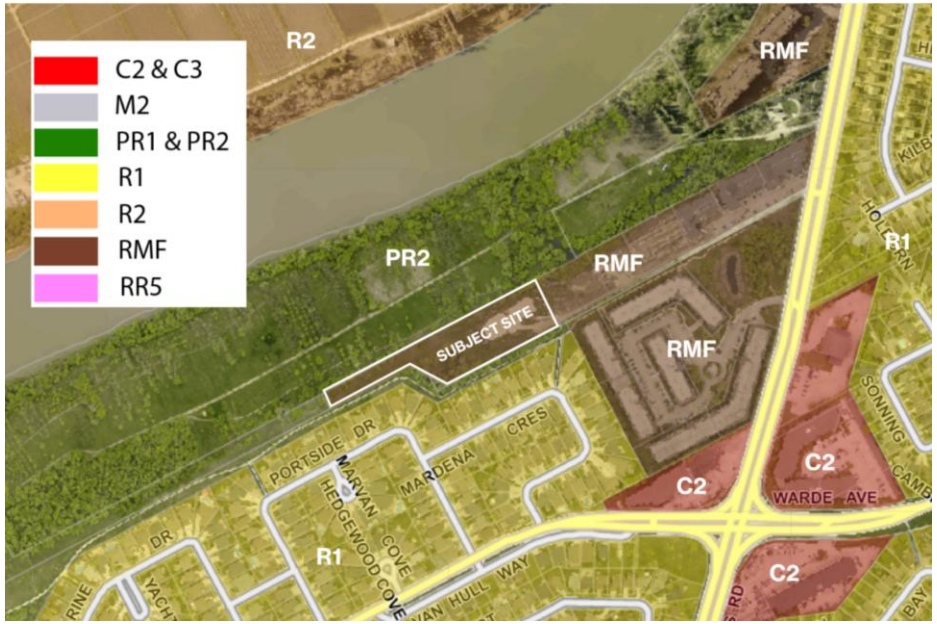
Prepared for
Plan Approval

August 28, 2026





Aerial Image of Context



Zoning Map of Context

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1.0 SITE AND CONTEXT

RMF-L zoning district

Adjacent to RMF-L and R1-M as well as Henteleff Park

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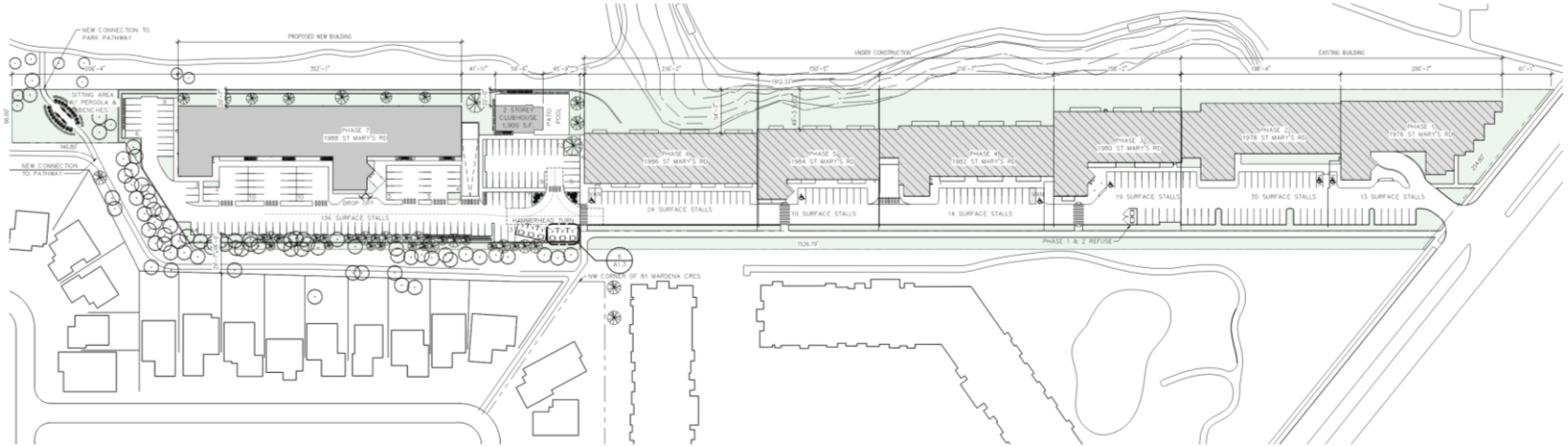

Site Plan of Entire Development

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2.1 SITE AND FLOOR PLANS

- 3 Storeys – Phase 7
- 1 Level of underground parking
- 75 dwelling units in Phase 7
- 208 parking stalls in Phase 7
- 375 dwelling units in entire site
- 538 parking stalls in entire site
- Phase 7 includes a 2 storey clubhouse with pool and outdoor patio
- Phase 7 includes an outdoor amenity area

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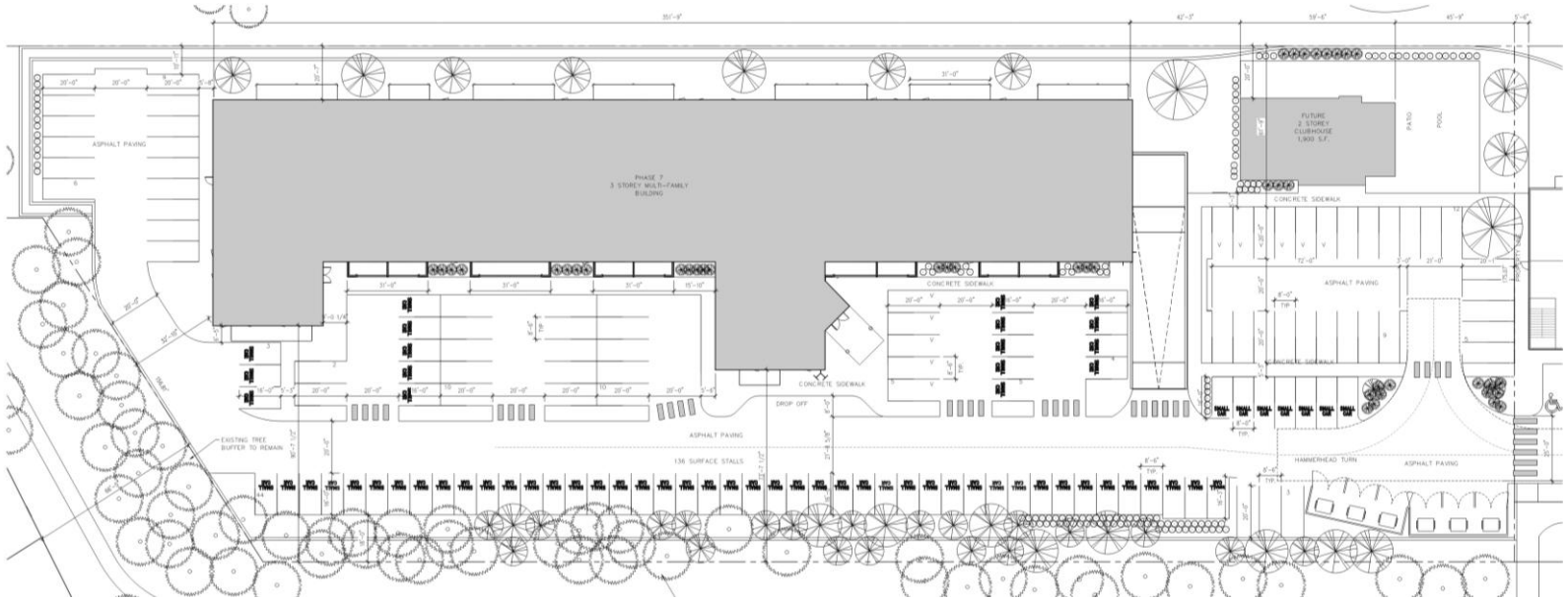
2.2 SITE AND FLOOR PLANS



Enlarged Phase 7 Site Plan

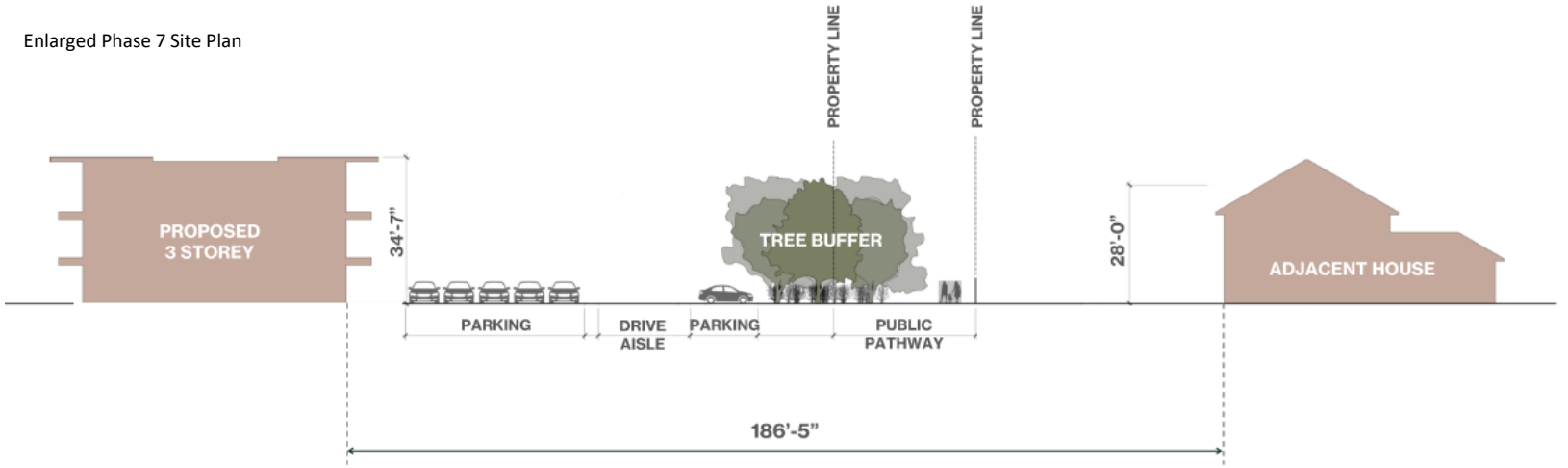


Diagram Showing Relationship to Neighbours on Mardena Crescent

- Phase 7 is set back substantially from adjacent houses.
- Significant Tree Buffer and a public pathway exists between properties.
- Setbacks all conform to ZAA 9/2025

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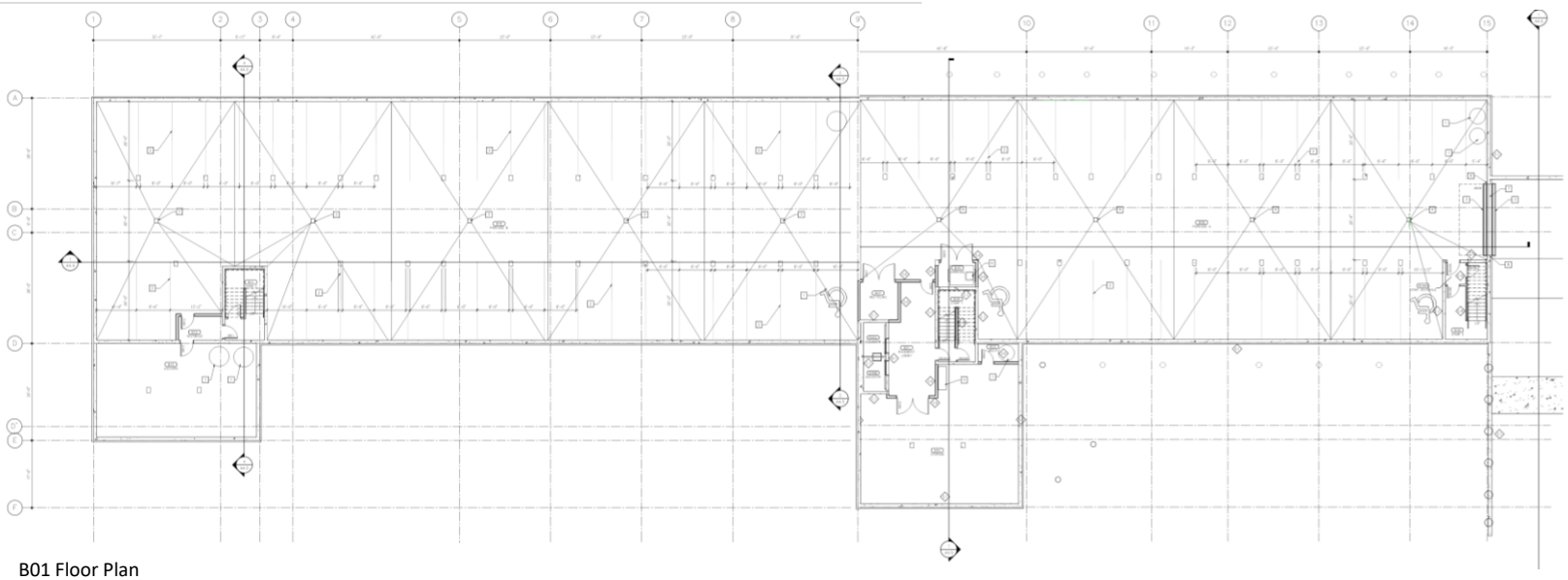
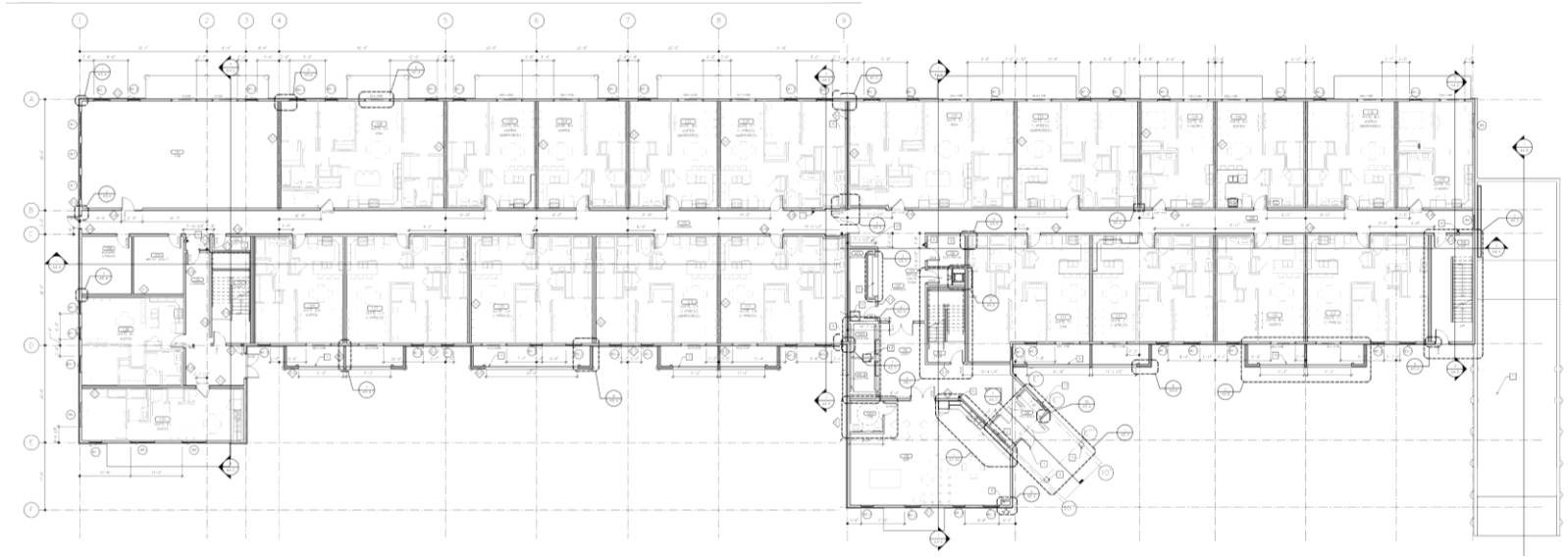
2.3 SITE AND FLOOR PLANS



B01 Floor Plan



L01 Floor Plan

- Mix of 1, 2 and 3 bedroom units
- 72 underground parking stalls
- 75 dwelling units
- Phase 7 amenities include multi-purpose room and gym

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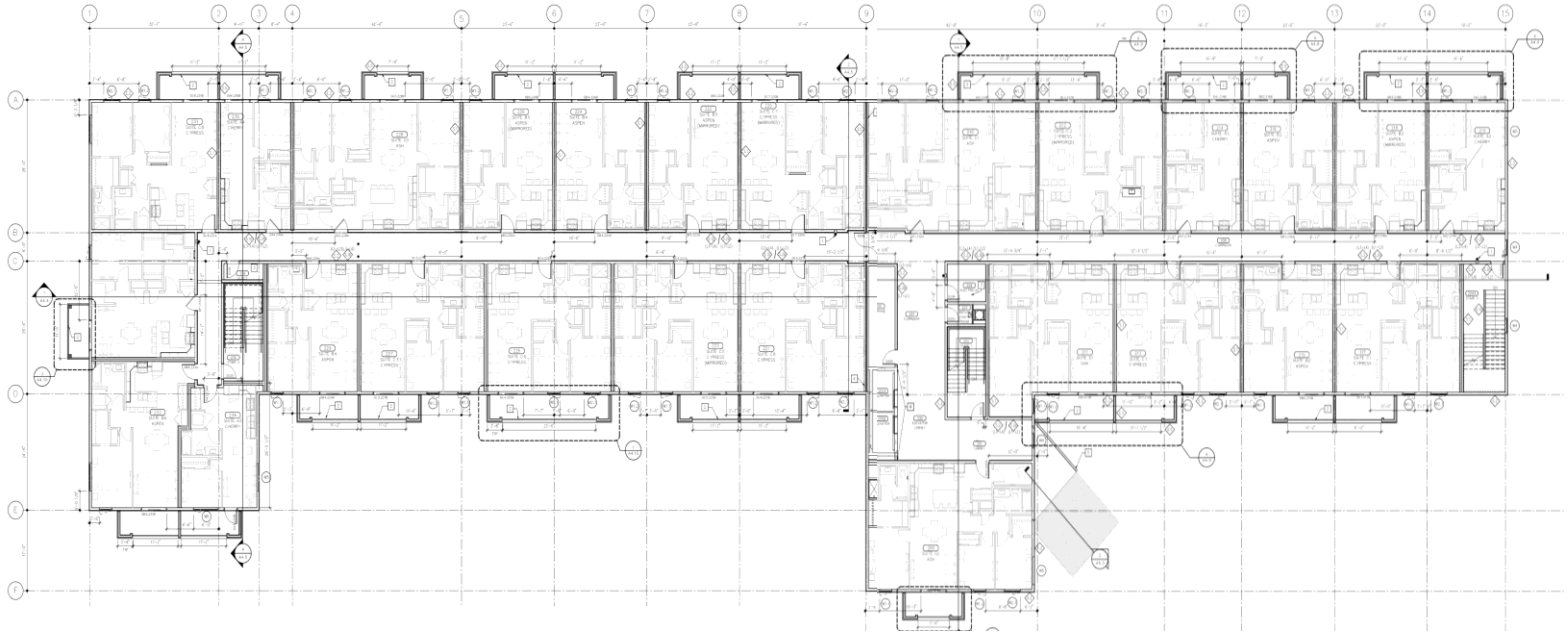
2.4 SITE AND FLOOR PLANS



Typical L02-L03 Floor Plan

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South Exterior Elevation



South Exterior Elevation

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3.1 EXTERIOR ELEVATIONS

- Exterior materials are acrylic stucco, cultured stone veneer, fibre-cement panel and prefinished metal siding.
- Phase 7 finishes are consistent with Phase 1-6

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3.2 EXTERIOR ELEVATIONS



North Exterior Elevation



North Exterior Elevation

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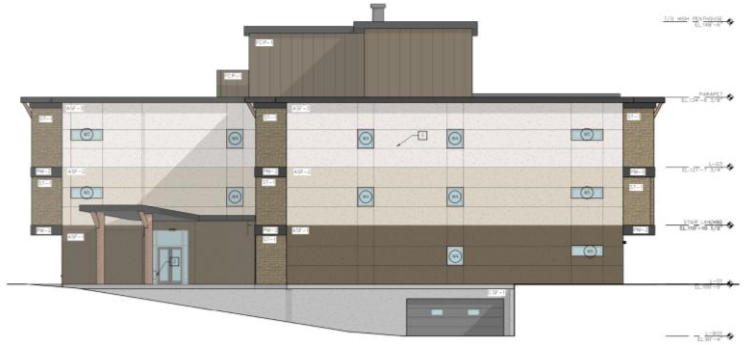
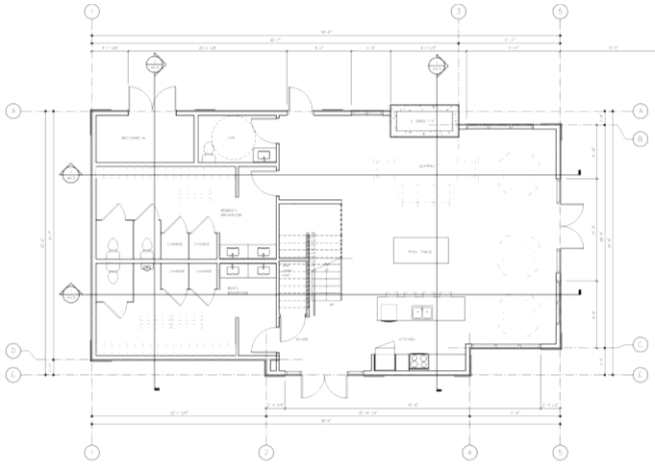
3.3 EXTERIOR ELEVATIONS AND CLUBHOUSE PLANS



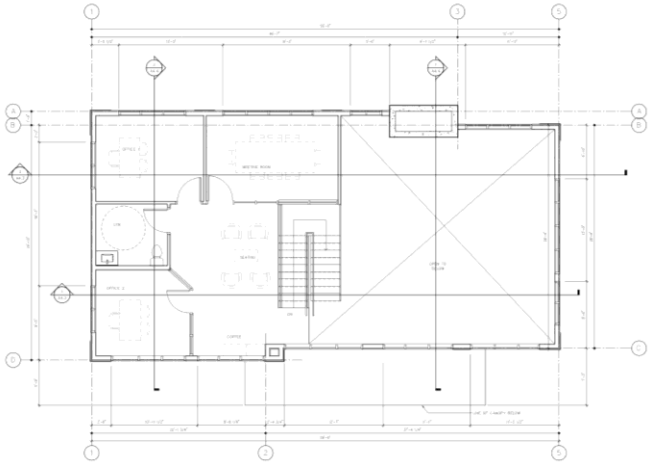
West Exterior Elevation



East Exterior Elevation



Clubhouse L01 Plan



Clubhouse L02 Plan



Clubhouse South Exterior Elevation



Clubhouse North Exterior Elevation

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ARBORIST REPORT & TREE PROTECTION PLAN

PERTAINING TO:	1988 ST MARY'S RD WINNIPEG, MB.
PREPARED FOR:	PROGRESSIVE REAL ESTATE GROUP WINNIPEG, MB.
PREPARED BY:	FLEAWOOD TREE WORKS 83 LARCHDALE CR. WINNIPEG, MB.
ISA CERTIFIED ARBORIST®:	COREY DOUCETTE 204.230.2099 COREY@FLEAWOOD.CA
ISA CERTIFICATION ID #:	PR-5491A
ASSESSMENT DATE:	08-MAR-26
REPORT DATE:	01-APR-26

fleawood

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4.0 ARBORIST REPORT

- Site inspection of trees on Phase 7 property
- Took place on March 8, 2026
- Inventoried existing tree species and provided condition assessment
- Identified 69 existing trees to be retained

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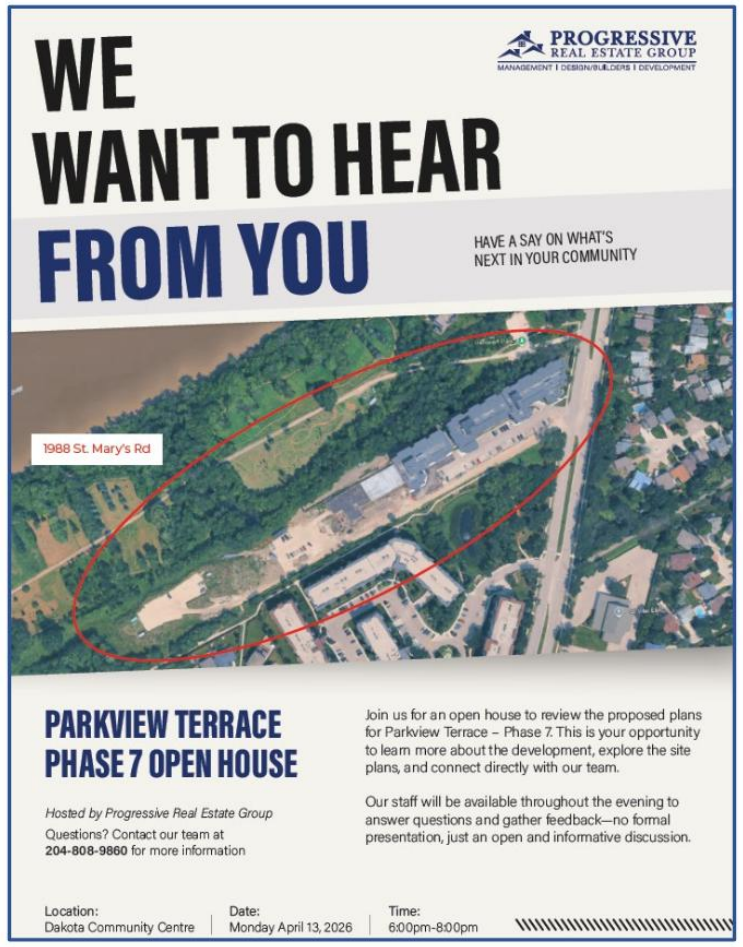
5.1 COMMUNITY CONSULTATION

- Stakeholder meeting April 9, 2026
- Community Meeting April 13, 2026
- Mail Drop to area outlined in red
- Mail Out to area outlined in blue
- 60 attendees total



Map Showing Invitation Distribution



Example of Invitation

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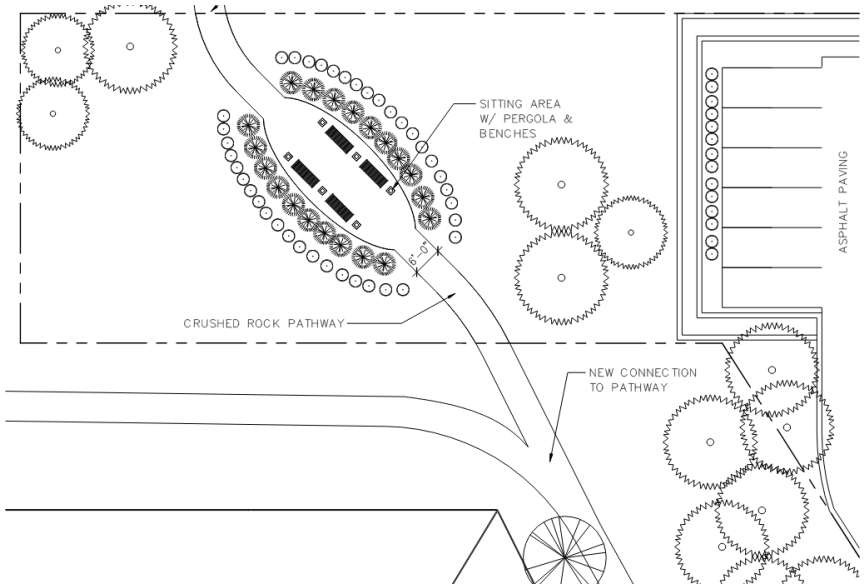
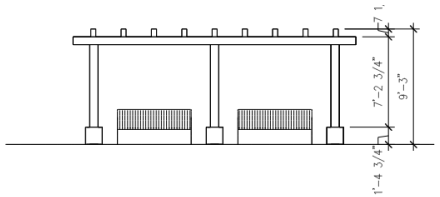
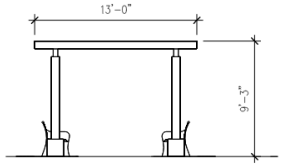


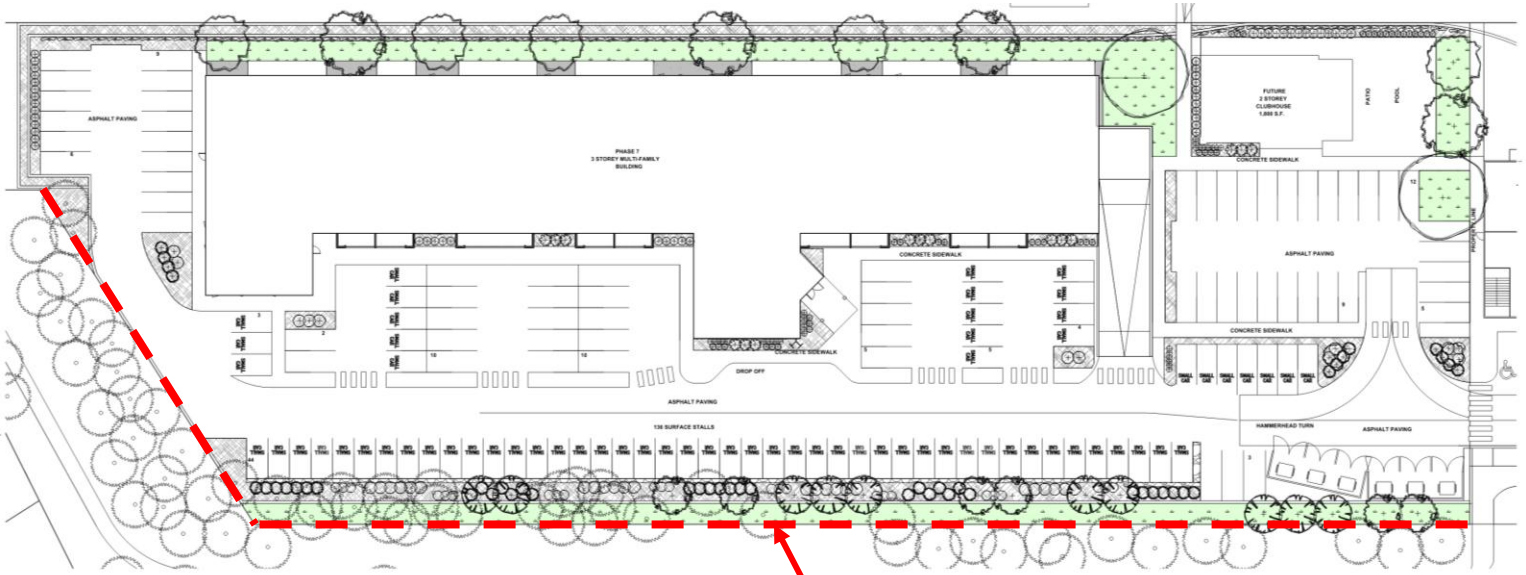


3 / A1.2 PERGOLA ELEVATION
1/8" = 1'-0"



4 / A1.2 PERGOLA ELEVATION
1/8" = 1'-0"

Seating Area with Benches and Pergola



Landscape plans showing additional tree buffer

Line of 6'H wood fence

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5.2 RESPONSE TO CONSULTATION

- Feedback received related to landscape buffering, privacy, building design, fencing, garbage location and the future use of the former playground area
- Added evergreen trees to gaps in existing tree buffer to screen site year round
- Added tree buffer to garbage area
- Added 6-foot wood fence to South and West property lines to buffer car headlights and noise concerns
- Changed playground to benches and arbour, open to public
- Added trees to bench area
- Formalize path connection to Henteleff Park.

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Thank You!



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