PROJECT DATA:

BUILDING A:			
LEVEL 01	SUITE AREA (FT2)	1 BR QTY :	2 BR QTY:
2N-A - 2 BEDROOM / 2 BATH - LEVEL 01 WALKOUT	1194 FT2		3
2N-B - 2 BEDROOM / 2 BATH - LEVEL 01 WALKOUT	1147 FT2		1
LEVEL 02			
1A-A - 1 BEDROOM / 1 BATH - PRIVATE DECK	728 FT2	5	
1A-B - 1 BEDROOM / 1 BATH - MALL VIEW	728 FT2	4	
1F-A - 1 BEDROOM / 1 BATH - ACCESSIBLE / MALL VIEW	728 FT2	1	
1B-A - 1 BEDROOM / 1 BATH - MALL VIEW / AFFORDABLE	504 FT2	1	
1B-B - 1 BEDROOM / 1 BATH - PRIVATE DECK / AFFORDABLE	504 FT2	1	
1D-A - 1 BEDROOM / 1 BATH - PRIVATE DECK	781 FT2	1	
2A-A - 2 BEDROOM / 2 BATH - PRIVATE DECK	952 FT2		2
2A-B - 2 BEDROOM / 2 BATH - MALL VIEW	952 FT2		2
2B-A - 2 BEDROOM / 1 BATH	884 FT2		1
2C-A - 2 BEDROOM / 2 BATH - PRIVATE DECK	1008 FT2		1
LEVELS 03-04			
1A-C - 1 BEDROOM / 1 BATH - BALCONY	728 FT2	10	
1A-B - 1 BEDROOM / 1 BATH - MALL VIEW	728 FT2	8	
1G-A - 1 BEDROOM / 1 BATH - ADAPTABLE / MALL VIEW	728 FT2	2	
1B-A - 1 BEDROOM / 1 BATH - MALL VIEW / AFFORDABLE	504 FT2	2	
1B-C - 1 BEDROOM / 1 BATH - BALCONY / AFFORDABLE	504 FT2	2	
2A-C - 2 BEDROOM / 2 BATH - BALCONY	952 FT2		4
2A-B - 2 BEDROOM / 2 BATH - MALL VIEW	952 FT2		4
2B-A - 2 BEDROOM / 1 BATH	884 FT2		2
2C-B - 2 BEDROOM / 2 BATH - BALCONY	1008 FT2		2
2D-A - 2 BEDROOM / 2 BATH - BALCONY	1008 FT2		2
LEVEL 05			
1A-D - 1 BEDROOM / 1 BATH - BALCONY / PENTHOUSE	728 FT2	5	
1A-E - 1 BEDROOM / 1 BATH - MALL VIEW / PENTHOUSE	728 FT2	4	
1G-B - 1 BEDROOM / 1 BATH - ADAPTABLE / MALL VIEW / PH	728 FT2	1	
1B-E - 1 BEDROOM / 1 BATH - MALL VIEW / AFFORD / PH	504 FT2	1	
1B-D - 1 BEDROOM / 1 BATH - BALCONY / AFFORD / PH	504 FT2	1	
2A-D - 2 BEDROOM / 2 BATH - BALCONY / PENTHOUSE	952 FT2		2
2A-E - 2 BEDROOM / 2 BATH - MALL VIEW / PENTHOUSE	952 FT2		2
2B-B - 2 BEDROOM / 1 BATH - PENTHOUSE	884 FT2		1
2C-C - 2 BEDROOM / 2 BATH - BALCONY / PENTHOUSE	1008 FT2		1
2D-B - 2 BEDROOM / 2 BATH - BALCONY / PENTHOUSE	1008 FT2		1
		1 BR QTY (TOTAL):	2 BR QTY (TOTAL):
		49	31
TOTAL SUITES BUILDING A:		**80**	
TOTAL AFFORDABLE SUITES BUILDING A:		8	
TOTAL ACCESSIBLE/ADAPTABLE SUITES BUILDING A:		4	

BUILDING B:				
LEVEL 01	SUITE AREA (FT2)	1 BR QTY :	2 BR QTY:	4 BR QTY:
2Q-A - 2 BEDROOM / 2 BATH - LEVEL 01 WALKOUT	1166 FT2		2	
LEVEL 02				
1A-A - 1 BEDROOM / 1 BATH - PRIVATE DECK	728 FT2	2		
1A-B - 1 BEDROOM / 1 BATH - MALL VIEW	728 FT2	2		
1B-A - 1 BEDROOM / 1 BATH - MALL VIEW / AFFORDABLE	504 FT2	2		
2A-A - 2 BEDROOM / 2 BATH - PRIVATE DECK	952 FT2		2	
2B-A - 2 BEDROOM / 1 BATH - MALL CORNER	884 FT2		1	
2C-A - 2 BEDROOM / 2 BATH - PRIVATE DECK	1008 FT2		1	
2F-A - 2 BEDROOM / 2 BATH - PRIVATE DECK	952 FT2		1	
2H-A - 2 BEDROOM / 2 BATH - PRIVATE DECK	1156 FT2		1	
4A-A - 4 BEDROOM / 2 BATH - BALCONY	1296 FT2			1
LEVELS 03-05				
1A-C - 1 BEDROOM / 1 BATH - BALCONY	728 FT2	6		
1A-B - 1 BEDROOM / 1 BATH - MALL VIEW	728 FT2	6		
1B-A - 1 BEDROOM / 1 BATH - MALL VIEW / AFFORDABLE	504 FT2	6		
1H-A - 1 BEDROOM / 1 BATH - ACCESSIBLE / BALCONY	504 FT2	3		
2A-C - 2 BEDROOM / 2 BATH - BALCONY	952 FT2		6	
2B-A - 2 BEDROOM / 1 BATH - MALL CORNER	884 FT2		3	
2C-B - 2 BEDROOM / 2 BATH - BALCONY	1008 FT2		3	
2F-B - 2 BEDROOM / 2 BATH - BALCONY	952 FT2		3	
2H-B - 2 BEDROOM / 2 BATH - BALCONY	1156 FT2		3	
4A-A - 4 BEDROOM / 2 BATH - BALCONY	1296 FT2			3
LEVEL 06				
1A-D - 1 BEDROOM / 1 BATH - BALCONY / PENTHOUSE	728 FT2	2		
1A-E - 1 BEDROOM / 1 BATH - MALL VIEW / PENTHOUSE	728 FT2	2		
1B-F - 1 BEDROOM / 1 BATH - MALL VIEW / PH	504 FT2	2		
2A-D - 2 BEDROOM / 2 BATH - BALCONY / PENTHOUSE	952 FT2		2	
2B-B - 2 BEDROOM / 1 BATH - MALL CORNER / PENTHOUSE	884 FT2		1	
2C-C - 2 BEDROOM / 2 BATH - BALCONY / PENTHOUSE	1008 FT2		1	
2R-A - 2 BEDROOM / 1 BATH - BALCONY / PENTHOUSE	836 FT2		1	
		1 BR QTY (TOTAL):	2 BR QTY (TOTAL):	4 BR QTY (TOTAL):
		33	31	4
TOTAL SUITES BUILDING B:		**68**		
TOTAL AFFORDABLE SUITES BUILDING B:		8		
TOTAL ACCESSIBLE/ADAPTABLE SUITES BUILDING B:		3		

BUILDING C:			
LEVEL 01	SUITE AREA (FT2)	1 BR QTY :	2 BR QTY:
N/A			
LEVELS 02-07			
1A-C - 1 BEDROOM / 1 BATH - BALCONY	728 FT2	6	
1G-C - 1 BEDROOM / 1 BATH - ADAPTABLE - BALCONY	728 FT2	6	
1C-A - 1 BEDROOM / 1 BATH - MALL VIEW / AFFORDABLE	507 FT2	6	
2Y-A - 2 BEDROOM / 1 BATH - MALL VIEW	801 FT2		6
2C-B - 2 BEDROOM / 2 BATH - BALCONY	952 FT2		12
2Z-A - 2 BEDROOM / 1 BATH - MALL CORNER	900 FT2		12
LEVEL 08			
1A-D - 1 BEDROOM / 1 BATH - BALCONY / PENTHOUSE	728 FT2	1	
1G-D - 1 BEDROOM / 1 BATH - ADAPT/BALCONY/PENTHOUSE	728 FT2	1	
1C-B - 1 BEDROOM / 1 BATH - MALL VIEW / PENTHOUSE	507 FT2	1	
2Y-B - 2 BEDROOM / 1 BATH - MALL VIEW / PENTHOUSE	801 FT2		1
2C-C - 2 BEDROOM / 2 BATH - BALCONY / PENTHOUSE	952 FT2		2
2Z-B - 2 BEDROOM / 1 BATH - MALL CORNER / PENTHOUSE	900 FT2		2
		1 BR QTY (TOTAL):	2 BR QTY (TOTAL):
		21	35
TOTAL SUITES BUILDING C:		**56**	
TOTAL AFFORDABLE SUITES BUILDING C:		6	
TOTAL ACCESSIBLE/ADAPTABLE SUITES BUILDING C:		7	

PROJECT TOTALS:			
	1 BR QTY (TOTAL):	2 BR QTY (TOTAL):	4 BR QTY (TOTAL):
SUITE SPLIT BUILDINGS A+B+C	102	98	4
TOTAL SUITES BUILDINGS A+B+C	**204**		
TOTAL AFFORDABLE SUITES:	22		
TOTAL ACCESSIBLE/ADAPTABLE SUITES:	14		

NORTHGATE APARTMENTS

PRELIMINARY DESIGN
24 JUNE 2022

BUILDING A:
6 STOREY APARTMENT BUILDING

BUILDING B:
6 STOREY APARTMENT BUILDING

BUILDING C:
8 STOREY APARTMENT BUILDING

1 PROJECT DATA

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694 Osborne Street
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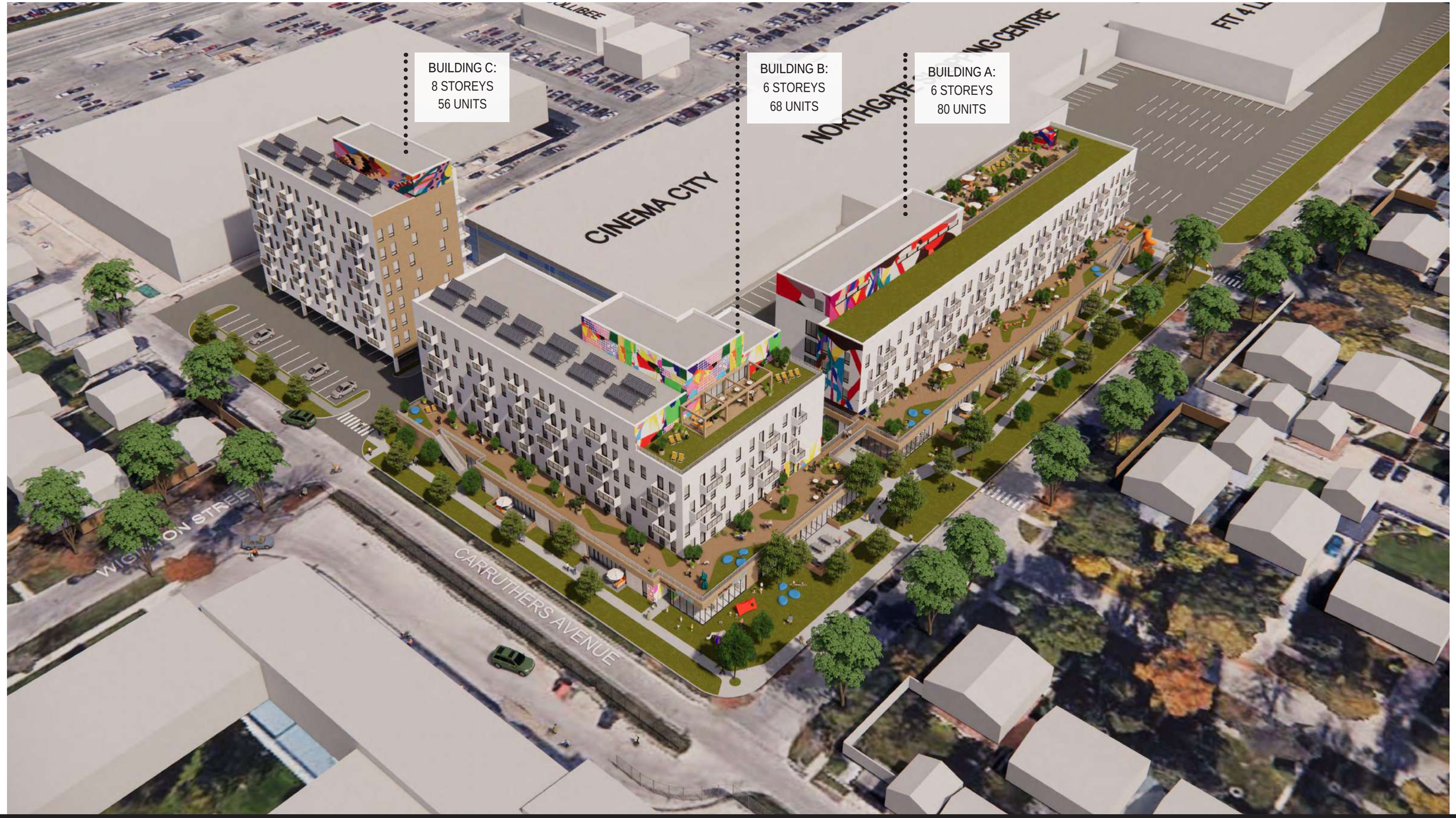
PROJECT NORTHGATE APARTMENTS
WINNIPEG MB
DRAWN MB REV'D KS PROJECT NO. 2022_02
DATE 24 JUNE 2022 DRAWING NO. A00
SCALE AS NOTED



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NORTHGATE RESIDENCES
3D AERIAL VIEW



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NORTHGATE RESIDENCES
3D AERIAL VIEW

INTON
REET

CARRUTHERS AVENUE

128.35

BUILDING C: 8 STOREY APT
LEVEL 01: 26 EXT. PRKG / AMENITY
LEVEL 02 - LEVEL 08: 56 APT UNITS
56 TOTAL APT UNITS

EXIT
INCUBATOR 01
±1500 FT2
MECH/ ELEC
VEST
ELEVATOR LOBBY
VEST
BICYCLE STORAGE 26 SPACES
MAIL + PACKAGE
PET WASH
INCUBATOR 02
±888 FT2
EXIT

1341 SF
UNIT 17A
KOREAN RESTAURANT

CINEMA CITY
25593 SF
UNIT 17

LOT
SP PLAN 24643

BREEZEWAY

8072 SF
UNIT 16

DELTA 9
3326 SF
UNIT 15

RICHIE CABIGTING (CHIROPRACTOR)
1187 SF UNIT 14
HEARING CENTER
1219 SF UNIT 13
MAGICUTS
907 SF UNIT 12

RBC
5265 SF
UNIT 11

MEDICINE SHOPPE
1430 SF
UNIT 10

1771 SF
UNIT 9

JOEY'S SEAFOOD
1917 SF
UNIT 8

PRO NAILS
1271 SF
UNIT 7

BREEZEWAY

OAHKOSI
4445 SF
UNIT 4, 5, 6

ELECTRICAL ROOM

NORTHGATE DENTAL
4419 SF
UNIT 18

ADMIN. OFFICE / STORAGE
UNIT 19

EXT. TRANSFORMER

GRADE LEVEL PARKING ENTRY

MECH/ ELEC
PET WASH
BICYCLE STORAGE 26 SPACES
EXIT
VEST/ EXIT

BUILDING B: 6 STOREY APT
LEVEL 01:
34 INT. PRKG / 2 APT UNITS + AMENITY
LEVEL 02 - LEVEL 05: 55 APT UNITS
LEVEL 06: 11 APT UNITS
68 TOTAL APT UNITS

SUITE 2Q-A
2BD + 2BA
±1166 FT2

SUITE 2Q-A
2BD + 2BA
±1166 FT2

ELEC
VEST
ELEVATOR LOBBY
MECH
MAIL + PACKAGE
VEST

GREAT ROOM
±1510 FT2

LINE OF SUBDIVISION

BRIDGE ABOVE

VEST/ EXIT
KIDS' CLUB
±600 FT2
UTR
WC
JAN
UTR
COMMUNITY KITCHEN
±600 FT2

SITE OFFICE ±200 FT2
ELEVATOR LOBBY
MECH
VEST
MAIL + PACKAGE
UTR
VEST
LIBRARY
±1100 FT2

BUILDING A: 6 STOREY APARTMENT
LEVEL 01: 51 INT. PRKG SPACES / 4 APT UNITS + AMENITY
LEVEL 02 - LEVEL 05 = 76 APT UNITS
LEVEL 06: AMENITY
80 TOTAL APT UNITS

SUITE 2N-A
2BD + 2BA
±1194 FT2

SUITE 2N-A
2BD + 2BA
±1194 FT2

SUITE 2N-B
2BD + 2BA
±1147 FT2

SUITE 2N-A
2BD + 2BA
±1194 FT2

EXIT
VEST
KITCHEN
BICYCLE STORAGE 25 SPACES
STR LIFT
PET WASH
MECH/ ELEC

GRADE LEVEL PARKING ENTRY

321.23

1 OVERALL SITE & LEVEL 01 FLOOR PLANS
1" = 50'-0"

N

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PROJECT
NORTHGATE APARTMENTS

WINNIPEG MB
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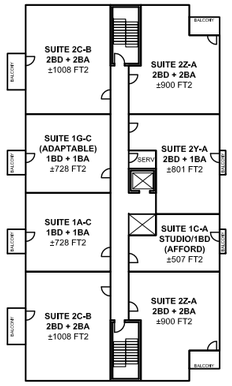
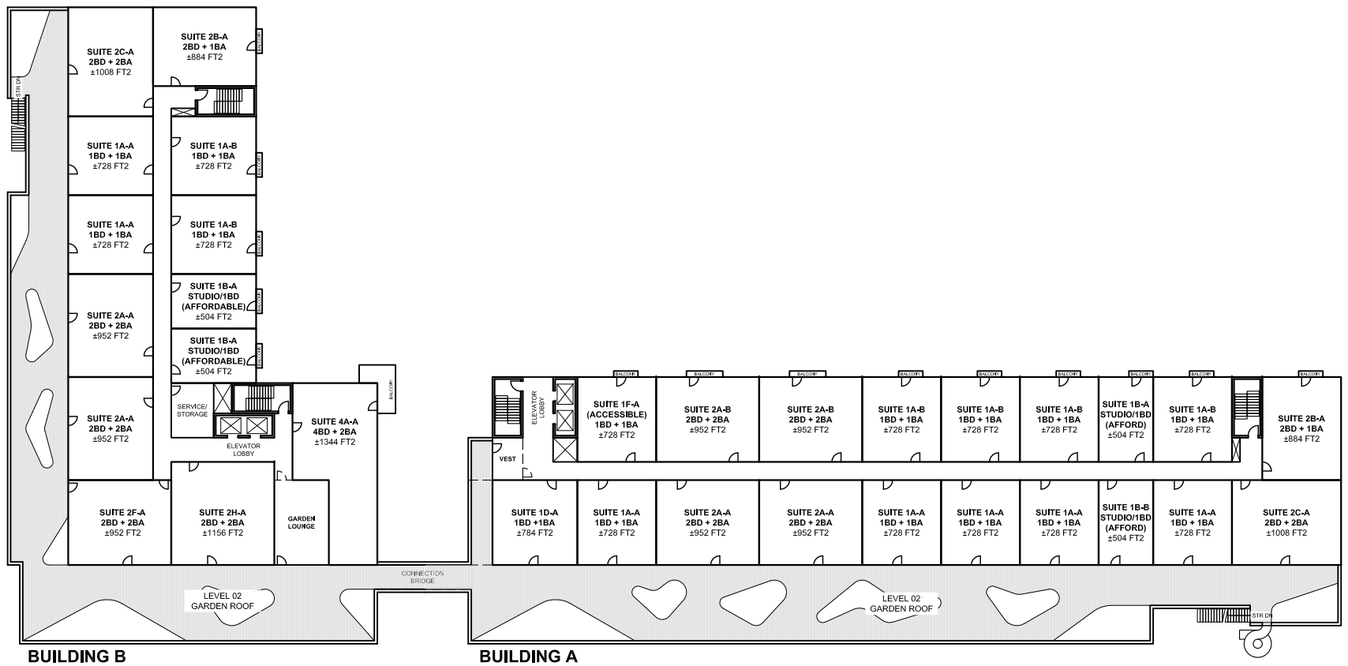
DATE 24 JUNE 2022 DRAWING NO. A01
SCALE AS NOTED



BUILDING C
LEVEL 02: 8 UNITS



BUILDING B
LEVEL 02:13 UNITS

BUILDING A
LEVEL 02:19 UNITS

1
- -
LEVEL 02 FLOOR PLANS
1" = 50'-0"

N

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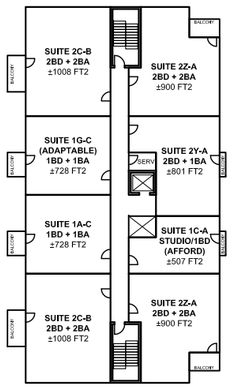
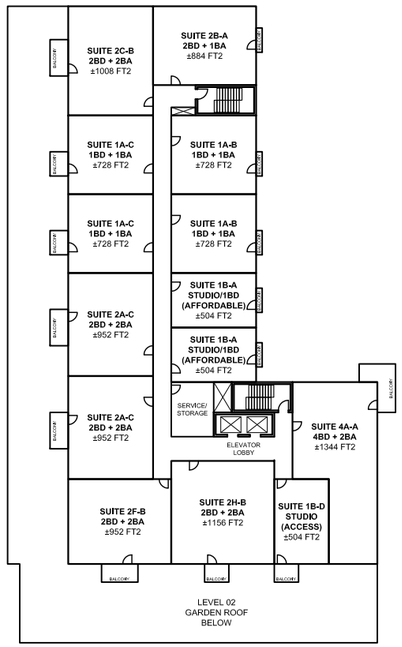
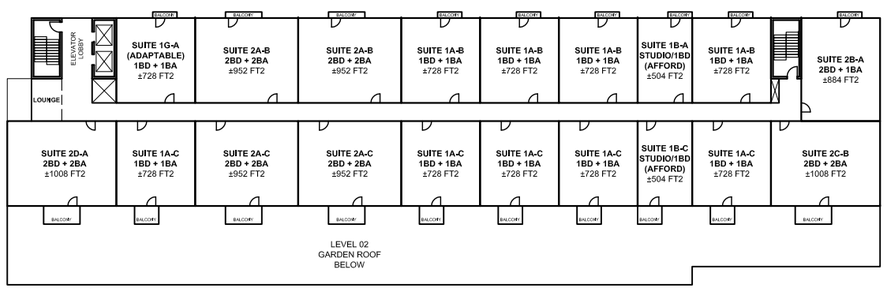


BUILDING C
LEVEL 03-07: 8 UNITS / TYPICAL FLOOR



BUILDING B
LEVEL 03-05: 14 UNITS / TYPICAL FLOOR



BUILDING A
LEVEL 03-04: 19 UNITS / TYPICAL FLOOR

1
- -

TYPICAL FLOOR PLANS

1" = 50'-0"

N

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PROJECT
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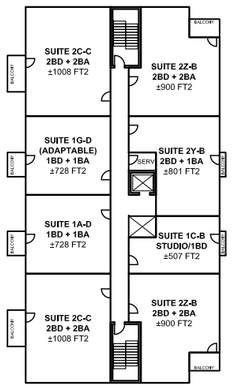
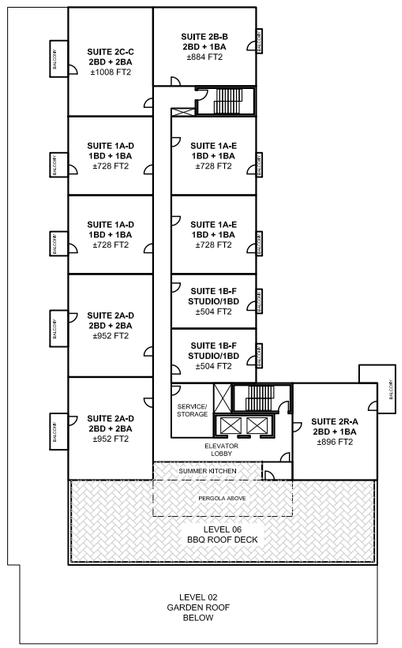
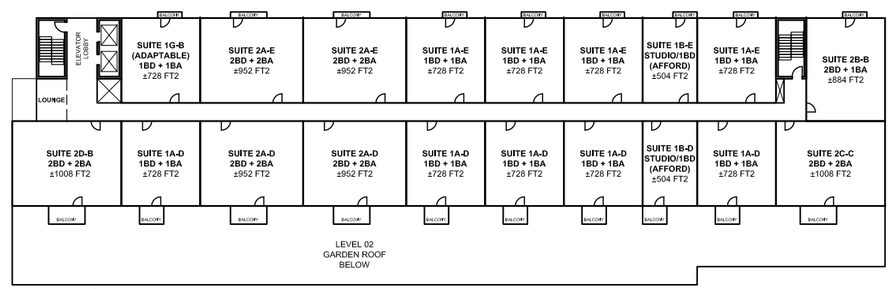


BUILDING C
PENTHOUSE SUITES - LEVEL 08: 8 UNITS



BUILDING B
PENTHOUSE SUITES - LEVEL 06: 11 UNITS



BUILDING A
PENTHOUSE SUITES - LEVEL 05: 19 UNITS

1
- -

PENTHOUSE SUITE LEVEL FLOOR PLANS

1" = 50'-0"

N

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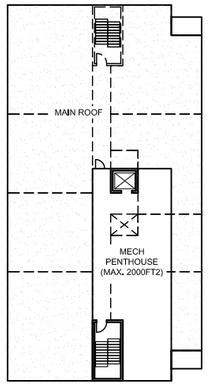
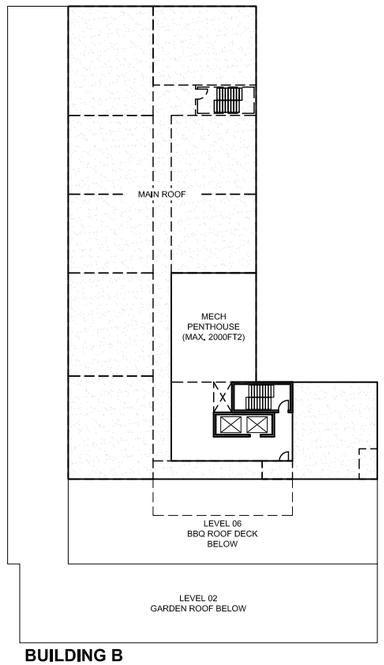
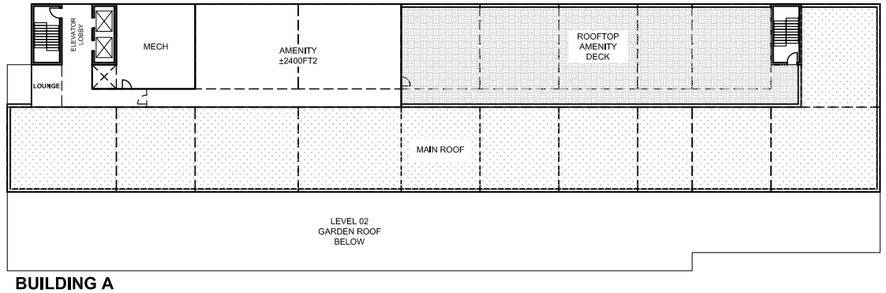


BUILDING C
MAIN ROOF LEVEL



BUILDING B
MAIN ROOF LEVEL



BUILDING A
LEVEL 06 AMENITY / MAIN ROOF LEVEL

1 — 1

ROOF LEVEL PLANS

1" = 50'-0"

N

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DATE 24 JUNE 2022 DRAWING NO. A05
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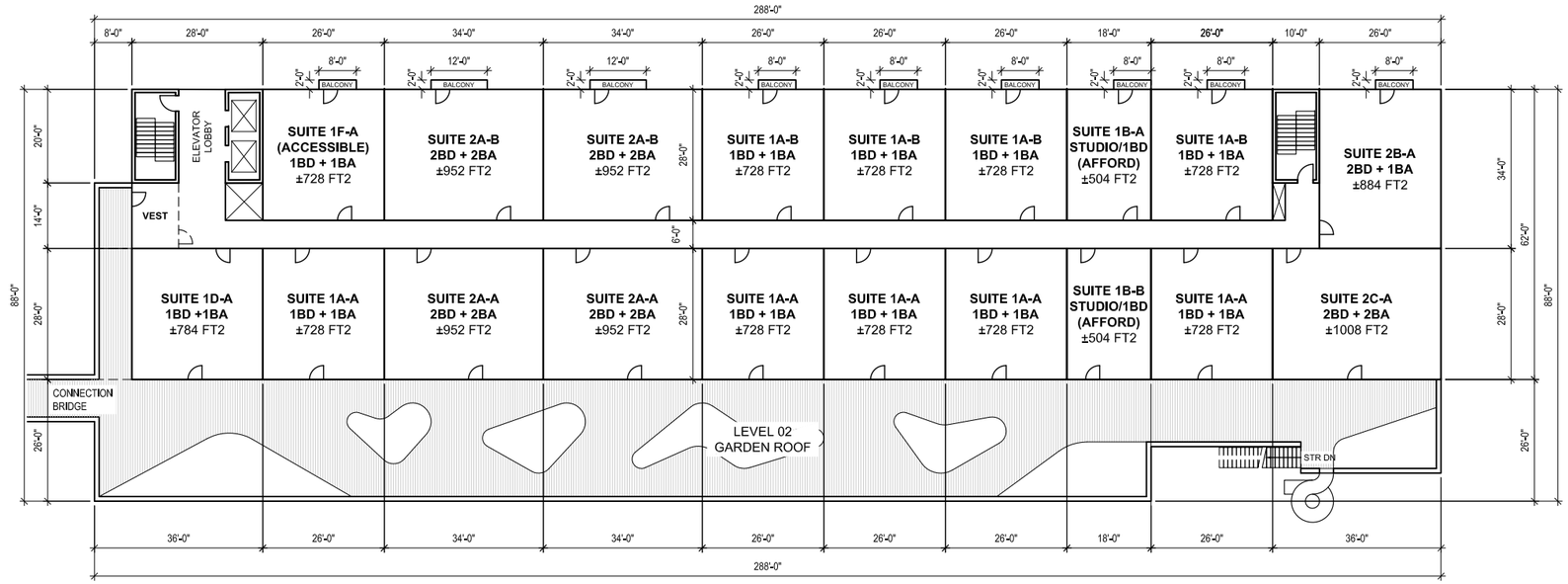
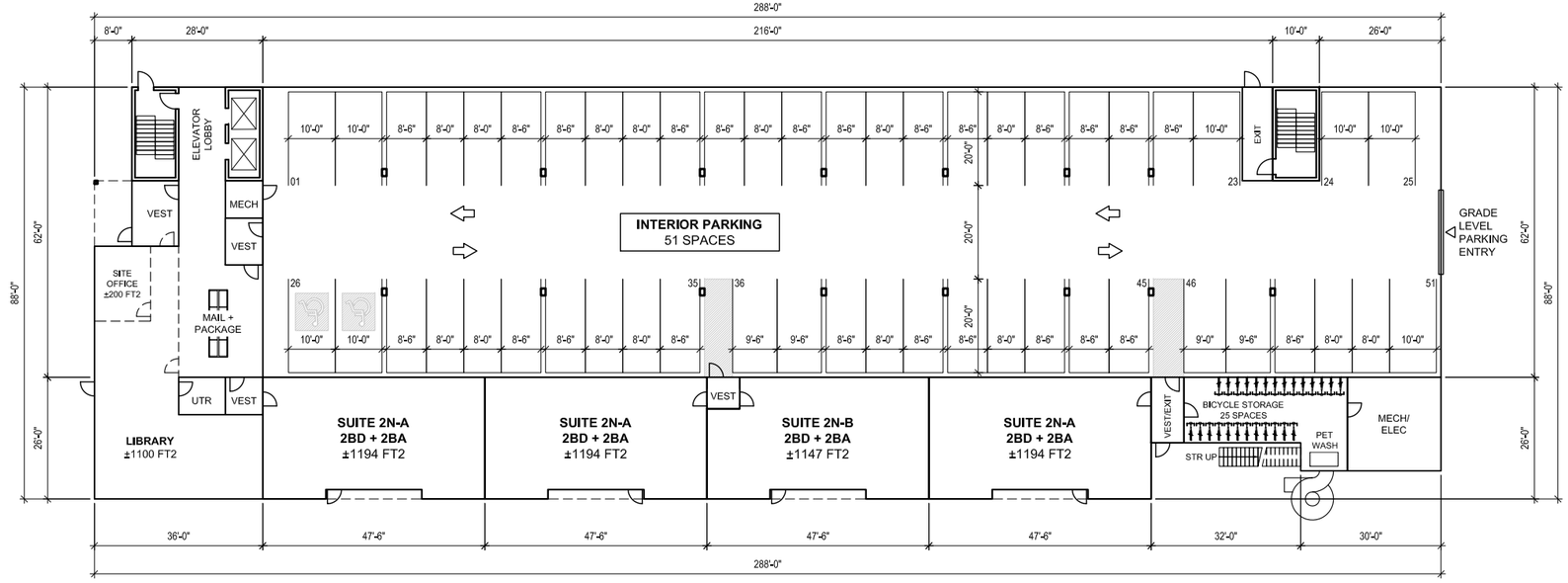


2

LEVEL 02 FLOOR PLAN

1/32" = 1'-0"



1

LEVEL 01 FLOOR PLAN

1/32" = 1'-0"

N

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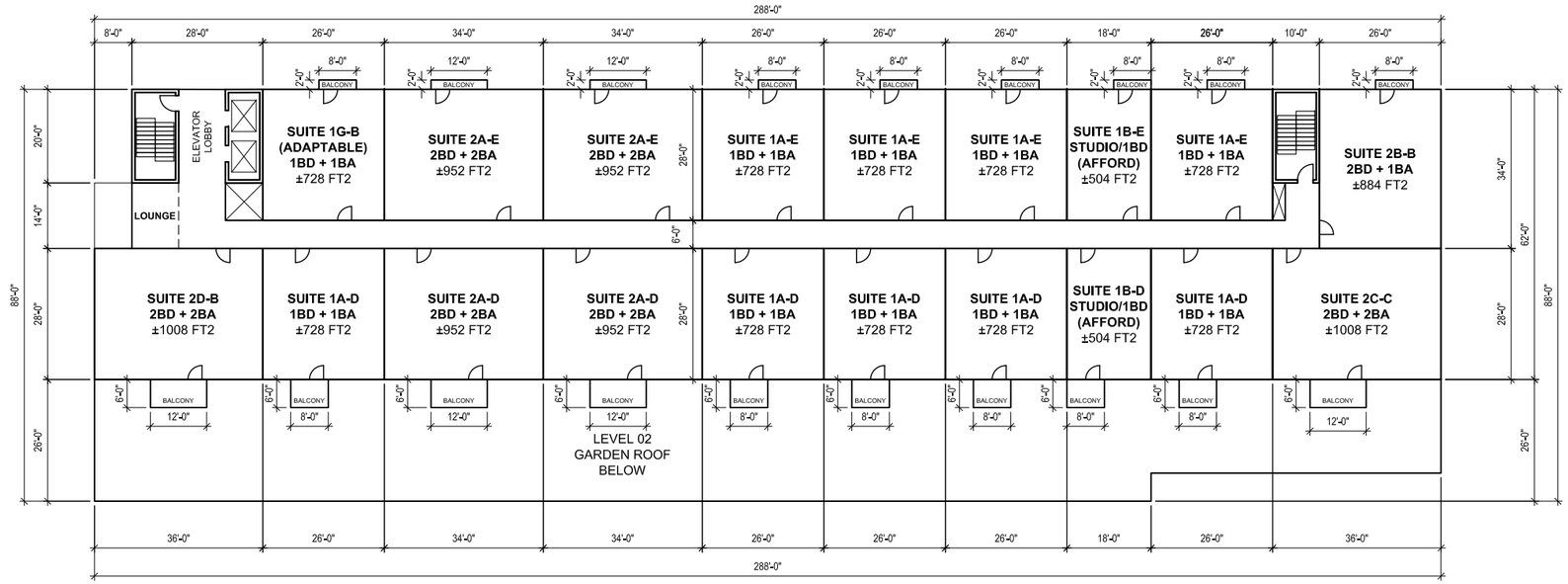
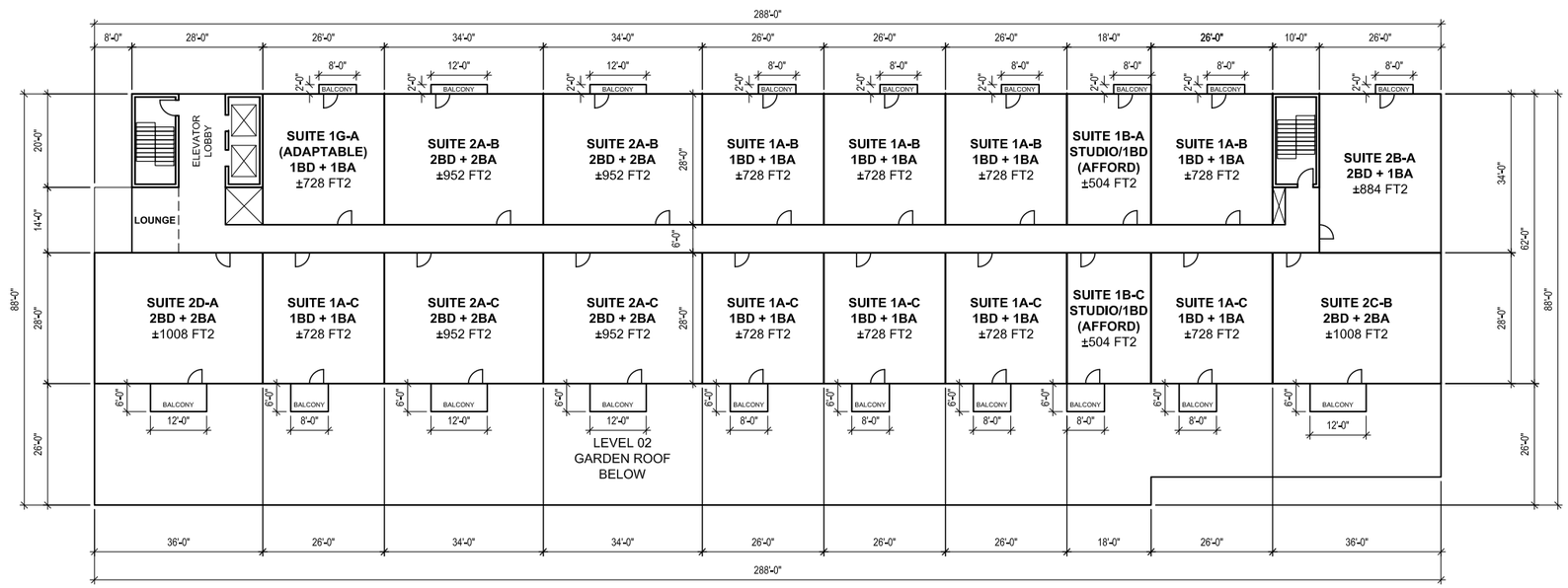
PROJECT
NORTHGATE RESIDENCES
BUILDING A FLOOR PLANS
WINNIPEG MB

DRAWN MB REV'D KS PROJECT NO. 2022_02
DATE 18 JULY 2022 DRAWING NO. A11
SCALE AS NOTED



2 PENTHOUSE SUITES - LEVEL 05 FLOOR PLAN

1/32" = 1'-0"



1 LEVEL 03-04 TYPICAL FLOOR PLAN

1/32" = 1'-0"

N

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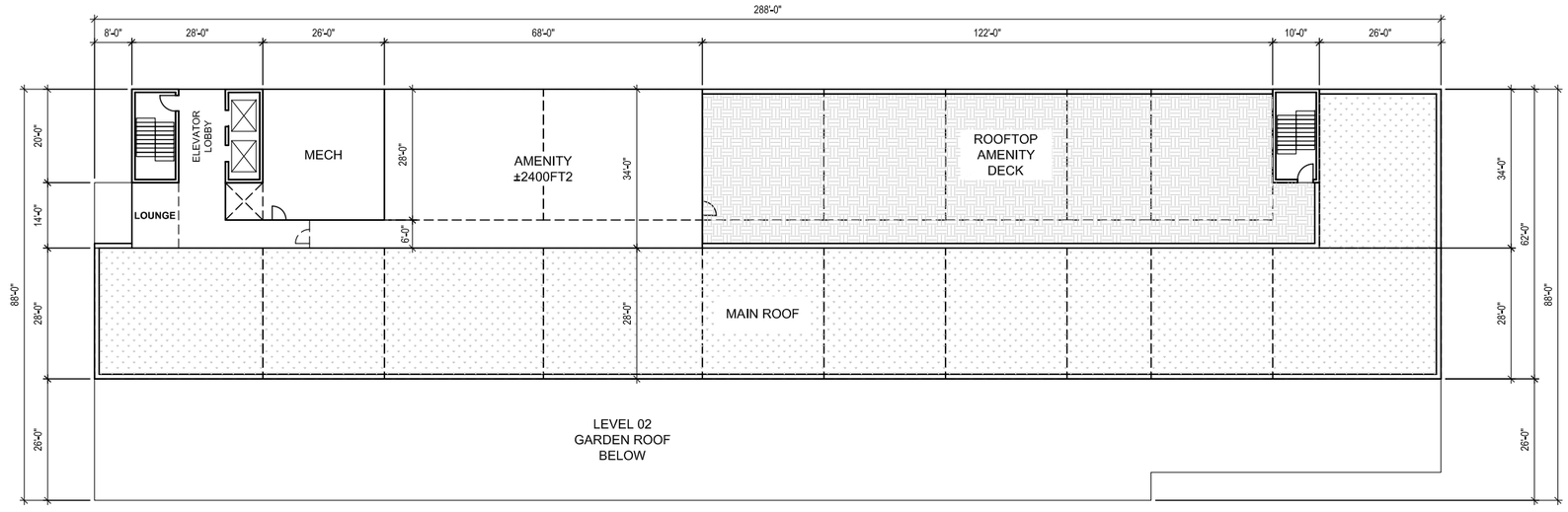
PROJECT
NORTHGATE RESIDENCES
BUILDING A FLOOR PLANS
WINNIPEG MB

DRAWN MB REV'D KS PROJECT NO. 2022_02
DATE 18 JULY 2022 DRAWING NO. A12
SCALE AS NOTED



1

LEVEL 06 AMENITY FLOOR PLAN / MAIN ROOF PLAN

1/32" = 1'-0"

N

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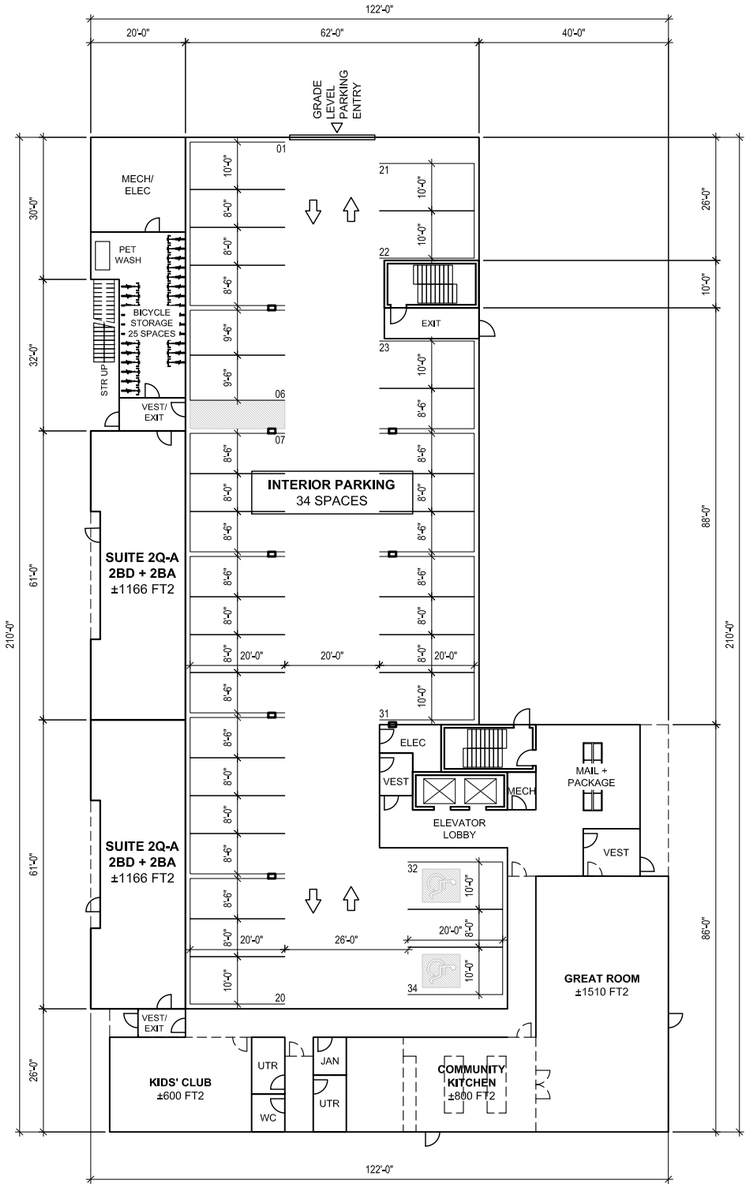
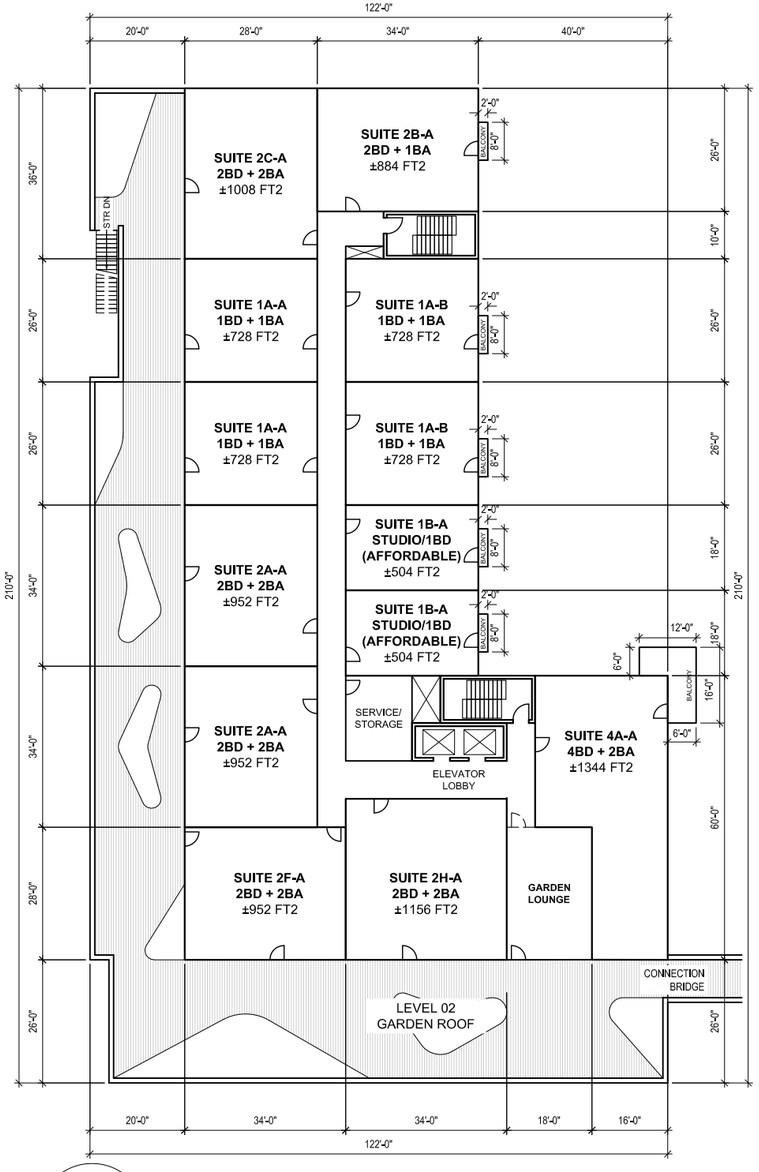
PROJECT
NORTHGATE RESIDENCES
BUILDING A FLOOR PLANS
WINNIPEG MB

DRAWN MB REV'D KS PROJECT NO. 2022_02
DATE 24 JUNE 2022 DRAWING NO. A13
SCALE AS NOTED



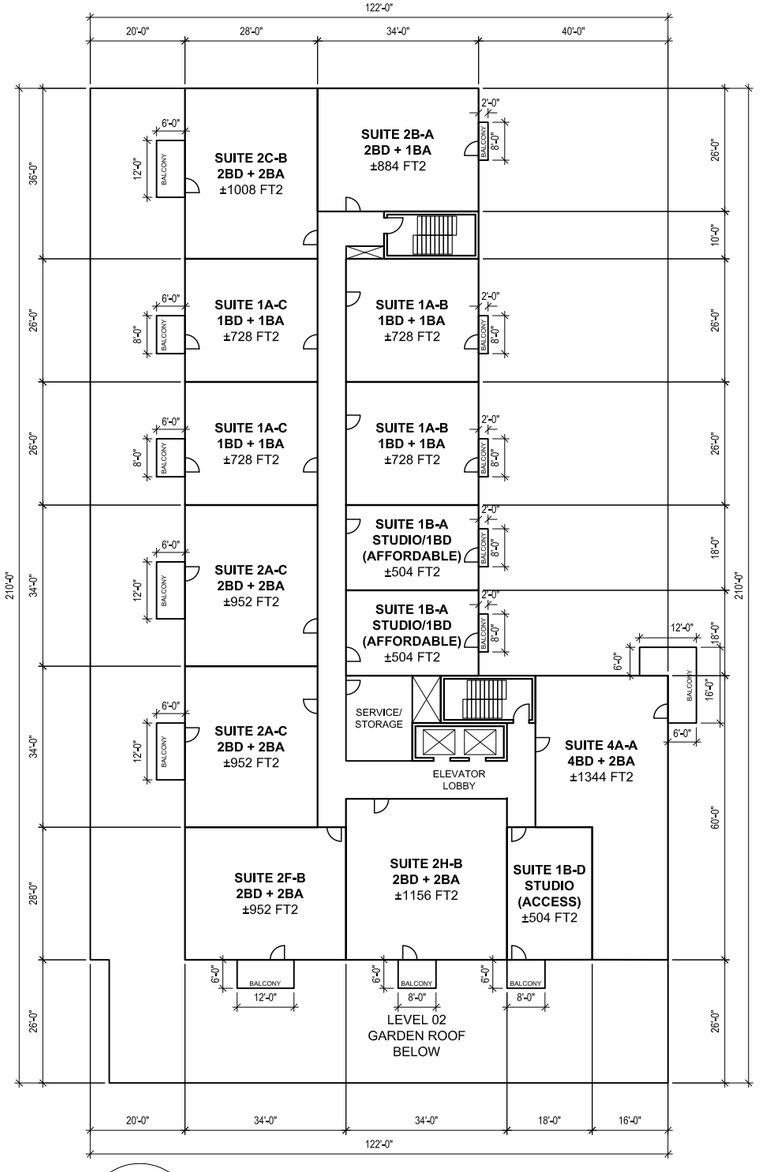
1 LEVEL 01 FLOOR PLAN

1/32" = 1'-0"



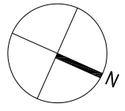
2 LEVEL 02 FLOOR PLAN

1/32" = 1'-0"



3 LEVELS 03-05 TYPICAL FLOOR PLAN

1/32" = 1'-0"



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PROJECT
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WINNIPEG MB

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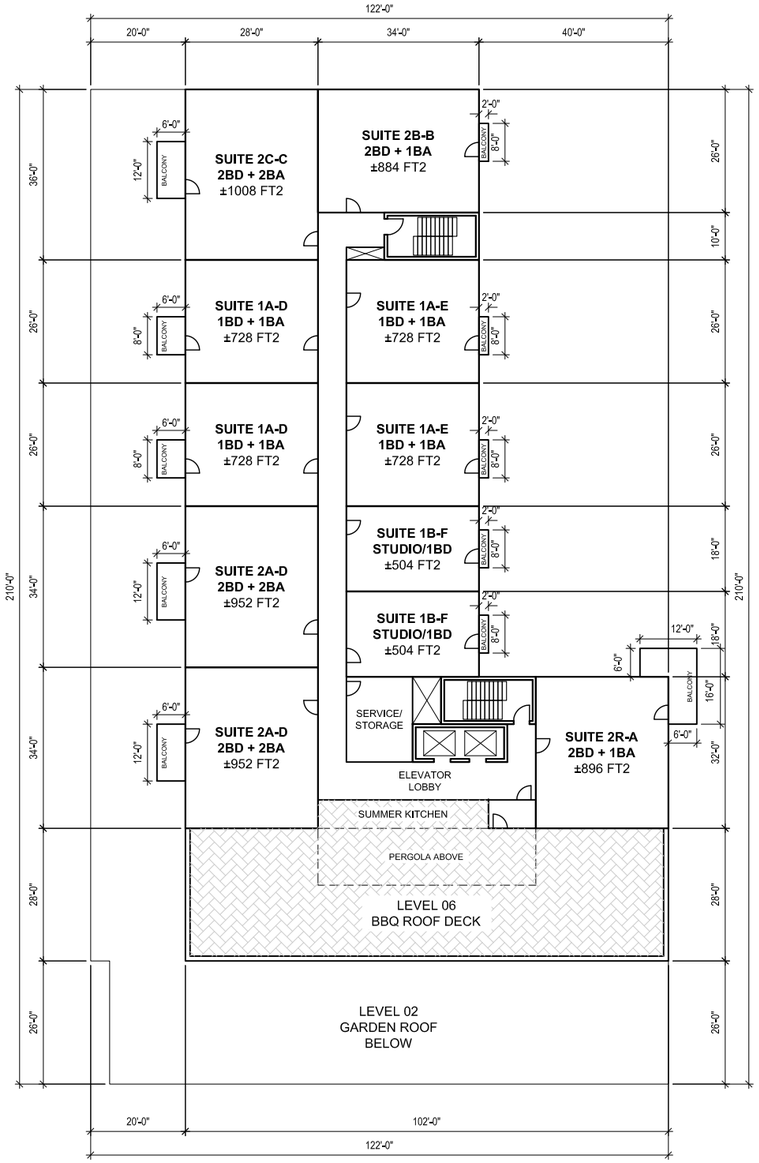
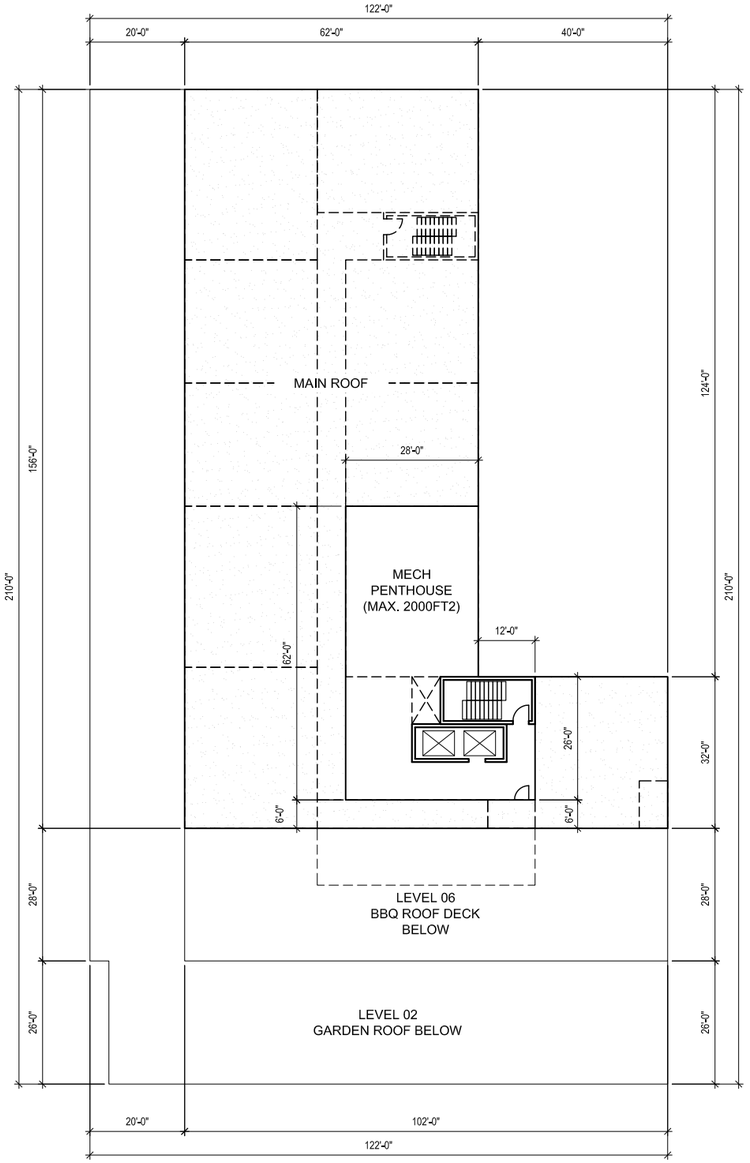
DATE 18 JULY 2022 DRAWING NO. A14
SCALE AS NOTED





1 PENTHOUSE SUITES - LEVEL 06 FLOOR PLAN

1/32" = 1'-0"

2 MAIN ROOF LEVEL PLAN

1/32" = 1'-0"

N

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PROJECT
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BUILDING B FLOOR PLANS
WINNIPEG MB

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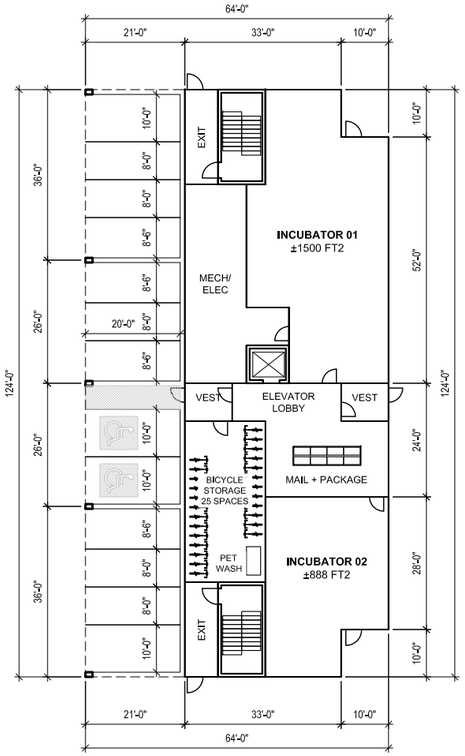
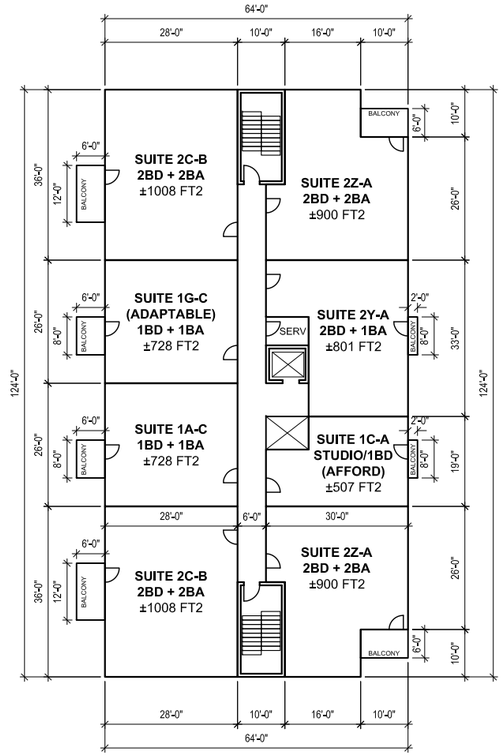
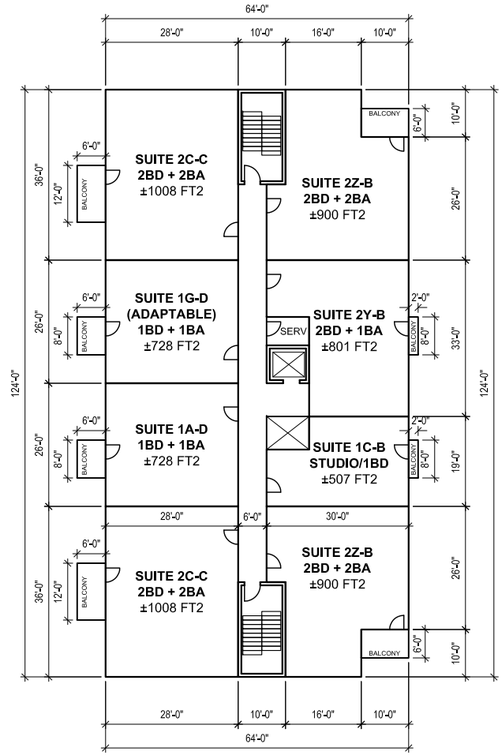
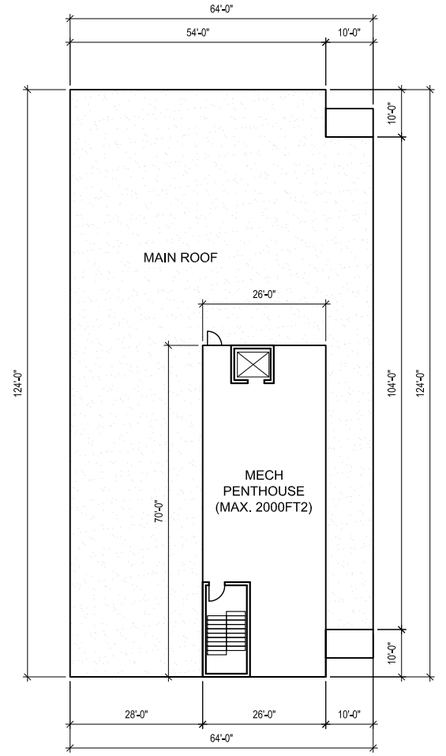
DATE 18 JULY 2022 DRAWING NO. A15
SCALE AS NOTED









1 - - LEVEL 01 FLOOR PLAN
1/32" = 1'-0"

2 - - LEVEL 02-07 TYPICAL FLOOR PLAN
1/32" = 1'-0"

3 - - PENTHOUSE SUITES - LEVEL 08 FLOOR PLAN
1/32" = 1'-0"

4 - - MAIN ROOF PLAN
1/32" = 1'-0"

N

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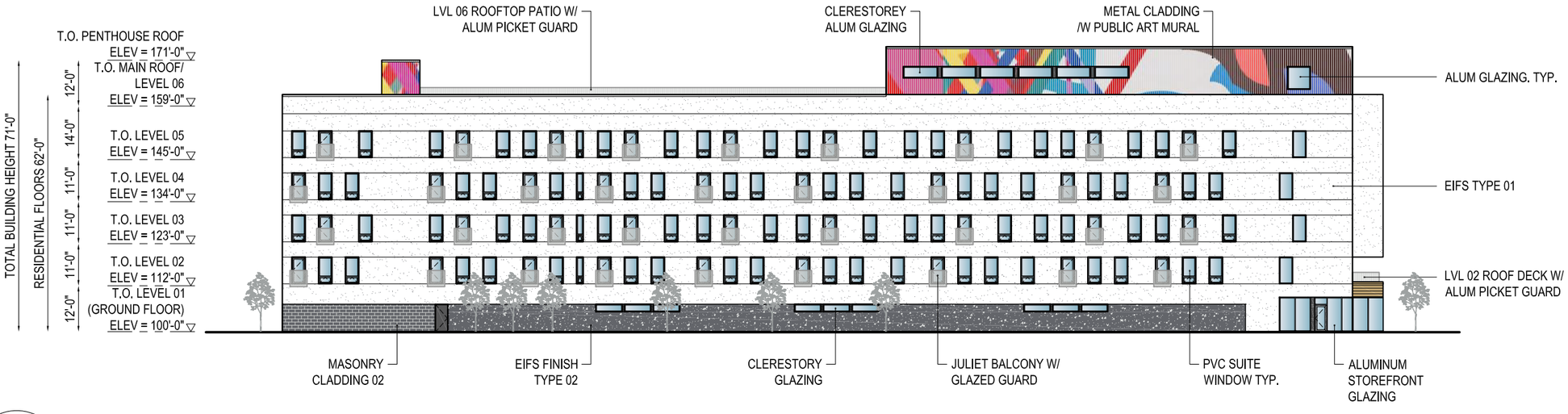
DATE 18 JULY 2022 DRAWING NO. A16
SCALE AS NOTED

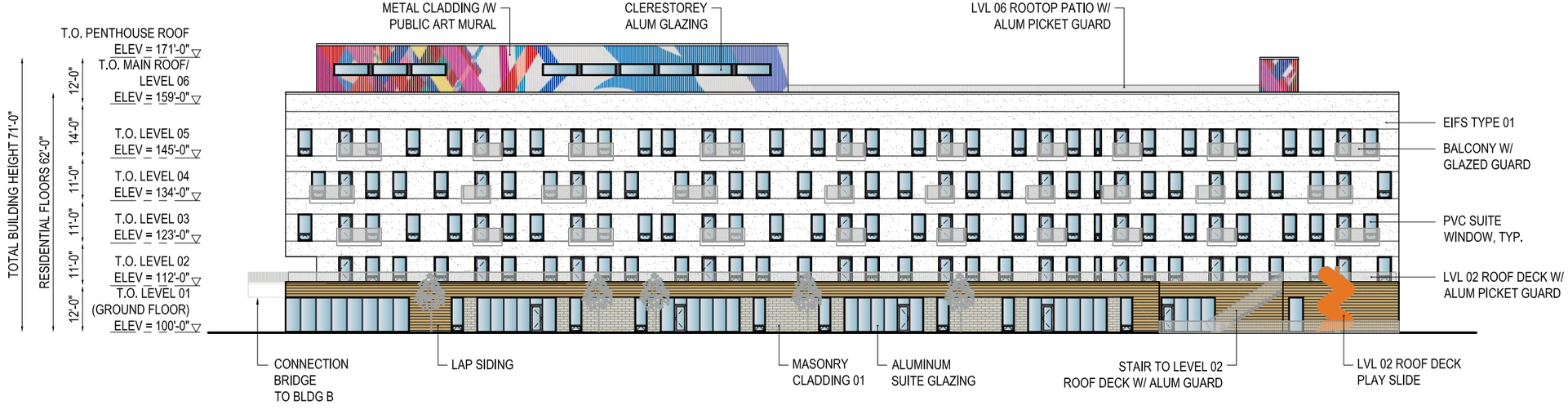


1

- -

BUILDING A WEST ELEVATION

1/32" =1'-0"



2

- -

BUILDING A EAST ELEVATION (COTTINGHAM)

1/32" =1'-0"

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WINNIPEG MB

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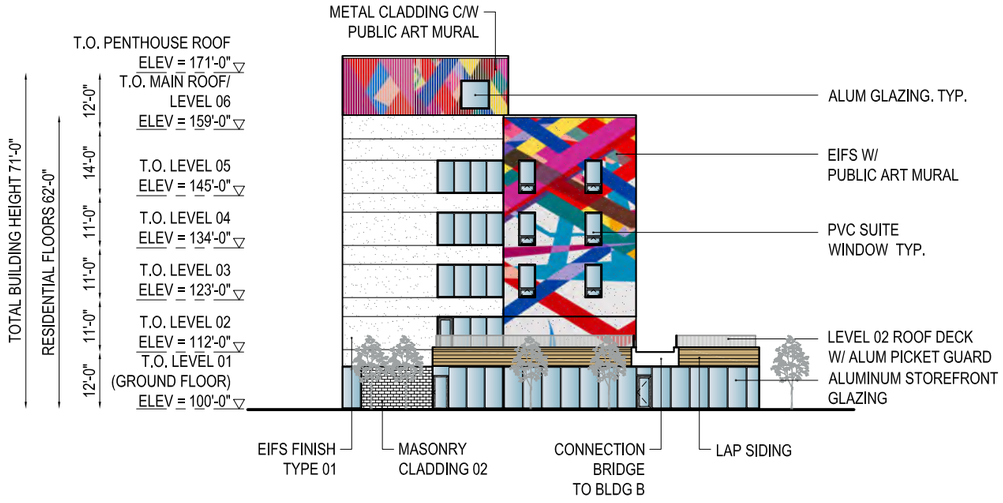
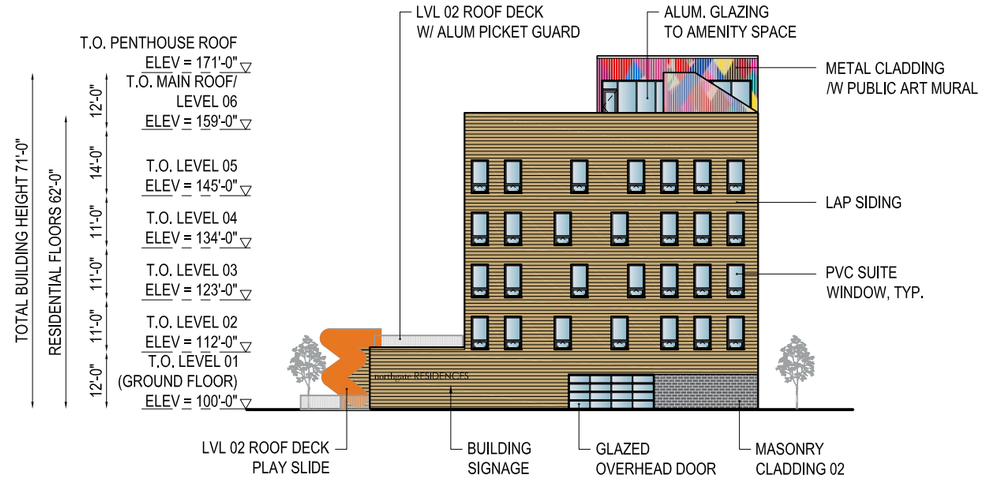
DATE 10 JUNE 2022 DRAWING NO.
SCALE AS NOTED A21



1 - - BUILDING A SOUTH ELEVATION

1/32" =1'-0"



2 - - BUILDING A NORTH ELEVATION

1/32" =1'-0"

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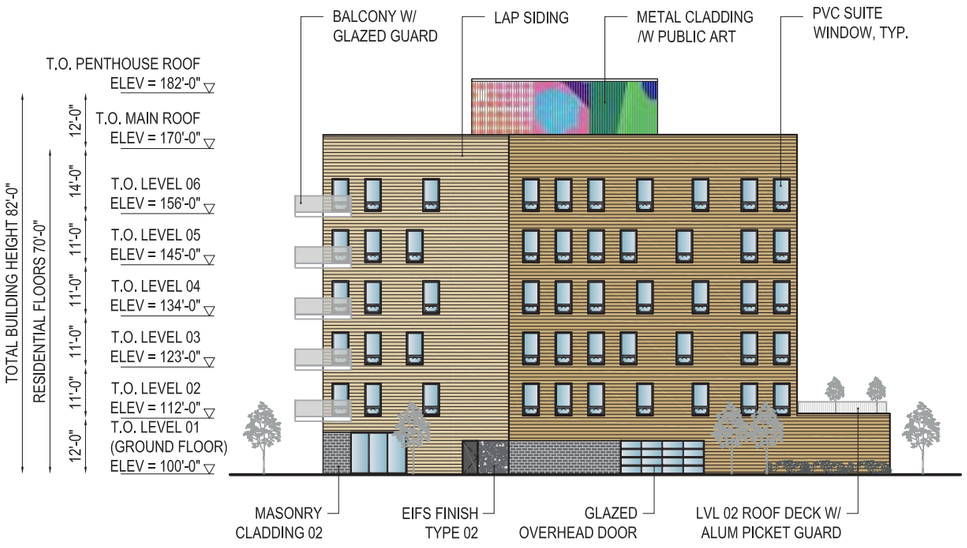
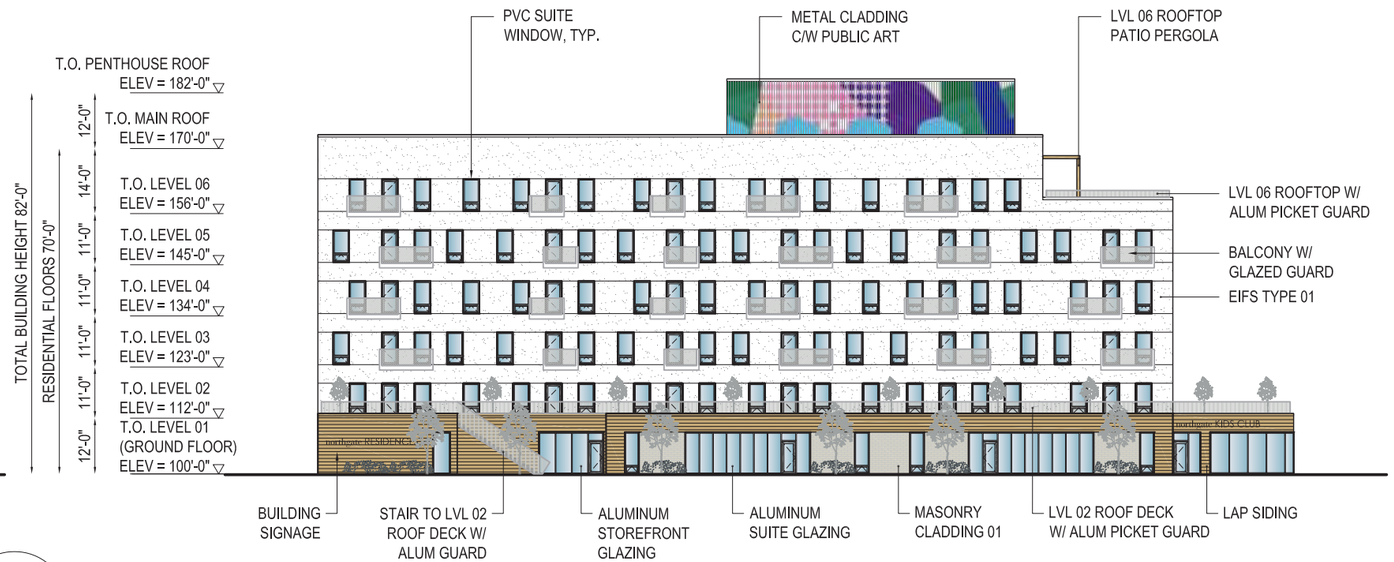
DATE 10 JUNE 2022 DRAWING NO.
SCALE AS NOTED A22



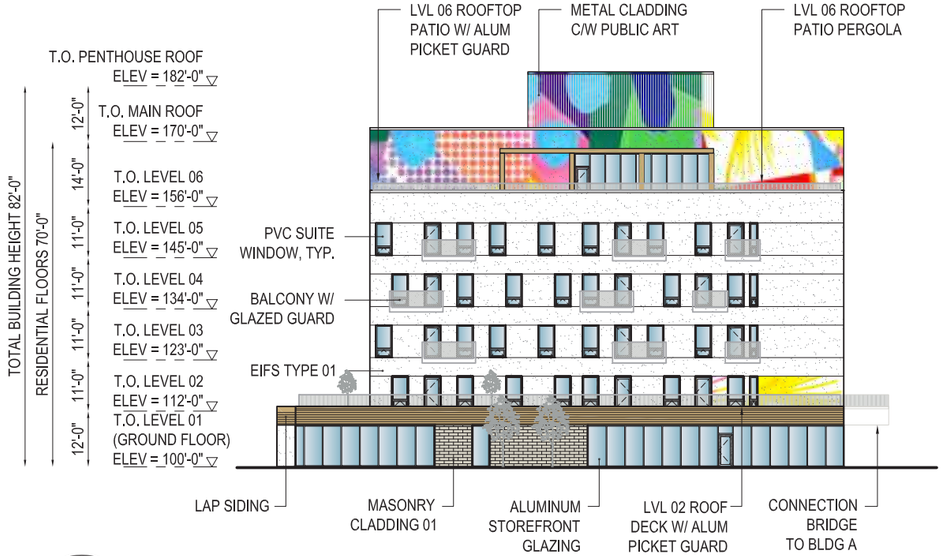
1 BUILDING B WEST ELEVATION

1/32" =1'-0"



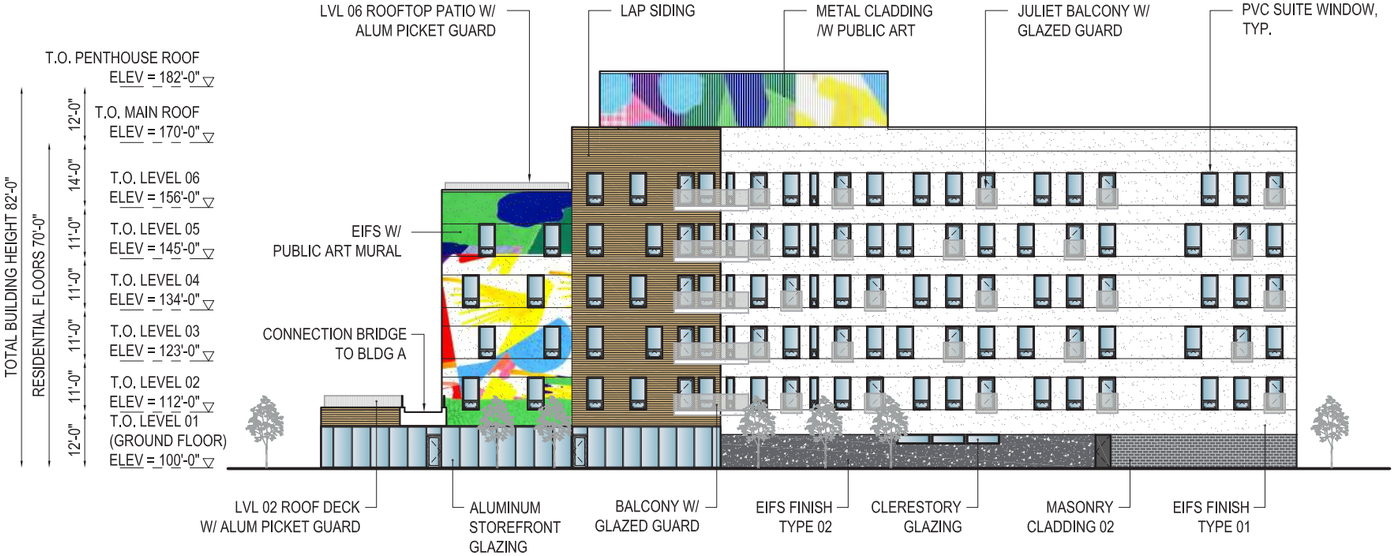
2 BUILDING B SOUTH ELEVATION (CARRUTHERS)

1/32" =1'-0"



3 BUILDING B EAST ELEVATION (COTTINGHAM)

1/32" =1'-0"



4 BUILDING B NORTH ELEVATION

1/32" =1'-0"

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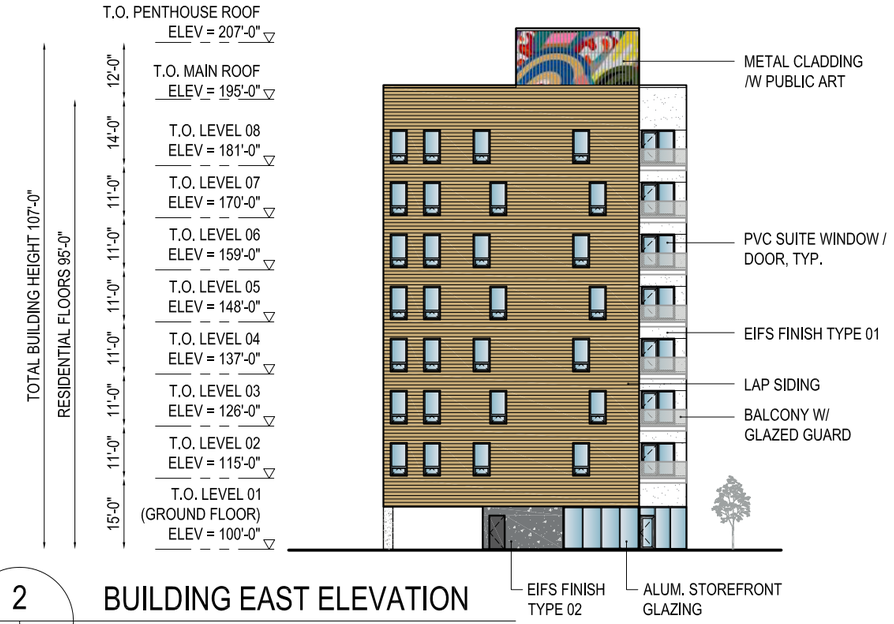
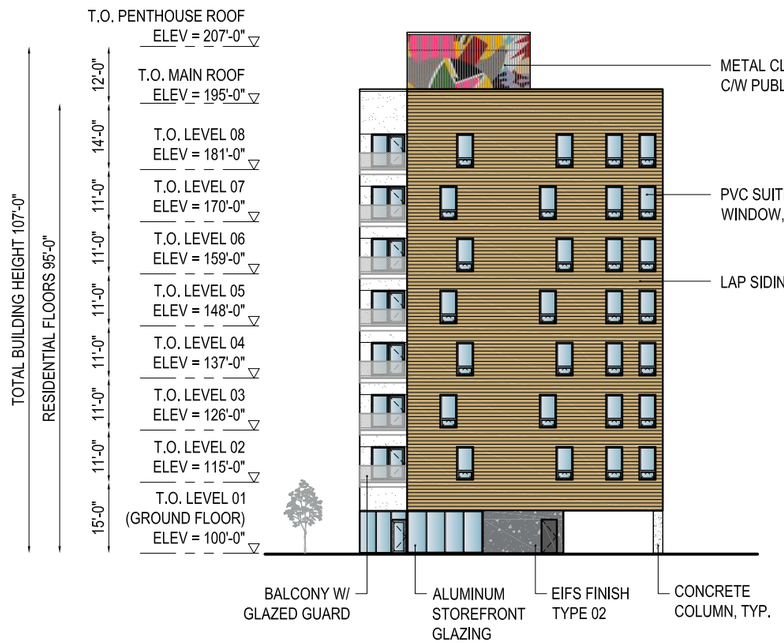
1 BUILDING C NORTH ELEVATION

1/32" =1'-0"



2 BUILDING EAST ELEVATION

1/32" =1'-0"



3 BUILDING C WEST ELEVATION

1/32" =1'-0"



4 BUILDING C SOUTH ELEVATION (CARRUTHERS)

1/32" =1'-0"

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PROJECT
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BUILDING C ELEVATIONS
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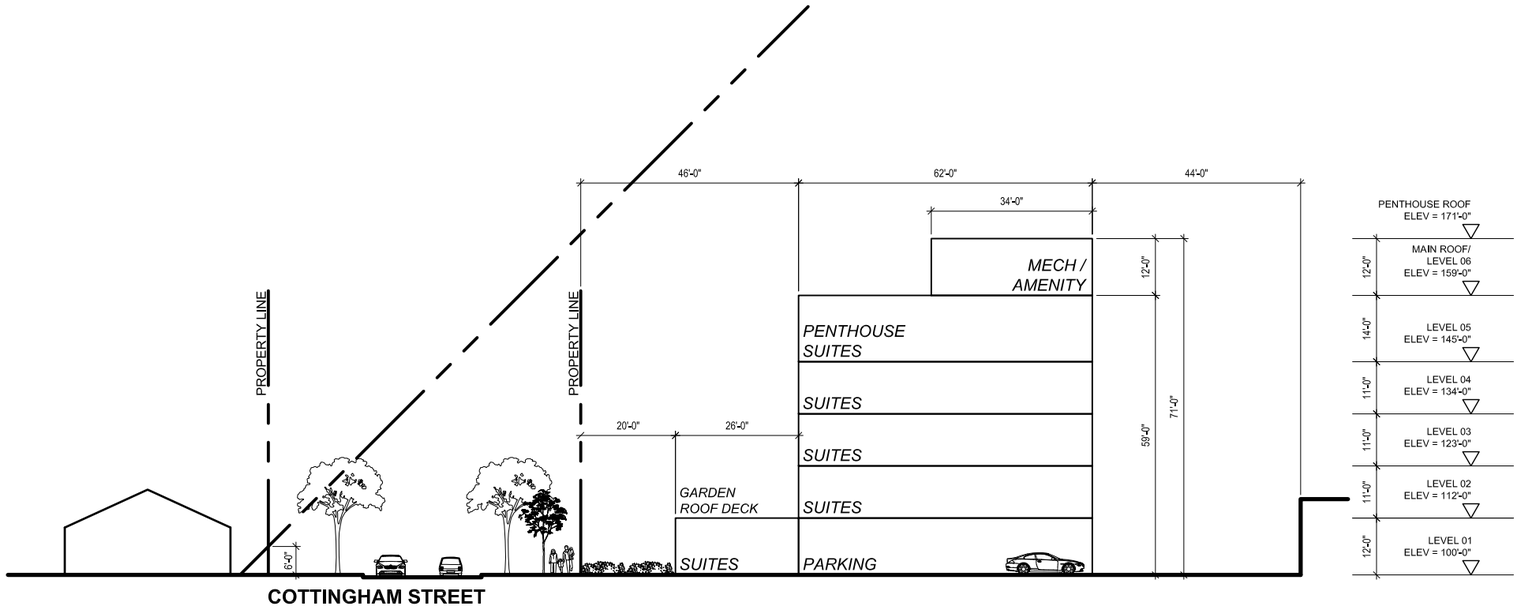
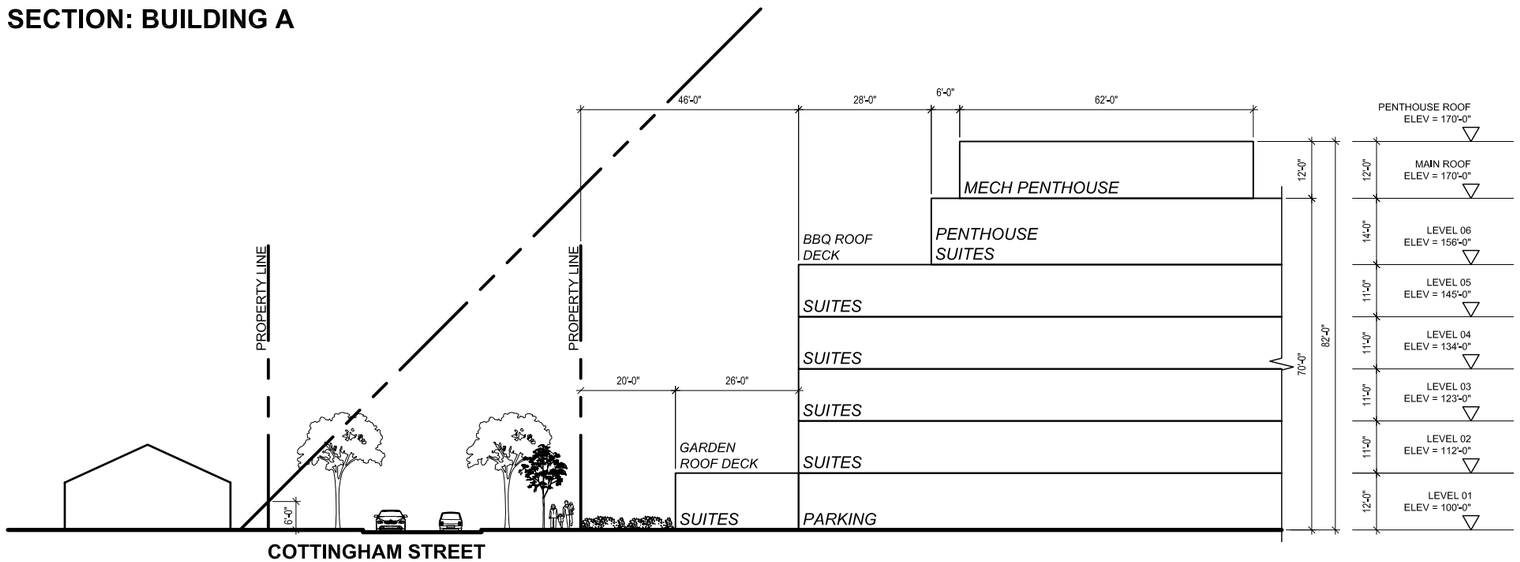
DATE 10 JUNE 2022 DRAWING NO.
SCALE AS NOTED A24



SECTION: BUILDING A



SECTION: BUILDING B

1 / - -

SCHEMATIC SECTIONS

1/32" = 1'-0"

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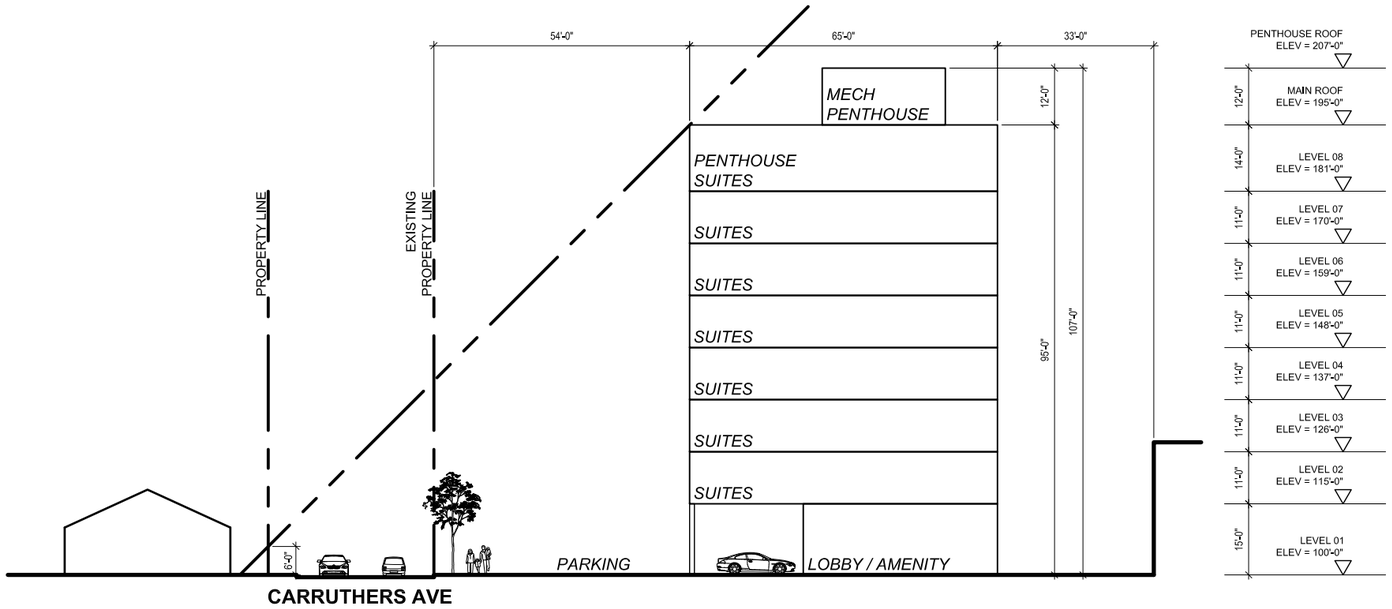
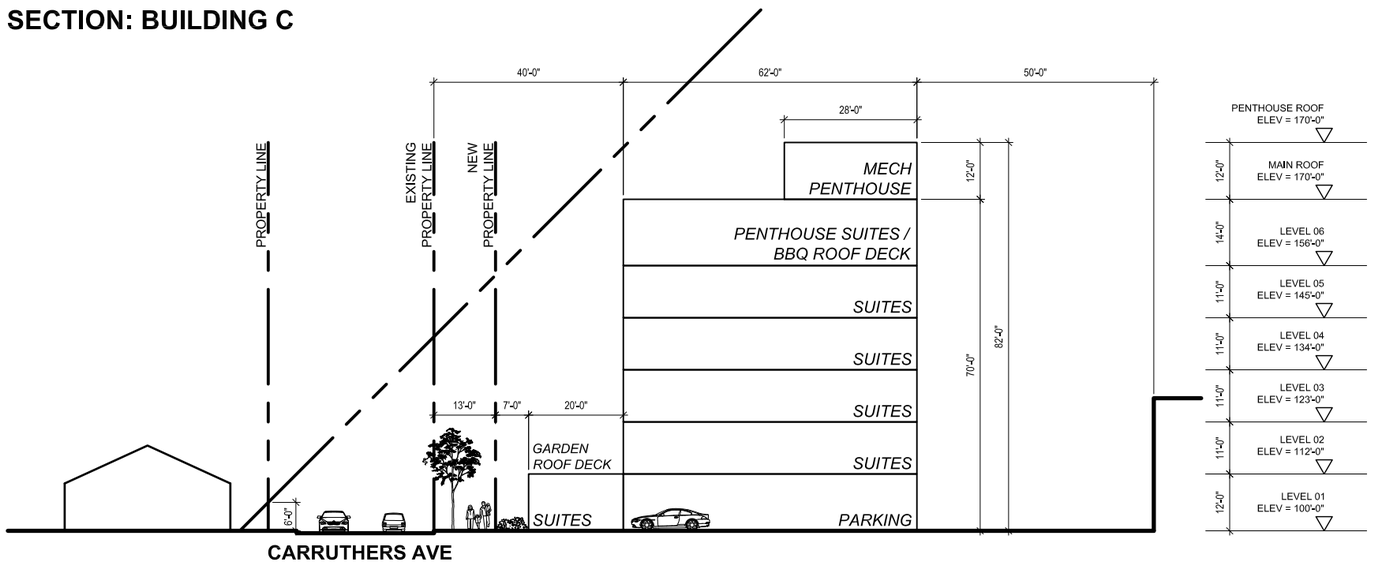


SECTION: BUILDING C



SECTION: BUILDING B

1 - -
SCHEMATIC SECTIONS
1/32" = 1'-0"

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SCALE AS NOTED