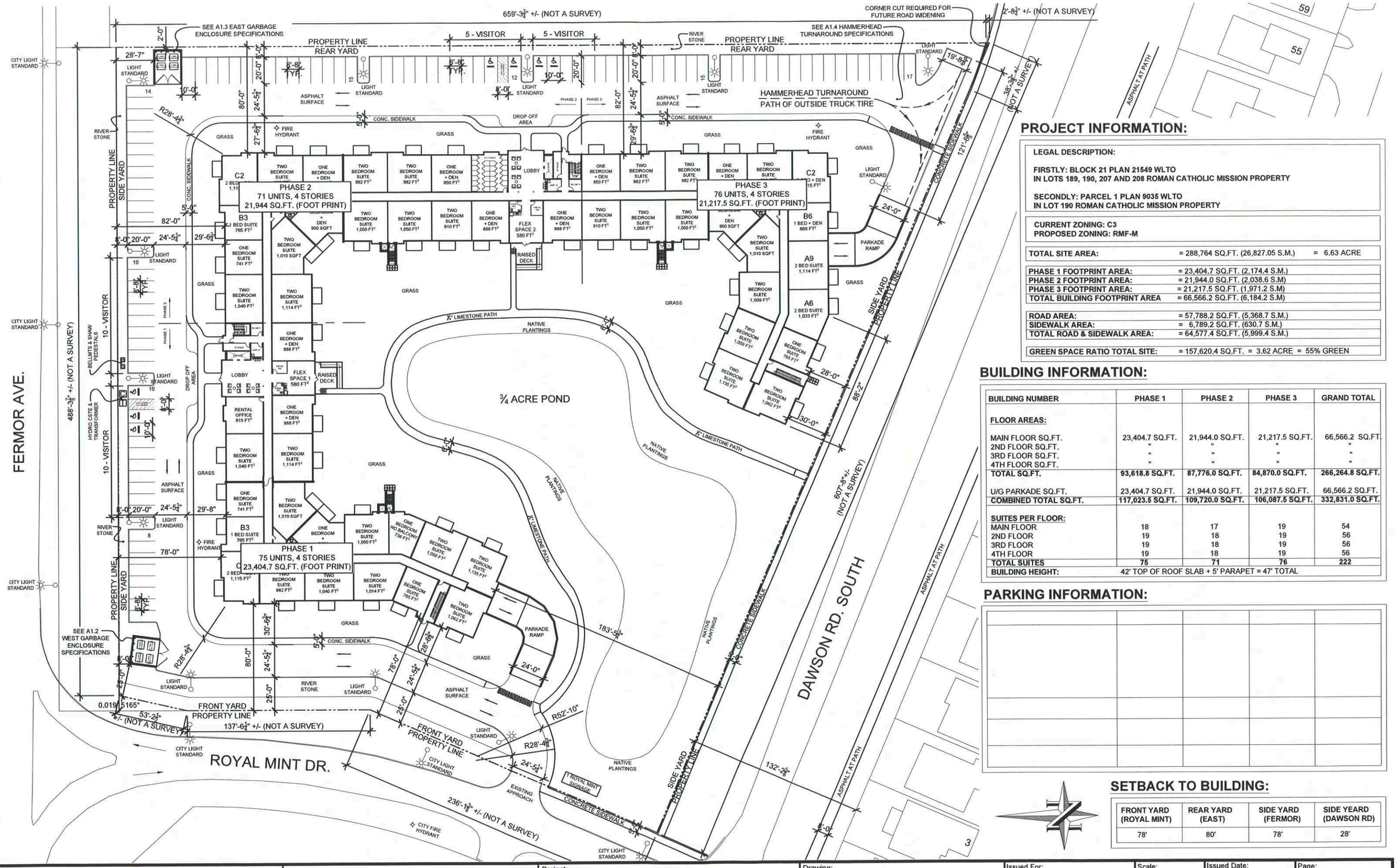


PROJECT INFORMATION:

LEGAL DESCRIPTION:

FIRSTLY: BLOCK 21 PLAN 21549 WLTO
IN LOTS 189, 190, 207 AND 208 ROMAN CATHOLIC MISSION PROPERTY

SECONDLY: PARCEL 1 PLAN 9035 WLTO
IN LOT 190 ROMAN CATHOLIC MISSION PROPERTY

CURRENT ZONING: C3
PROPOSED ZONING: RMF-M

TOTAL SITE AREA:	= 288,764 SQ.FT. (26,827.05 S.M.)	= 6.63 ACRE
PHASE 1 FOOTPRINT AREA:	= 23,404.7 SQ.FT. (2,174.4 S.M.)	
PHASE 2 FOOTPRINT AREA:	= 21,944.0 SQ.FT. (2,038.6 S.M)	
PHASE 3 FOOTPRINT AREA:	= 21,217.5 SQ.FT. (1,971.2 S.M)	
TOTAL BUILDING FOOTPRINT AREA	= 66,566.2 SQ.FT. (6,184.2 S.M)	
ROAD AREA:	= 57,788.2 SQ.FT. (5,368.7 S.M.)	
SIDEWALK AREA:	= 6,789.2 SQ.FT. (630.7 S.M.)	
TOTAL ROAD & SIDEWALK AREA:	= 64,577.4 SQ.FT. (5,999.4 S.M.)	
GREEN SPACE RATIO TOTAL SITE:	= 157,620.4 SQ.FT. = 3.62 ACRE = 55% GREEN	

BUILDING INFORMATION:

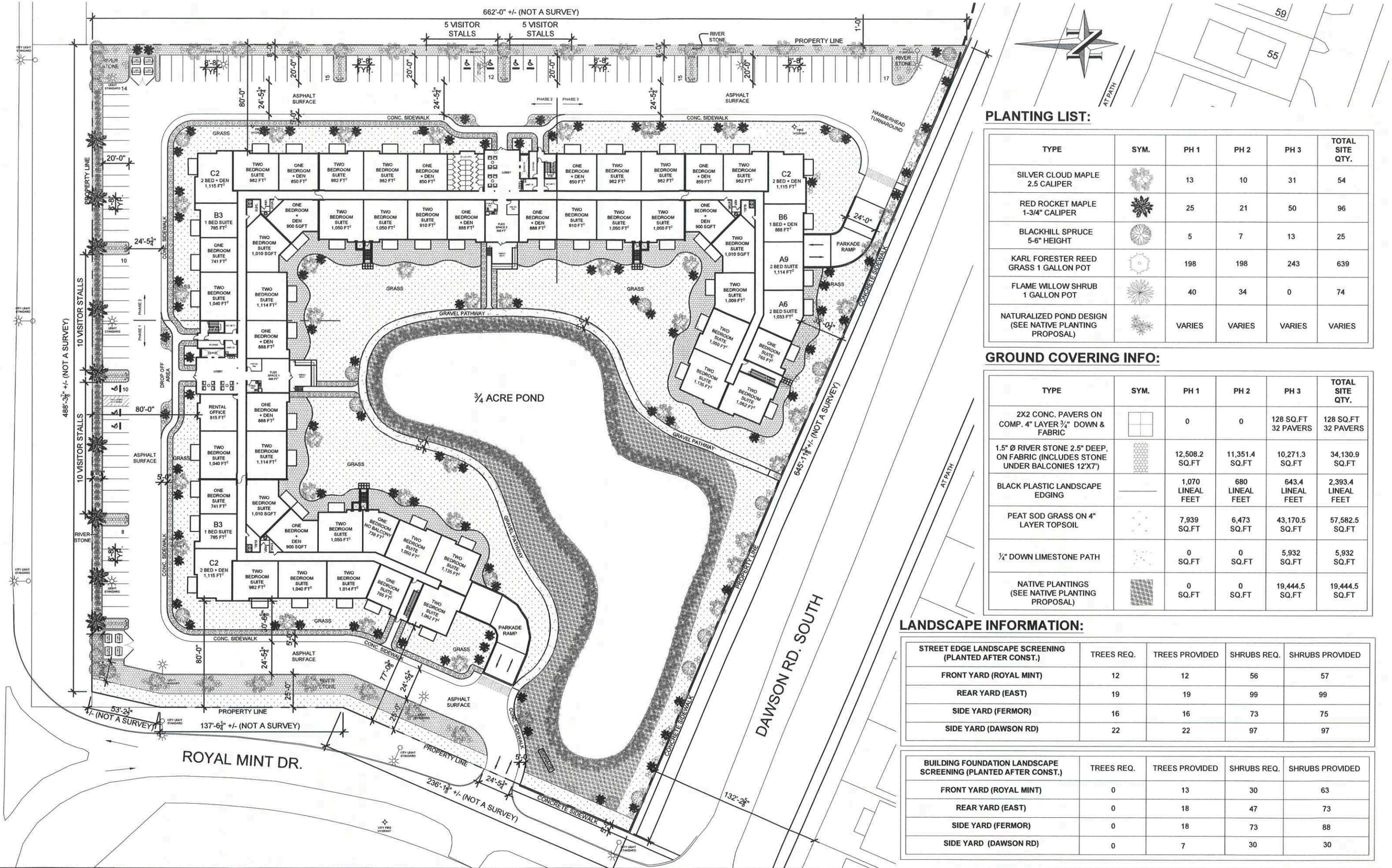
BUILDING NUMBER	PHASE 1	PHASE 2	PHASE 3	GRAND TOTAL
FLOOR AREAS:				
MAIN FLOOR SQ.FT.	23,404.7 SQ.FT.	21,944.0 SQ.FT.	21,217.5 SQ.FT.	66,566.2 SQ.FT
2ND FLOOR SQ.FT.	"	"	"	"
3RD FLOOR SQ.FT.	"	"	"	"
4TH FLOOR SQ.FT.	"	"	"	"
TOTAL SQ.FT.	**93,618.8 SQ.FT.**	**87,776.0 SQ.FT.**	**84,870.0 SQ.FT.**	**266,264.8 SQ.FT.**
U/G PARKADE SQ.FT.	23,404.7 SQ.FT.	21,944.0 SQ.FT.	21,217.5 SQ.FT.	66,566.2 SQ.FT.
COMBINED TOTAL SQ.FT.	**117,023.5 SQ.FT.**	**109,720.0 SQ.FT.**	**106,087.5 SQ.FT.**	**332,831.0 SQ.FT.**
SUITES PER FLOOR:				
MAIN FLOOR	18	17	19	54
2ND FLOOR	19	18	19	56
3RD FLOOR	19	18	19	56
4TH FLOOR	19	18	19	56
TOTAL SUITES	**75**	**71**	**76**	**222**
BUILDING HEIGHT:	42' TOP OF ROOF SLAB + 5' PARAPET = 47' TOTAL			

PARKING INFORMATION:

SETBACK TO BUILDING:

FRONT YARD (ROYAL MINT)	REAR YARD (EAST)	SIDE YARD (FERMOR)	SIDE YEARD (DAWSON RD)
78'	80'	78'	28'

SHERWOOD DEVELOPMENTS (2016) LTD.	554 St. Mary's Road Winnipeg, MB. R2M 3L5 Ph (204) 953-1752 Fax (204) 953-1759	Project: 1 Royal Mint 222 Suite Multi-Family Development 1 Royal Mint Drive	Drawing: SITE PLAN	Issued For: ISSUED FOR REZONING - DAZ	Scale: 1/64" = 1'-0"	Issued Date: 25-JAN-2024 Revision Date: 23-FEB-2024	Page: A1.1 Revision No: REV.2



PLANTING LIST:

TYPE	SYM.	PH 1	PH 2	PH 3	TOTAL SITE QTY.
SILVER CLOUD MAPLE 2.5 CALIPER		13	10	31	54
RED ROCKET MAPLE 1-3/4" CALIPER		25	21	50	96
BLACKHILL SPRUCE 5-6" HEIGHT		5	7	13	25
KARL FORESTER REED GRASS 1 GALLON POT		198	198	243	639
FLAME WILLOW SHRUB 1 GALLON POT		40	34	0	74
NATURALIZED POND DESIGN (SEE NATIVE PLANTING PROPOSAL)		VARIES	VARIES	VARIES	VARIES

GROUND COVERING INFO:

TYPE	SYM.	PH 1	PH 2	PH 3	TOTAL SITE QTY.
2X2 CONC. PAVERS ON COMP. 4" LAYER ¾" DOWN & FABRIC		0	0	128 SQ.FT 32 PAVERS	128 SQ.FT 32 PAVERS
1.5" Ø RIVER STONE 2.5" DEEP, ON FABRIC (INCLUDES STONE UNDER BALCONIES 12'X7')		12,508.2 SQ.FT	11,351.4 SQ.FT	10,271.3 SQ.FT	34,130.9 SQ.FT
BLACK PLASTIC LANDSCAPE EDGING		1,070 LINEAL FEET	680 LINEAL FEET	643.4 LINEAL FEET	2,393.4 LINEAL FEET
PEAT SOD GRASS ON 4" LAYER TOPSOIL		7,939 SQ.FT	6,473 SQ.FT	43,170.5 SQ.FT	57,582.5 SQ.FT
¼" DOWN LIMESTONE PATH		0 SQ.FT	0 SQ.FT	5,932 SQ.FT	5,932 SQ.FT
NATIVE PLANTINGS (SEE NATIVE PLANTING PROPOSAL)		0 SQ.FT	0 SQ.FT	19,444.5 SQ.FT	19,444.5 SQ.FT

LANDSCAPE INFORMATION:

STREET EDGE LANDSCAPE SCREENING (PLANTED AFTER CONST.)	TREES REQ.	TREES PROVIDED	SHRUBS REQ.	SHRUBS PROVIDED
FRONT YARD (ROYAL MINT)	12	12	56	57
REAR YARD (EAST)	19	19	99	99
SIDE YARD (FERMOR)	16	16	73	75
SIDE YARD (DAWSON RD)	22	22	97	97

BUILDING FOUNDATION LANDSCAPE SCREENING (PLANTED AFTER CONST.)	TREES REQ.	TREES PROVIDED	SHRUBS REQ.	SHRUBS PROVIDED
FRONT YARD (ROYAL MINT)	0	13	30	63
REAR YARD (EAST)	0	18	47	73
SIDE YARD (FERMOR)	0	18	73	88
SIDE YARD (DAWSON RD)	0	7	30	30

SHERWOOD DEVELOPMENTS (2016) LTD.
554 St. Mary's Road
Winnipeg, MB. R2M 3L5
Ph (204) 953-1752 Fax (204) 953-1759

Project:	Drawing:	Issued For:	Issued Date:	Scale:	Page:
1 Royal Mint 222 Suite Multi-Family Development 1 Royal Mint Drive	LANDSCAPE PLAN	ISSUED FOR REZONING - DAZ	25-JAN-2024	1/64" = 1'-0"	A1.6



1 / A3.1 FERMOR AVE. (NORTH ELEVATION) - ELEV. A-A

1/32" = 1'-0"

EXTERIOR FINISHES

1. ACRYLIC STUCCO - COLOUR 1
2. ACRYLIC STUCCO - COLOUR 2
3. STOCREATIV BRICK - COLOUR 3
4. CEMENT BOARD - WOOD SIDING
5. CEMENT PARGING - COLOUR 4



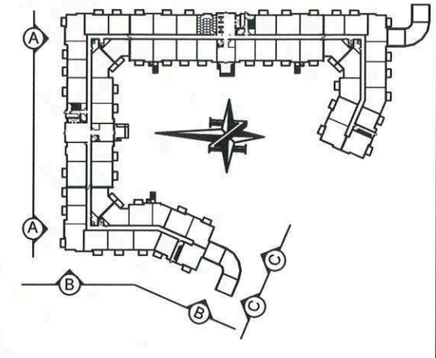
2 / A3.1 1 ROYAL MINT DRIVE (WEST ELEVATION) - ELEV. B-B

1/32" = 1'-0"

3 / A3.1 TYP. END WALL ELEVATION - ELEV. C-C

1/32" = 1'-0"

KEY PLAN



SHERWOOD DEVELOPMENTS (2016) LTD.	554 St. Mary's Road Winnipeg, MB. R2M 3L5 Ph (204) 953-1752 Fax (204) 953-1759	Project: 1 Royal Mint 222 Suite Multi-Family Development 1 Royal Mint Drive	Drawing: ELEVATIONS 1	Issued For: ISSUED FOR REZONING - DAZ	Scale: 1/32" = 1'-0"	Issued Date: 25-JAN-2024 Revision Date: 12-FEB-2024	Page: A3.1 Revision No: REV.1



1 / A3.2 EAST ELEVATION - ELEV. D-D
1/32" = 1'-0"

EXTERIOR FINISHES

1. ACRYLIC STUCCO - COLOUR 1
2. ACRYLIC STUCCO - COLOUR 2
3. STOCREATIV BRICK - COLOUR 3
4. CEMENT BOARD - WOOD SIDING
5. CEMENT PARGING - COLOUR 4

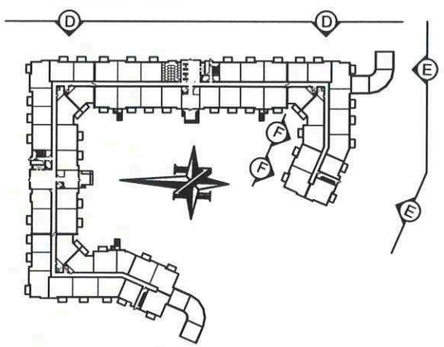


2 / A3.2 DAWSON ROAD SOUTH ELEVATION - ELEV E-E
1/32" = 1'-0"



3 / A3.2 COURTYARD ELEVATION - ELEV. F-F
1/32" = 1'-0"

KEY PLAN



SHERWOOD DEVELOPMENTS (2016) LTD.	554 St. Mary's Road Winnipeg, MB. R2M 3L5 Ph (204) 953-1752 Fax (204) 953-1759	Project: 1 Royal Mint 222 Suite Multi-Family Development 1 Royal Mint Drive	Drawing: ELEVATIONS 2	Issued For: ISSUED FOR REZONING - DAZ	Scale: 1/32" = 1'-0"	Issued Date: 25-JAN-2024 Revision Date: 12-FEB-2024	Page: A3.2 Revision No: REV.1



1 / A3.3 COURTYARD ELEVATION - ELEV. H-H
1/32" = 1'-0"

2 / A3.3 COURTYARD ELEVATION - ELEV. I-I
1/32" = 1'-0"

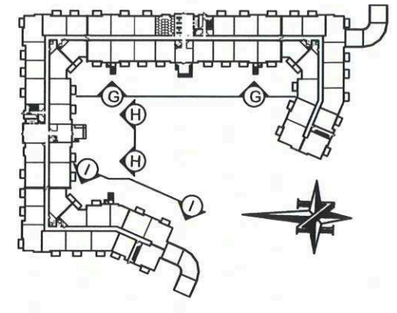
EXTERIOR FINISHES

1. ACRYLIC STUCCO - COLOUR 1
2. ACRYLIC STUCCO - COLOUR 2
3. CREATIV BRICK - COLOUR 3
4. CEMENT BOARD - WOOD SIDING
5. CEMENT PARGING - COLOUR 4



3 / A3.3 COURTYARD ELEVATION - ELEV. G-G
1/32" = 1'-0"

KEY PLAN



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1 ROYAL MINT DRIVE
222 UNIT - MURB

4 - 4 YD GARBAGE BINS (STORED EXTERIOR)
3 - 4 YD GARBAGE BINS (STORED INTERIOR)
7 - 4 YD GARBAGE BINS (TOTAL)

4 - 4 YD RECYCLE BINS (STORED EXTERIOR)
3 - 4 YD RECYCLE BINS (STORED INTERIOR)
7 - 4 YD RECYCLE BINS (TOTAL)

PROPOSED COLLECTION: (ONCE FULLY OCCUPIED)
4 - 4 YD GARBAGE BINS COLLECTED - TWICE WEEKLY
4 - 4 YD RECYCLE BINS COLLECTED - TWICE WEEKLY



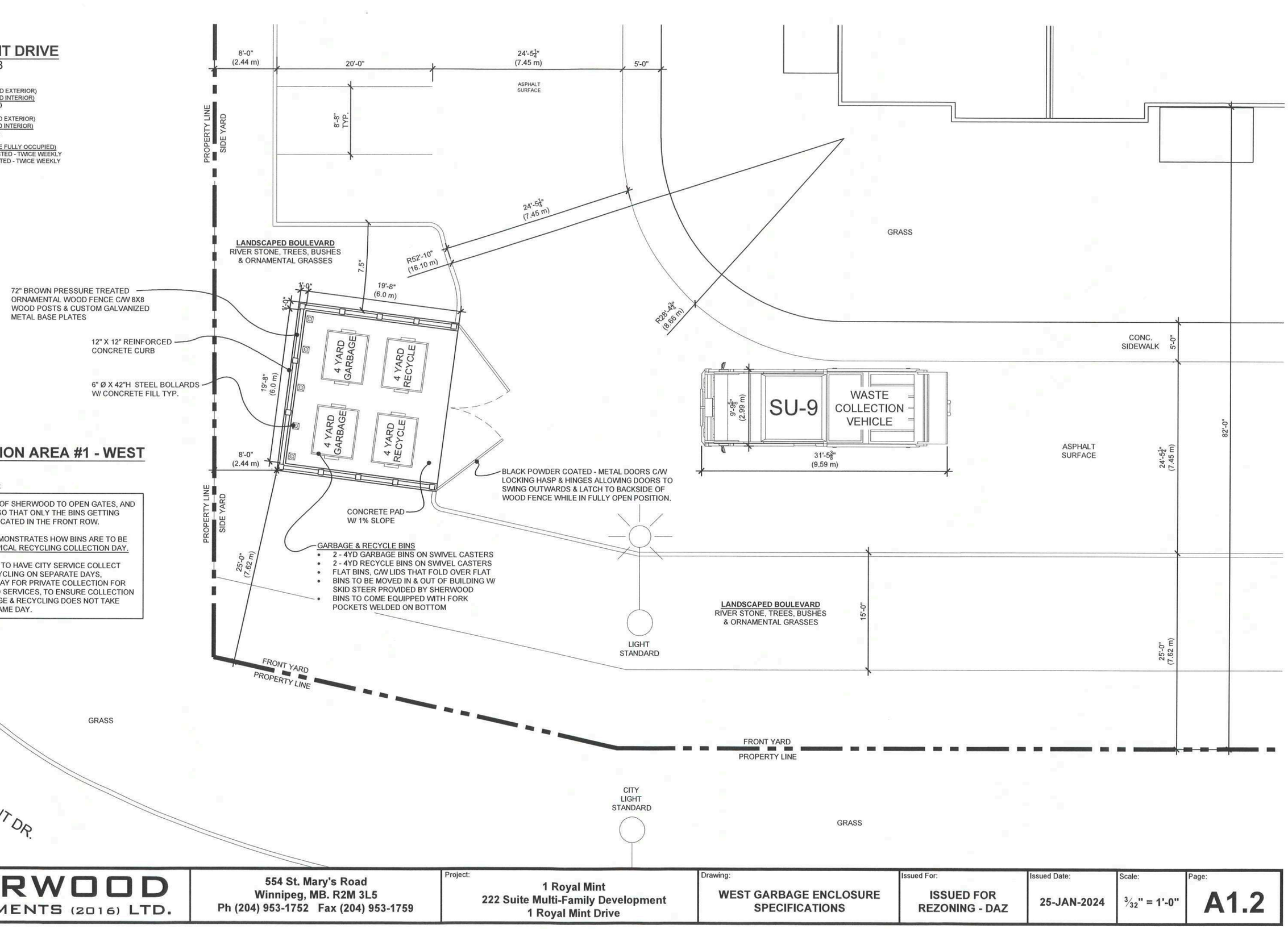
COLLECTION AREA #1 - WEST

GENERAL NOTES:

RESPONSIBILITY OF SHERWOOD TO OPEN GATES, AND ORGANIZE BINS SO THAT ONLY THE BINS GETTING EMPTIED ARE LOCATED IN THE FRONT ROW.

THIS SKETCH DEMONSTRATES HOW BINS ARE TO BE STACKED ON TYPICAL RECYCLING COLLECTION DAY.

IF NOT POSSIBLE TO HAVE CITY SERVICE COLLECT GARBAGE & RECYCLING ON SEPARATE DAYS, SHERWOOD TO PAY FOR PRIVATE COLLECTION FOR ONE OF THE TWO SERVICES, TO ENSURE COLLECTION OF BOTH GARBAGE & RECYCLING DOES NOT TAKE PLACE ON THE SAME DAY.



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1 ROYAL MINT DRIVE

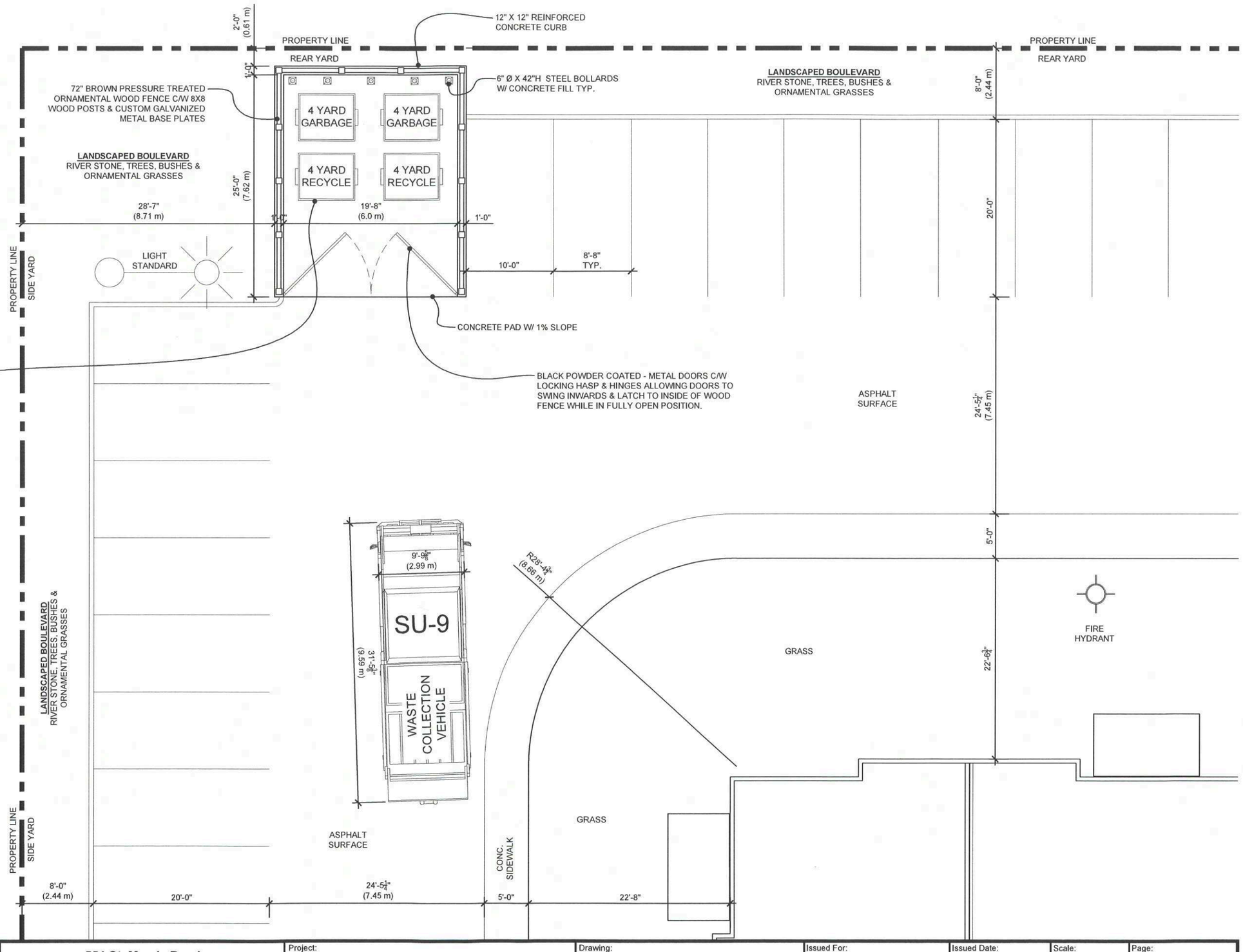
222 UNIT - MURB

4 - 4 YD GARBAGE BINS (STORED EXTERIOR)
3 - 4 YD GARBAGE BINS (STORED INTERIOR)
7 - 4 YD GARBAGE BINS (TOTAL)

4 - 4 YD RECYCLE BINS (STORED EXTERIOR)
3 - 4 YD RECYCLE BINS (STORED INTERIOR)
7 - 4 YD RECYCLE BINS (TOTAL)

PROPOSED COLLECTION: (ONCE FULLY OCCUPIED)
4 - 4 YD GARBAGE BINS COLLECTED - TWICE WEEKLY
4 - 4 YD RECYCLE BINS COLLECTED - TWICE WEEKLY





COLLECTION AREA #2 - EAST

GENERAL NOTES:

RESPONSIBILITY OF SHERWOOD TO OPEN GATES, AND ORGANIZE BINS SO THAT ONLY THE BINS GETTING EMPTIED ARE LOCATED IN THE FRONT ROW.

THIS SKETCH DEMONSTRATES HOW BINS ARE TO BE STACKED ON TYPICAL NON- COLLECTION DAY.

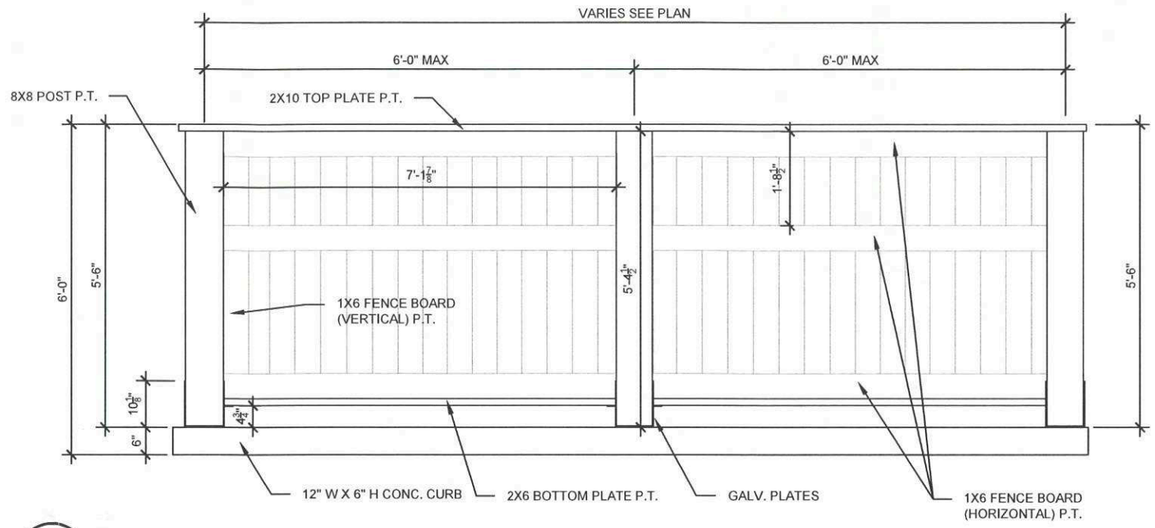
ON RECYCLING & GARBAGE COLLECTION DAYS SHERWOOD TO ADVANCE THE BINS THAT ARE TO BE COLLECTED SIDE-BY-SIDE AND IN-LINE WITH THE WESTERN EDGE OF CONCRETE PAD.

IF NOT POSSIBLE TO HAVE CITY SERVICE COLLECT GARBAGE & RECYCLING ON SEPARATE DAYS, SHERWOOD TO PAY FOR PRIVATE COLLECTION FOR ONE OF THE TWO SERVICES, TO ENSURE COLLECTION OF BOTH GARBAGE & RECYCLING DOES NOT TAKE PLACE ON THE SAME DAY.

SHERWOOD DEVELOPMENTS (2016) LTD.

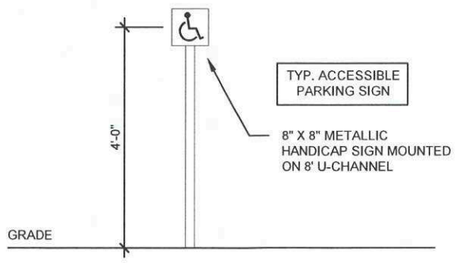
554 St. Mary's Road
Winnipeg, MB. R2M 3L5
Ph (204) 953-1752 Fax (204) 953-1759

Project:	Drawing:	Issued For:	Issued Date:	Scale:	Page:
1 Royal Mint 222 Suite Multi-Family Development 1 Royal Mint Drive	EAST GARBAGE ENCLOSURE SPECIFICATIONS	ISSUED FOR REZONING - DAZ	25-JAN-2024	3/32" = 1'-0"	A1.3



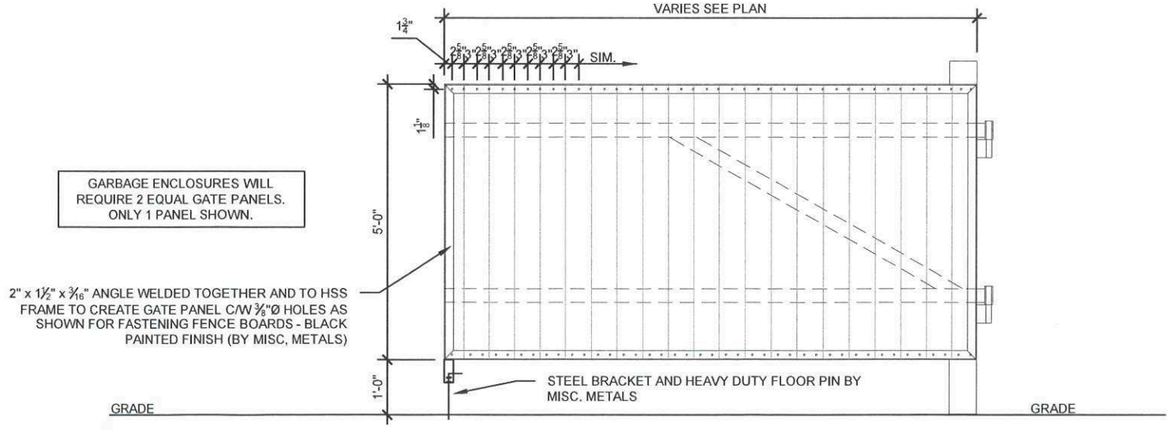
2 / A1.7 TYP. GARBAGE ENCLOSURE ELEVATION

3/8" = 1'-0"



1 / A1.7 ACCESSIBLE PARKING SIGN

3/8" = 1'-0"



3 / A1.7 GARBAGE ENCLOSURE GATE

3/8" = 1'-0"

SHERWOOD DEVELOPMENTS (2016) LTD.	554 St. Mary's Road Winnipeg, MB. R2M 3L5 Ph (204) 953-1752 Fax (204) 953-1759	Project: 1 Royal Mint 222 Suite Multi-Family Development 1 Royal Mint Drive	Drawing: LANDSCAPE PLAN SPECIFICATIONS	Issued For: ISSUED FOR REZONING - DAZ	Issued Date: 25-JAN-2024	Scale: AS NOTED	Page: A1.7

662'-0" +/- (NOT A SURVEY)

PHASE 2 | PHASE 3

TEMPORARY GRAVEL FIRE TRUCK TURNAROUND FOR PHASE 2

TEMPORARY GRAVEL FIRE TRUCK TURNAROUND FOR PHASE 1

24'-5¼"

FIRE HYDRANT

PHASE 2
71 UNITS, 4 STORIES
21,944.0 SQ.T (FOOT PRINT)

LOBBY

C2 2 BED + DEN 1,115 FT²

B3 1 BED SUITE 765 FT²

ONE BEDROOM SUITE 741 FT²

TWO BEDROOM SUITE 1,040 FT²

TWO BEDROOM SUITE 1,114 FT²

TWO BEDROOM SUITE 1,010 SQFT

ONE BEDROOM + DEN 900 SQFT

ONE BEDROOM + DEN 850 FT²

TWO BEDROOM SUITE 982 FT²

TWO BEDROOM SUITE 1,050 FT²

ONE BEDROOM + DEN 888 FT²

TWO BEDROOM SUITE 910 FT²

FLEX SPACE 2 580 FT²

RAISED DECK

B6 1 BED + DEN 888 FT²

A9 2 BED SUITE 1,114 FT²

A6 2 BED SUITE 1,033 FT²

TWO BEDROOM SUITE 1,009 FT²

TWO BEDROOM SUITE 1,050 FT²

ONE BEDROOM SUITE 765 FT²

PHASE 2 | PHASE 3

PHASE 2

PHASE 1

PHASE 3
76 UNITS, 4 STORIES
21,217.5 SQ.T (FOOT PRINT)

LOBBY

FLEX SPACE 1 580 FT²

RAISED DECK

RENTAL OFFICE 815 FT²

ONE BEDROOM + DEN 888 FT²

TWO BEDROOM SUITE 1,040 FT²

TWO BEDROOM SUITE 1,114 FT²

ONE BEDROOM SUITE 741 FT²

TWO BEDROOM SUITE 1,010 SQFT

B3 1 BED SUITE 765 FT²

C2 2 BED + DEN 1,115 FT²

ONE BEDROOM

TWO BEDROOM SUITE

ONE BEDROOM NO BALCONY 738

TWO BEDROOM SUITE 1,092 FT²

FIRE HYDRANT

24'-5¼"

PHASE 1
75 UNITS, 4 STORIES
23,404.7 SQ.T (FOOT PRINT)

24'-5¼"

53'-2¾" +/- (NOT A SURVEY)

137'-6¼" +/- (NOT A SURVEY)

ROYAL MINT DR.

24'-5¼"

EXISTING APPROACH

236'-1⅜" +/- (NOT A SURVEY)

CITY FIRE HYDRANT

FERMOR AVE.

488'-3⅝" +/- (NOT A SURVEY)

645'-11⅜" +/- (NOT A SURVEY)

DAWSON RD. SOUTH

BLUE MOUNTAIN RD.

5
51
47
43
39
35
31
27
23
19
15
11
7
3
36
32
28
24
20
16
12
8

SHERWOOD DEVELOPMENTS (2016) LTD.	**554 St. Mary's Road Winnipeg, MB. R2M 3L5 Ph (204) 953-1752 Fax (204) 953-1759**	Project: **1 Royal Mint 222 Suite Multi-Family Development 1 Royal Mint Drive**	Drawing: **CONSTRUCTION PHASING PLAN**	Issued For: **ISSUED FOR REZONING - DAZ**	Issued Date: **25-JAN-2024**	Scale: **1/64" = 1'-0"**	Page: **A1.8**