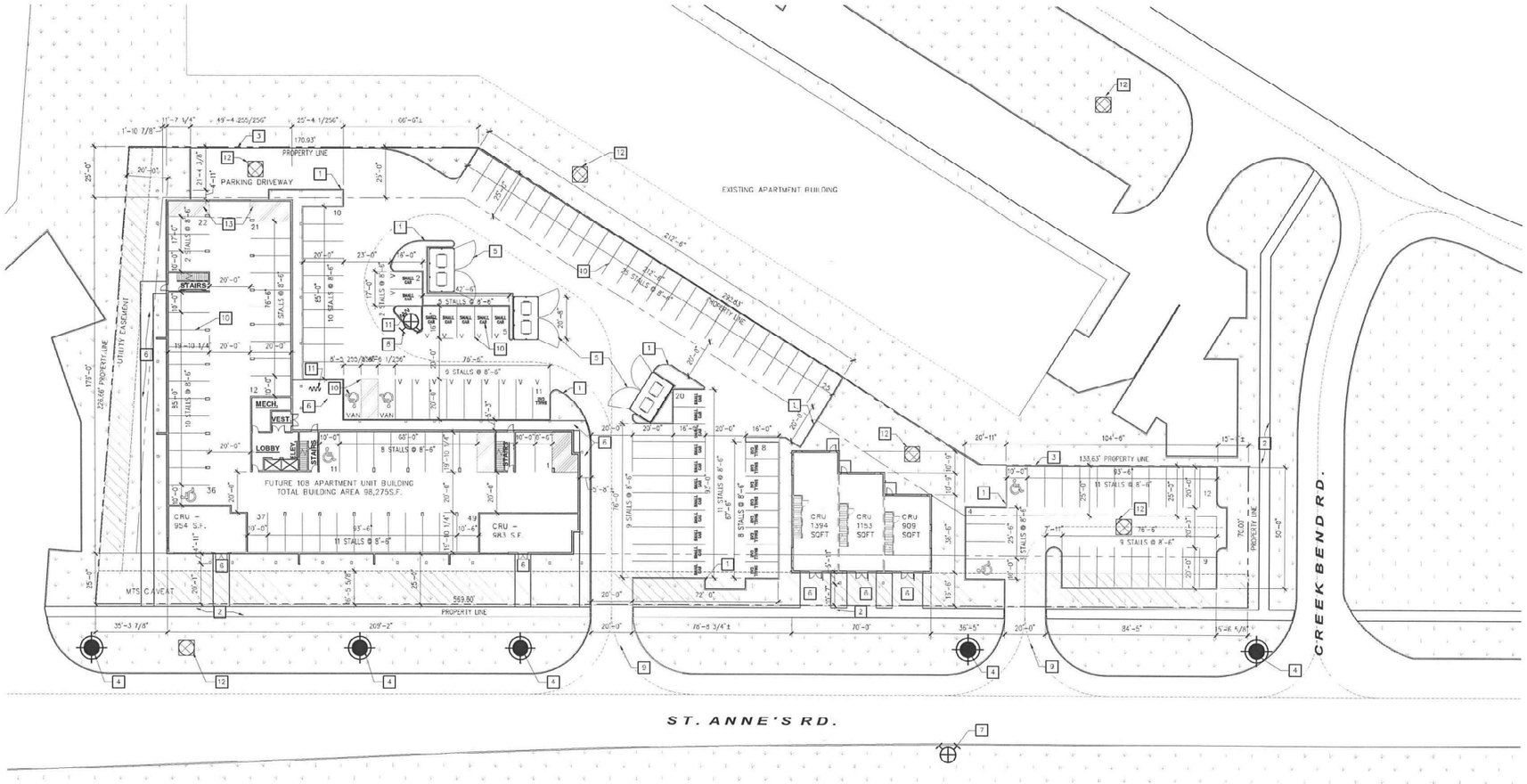

1 SITE PLAN
A1.1 1" = 30'-0"

TRUE NORTH

GENERAL NOTES - SITE PLAN:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, DRAWINGS FOR ADDITIONAL INFORMATION.
2. PATCH AND REPAIR EXISTING PAVING TO TIE-IN WITH NEW WORKS (SEE CIVIL).

KEYNOTES - SITE PLAN RENOVATION:

1. PROVIDE 6" CONCRETE CURB (SEE CIVIL AND STRUCTURAL)
2. EXISTING SIDEWALK
3. 6'-0" FENCE (SEE LANDSCAPE)
4. EXISTING HYDRO POLE (SEE CIVIL)
5. PROVIDE REFUSE ENCLOSURE C/W CONCRETE PAD FLUSH WITH TOP OF ASPHALT PAVING. (REFER TO DRAWING 1.2 FOR ELEVATION AND SECTIONS)
6. NEW CONCRETE SIDEWALK CONNECTED TO EXISTING PUBLIC SIDEWALK (SEE CIVIL, STRUCTURAL AND LANDSCAPE)
7. EXISTING FIRE HYDRANT (SEE CIVIL)
8. NEW FIRE HYDRANT (SEE CIVIL)
9. NEW CONCRETE APPROACH (SEE CIVIL)
10. PROVIDE NEW 4" WIDE PAINTED YELLOW LINES, INCLUDING ACCESSIBILITY SYMBOLS, DIAGONAL LINE INFILLS, AND SMALL CAR TEXT (TYPICAL)
11. EXTERIOR BIKE PARKING RACK (6 STALLS) (SEE LANDSCAPE)
12. EXISTING CATCH BASIN (SEE CIVIL)
13. INTERIOR BIKE PARKING RACK (10 STALLS)

BUILDING DESCRIPTION:
APARTMENT
6 STOREYS
5 RESIDENTIAL FLOORS W/ 22 DWELLING UNITS PER FLOOR
ACTIVE USES & PARKING ON MAIN FLOOR

108 DWELLING UNITS
COMBUSTIBLE CONSTRUCTION

CRU
2 STOREYS
COMBUSTIBLE CONSTRUCTION
ZONING SUMMARY

CURRENT ZONING DISTRICT: C2

	REQ'D	PROV'D
LOT AREA	9,000	86,608.80
DWELLING COUNT	108	108
LOT AREA/DU	800	802
SETBACKS		
FRONT:	10'/25'	16.5' CRU/25' RESIDENTIAL
REAR:	25'	25'
SIDE:	20'	20'
CORNER SIDE:	20'	6' TO EXISTING PARKING (EST.)

BUILDING HEIGHT:	70'	70' (APPROX.)
PRKG (DWELLING):	162	–
PRKG (CRU):	17	–
PRKG (MIXED USE):	143	146
ACCESSIBLE:	5	5
VAN ACCESSIBLE:	2	2
BICYCLE:	16	16
SMALL CAR:	28	27
VISITOR CAR:	16	16

SCHEDULE "A" page 1 of 16
To Zoning Agreement DAST 6/2012
By-Law No. D/L 133/2012

ZONING OFFICER	Diana Lopez	NOV. 19, 2025
DISTRICT PLANNER		
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

No:	Revision:	Date:	By:
1	ISSUED FOR PLAN APPROVAL	25-11-18	ZN

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204 982 6940 • Fax 204 453 4556 • info@affinityarch.com

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PROGRESSIVE REAL

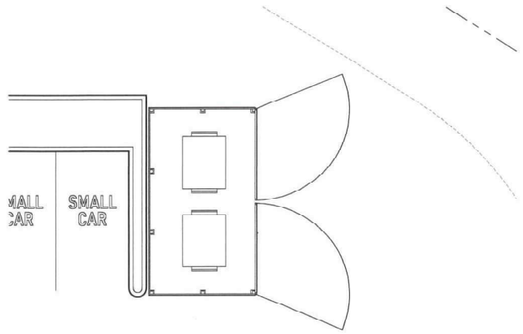
NEW COMMERCIAL DEVELOPMENT
1269 ST. ANNE'S RD.
WINNIPEG, MB

SITE PLAN

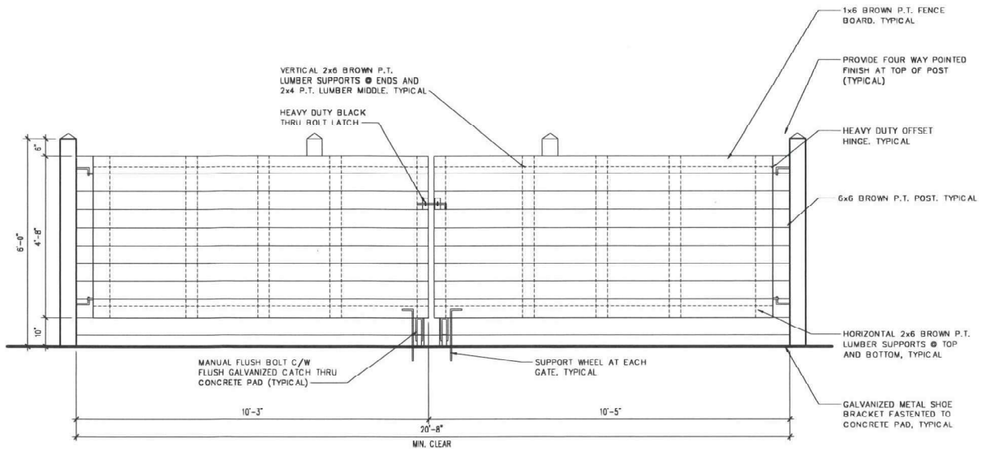
Drawn by: JS Checked by: ZN

A1.1

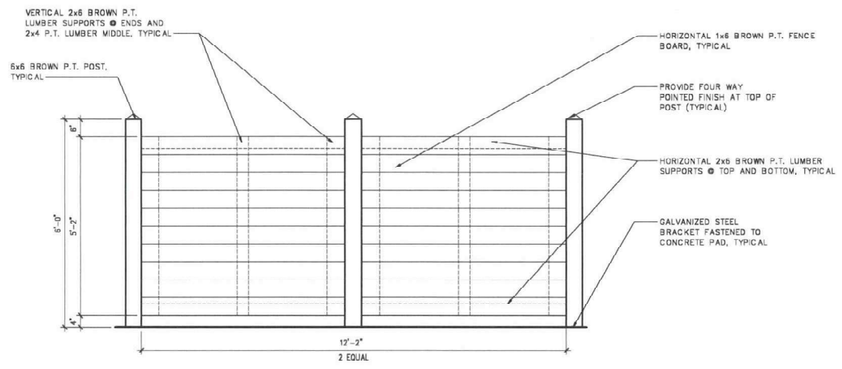
Project No: 23006 Date: NOVEMBER 2025



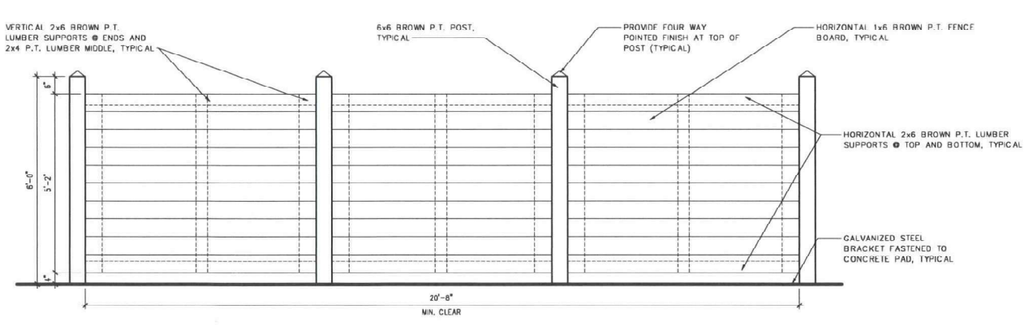
1 / A1..3 GARBAGE ENCLOSURE - PLAN
1/8" = 1'-0"



2 / A1..3 ENCLOSURE FRONT
1/2" = 1'-0"



3 / A1.3 ENCLOSURE SIDES
1/2" = 1'-0"



4 / A1.3 ENCLOSURE REAR
1/2" = 1'-0"

SCHEDULE "A" page 2 of 16
To Zoning Agreement DA.SZ 6/2012
By-Law No. BIL 133/2012
Winnipeg

ZONING OFFICER	Diana Lopez	NOV. 14, 2025
DISTRICT PLANNER		
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

No.	Revision:	Date:	By:
1	ISSUED FOR PLAN APPROVAL	25-09-19	ZN

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NOT FOR CONSTRUCTION

Consultants:

AFFINITY [redacted]

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PROGRESSIVE REAL ESTATE

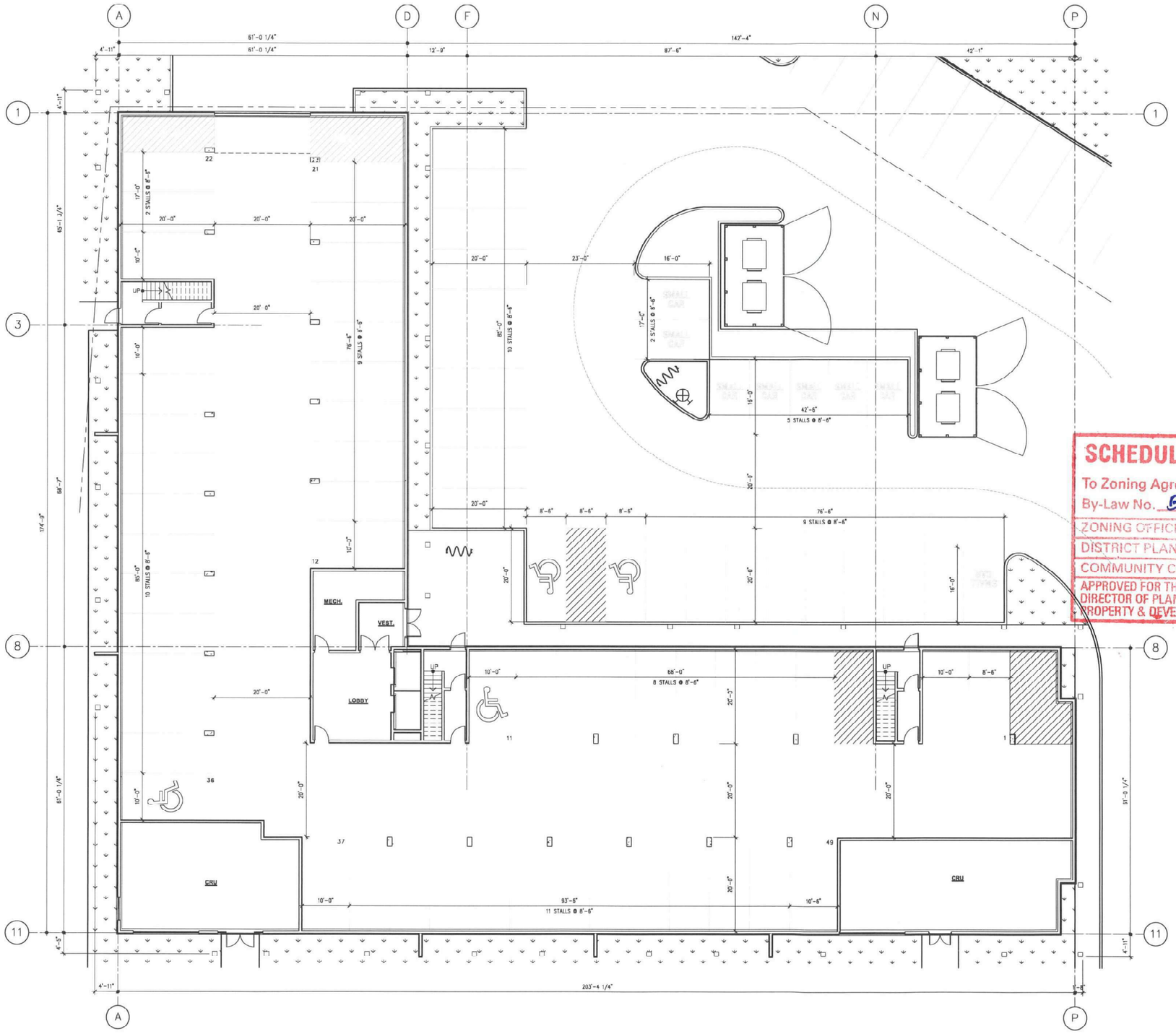
NEW APARTMENT & COMMERCIAL DEVELOPMENT
1269 ST. ANNE'S RD.
WINNIPEG, MB

SITE DETAILS

Drawn by: Checked by: EH

A1.3

Project No: 23006 Date: NOVEMBER 2021



N

1 A2.1 LEVEL-01: FLOOR PLAN
3/32" = 1'-0"

KEYNOTES - FLOOR PLANS:

☐

GENERAL NOTES - ELEVATIONS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. LOOSE FURNITURE SHOWN THUSLY ..... IS NOT IN CONTRACT (N.I.C.).
3. COORDINATE ELEVATOR DIMENSIONS, INSTALLATION CLEARANCES, CONTROLLER CABINETS, AND DOOR FRAME INSTALLATION WITH MANUFACTURER SHOP DRAWINGS. FURNISH STRUCTURAL, MECHANICAL, AND ELECTRICAL PROVISIONS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
5. COORDINATE PENETRATIONS AND SLEEVES THRU CONCRETE ASSEMBLIES WITH CONSTRUCTION MANAGER PRIOR TO POUR.
6. PROVIDE LISTED FIRESTOP SYSTEMS FOR ALL ASSEMBLY JOINTS AND PENETRATIONS, FORMING PART OF OR PENETRATING THROUGH FIRE RATED ASSEMBLIES.

SCHEDULE "A" page 3 of 16
To Zoning Agreement DASZ 6/2012
By-Law No. B/L 133/2012

ZONING OFFICER	Diana Lopez	NOV. 14, 2025
DISTRICT PLANNER		
COMMUNITY CLERK		
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Winnipeg

No.	Revision:	Date:	By:
1	ISSUED FOR PLAN APPROVAL	25-09-19	ZN

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NEW APARTMENT & COMMERCIAL DEVELOPMENT
1269 ST. ANNE'S RD.
WINNIPEG, MB

LEVEL-01 FLOOR PLAN

Drawn by: JS Checked by: EH

A2.1

Project No: 23006 Date: SEPTEMBER 2025



N

1 A2.2 L-02 FLOOR PLAN
3/32" = 1'-0"

KEYNOTES - FLOOR PLANS:

☐

GENERAL NOTES - ELEVATIONS:

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SUITE TYPE	SUITE AREA	# OF BATHROOMS	# OF BEDROOMS	COUNT
SUITE A	528 S.F.	1	1	35
SUITE B	646 S.F.	1	1	23
SUITE C	1052 S.F.	2	3	10
SUITE D	876 S.F.	2	2	30
SUITE E	955 S.F.	2	2	10
TOTAL				108

SCHEDULE "A" page 4 of 16
To Zoning Agreement DAS2 6/2012
By-Law No. B/L 133/2012

ZONING OFFICER	Diana Lopez	NOV. 14, 2025
DISTRICT PLANNER		
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

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1	ISSUED FOR PLAN APPROVAL	25-09-19	ZN

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NEW APARTMENT & COMMERCIAL DEVELOPMENT
1269 ST. ANNE'S RD.
WINNIPEG, MB

L-02 FLOOR PLAN

Drawn by: JS Checked by: EH

A2.2

Project No: 23006 Date: SEPTEMBER 2025



N

1 / A2.3 LEVEL-03 - LEVEL-05: TYP. FLOOR PLAN
3/32" = 1'-0"

KEYNOTES - FLOOR PLANS:

□

GENERAL NOTES - ELEVATIONS:

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SCHEDULE "A" page 5 of 16
To Zoning Agreement DAS2 6/2012
By-Law No. B/L 133/2012

ZONING OFFICER	Diana Lopez	NDV-14-2025
DISTRICT PLANNER		
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

No.	Revision	Date:	By:
1	ISSUED FOR PLAN APPROVAL	25-09-19	ZN

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NEW APARTMENT & COMMERCIAL DEVELOPMENT
1269 ST. ANNE'S RD.
WINNIPEG, MB

LEVEL-03 - LEVEL-05 TYP. FLOOR PLAN

Drawn by: JS Checked by: ZN

A2.3

Project No: 23006 Date: SEPTEMBER 2025



N

1 / A2.4 LEVEL-06: FLOOR PLAN

3/32" = 1'-0"

KEYNOTES - FLOOR PLANS:

☐

GENERAL NOTES - ELEVATIONS:

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SCHEDULE "A" page 6 of 16
To Zoning Agreement DASZ 6/2012
By-Law No. B/L 133/2012
ZONING OFFICER
DISTRICT PLANNER — Diana Lopez — NOV. 14-2025
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
Winnipeg

No.	Revision:	Date:	By:
1	ISSUED FOR PLAN APPROVAL	25-09-19	ZN

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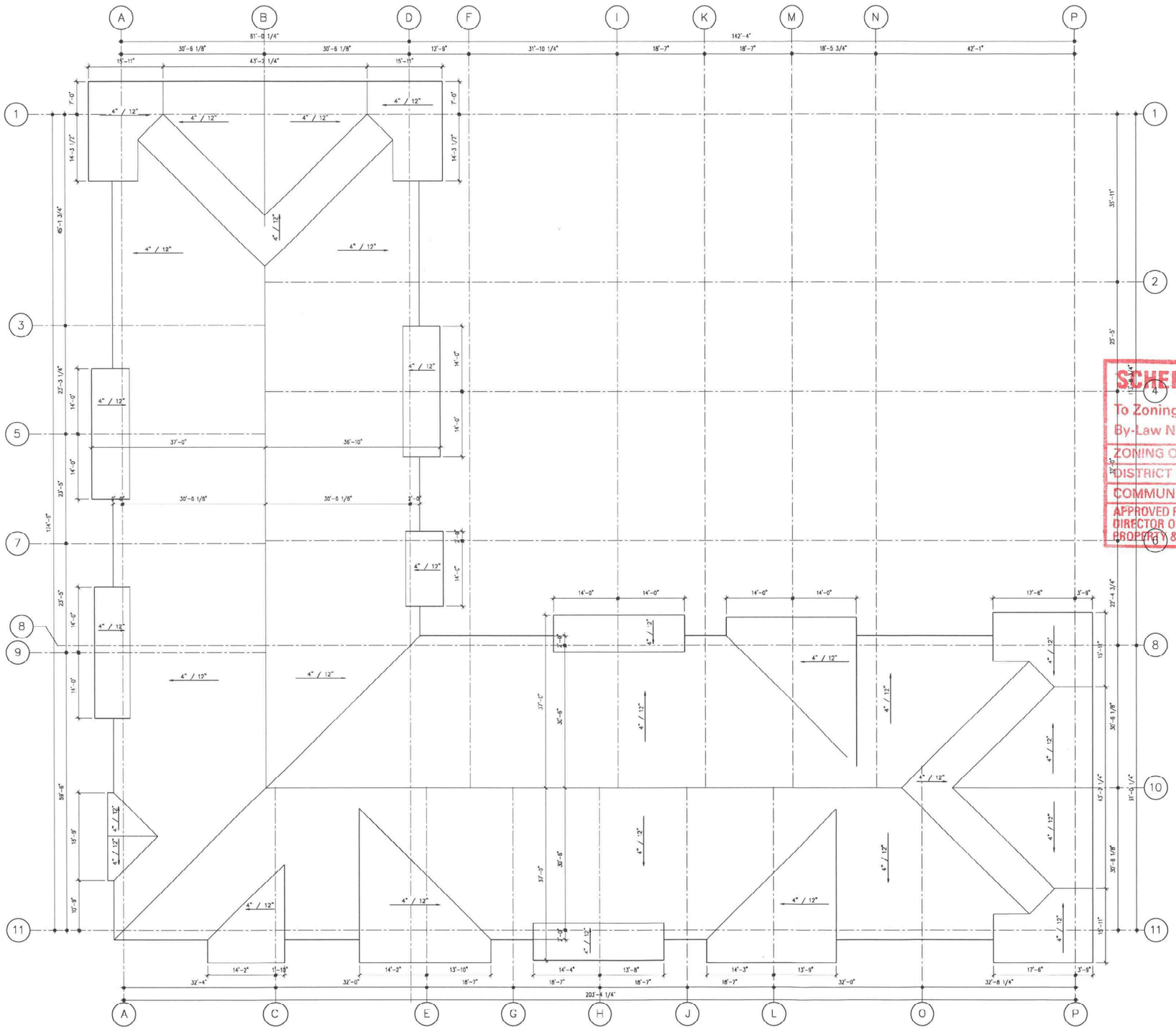
NEW APARTMENT & COMMERCIAL DEVELOPMENT
1269 ST. ANNE'S RD.
WINNIPEG, MB

LEVEL-06 FLOOR PLAN

Drawn by: JS Checked by: ZN

A2.4

Project No.: 23006 Date: SEPTEMBER 2025



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KEYNOTES - FLOOR PLANS:

☐

SCHEDULE "A" page 7 of 16
To Zoning Agreement DASZ 6/2012
By-Law No. B/L 133/2012

Winnipeg

ZONING OFFICER	Diana Lopez	NOV. 14, 2025
DISTRICT PLANNER		
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

No.	Revision.	Date:	By:
1	ISSUED FOR PLAN APPROVAL	25-09-19	ZN

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NEW APARTMENT & COMMERCIAL DEVELOPMENT
1269 ST. ANNE'S RD.
WINNIPEG, MB

ROOF PLAN

Drawn by: JS Checked by: ZN

A2.5

Project No.: 23006 Date: SEPTEMBER 2025

N

1 / A2.5 ROOF PLAN
3/32" = 1'-0"

SCHEDULE "A" page 8 of 16

To Zoning Agreement DASZ 6/2012

By-Law No. B/L 133/2012

Winnipeg

ZONING OFFICER	Diana Lopez	NOV. 14, 2025
DISTRICT PLANNER		
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

GENERAL NOTES - ELEVATIONS:

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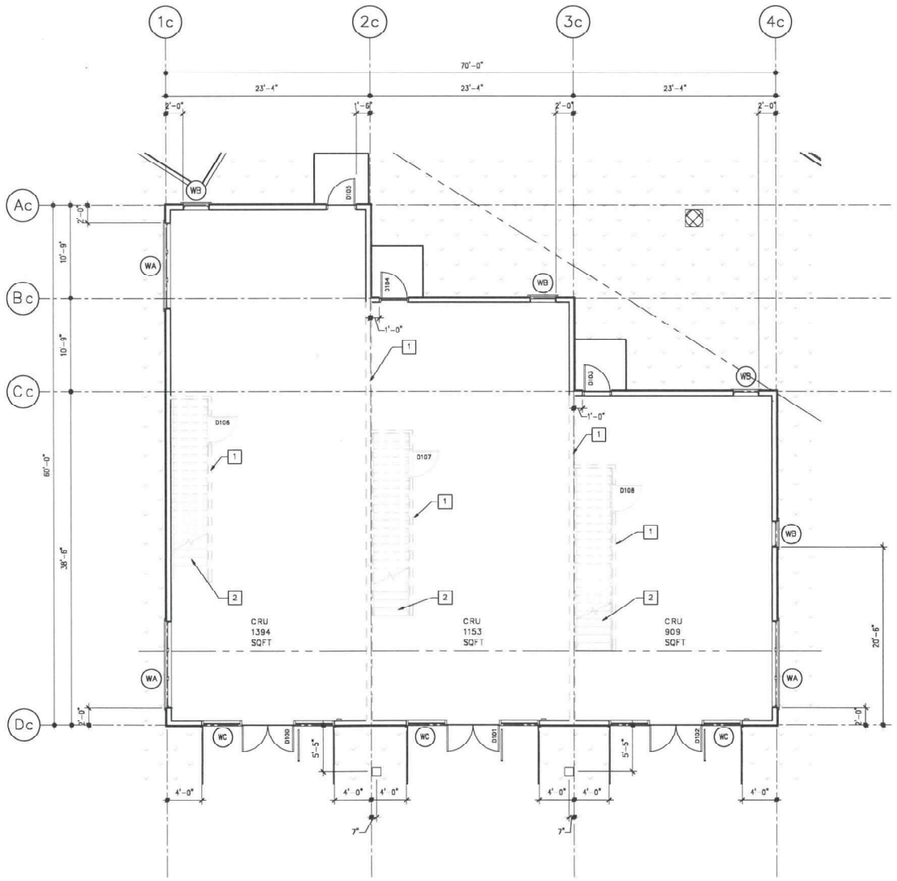
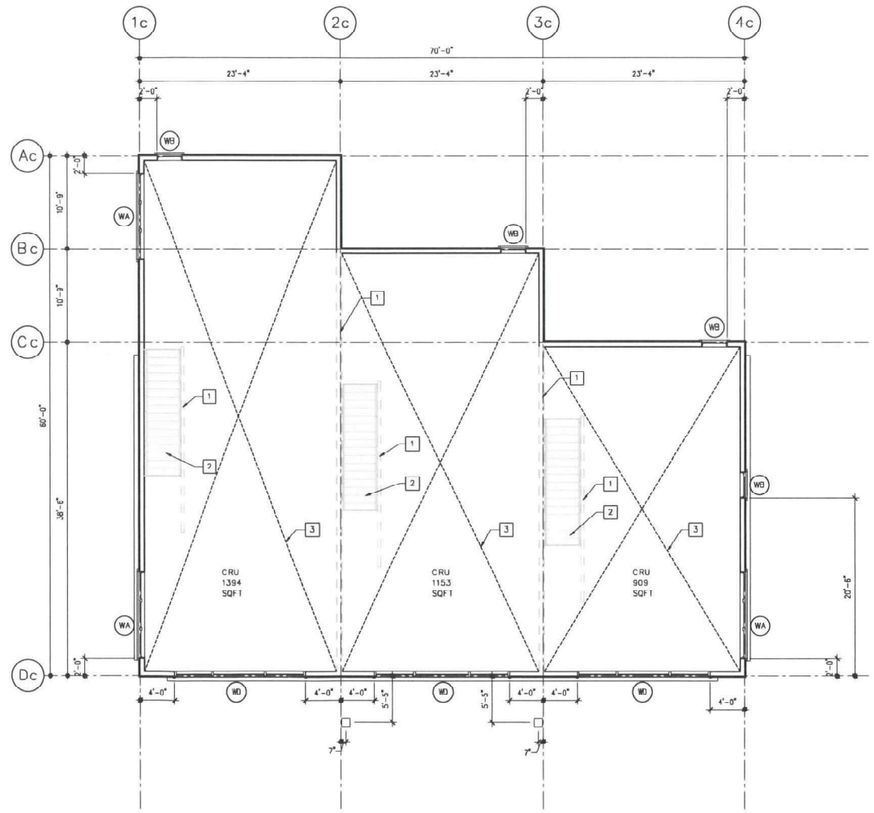
KEYNOTES - FLOOR PLANS:

1. INTERIOR WALL LOCATION TO BE DETERMINED BY TENANT (MAY VARY FROM LOCATION SHOWN)
2. STAIR LOCATION TO BE DETERMINED BY TENANT (MAY VARY FROM LOCATION SHOWN)
3. OPEN TO BELOW. 2ND FLOOR EXTENTS DETERMINED BY TENANT



N 1/A2.6 LEVEL-01: FLOOR PLAN
1/8" = 1'-0"



N 2/A2.6 L-02 FLOOR PLAN
1/8" = 1'-0"

No.	Revision:	Date:	By:
2	ISSUED FOR REVIEW	25-10-30	ZN
1	ISSUED FOR PLAN APPROVAL	25-09-19	ZN

PRELIMINARY ONLY
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Consultants:

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PROGRESSIVE REAL ESTATE

NEW APARTMENT & COMMERCIAL DEVELOPMENT
1269 ST. ANNE'S RD.
WINNIPEG, MB

CRU FLOOR PLANS

Drawn by: JS Checked by: EH

A2.6

Project No.: 23006 Date: SEPTEMBER 2025

GENERAL NOTES - ELEVATIONS:

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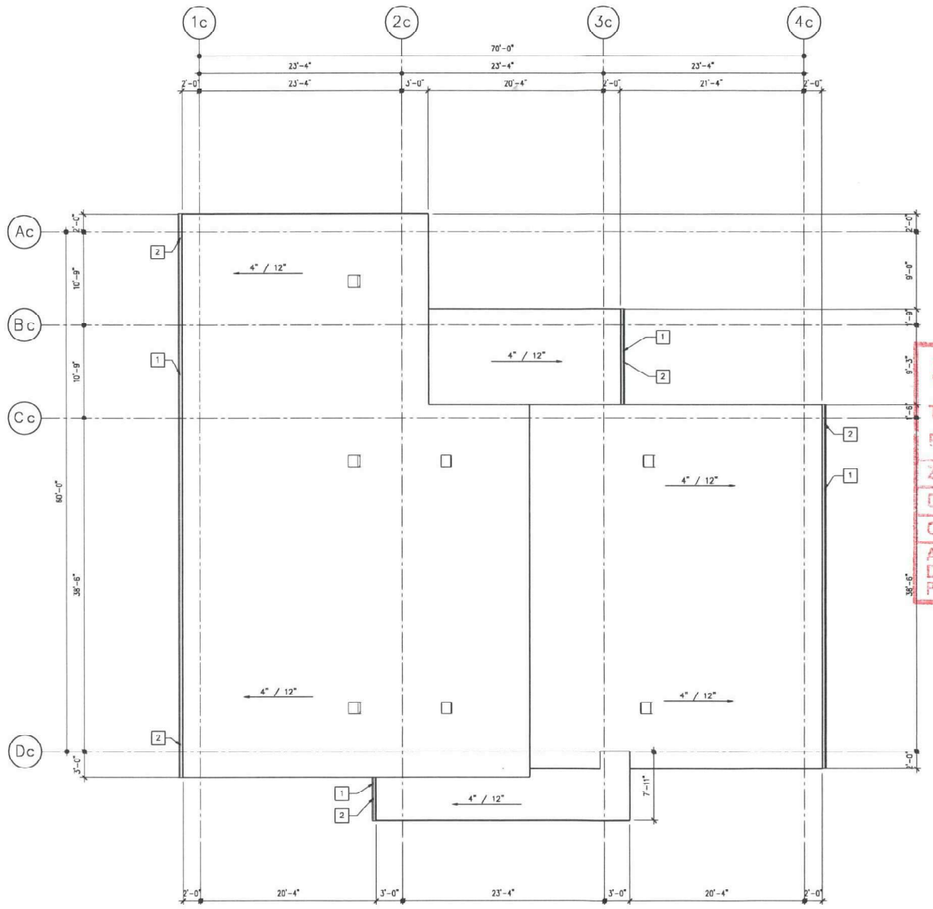
KEYNOTES - FLOOR PLANS:

1. PREFINISHED METAL GUTTER. COLOUR SELECTION BY OWNER.
2. PREFINISHED METAL DOWNSPOUT C/W DOWNSPOUT EXTENSION MIN. 6' F/O BUILDING. (ALSO KNOWN AS RAIN WATER LEADER/RWL)



N

1 / A2.7 CRU ROOF PLAN
1/8" = 1'-0"

SCHEDULE "A" page 9 of 16
To Zoning Agreement DASZ 6/2012
By-Law No B/L 133/2012

Winnipeg

ZONING OFFICER	Diana Lopez	NOV. 14, 2025
DISTRICT PLANNER		
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

No.	Revision:	Date:	By:
2	ISSUED FOR REVIEW	25-10-30	ZN
1	ISSUED FOR PLAN APPROVAL	25-09-19	ZN

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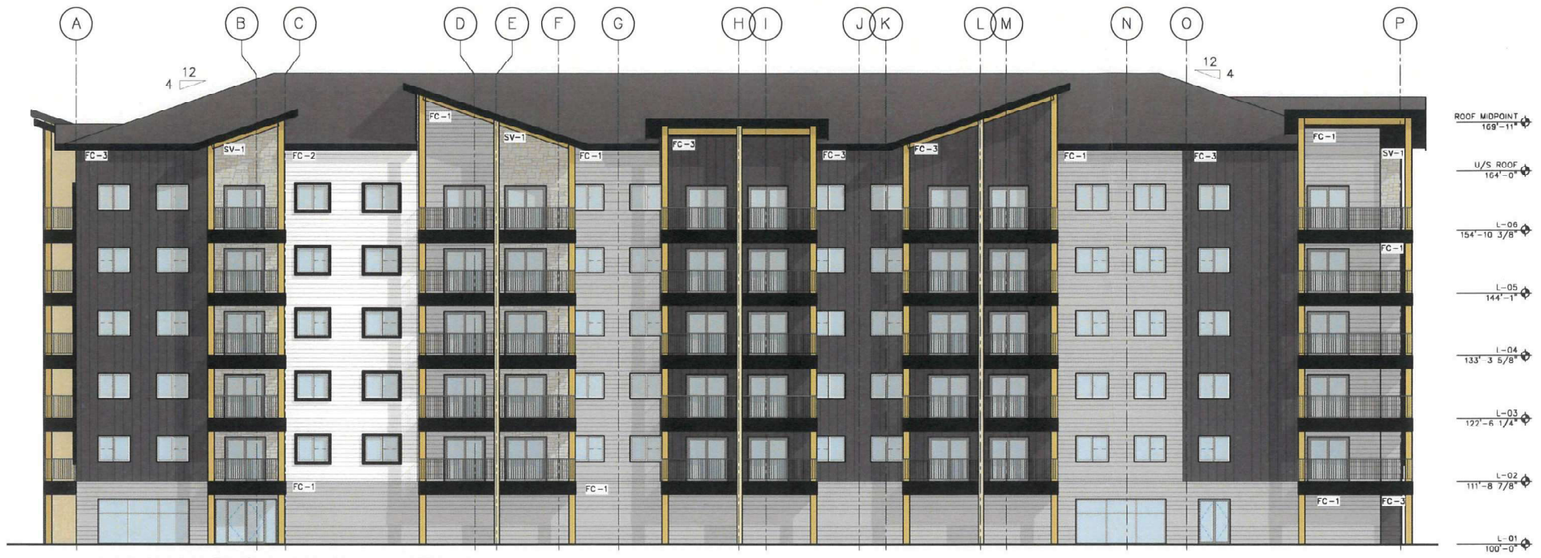
NEW APARTMENT & COMMERCIAL DEVELOPMENT
1269 ST. ANNE'S RD.
WINNIPEG, MB

CRU ROOF PLAN

Drawn by: JS Checked by: ZN

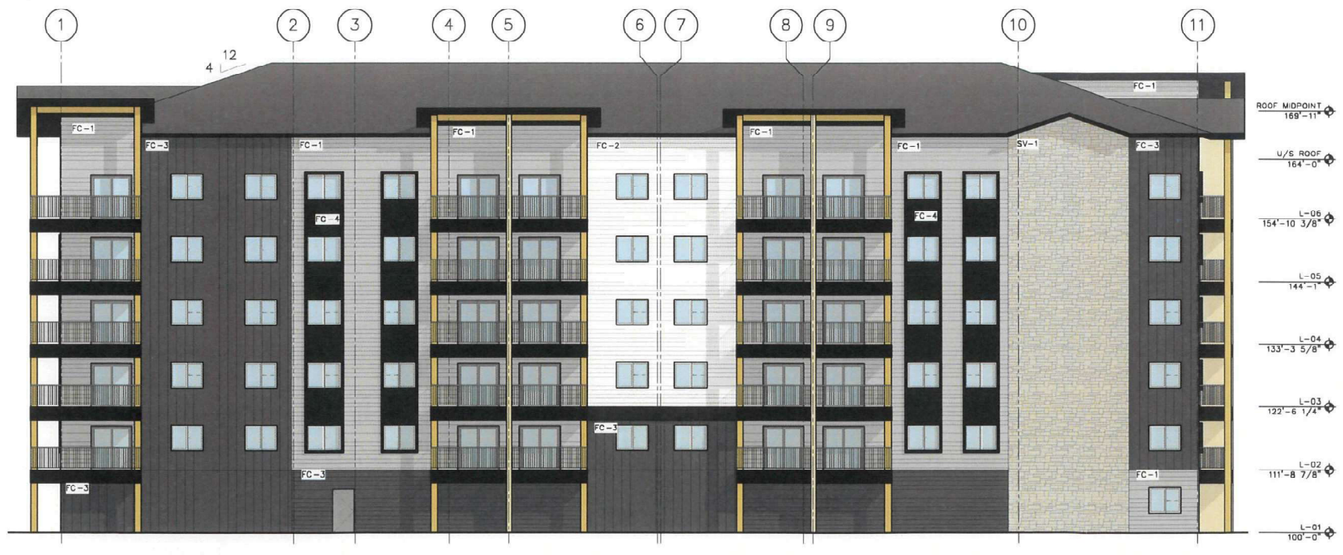
A2.7

Project No.: 23006 Date: SEPTEMBER 2025



EXTERIOR BUILDING ELEVATION - SOUTH

3/32" = 1'-0"



EXTERIOR BUILDING ELEVATION - WEST

3/32" = 1'-0"

EXTERIOR FINISH LEGEND:

FIBRE CEMENT CLADDING

FC-1
- JAMES HARDIE LAP SIDING, AGED PEWTER
- COMPLETE WITH 3" CORNER TRIMS (AGED PEWTER) AND 3" WINDOW TRIMS (IRON GREY)

FC-2
- JAMES HARDIE LAP SIDING, ARCTIC WHITE
- COMPLETE WITH 3" CORNER TRIMS (ARCTIC WHITE) AND 3" WINDOW TRIMS (IRON GREY)

FC-3
- JAMES HARDIE FIBRE CEMENT BOARD & BATTEN, IRON GREY
- FACE-FASTENED WITH EASY TRIM ALUMINUM CORNER AND REVEAL TRIMS (COLOUR MATCH)

FC-4
- JAMES HARDIE FIBRE CEMENT PANEL, IRON GREY
- FACE-FASTENED WITH EASY TRIM ALUMINUM CORNER AND REVEAL TRIMS (BLACK)

STONE VENEER

SV-1
- ELDORADO STONE, SHASTA MOUNTAIN LEDGE

EXTERIOR PAINT

XP-1
- BLACK
- ALL EXTERIOR HOLLOW METAL DOORS

XP-2
- BLACK
- STRUCTURAL STEEL AND GUARDS

PREFINISHED METAL FLASHINGS

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

PF-01
- VICWEST, BLACK
- ROOF AND CANOPY FASCIA

PF-02
- LUX, BENT FLAT STOCK, HEMLOCK
- CANOPY COLUMNS AND BEAMS

ASPHALT SHINGLES

AS-1
- ARCHITECTURAL SHINGLES, BLACK

GENERAL NOTES - EXTERIOR:

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:

☐

SCHEDULE "A" page 10 of 16

To Zoning Agreement DASZ 6/2012

By-Law No. B/L 133/2012

ZONING OFFICER	Diana Lopez	NOV. 14, 2025
DISTRICT PLANNER		
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

No.	Revision.	Date:	By:
1	ISSUED FOR PLAN APPROVAL	25-09-19	ZN

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.

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PROGRESSIVE REAL ESTATE

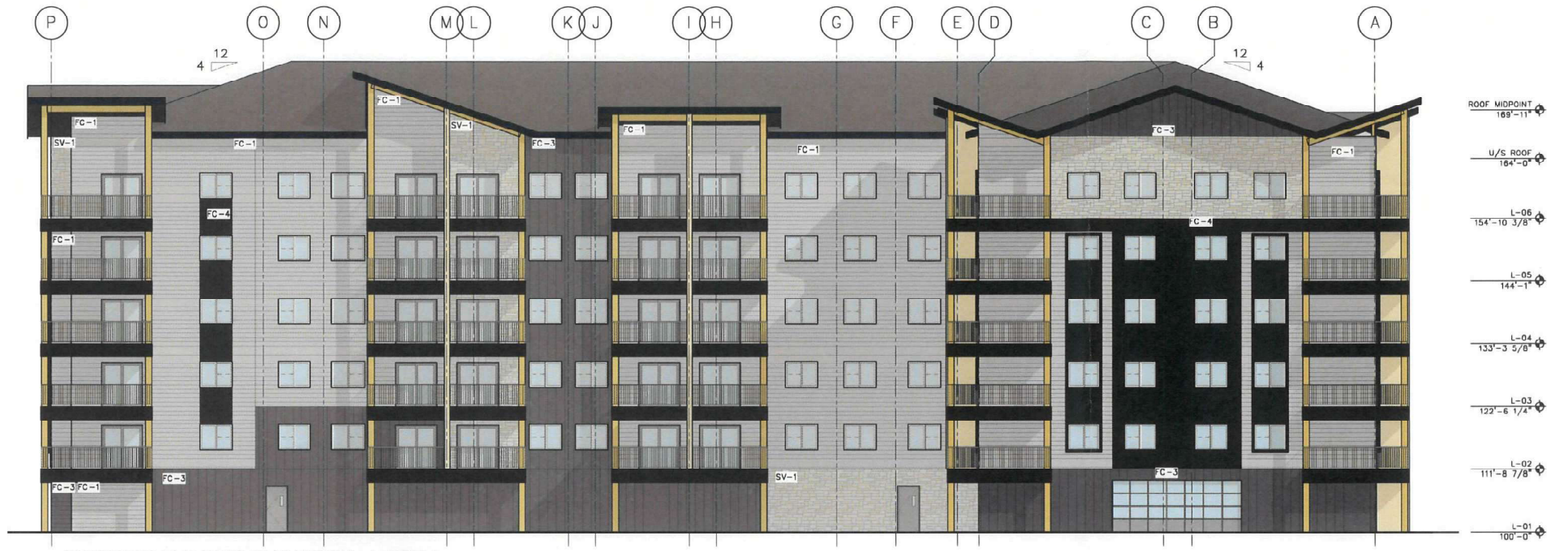
NEW APARTMENT & COMMERCIAL DEVELOPMENT
1269 ST. ANNE'S RD.
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: JS Checked by: ZN

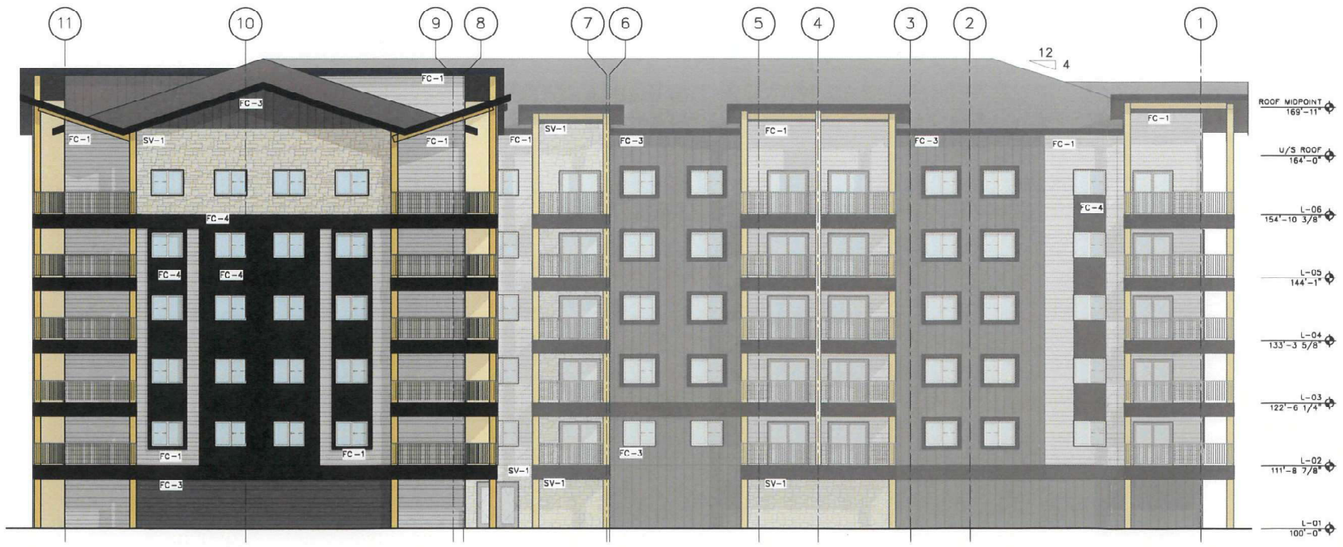
A4.1

Project No: 23006 Date: SEPTEMBER 2025



EXTERIOR BUILDING ELEVATION - NORTH

3/32" = 1'-0"



EXTERIOR BUILDING ELEVATION - EAST

3/32" = 1'-0"

SCHEDULE "A" page 11 of 16

To Zoning Agreement DASZ 6/2012

By-Law No. B/L 133/2012

ZONING OFFICER	Diana Lopez	NOV. 14, 2025
DISTRICT PLANNER		
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

EXTERIOR FINISH LEGEND:

FIBRE CEMENT CLADDING

FC-1
- JAMES HARDIE LAP SIDING, AGED PEWTER
- COMPLETE WITH 3" CORNER TRIMS (AGED PEWTER) AND 3" WINDOW TRIMS (IRON GREY)

FC-2
- JAMES HARDIE LAP SIDING, ARCTIC WHITE
- COMPLETE WITH 3" CORNER TRIMS (ARCTIC WHITE) AND 3" WINDOW TRIMS (IRON GREY)

FC-3
- JAMES HARDIE FIBRE CEMENT BOARD & BATTEN, IRON GREY
- FACE-FASTENED WITH EASY TRIM ALUMINUM CORNER AND REVEAL TRIMS (COLOUR MATCH)

FC-4
- JAMES HARDIE FIBRE CEMENT PANEL, IRON GREY
- FACE-FASTENED WITH EASY TRIM ALUMINUM CORNER AND REVEAL TRIMS (BLACK)

STONE VENEER

SV-1
- ELDORADO STONE, SHASTA MOUNTAIN LEDGE

EXTERIOR PAINT

XP-1
- BLACK
- ALL EXTERIOR HOLLOW METAL DOORS

XP-2
- BLACK
- STRUCTURAL STEEL AND GUARDS

PREFINISHED METAL FLASHINGS

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

PF-01
- VICWEST, BLACK
- ROOF AND CANOPY FASCIA

PF-02
- LUX, BENT FLAT STOCK, HEMLOCK
- CANOPY COLUMNS AND BEAMS

ASPHALT SHINGLES

AS-1
- ARCHITECTURAL SHINGLES, BLACK

GENERAL NOTES - SITE PLAN RENOVATION:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWNGS 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:

No.	Revision.	Date:	By:
1	ISSUED FOR PLAN APPROVAL	25-09-19	ZN

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Consultants:

AFFINITY Architecture

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PROGRESSIVE REAL ESTATE

NEW APARTMENT & COMMERCIAL DEVELOPMENT
1269 ST. ANNE'S RD.
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: JS Checked by: ZN

A4.2

Project No: 23006 Date: SEPTEMBER 2025



1 / A4.3 CRU EXTERIOR BUILDING ELEVATION - SOUTH
3/32" = 1'-0"



2 / A4.3 CRU EXTERIOR BUILDING ELEVATION - NORTH
3/32" = 1'-0"



3 / A4.3 CRU EXTERIOR BUILDING ELEVATION - EAST
3/32" = 1'-0"



4 / A4.3 CRU EXTERIOR BUILDING ELEVATION - WEST
3/32" = 1'-0"

EXTERIOR FINISH LEGEND:

FIBRE CEMENT CLADDING

FC-1
- JAMES HARDIE LAP SIDING, AGED PEWTER
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FC-4
- JAMES HARDIE FIBRE CEMENT PANEL, IRON GREY
- FACE-FASTENED WITH EASY TRIM ALUMINUM CORNER AND REVEAL TRIMS (BLACK)

STONE VENEER

SV-1
- ELDORADO STONE, SHASTA MOUNTAIN LEDGE

EXTERIOR PAINT

XP-1
- BLACK
- ALL EXTERIOR HOLLOW METAL DOORS

XP-2
- BLACK
- STRUCTURAL STEEL AND GUARDS

PREFINISHED METAL FLASHINGS

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

PF-01
- VICWEST, BLACK
- ROOF AND CANOPY FASCIA

PF-02
- LUX, BENT FLAT STOCK, HEMLOCK
- CANOPY COLUMNS AND BEAMS

ASPHALT SHINGLES

AS-1
- ARCHITECTURAL SHINGLES, BLACK

GENERAL NOTES - EXTERIOR:

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. PREFINISHED METAL GUTTER. COLOUR SELECTION BY OWNER.
2. PREFINISHED METAL DOWNSPOUT C/W DOWNSPOUT EXTENSION MIN. 6' F/O BUILDING. (ALSO KNOWN AS RAIN WATER LEADER/RWL)

No:	Revision:	Date:	By:
2	ISSUED FOR REVIEW	25-10-20	ZN
1	ISSUED FOR PLAN APPROVAL	25-09-19	ZN

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Consultants:

AFFINITY ARCHITECTURE
Unit 101 - 167 Bedford Street • Winnipeg • Manitoba • R3M 1P1
Phone 204-488-0949 • Fax 204-488-0951 • info@affinityarch.com

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PROGRESSIVE REAL ESTATE

NEW APARTMENT & COMMERCIAL DEVELOPMENT
1269 ST. ANNE'S RD.
WINNIPEG, MB

CRU EXTERIOR BUILDING ELEVATION

Drawn by: JS Checked by: ZN

A4.3

Project No: 23006 Date: SEPTEMBER 2025

SCHEDULE "A" page 12 of 16
To Zoning Agreement DASZ 6/2012
By-Law No. BL 133/2012
Winnipeg

ZONING OFFICER	Diana Lopez	NOV. 14, 2025
DISTRICT PLANNER		
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

SCHEDULE "A" page 13 of 16
To Zoning Agreement DAGB 6/2012
By-Law No. B/L 133/2012
ZONE
DIST
CON
APPR
DIRECTN
PROPER
Diana Lopez NOV - 14, 2025

Landscape Surface Legend

Note: Quantities shown are approximate only.
Bidders/Contractors should not rely on them but are advised to conduct their own quantity takeoff.

Dark Grey Granite mulch (15mmø) planting bed (c.w. fabric) 618.30 sq m

Sod c.w. Topsoil 1335.47 sq m



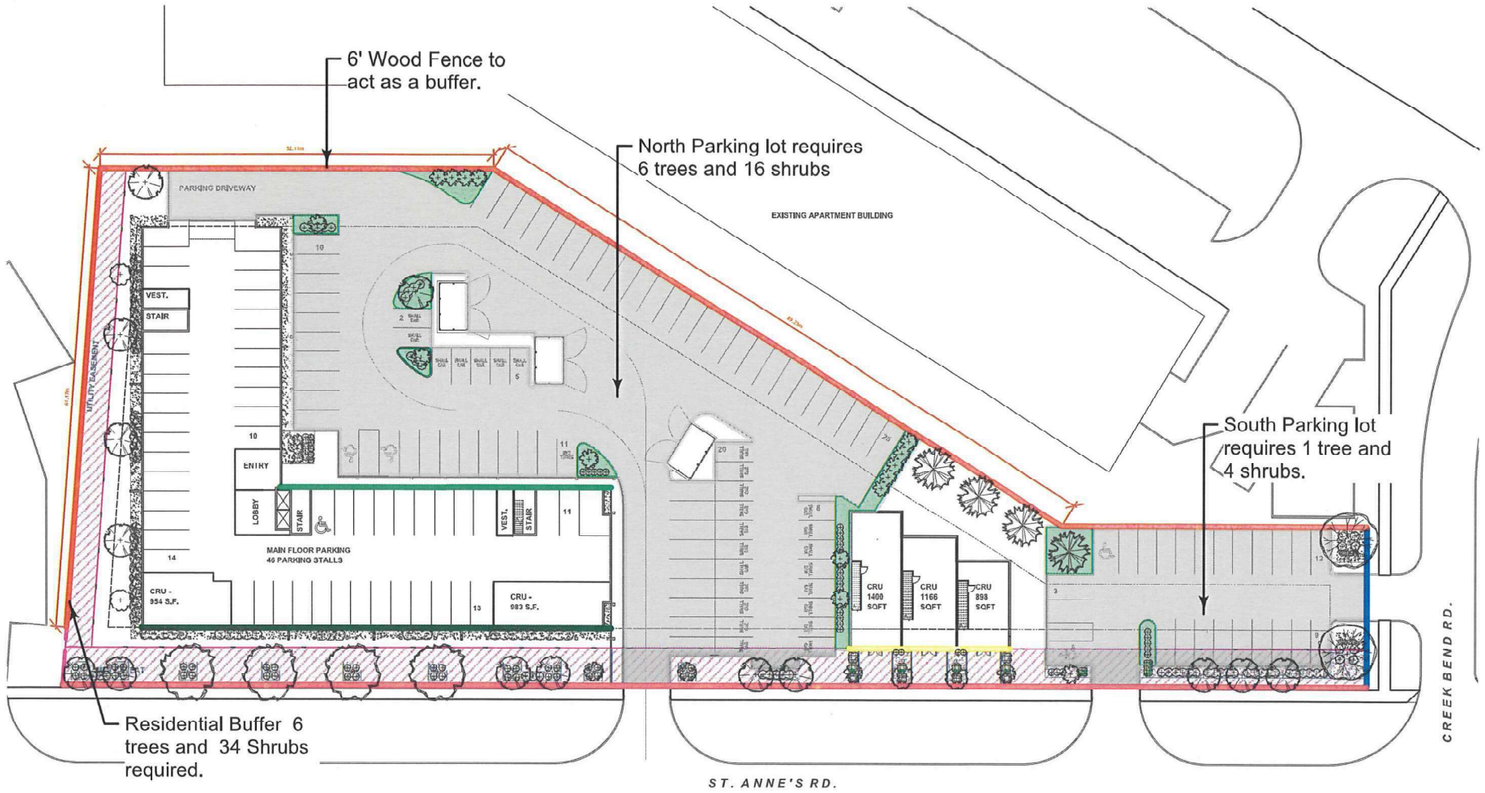
No.	Date	Issue Notes
A	2025-09-19	Plan Approval

Drawing No.

LC-1 of 4

NEW APARTMENT
1269 ST. ANNE'S RD., WPG
Landscape Concept

LAND FORUM
LANDSCAPE ARCHITECTS



1 LC-2 **Zoning Analysis Plan**

Scale: 1:750

0 5 10 15 20 25 m

SCHEDULE "A" page 14 of 16
To Zoning Agreement DASZ 6/2012
By-Law No. BL 133/2012
ZONING OFFICER Diana Lopez NOV. 14, 2025
DISTRICT PLANNER
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
Winnipeg

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

St. Anne's Rd. — 569 Lin ft.

	Required	Proposed
Trees	19	20
Shrubs	84	92

Creek Bend Dr. — 69 Lin ft.

	Required	Proposed
Trees	2	2
Shrubs	9	16

190 (5) Building Foundation Landscaping (outside of urban infill

Facade Facing Street

North Building — 203 Lin Ft.

	Required	Proposed
Shrubs	20	25

South Building — 70 Lin Ft.

	Required	Proposed
Shrubs	7	12

Principle Entry

North Building — 142 Lin Ft.

	Required	Proposed
Shrubs	14	18

190 (6) Parking lot Interior Landscaping

Gross Parking Lot Area — 40941 Sq. Ft.

Required Landscape Area

	Required	Proposed
	2047	2152
Trees	7	7
Shrubs	20	41

No.	Date	Issue Notes
A	2025-09-19	Plan Approval

Drawing No. LC-2 *of* 4

NEW APARTMENT
1269 ST. ANNE'S RD., WPG
Landscape Zoning Analysis

LAND FORUM
LANDSCAPE ARCHITECTS

SCHEDULE "A" page 15 of 16
To Zoning Agreement DASZ 6/2012
By-Law No. 133/2012
ZONING OFFICER Dima Lopez NOV. 4, 2025
DISTRICT PLANNER
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
Winnipeg

EXISTING APARTMENT BUILDING

1-Spring Snow Flowering Crab Apple
1-Japanese Tree Lilac
4-Villosa Lilac
PARKING DRIVEWAY
5-Alpine Currant "Schmidke"
1-Spring Snow Flowering Crab Apple
4-Alpine Currant "Schmidke"
2-Amur Maple
VEST.
STAIR
3-Spring Snow Flowering Crab Apple
UTILITY EASEMENT
1-Japanese Tree Lilac
3-Alpine Currant "Schmidke"
3-Dwarf Korean Lilac
5-Morden Snow Potentilla
5-FE Matcha Ball Spirea False
1-Japanese Tree Lilac
5-Morden Snow Potentilla
ENTRY
OBBY
STAIR
VEST.
STAIR
25-Sumac 'Gro-Low'
MAIN FLOOR PARKING
46 PARKING STALLS
5-Dart's Gold Ninebark
5-Dart's Gold Ninebark
3-Dart's Gold Ninebark
3-Dart's Gold Ninebark
9-Dart's Gold Ninebark
CRU - 954 S.F.
CRU - 983 S.F.
5-Villosa Lilac
3-Colorado Spruce Blue
1-Colorado Spruce Blue
5-Mango Tango Potentilla
5-Mango Tango Potentilla
2-Japanese Tree Lilac
5-Mango Tango Potentilla
CRU 1400
CRU 1166
CRU 898
12-Morden Snow Potentilla
16-Karl Foerster Feather Reed Grass
2-Japanese Tree Lilac
2-Discovery Elm
4-FE Matcha Ball Spirea False
8-Festivus Gold Ninebark
4-FE Matcha Ball Spirea False
5-Mango Tango Potentilla
22-Pygmy Caragana
3-Spring Snow Flowering Crab Apple
8-Karl Foerster Feather Reed Grass
1-Japanese Tree Lilac
3-Mango Tango Potentilla
CREEK BEND R
16-Mango Tango Potentilla
4-Silver Cloud Maple
8-Mango Tango Potentilla
3-Pygmy Caragana
2-Spring Snow Flowering Crab Apple
2-Japanese Tree Lilac
8-Mango Tango Potentilla
8-Mango Tango Potentilla
3-Pygmy Caragana
2-Spring Snow Flowering Crab Apple
16-FE Matcha Ball Spirea False
5-Pygmy Caragana
2-Spring Snow Flowering Crab Apple
2-Amur Maple
ST. ANNE'S RD.

0 5 10 15 20 25 m

1 Planting Plan
LC-3 Scale: 1:500

No.	Date	Issue Notes
A	2025-09-19	Plan Approval

Drawing No.

LC-3 of 4

NEW APARTMENT
1269 ST. ANNE'S RD., WPG
Planting Plan

LAND FORUM
LANDSCAPE ARCHITECTS

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
Colorado Spruce Blue	Picea pungens	4	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	4	65 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.
Silver Cloud Maple	Acer saccharinum 'Silver Cloud'	4	65 mm ø 4.0-4.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Spring Snow Flowering Crab Apple	Malus baccata 'Spring Snow'	14	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	10	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.
Discovery Elm	Ulmus davidiania japonica 'Discovery'	2	65 mm ø 4.0-4.5m 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			
Pygmy Caragana	Caragana pygmae	33	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Festivus Gold Ninebark	Physocarpus opulifolius 'Bert Dart's Gold'	8	60 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dart's Gold Ninebark	Physocarpus opulifolius 'Dart's Gold'	25	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Mango Tango Potentilla	Potentilla fruticosa 'Mango Tango'	63	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Morden Snow Potentilla	Potentilla fruticosa 'Morden Snow'	22	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Sumac 'Gro-Low'	Rhus aromatica 'Gro-Low'	25	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Alpine Currant "Schmidke"	Ribes alpinum	12	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
FE Matcha Ball Spirea False	Sorbaria sorbifolia 'Levgreen'	29	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dwarf Korean Lilac	Syringa meyeri 'Palibin'	3	60 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Villosa Lilac	Syringa prestonae	9	60 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Perennials			
Ornamental Grasses			
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	28	Large Pot 2 yr. plant
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		295	
Total Plants in Drawing		295	

SCHEDULE "A" page 16 of 16
To Zoning Agreement DAFT 6/2012
By-Law No. B/L 137/2012
Winnipeg
ZONING OFFICER Diana Lopez NOV. 14, 2025
DISTRICT PLANNER
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT

No.	Date	Issue Notes
A	2025-09-19	Plan Approval

Drawing No.

NEW APARTMENT
1269 ST. ANNE'S RD., WPG
Plant Schedule

LAND FORUM
LANDSCAPE ARCHITECTS