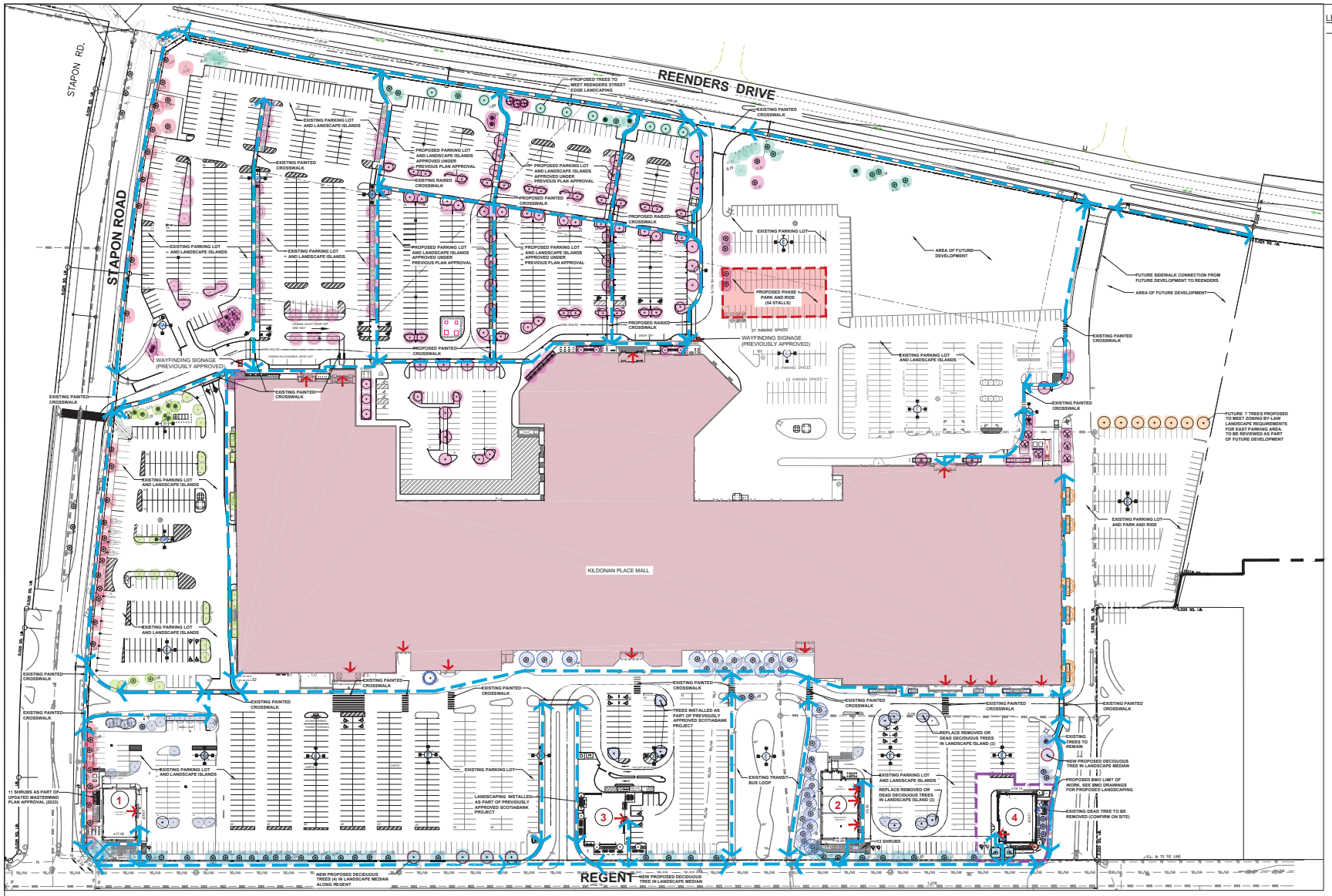

LEGEND

- PROPERTY LINE
- EXISTING TREES TO REMAIN
- EXISTING TREES (PLANTED 2018-2022)
- EXISTING SHRUBS & GRASSES
- PROPOSED TREES
- REENDERS DRIVE STREET EDGE
- STAPON ROAD STREET EDGE
- REGENT AVENUE STREET EDGE
- NORTH PARKING LOT INTERIOR
- WEST PARKING LOT INTERIOR
- SOUTH PARKING LOT INTERIOR
- EAST PARKING LOT INTERIOR
- BUILDING/ STORE ENTRANCES
- MAIN PEDESTRIAN CIRCULATION

OVERALL SITE PLANT LIST

DECIDUOUS TREES	
AMERICAN ELM	
BRANDON ASCENDING ELM	
AMERICAN LINDEN	
BLACK ASH	
GREEN ASH	
JAPANESE TREE LILAC	
NORTHWEST POPLAR	
SHUBERT CHOKECHERRY	
SIBERIAN ELM	
STARLIGHT CRABAPPLE	
HOT WINGS TATARIAN MAPLE	
COLUMNAR DECIDUOUS TREES	
PRAIRIE HORIZON MANCHURIAN ALDER	
PARKLAND PILLAR BIRCH	
GREEN HALL FLOWERING CRABAPPLE	
CONIFEROUS TREES	
COLORADO SPRUCE	
SPRUCE	
DECIDUOUS SHRUBS	
PYGMY CARAGANA	
ROYAL JUBILEE NINEBARK	
DWARF KOREAN LILAC	
COMPACT AMERICAN CRANBERRY	
COTONEASTER	
DWARF WINGED BURNING BUSH	
TURKESTAN BURNING BUSH	
CONIFEROUS SHRUBS	
MOPS MUGO PINE	
BLUE DANUBE JUNIPER	
BLUE CHIP JUNIPER	
GRASSES	
KARL FOERSTER GRASS	
AWNED WHEATGRASS	
PRAIRIE DROPSEED	

0 10 20 40m NORTH

KILDONAN PLACE MASTERPLAN- LANDSCAPE REQUIREMENTS

			REQUIRED	EXISTING/ PROPOSED
REENDERS DRIVE STREET EDGE	1 TREE/30 FT (9.1m).	537.97m (1765 FT)	59	(59 CREDITED) (See Notes 1- 6)
	3 SHRUBS/20 FT (6.1m).		265	6 PROPOSED TREES +13 CREDITED TREES (See Notes 1- 6)
STAPON ROAD STREET EDGE	1 TREE/30 FT (9.1m).	404.62m (1328.15 FT)	44	(52 CREDITED) (See Notes 1-2, 7-9)
	3 SHRUBS/20 FT (6.1m).		199	(10 CREDITED TREES)
REGENT AVE STREET EDGE	1 TREE/30 FT (9.1m).	495.24m 1624.8 FT	54	(58 CREDITED) + 6 NEW TREES (See Notes 1-2, 10-11)
	3 SHRUBS/20 FT (6.1m).		244	90 SHRUBS (+6 CREDITED TREES)
NORTH PARKING LOT INTERIOR	5% OF GROSS AREA 1 TREE/300 SQ.FT (28 SQ.M)	(x58,783.75 SQ.M) x5% (2939.18 SQ.M)	2939.18 SQ.M 105	3722.26 SQ. M 89 PROPOSED (+65 CREDITED) (See Notes 1-2, 12-14)
	1 SHRUB/100 SQ.FT (9.30 SQ.M)		316	338 SHRUBS/ GRASSES
WEST PARKING LOT INTERIOR	5% OF GROSS AREA 1 TREE/300 SQ.FT (28 SQ.M)	9,841 SQ.M x5% 492 SQ.M	492 SQ.M 18 TREES	1528 SQ.M 40 CREDITED TREES (See Notes 1-2 &15-16)
	1 SHRUB/100 SQ.FT (9.30 SQ.M)		53 SHRUBS	(3 CREDITED TREES)
SOUTH PARKING LOT INTERIOR	5% OF GROSS AREA 1 TREE/300 SQ.FT (28 SQ.M)	43,837.72 SQ.M x5% 2191.88 SQ.M	1732.75 SQ.M 78 TREES	1342.50 SQ.M EXISTING 10 PROPOSED +122 CREDITED TREES (See Notes 2, 17-20)
	1 SHRUB/100 SQ.FT (9.30 SQ.M)		236 SHRUBS	59 SHRUBS (+9 CREDITED TREES)
EAST PARKING LOT INTERIOR	5% OF GROSS AREA 1 TREE/300 SQ.FT (28 SQ.M)	6,160 SQ.M x5% 308 SQ.M	308 SQ.M 11 TREES	353 SQ.M 5 PROPOSED +6 CREDITED TREES (See Notes 1-2 & 21)
	1 SHRUB/100 SQ.FT (9.30 SQ.M)		33 SHRUBS	0 SHRUBS (2 PROPOSED TREES) (See Note 1)
BUILDING FOUNDATION FOR WEST SIDE OF MALL	1 SHRUB/ 10 FT. (3.05m)	144.80m (475.06FT)	48 SHRUBS 10 TREES TO REPLACE ORIGINAL (SEE NOTE 1)	48 SHRUBS & GRASSES + 10 TREES (SEE NOTE 1)
BUILDING FOUNDATION FOR SOUTH SIDE OF MALL	1 SHRUB/ 10 FT. (3.05m)	405.65m (1330.8FT)	133 SHRUBS	46 SHRUBS + 6 TREES (SEE NOTE 1)
BUILDING FOUNDATION FOR EAST SIDE OF MALL	1 SHRUB/ 10 FT. (3.05m)	108.33m (355.4FT)	36 SHRUBS	36 SHRUBS
BUILDING FOUNDATION FOR NORTH EAST SIDE OF MALL (WITH ENTRANCES)	1 SHRUB/ 10 FT. (3.05m)	112.23m (368.21FT)	37 SHRUBS	57 SHRUBS
BUILDING FOUNDATION FOR NEW/ MODIFIED NORTH FRONTAGE (WITH ENTRANCES)	1 SHRUB/ 10 FT. (3.05m)	168.77m (553.70FT)	55 SHRUBS	80 SHRUBS
BUILDING FOUNDATION FOR PAD SITE #1 (SOUTH SIDE)	1 SHRUB/ 10 FT. (3.05m)	17.09m (56FT)	6 SHRUBS	6 SHRUBS
BUILDING FOUNDATION FOR PAD SITE #1 (EAST SIDE)	1 SHRUB/ 10 FT. (3.05m)	25.69m (84FT)	8 SHRUBS	8 SHRUBS
BUILDING FOUNDATION FOR PAD SITE #1 (WEST SIDE)	1 SHRUB/ 10 FT. (3.05m)	25.69m (84FT)	8 SHRUBS	23 SHRUBS
BUILDING FOUNDATION FOR PAD SITE #2 (SOUTH SIDE)	1 SHRUB/ 10 FT. (3.05m)	18.15m (59FT)	6 SHRUBS	6 SHRUBS
BUILDING FOUNDATION FOR PAD SITE #2 (EAST SIDE)	1 SHRUB/ 10 FT. (3.05m)	32.9m 108FT	11 SHRUBS	12 SHRUBS
BUILDING FOUNDATION FOR PAD SITE #3 (SOUTH SIDE)	1 SHRUB/ 10 FT. (3.05m)	67.91 FT (20.70m)	7 SHRUBS	7 SHRUBS (SHOWN ON EAST SIDE OF BLDG)
BUILDING FOUNDATION FOR PAD SITE #3 (EAST SIDE)	1 SHRUB/ 10 FT. (3.05m)	82 FT (25m)	8 SHRUBS	8 SHRUBS
BUILDING FOUNDATION FOR PAD SITE #4 (EAST SIDE)	1 SHRUB/ 10 FT. (3.05m)	79 FT. (24.21m)	8 SHRUBS	33 SHRUBS+ 4 TREES
BUILDING FOUNDATION FOR PAD SITE #4 (SOUTH SIDE)	1 SHRUB/ 10 FT. (3.05m)	62.8 FT (19.14m)	6 SHRUBS	20 SHRUBS + 1 TREE
			TOTAL TREES	414 584 TREES (SEE NOTE A)
			TOTAL SHRUBS	1723 877 SHRUBS & GRASSES (SEE NOTE B)

A. 170 TREES IN EXCESS OF ZONING BY LAW WITH TREE PRESERVATION CREDITS
B. ALTERNATIVE EQUIVALENCY COMPLIANCE WILL BE REQUESTED TO ALLOW MORE TREES IN LIEU OF SHRUBS REQUIRED (WHERE 1 TREE= 20 SHRUBS), 846 SHRUBS REQUIRED = 42 TREES
C. 128 TREES IN EXCESS OF ZONING BY LAW AFTER 42 TREES ALLOCATED TO SHRUB REQUIREMENTS
D. ADDITIONAL PERENNIAL LANDSCAPING PROPOSED AT PAD SITE #4 NOT REQUIRED OR INCLUDED IN LANDSCAPE STATS

NOTE:

1. ALTERNATIVE EQUIVALENCY COMPLIANCE WILL BE REQUESTED TO ALLOW MORE TREES IN LIEU OF SHRUBS REQUIRED (WHERE 1 TREE= 20 SHRUBS)
2. AS PER CITY OF WINNIPEG BY LAW SECTION 191, THE OWNER SHALL RECEIVE CREDIT AGAINST THE AMOUNT OF LANDSCAPING MATERIAL OTHERWISE REQUIRED BY SECTION 190 FOR EACH HEALTHY MATURE TREE OVER 2.5 INCHES DIAMETER AT BREAST HEIGHT PRESERVED ON SITE.
   2.1. Over 12" Caliper = 6 Credited Trees
   2.2. 8"-11.9" Caliper = 4 Credited Trees
   2.3. 2.5"- 7.9" Caliper = 2 Credited Trees
   2.4. Under 2.5" Caliper= 1 Credited Tree
3. REENDERS DRIVE TO RECEIVE TREE PRESERVATION CREDIT FOR 3 TREES AT OVER 12" CALIPER= 18 CREDITED TREES
4. REENDERS DRIVE TO RECEIVE TREE PRESERVATION CREDIT FOR 6 TREES AT 8-11.9" CALIPER= 24 CREDITED TREES
5. REENDERS DRIVE TO RECEIVE TREE PRESERVATION CREDIT FOR 15 TREES AT 2.5- 7.9" CALIPER= 30 CREDITED TREES
6. REENDERS DRIVE TO RECEIVE TREE PRESERVATION CREDIT FOR 2 TREES AT 8-11.9" CALIPER = 8 CREDITED TREES
7. STAPON ROAD TO RECEIVE TREE PRESERVATION CREDIT FOR 25 TREES AT 2.5-7.9" CALIPER= 50 CREDITED TREES
8. STAPON ROAD TO RECEIVE TREE PRESERVATION CREDIT FOR 4 TREES AT UNDER 2.5" CALIPER= 4 CREDITED TREES
9. STAPON ROAD TO TO RECEIVE TREE PRESERVATION CREDIT FOR 29 TREES AT 2.5-7.9" CALIPER= 58 CREDITED TREES
10. REGENT AVENUE TO RECEIVE TREE PRESERVATION CREDIT FOR FOR 6 TREES AT UNDER 2.5" CALIPER= 6 CREDITED TREES
11. REGENT AVENUE RECEIVE TREE PRESERVATION CREDIT FOR 2 TREES AT 8-11.9" CALIPER = 8 CREDITED TREES
12. NORTH PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 4 TREES AT 2.5-7.9" CALIPER = 8 CREDITED TREES
13. NORTH PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 45 TREES UNDER 2.5" CALIPER = 45 CREDITED TREES
14. NORTH PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 13 TREES AT 2.5-7.9" CALIPER= 40 CREDITED TREES
15. WEST PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 17 TREES AT UNDER 2.5" CALIPER= 17 CREDITED TREES
16. WEST PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 5 TREES OVER 12" CALIPER = 30 CREDITED
17. SOUTH PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 8 TREES AT 8-11.9" CALIPER = 32 CREDITED
18. SOUTH PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 19 TREES AT 2.5-7.9" CALIPER= 27 CREDITED
19. SOUTH PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 27 TREES UNDER 2.5" CALIPER= 27 CREDITED TREES
20. SOUTH PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 27 TREES UNDER 2.5" CALIPER= 27 CREDITED TREES
21. EAST PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 6 TREES UNDER 2.5" CALIPER= 6 CREDITED TREES

No:	Date:	Revision
1	2025-10-17	ISSUED FOR PLAN APPROVAL

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200-1600 ST. JAMES STREET
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TEL: 204-297-8588 FAX: 204-297-8588

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE.

SEAL

CONSULTANT

McGOWAN RUSSELL
825 ST JOSEPH STREET
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R2H 3A8
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PO BOX 84
TORONTO, ONTARIO
M5C 2V9

PROJECT

KILDONAN PLACE BMO

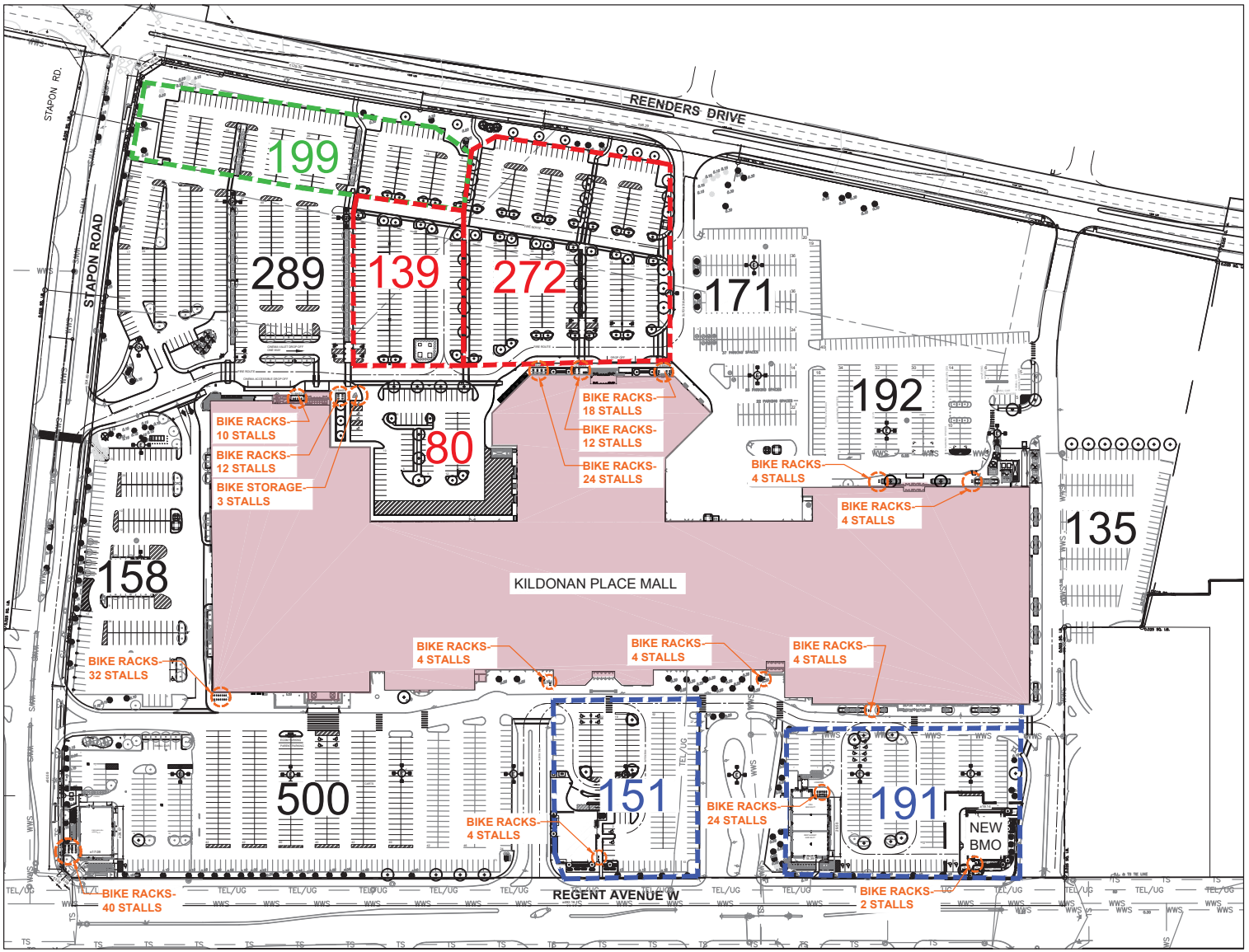
1555 REGENT AVENUE WEST
WINNIPEG, MANITOBA

DO NOT SCALE DRAWINGS

ALL DIMENSIONS ARE TO BE CHECKED VERIFIED ON JOB. CONTRACTOR SHALL NOT SCALE DRAWINGS. NOTIFY CONSULTANTS OF ANY DISCREPANCIES.

DRAWN BY: MN
CHECKED BY: MN
DATE: OCTOBER 2025
SHEET: - OF -
PROJECT: 18-1881
SHEET NO.: L1.0

LANDSCAPE_MASTERPLAN
1:750



LEGEND

'100'	PARKING AREAS TO REMAIN	1445 STALLS
'100'	PARKING AREAS MODIFIED	342 STALLS
'100'	NEW PARKING AREAS	491 STALLS
'100'	NEW PARKING AREAS TAXATION CENTRE	(199 STALLS)

KILDONAN PLACE SHOPPING CENTRE - PARKING SUMMARY

GROSS BUILDING AREA ON ENTIRE LOT (PRE-DEVELOPMENT)

MALL	536,000 FT²
EXISTING PAD SITES	10,630 FT²
TOTAL	546,630 FT²

PROPOSED GROSS BUILDING AREA

MALL	±494,294 FT²
NEW PAD SITE	±5,000 FT²
EXISTING PAD SITES	15,630 FT²
TOTAL	514,924 FT²

DIFFERENCE IN GROSS BUILDING AREA -31,706 FT²

RETAIL PARKING RATIO: 1 STALL/250 FT²

REQUIRED PARKING FOR TOTAL AREA (514,924 FT²/250):	2060 STALLS
TOTAL PARKING PROVIDED:	2278 STALLS
SURPLUS	±218 STALLS

REQUIRED PARKING FOR TOTAL AREA WITH 80% REDUCTION:	1648 STALLS
SURPLUS	±630 STALLS

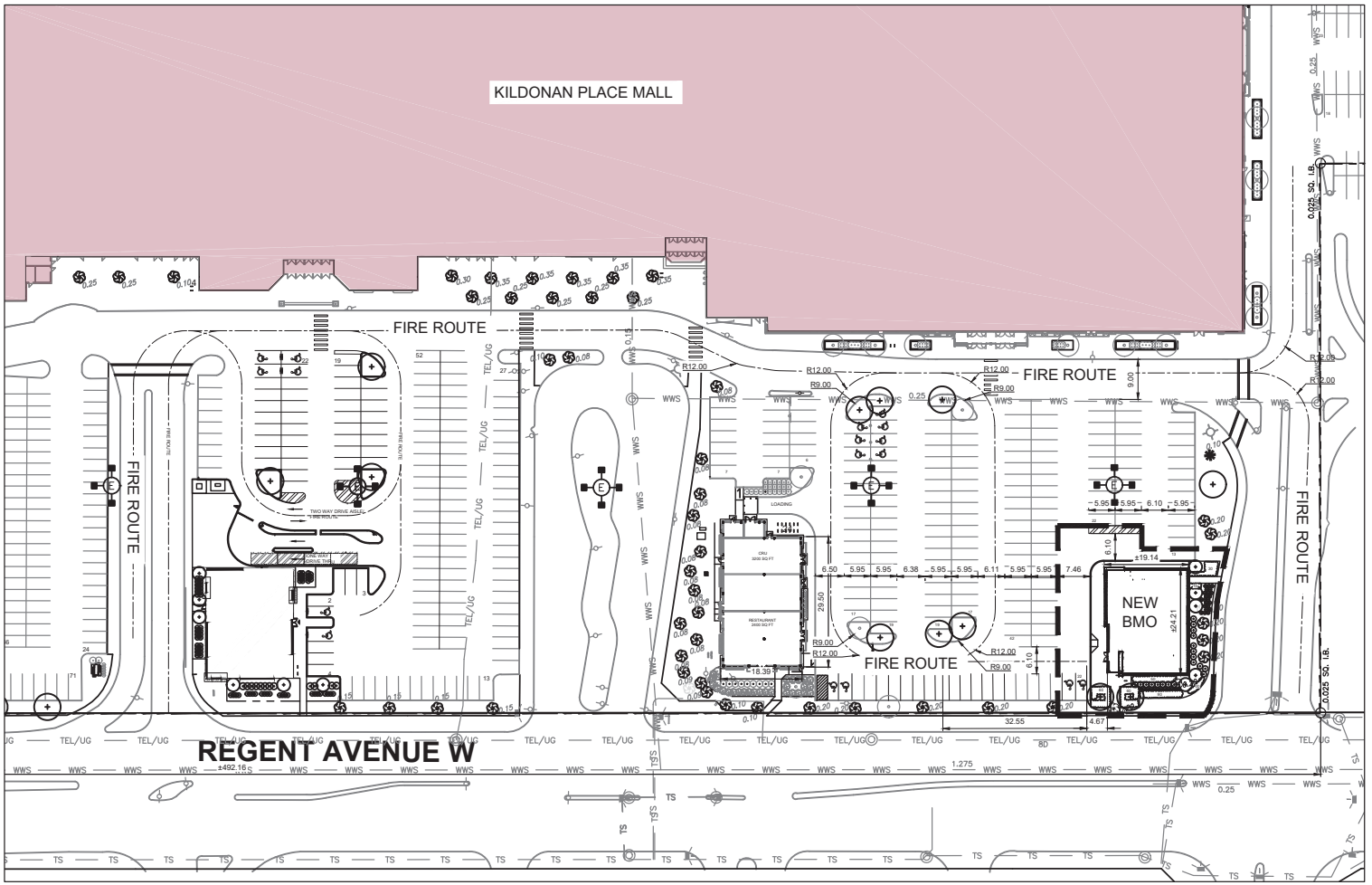
TOTAL PARKING PROVIDED TAXATION CENTRE ±199 STALLS
(NOT INCLUDED IN TOTAL PARKING COUNT)

BIKE PARKING REQUIRED	165
BIKE PARKING PROVIDED	201

KILDONAN PLACE | BMO & MASTER PLAN PARKING ANALYSIS

OCTOBER 17, 2025

NORTH



SITE PLAN ENLARGEMENT

NORTH

LEGEND

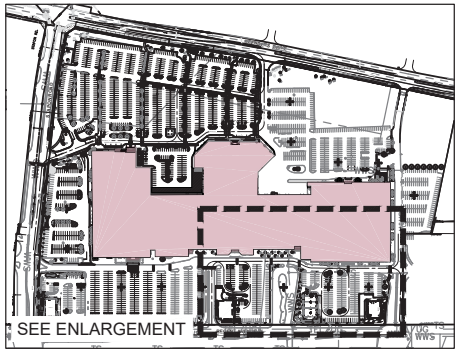
PROPERTY LINE

EXISTING TREES TO REMAIN

EXISTING TREES (PLANTED 2018-2022)

EXISTING SHRUBS & GRASSES

PROPOSED TREES



OVERALL KILDONAN PLACE SITE

KILDONAN PLACE | BMO FIRE ACCESS REVIEW

OCTOBER 17, 2025