***Please note: Approved plans are subject to any amendments or conditions made by Community Committee.**

AFFORDABILITY UNIT TYPES LEGEND

82 Units in total
- 28 Affordable Housing Units (34% of the total)
- 54 Non-affordable Housing Units (66% of the total)

PARKING LEGEND

Parking Category 3A
- 4 Parking spaces required (28 Affordable housing units)
- 4 Parking spaces provided
- 0 Visitor parking required

Parking Category 3
- 81 Parking spaces required (54 Non-affordable housing units)
- 72 Parking spaces provided (5 existing and 62 new)
- 8 Visitor parking required
- 8 Visitor parking provided (5 existing and 3 new)

Total spaces required: 85
Total spaces provided: 76

Accesible Parking Spaces
- 3 Standard accesible parking spaces required
- 3 Standard accesible parking spaces provided
- 2 Van accesible parking spaces required
- 2 Van accesible parking spaces provided

Total accessible parking spaces required: 5
Total accessible parking spaces provided: 5

Bicycle Parking Category 3A
- 14 Bicycle parking spaces required

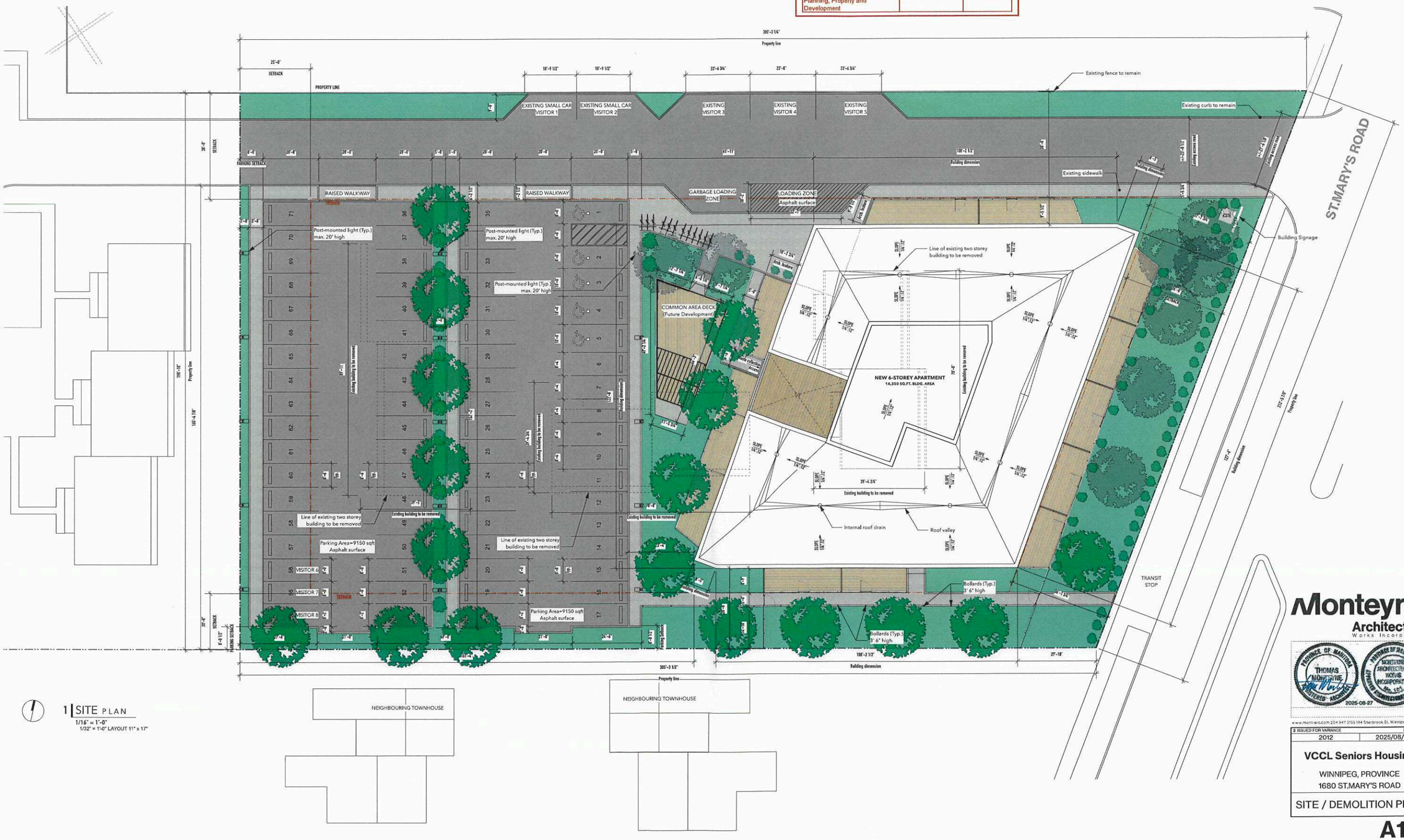
Bicycle Parking Category 3
- 8 Lockable bicycle parking spaces required

Total lockable bicycle parking spaces required: 22
Total lockable bicycle parking spaces provided: 48
- 12 Outdoor bicycle parking spaces
- 36 Indoor bicycle parking spaces

SCHEDULE "A" page 1 of 6
To Zoning Agreement: DASZ 28/2014
By-Law No.: BL 157/2022

Winnipeg

Zoning Officer	A D'Ottavio	Sept. 22 2025
District Planner	[signature]	Dec 22/25
Community Clerk	[signature]	Jan 7/26
Approved for the Director of Planning, Property and Development		



1 SITE PLAN
1/16" = 1'-0"
1/32" = 1'-0" LAYOUT 11" x 17"

Monteyne Architecture Works Incorporated

PROVINCE OF MANITOBA THOMAS MONTEYNE REGISTERED ARCHITECT 2025-08-27
PROVINCE OF MANITOBA MONTEYNE ARCHITECTURE WORKS INCORPORATED No. 101 APPROVED ARCHITECTURAL CORPORATION

www.mont-arc.com 204 947 3155 194 Sherbrook St. Winnipeg R3C 2B6

2 ISSUED FOR VARIANCE	2025-08-07
2012	2025/08/07

VCCL Seniors Housing

WINNIPEG, PROVINCE
1680 ST.MARY'S ROAD

SITE / DEMOLITION PLAN

A1.0

***Please note: Approved plans are subject to any amendments or conditions made by Community Committee.**

GRAPHIC LEGEND

- 4'-0" High New Fencing - Pressure treated
- 6'-0" High New Fencing - Pressure treated
- 6'-0" High Existing Fencing
- Architectural feature (variable high: 6'-6" to 8'-11") - To macth cladding material

*All fencing and architectural feature heights are measured to grade

LANDSCAPE

Maintaining of 8 the existing trees indicated in the drawings
Removal of the rest of existing trees and shrubs on site
12 New trees - Triumph hybrid Elm Tree & Dutch Elm Disease tolerant

SCHEDULE "A" page 2 of 6

To Zoning Agreement: DASZ 28/2014

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Winnipeg

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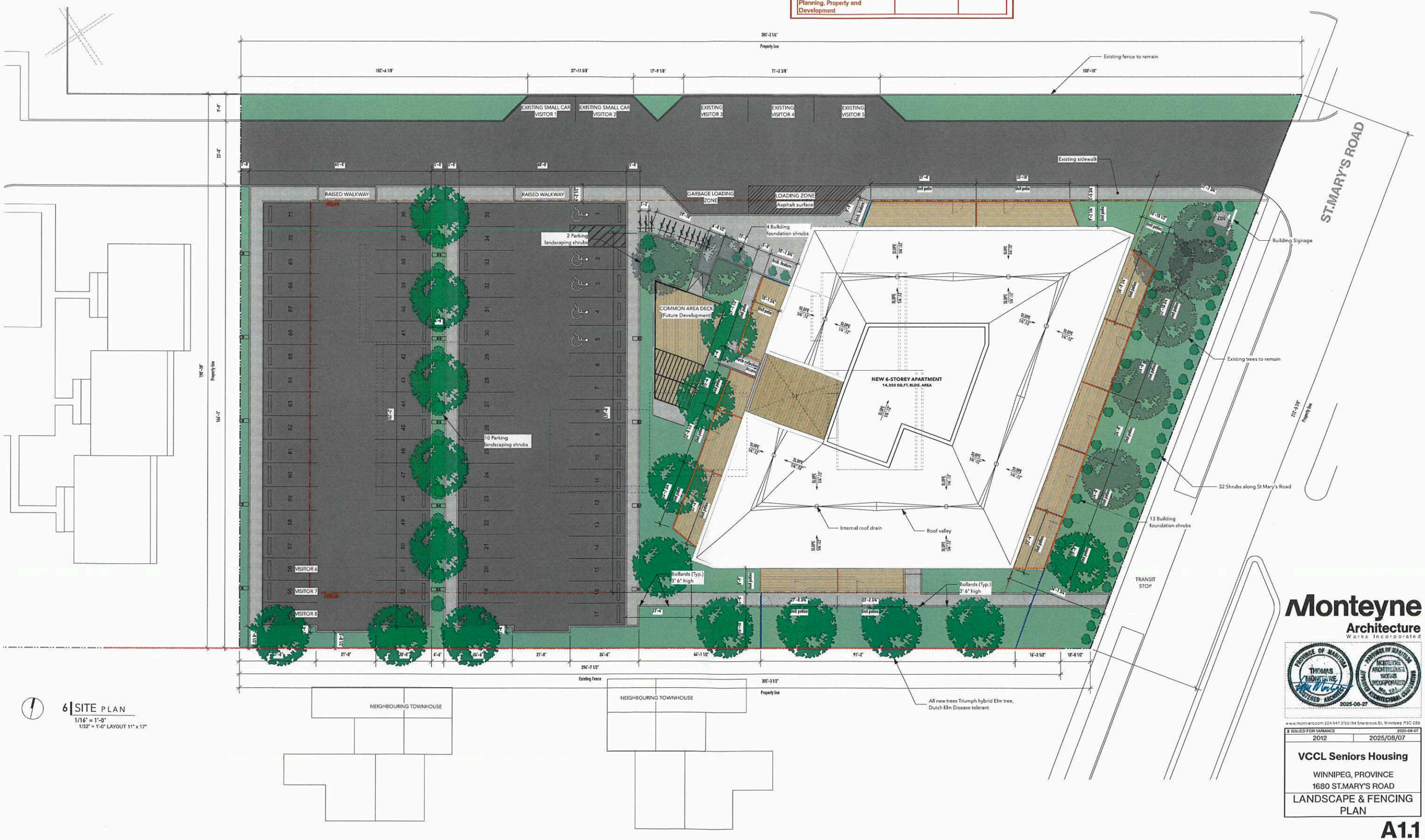
District Planner		Dec 22/25
Community Clerk		Jan 7/26
Approved for the Director of Planning, Property and Development		



6 SITE PLAN
1/16" = 1'-0"
1/32" = 1'-0" LAYOUT 11" x 17"

Monteyne Architecture Works Incorporated

PROVINCE OF MANITOBA THOMAS MONTEYNE REGISTERED ARCHITECT 2025-08-27

PROVINCE OF MANITOBA MONTEYNE ARCHITECTURE WORKS INCORPORATED No. 104 APPROVED ARCHITECTURAL CORPORATION

www.mont-arc.com 204 947 3156 194 Sherbrook St. Winnipeg R3C 2B6

2 ISSUED FOR VARIANCE	2025-08-07
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VCCL Seniors Housing

WINNIPEG, PROVINCE
1680 ST.MARY'S ROAD

LANDSCAPE & FENCING PLAN

A1.1

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SCHEDULE "A" page 3 of 6

To Zoning Agreement: DASZ 28/2014

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Winnipeg

Zoning Officer	A D'Ottavio	Sept. 22 2025
District Planner		Dec 22/25
Community Clerk		Jan 7/26
Approved for the Director of Planning, Property and Development		



1 | SOUTH ELEVATION

1/8" = 1'-0"

1/16" = 1'-0" LAYOUT 11" x 17"

All building, fencing and architectural feature heights are measured to grade

Monteyne Architecture Works Incorporated

PROVINCE OF MANITOBA — THOMAS MONTEYNE — REGISTERED ARCHITECT — 2025-08-07

PROVINCE OF MANITOBA — MONTEYNE ARCHITECTURE WORKS INCORPORATED — No. 151 — CERTIFICATE OF ARCHITECTURAL CORPORATION

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2 ISSUED FOR VARIANCE	2025-08-07
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VCCL Seniors Housing

WINNIPEG, PROVINCE
1680 ST.MARY'S ROAD

BLDG ELEVATIONS - SOUTH

A3.0

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SCHEDULE "A" page 4 of 6

To Zoning Agreement: DASZ 28/2014

By-Law No.: BL 157/2022

Winnipeg

Zoning Officer	A D'Ottavio	Sept. 22 2025
District Planner		Aug 21/25
Community Clerk		Aug 7/26
Approved for the Director of Planning, Property and Development		


A
B
C
D
E
F
G
H
I
J
K
12'-1 1/2"
16'-0"
8'-6"
9'-11"
11'-11"
16'-0"
16'-0"
5'-4 1/2"
16'-0"
16'-0"
16'-0"
T.O. ROOF
170'-6"
T.O. EXT. WALL FRAMING
157'-9"
T.O. FF 6TH FLOOR
149'-9"
T.O. FF 5TH FLOOR
140'-0"
T.O. FF 4TH FLOOR
130'-3"
T.O. FF 3RD FLOOR
120'-6"
T.O. FF 2ND FLOOR
110'-9"
T.O. FF 1ST FLOOR
100'-0"
T/O GRADE
99'-0"
2'-7 1/2" (Typ.)
Parapet
9'-4"
11'-1 1/2"
9'-4"
6'-8" (Typ.)
Floor
METAL PANELS VARIED WITHS OR FIBER REINFORCED CEMENTITIOUS PANELS
FIBER REINFORCED CEMENTITIOUS PLANK HORIZONTAL LAP 8"
Architectural feature
Architectural feature
Architectural feature

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SCHEDULE "A" page 5 of 6

To Zoning Agreement: DASZ 28/2014

By-Law No.: BL 157/2022

Winnipeg

Zoning Officer	A D'Ottavio	Sept. 22 2025
District Planner		Dec 22/25
Community Clerk		Dec 9/26
Approved for the Director of Planning, Property and Development		



1 | NORTH ELEVATION

1/8" = 1'-0"

1/16" = 1'-0" LAYOUT 11" x 17"

All building, fencing and architectural feature heights are measured to grade

Monteyne Architecture Works Incorporated

PROVINCE OF MANITOBA — THOMAS MONTEYNE — REGISTERED ARCHITECT — 2025-08-07

PROVINCE OF MANITOBA — MONTEYNE ARCHITECTURE WORKS INCORPORATED No. 120 — CERTIFICATE OF ARCHITECTURAL CORPORATION

www.monteyne.com 204 947 3155 194 Sherbrook St, Winnipeg, R3C 2B6

2 ISSUED FOR VARIANCE	2025-08-07
2012	2025/08/07

VCCL Seniors Housing

WINNIPEG, PROVINCE
1680 ST.MARY'S ROAD

BLDG ELEVATIONS - NORTH

A3.2

***Please note: Approved plans are subject to any amendments or conditions made by Community Committee.**

SCHEDULE "A" page 6 of 6

To Zoning Agreement: DASZ 28/2014

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Winnipeg

Zoning Officer	A D'Ottavio	Sept. 22 2025
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		



1 EAST ELEVATION

1/8" = 1'-0"

1/16" = 1'-0" LAYOUT 11" x 17"

All building, fencing and architectural feature heights are measured to grade

Monteyne Architecture Works Incorporated

PROVINCE OF MANITOBA — THOMAS MONTEYNE — REGISTERED ARCHITECT — 2025-08-07

PROVINCE OF MANITOBA — MONTEYNE ARCHITECTURE WORKS INCORPORATED — No. 101 — PERMIT HOLDER — ARCHITECTURAL CORPORATION

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2 ISSUED FOR VARIANCE	2025-08-07
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VCCL Seniors Housing

WINNIPEG, PROVINCE
1680 ST.MARY'S ROAD

BLDG ELEVATIONS - EAST

A3.3