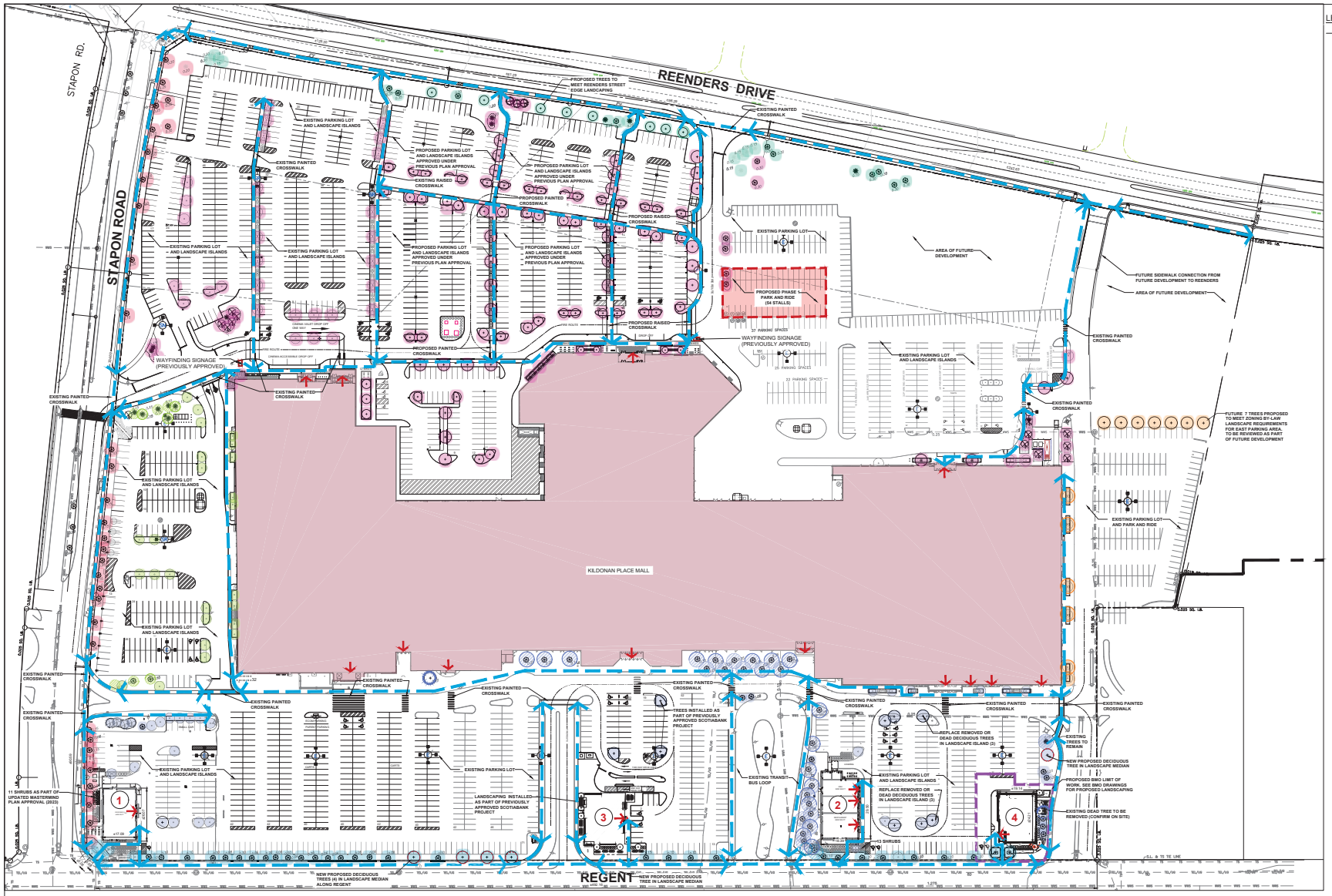


## LEGEND

- 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
WINNIPEG, MANITOBA, R3H 0G8
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
WINNIPEG, MANITOBA
R2H 3A8
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OWNER

PRIMARIS MANAGEMENT INC.

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1 ADELAIDE STREET EAST
PO BOX 84
TORONTO, ONTARIO
M5C 2V9

PROJECT

KILDONAN PLACE BMO

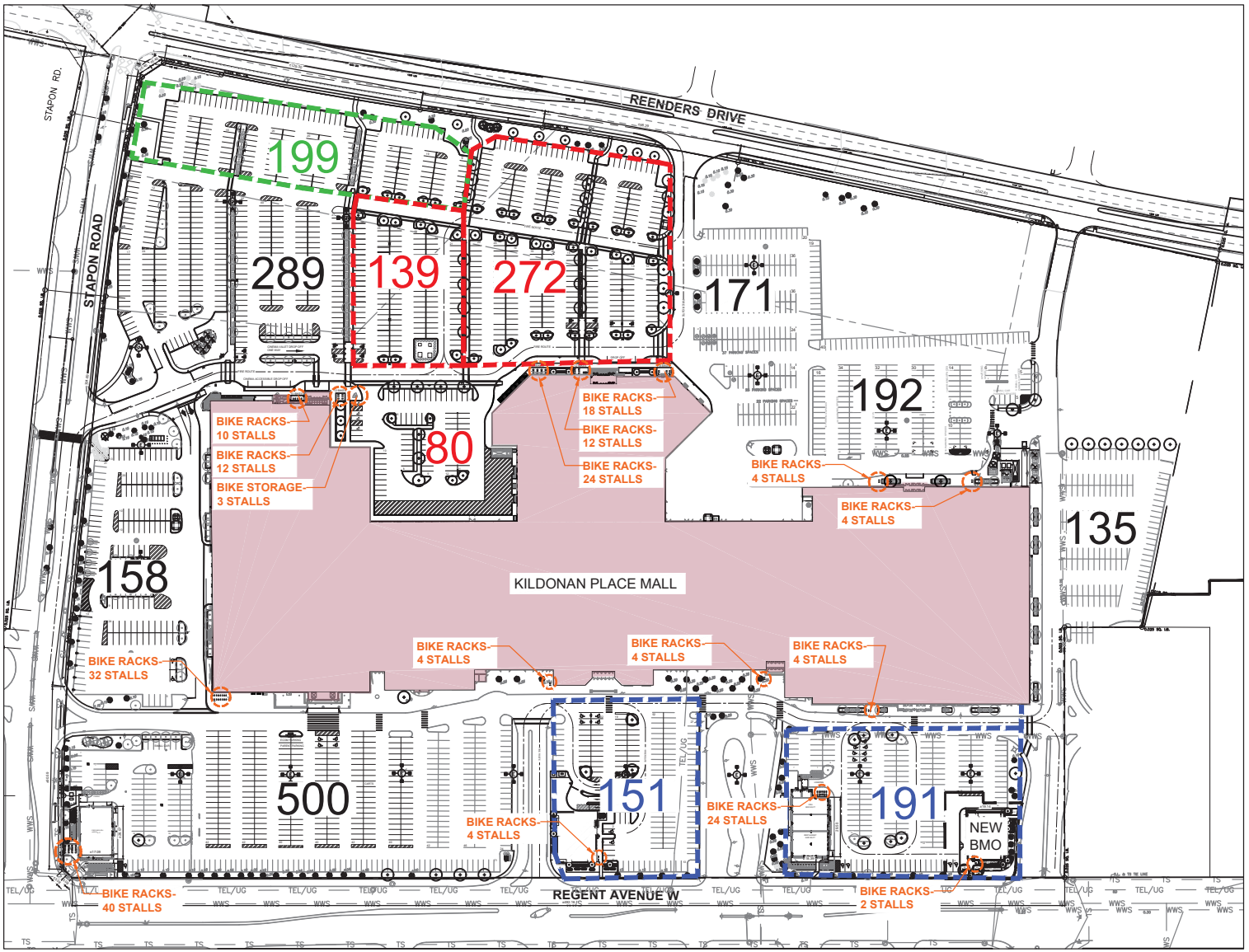
1555 REGENT AVENUE WEST
WINNIPEG, MANITOBA

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 |

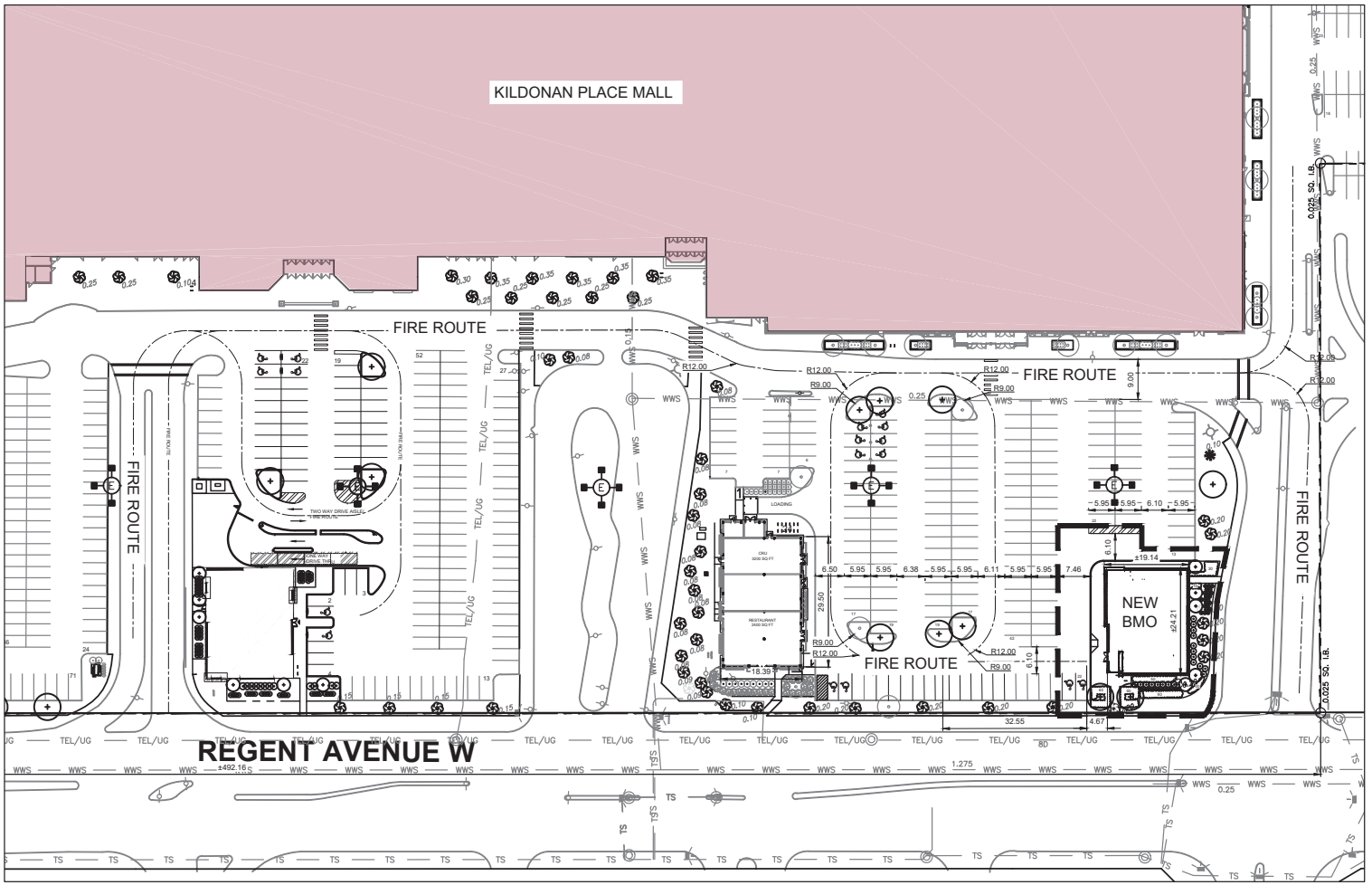
TOTAL PARKING PROVIDED TAXATION CENTRE ±199 STALLS
(NOT INCLUDED IN TOTAL PARKING COUNT)

| | |
|---|---|
| BIKE PARKING REQUIRED | 165 |
| BIKE PARKING PROVIDED | 201 |

# KILDONAN PLACE | BMO & MASTER PLAN PARKING ANALYSIS

OCTOBER 17, 2025

NORTH




SITE PLAN ENLARGEMENT

NORTH

**LEGEND**

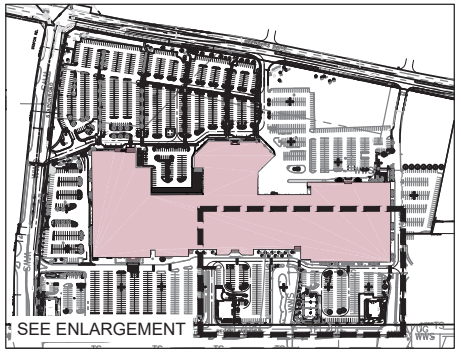
PROPERTY LINE

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