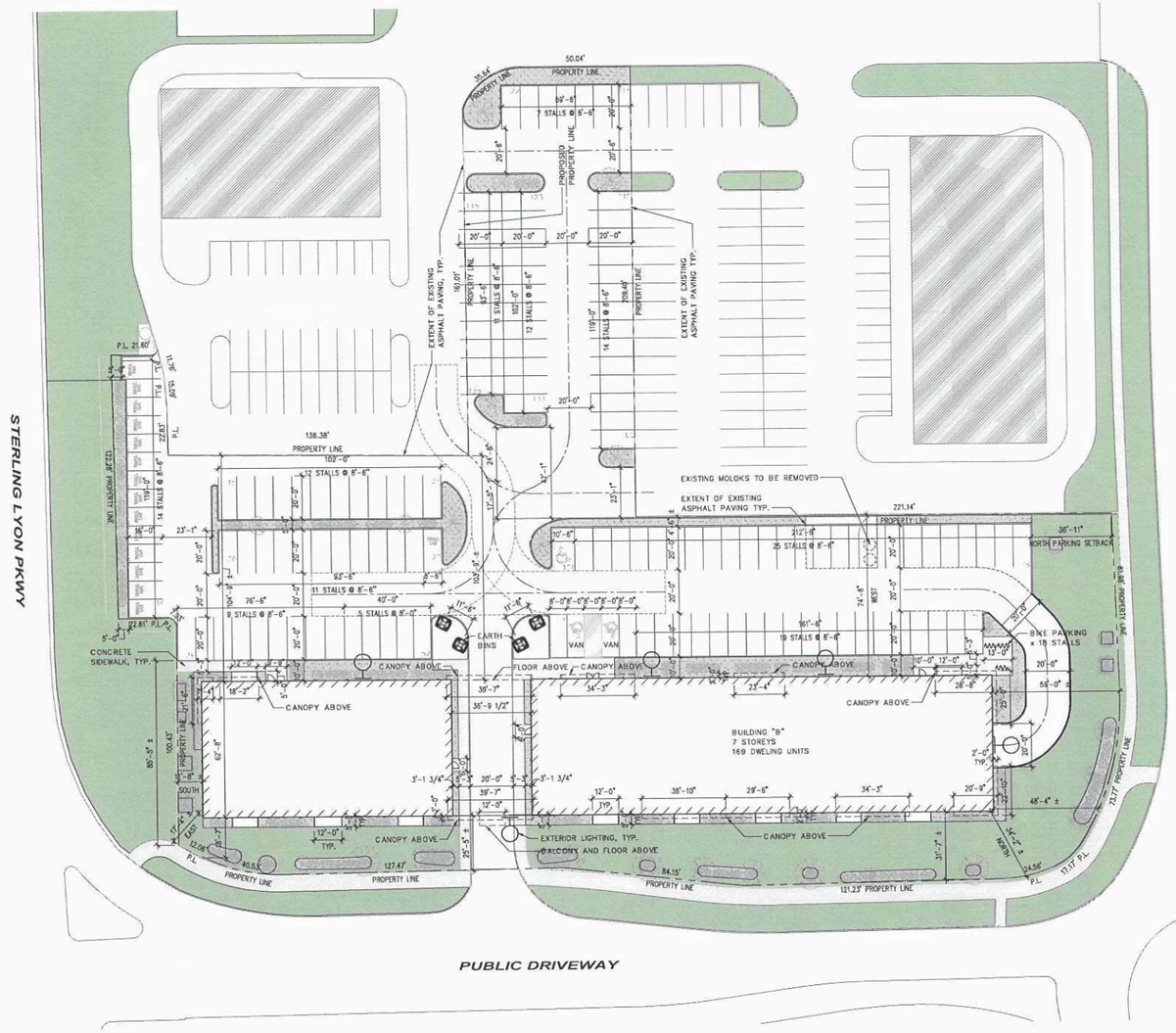
*Please note:  Approved plans are subject to any amendments or conditions made by Community Committee.

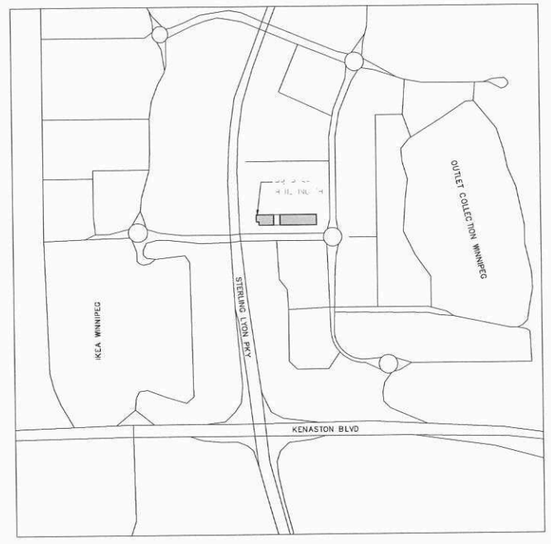



## GENERAL NOTES - SITE PLAN:

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

## KEYNOTES - SITE PLAN RENOVATION:

☐




PROJECT NORTH  TRUE NORTH

2 / A1.1 KEY PLAN
1" = 400'-0"

1 / A1.1 SITE PLAN - NEW WORK
1" = 30'-0"

**SCHEDULE "A"** page 1 of 15

To Zoning Agreement: DAZ 203/2016

By-Law No.: 133/2016

| | | |
|---|---|---|
| Zoning Officer | Jaspreet Bhuller | Nov. 14, 2025 |
| District Planner | | 1/14/26 |
| Community Clerk | | Jan 26/26 |
| Approved for the Director of Planning, Property and Development | | |

## SITE STATISTICS:

PROPERTY DESCRIPTION

LEGAL DESCRIPTIONS
– LOT 1 PLAN 74904 WLTO IN OTM LOTS 5, 6 AND 7 PARISH OF ST CHARLES

ZONING SUMMARY

ZONING DISTRICT: CMU – COMMERCIAL MIXED USE
SUBDIVISION AND REZONING: N/A
VARIANCE ORDER: DAV 24-137128/C

DESCRIPTION OF NEW WORK

– TO CONSTRUCT NEW MULTI-FAMILY RESIDENTIAL APARTMENT BUILDING, INCLUDING 169 RESIDENTIAL DWELLING UNITS

– MULTI-FAMILY DWELLINGS ARE A PERMITTED USE FOR CMU ZONING DISTRICTS AND MUST MEET THE REQUIREMENTS OF CMU ZONING DISTRICTS.

CMU DIMENSIONAL STANDARDS
– MAXIMUM BUILDING HEIGHT = 70'-0" INSTEAD OF 60'-0" (VARIANCE)
– MINIMUM DWELLING UNIT DENSITY = 560 SQ.FT. OR 169 UNITS (VARIANCE REQUIRED)

LANDSCAPING
–SEE LANDSCAPING
–INSUFFICIENT BUILDING FOUNDATION LANDSCAPING VARIANCE DAV 24-137128/C
–INSUFFICIENT PARKING LOT LANDSCAPING VARIANCE DAV 24-137128/C

GARBAGE
–PRIVATE COLLECTION

| | | |
|---|---|---|
| PARKADE FLOOR AREA: | | 13312.6 S.F. |
| MAIN FLOOR AREA: | | 20401.7 S.F. |
| SECOND TO SIXTH FLOOR TYPICAL AREA: | | 22719 S.F. |
| SEVENTH FLOOR AREA: | | 21973.9 S.F. |
| PATIO AREA: | | 745.1 S.F. |
| GROSS FLOOR AREA: | | 169283.2 S.F. |
| | REQ'D | PROV'D |
| LOT AREA | 9,000 | 94,677.95 SQ.FT (8795.87 SQ.M) |
| DWELLING COUNT | 168 | 169 |
| LOT AREA/DU | 563 (REVISED VARIANCE REQ.) | 560 (VARIANCE REQUIRED) |
| BUILDING SETBACKS | | |
| NORTH (REAR) | 25'-0" | 34'-2"± |
| EAST (CORNER) | 20'-0" | 17'-4"± (VARIANCE REQUIRED) |
| SOUTH (FRONT) | 25'-0" | 11'-8" ± (VARIANCE REQUIRED) |
| WEST (INT.) | 25'-0" | 74'-8" ± |
| PARKING SETBACKS | | |
| NORTH (REAR) | 0'-0" | 36'-11"± |
| EAST (CORNER) | 0'-0" | 85'-5"± |
| SOUTH (FRONT) | 5'-0" (VARIANCE) | 5'-0" |
| SOUTH (SIDE) | 0'-0" (VARIANCE) | 0'-0" |
| WEST (INT.) | 0'-0" | 4'-6" ± |
| BUILDING HEIGHT: | 70'-0" MAX (VARIANCE REQ.) | 67'-7" |
| PARKING COUNT: | 188 | 189 (145 EXT. + 44@L-B01) |
| STALLS/DU: | 1.11:1 | 1.12:1 |
| ACCESSIBLE: | 6 | 4 + 2 VAN |
| BICYCLE: | 25 | 25 (18 EXT. + 7 @ L-B01) |
| VISITOR: | 0 (VARIANCE) | 0 |
| SMALL CAR: | 40 MAX | 15 |

APARTMENT B
19 (211.2) – 1 BEDROOM, 500 S.F. (SUITE TYPE A)
75 (%44.4) – 1 BEDROOM, 731 S.F. (SUITE TYPE B)
54 (%32.0) – 2 BEDROOM, 794 S.F. (SUITE TYPE C)
14 (%08.3) – 3 BEDROOM, 1150 S.F. (SUITE TYPE D)
7 (%04.1) – 3 BEDROOM, 1150 S.F. (SUITE TYPE F)

TOTAL 169 UNITS

| No. | Revision: | Date: | By: |
|---|---|---|---|
| 1 | ISSUED FOR PLAN APPROVAL | 25-09-09 | DS |

***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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The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.

TUXEDO HEIGHTS INC.
BUILDING B

MULTI-FAMILY RESIDENTIAL BUILDING
615 STERLING LYON PKWY
WINNIPEG, MB

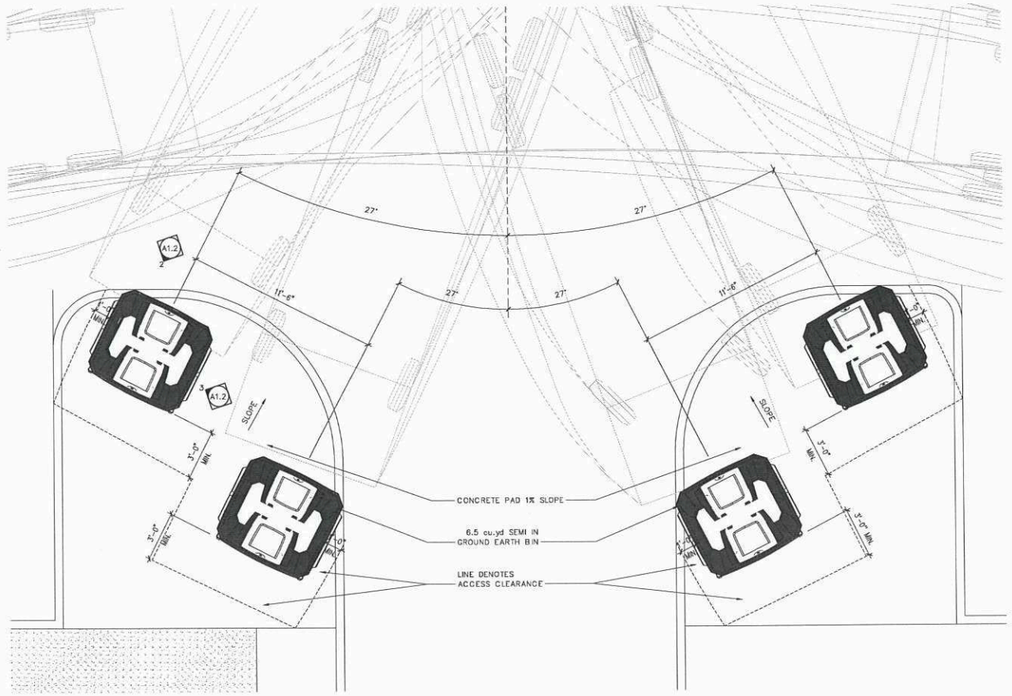
SITE PLAN - NEW WORK - BUILDING "B"

Drawn by: JS/CF  Checked by: DS

A1.1

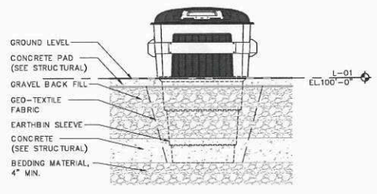
Project No: 23027  Date: AUGUST 2025

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

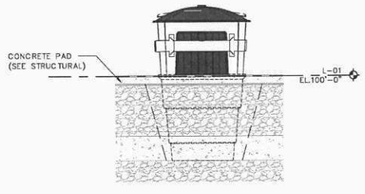



N

1 / A1.2 ENLARGED PLAN
1/4" = 1'-0"




2 / A1.2 EARTH BIN - FRONT ELEVATION
1/4" = 1'-0"




3 / A1.2 EARTH BIN - SIDE ELEVATION
1/4" = 1'-0"

**SCHEDULE "A"** page 2 of 15

To Zoning Agreement: DAZ 203/2016

By-Law No.: 133/2016

Winnipeg

| | | |
|---|---|---|
| Zoning Officer | Jaspreet Bhullar | Nov. 14, 2025 |
| District Planner | | 1/14/26 |
| Community Clerk | | Jan 26/26 |
| Approved for the Director of Planning, Property and Development | | |

PARAGON LIVING

1 ISSUED FOR PLAN APPROVAL 25-09-09 DS
No: Revision: Date: By:

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TUXEDO HEIGHTS INC.
BUILDING B

MULTI-FAMILY RESIDENTIAL BUILDING
615 STERLING LYON PKWY
WINNIPEG, MB

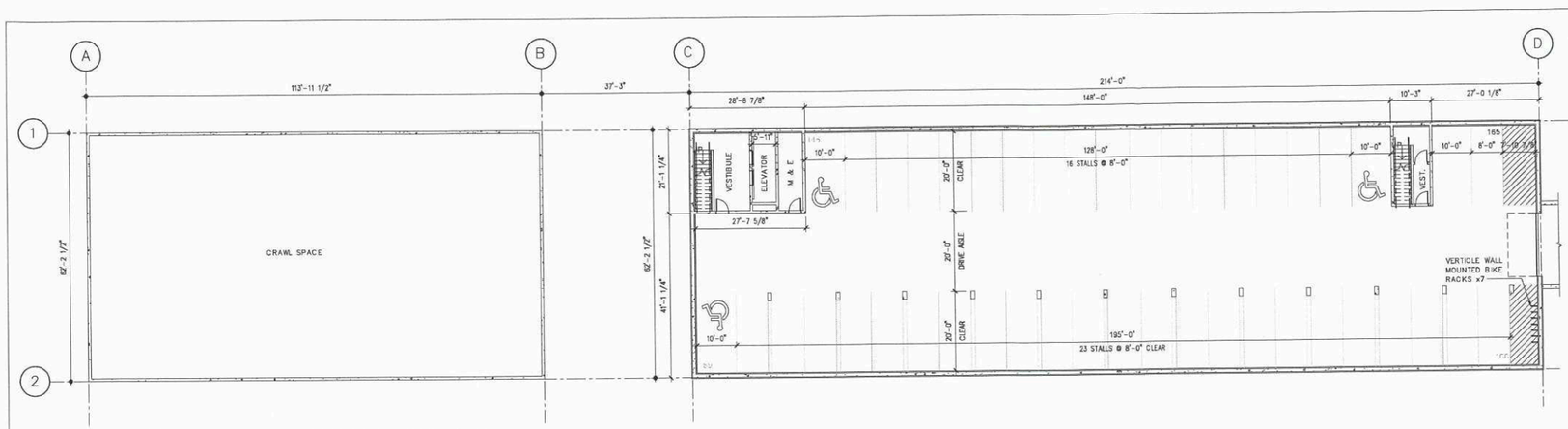
SITE DETAILS

Drawn by: CF Checked by: DS

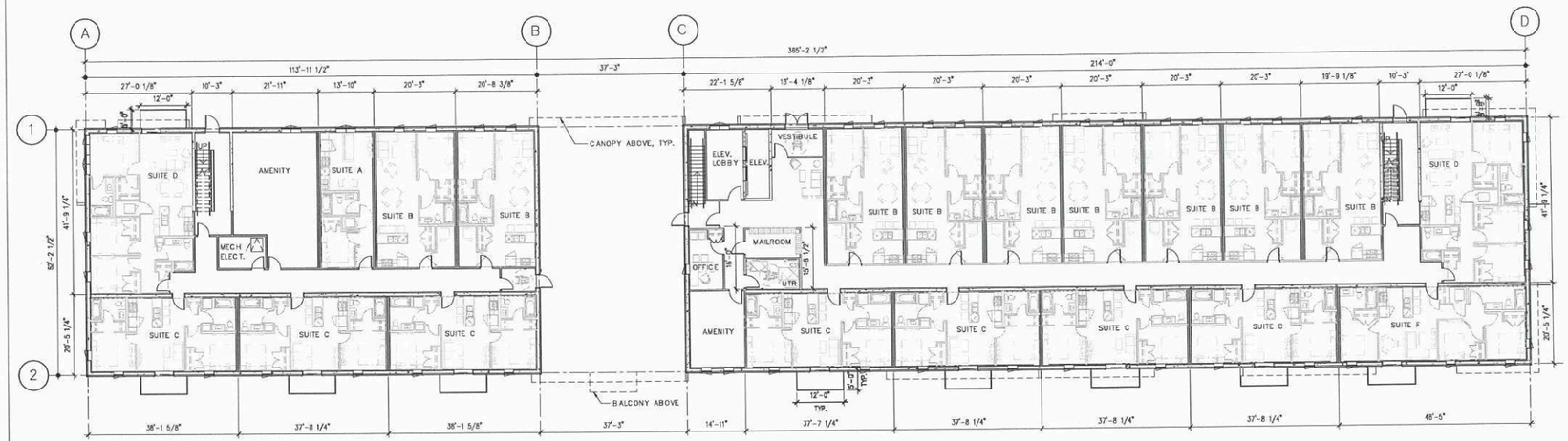
A1.2

Project No.: 23027 Date: AUGUST 2025

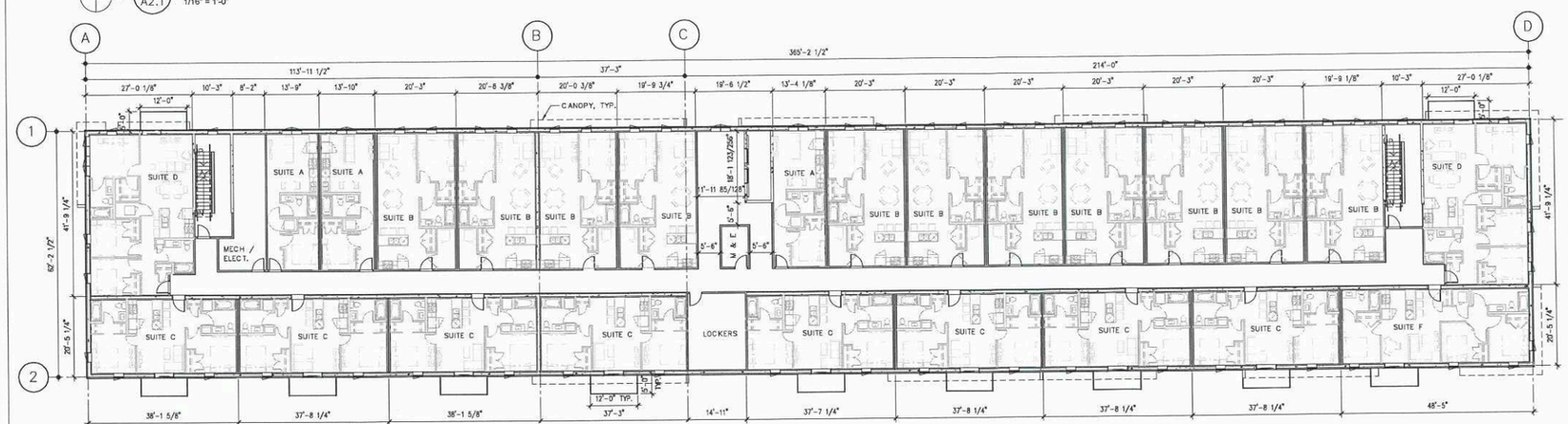
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.




N 1 A2.1 LEVEL-B01: BASEMENT FLOOR PLAN
1/16" = 1'-0"




N 2 A2.1 LEVEL-01: FLOOR PLAN
1/16" = 1'-0"




N 3 A2.1 LEVEL-02 TO LEVEL-06: TYPICAL FLOOR PLAN
1/16" = 1'-0"

## GENERAL NOTES - FLOOR PLANS:

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.

## KEYNOTES - FLOOR PLANS:

**SCHEDULE "A"** page 3 of 15

To Zoning Agreement: DAZ 203/2016

By-Law No.: 133/2016

| | | |
|---|---|---|
| Zoning Officer | Jaspreet Bhullar | Nov. 14, 2025 |
| District Planner | | 1/14/26 |
| Community Clerk | | Jan 26/26 |
| Approved for the Director of Planning, Property and Development | | |

| SUITE TYPE | SUITE AREA | # OF BATHROOMS | # OF BEDROOMS | Count |
|---|---|---|---|---|
| SUITE A | 500 SF | 1 | 1 | 19 |
| SUITE B | 731 SF | 1 | 1 | 75 |
| SUITE C | 794 SF | 2 | 2 | 54 |
| SUITE D | 1150 SF | 2 | 3 | 14 |
| SUITE F | 1022 SF | 2 | 3 | 7 |
| TOTAL | | | | 169 |

NOTE: SUITE TYPE 'E' NOT IN USE.

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

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Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 3J1
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TUXEDO HEIGHTS INC.
BUILDING B

MULTI-FAMILY RESIDENTIAL BUILDING
615 STERLING LYON PKWY
WINNIPEG, MB

BUILDING "B" BASEMENT, MAIN FLOOR AND TYPICAL FLOOR PLAN

Drawn by: ESH/CF Checked by: DS

A2.1

Project No: 23027 Date: AUGUST 2025

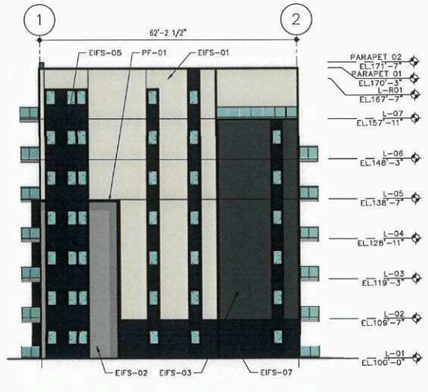
*Please note:  Approved plans are subject to any amendments or conditions made by Community Committee.




1 A4.1 EXTERIOR BUILDING ELEVATION - WEST
1/16" = 1'-0"




2 A4.1 EXTERIOR BUILDING ELEVATION - EAST
1/16" = 1'-0"




3 A4.1 EXTERIOR BUILDING ELEVATION - SOUTH
1/16" = 1'-0"




4 A4.1 EXTERIOR BUILDING ELEVATION - NORTH
1/16" = 1'-0"

## GENERAL NOTES - SITE PLAN RENOVATION:

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:

## EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM

EIFS-01
- -MATCH BENJAMIN MOORE, GARDENIA, AF-10

EIFS-02
- -MATCH BENJAMIN MOORE, NIGHTINGALE, AF-670

EIFS-03
- -MATCH BENJAMIN MOORE, KENDALL CHARCOAL, HC-116

EIFS-04
- -MATCH BENJAMIN MOORE, WROUGHT IRON, 2124-10

EIFS-05
- -MATCH BENJAMIN MOORE, JET BLACK, 2120-10

EIFS-06
- -MATCH BENJAMIN MOORE, WHITALL BROWN, HC-69

EIFS-07
- -ACRYLIC STUCCO WITH BRICK STENCIL
- -CHARCOAL BRICK COLOUR WITH BLACK GROUT

EXTERIOR PAINT

XP-1
- -SHERWIN WILLIAMS, TRICORN BLACK, 6258, SATIN
- -ALL EXTERIOR HOLLOW METAL DOORS

XP-2
- -SHERWIN WILLIAMS, TRICORN BLACK, 6258, FLAT
- -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

CL-01
- -CLEAR ANODIZED FLASHING TO MATCH CURTAIN WALL AND STOREFRONT ALUMINIUM PRODUCTS

PARAGON LIVING

**SCHEDULE "A"** page 4 of 15

To Zoning Agreement: DAZ 203/2016

By-Law No.: 133/2016

Winnipeg

| | | |
|---|---|---|
| Zoning Officer | Jaspreet Bhullar | Nov. 14, 2025 |
| District Planner | | 1/14/26 |
| Community Clerk | | Jan 26/26 |
| Approved for the Director of Planning, Property and Development | | |

| | | | |
|---|---|---|---|
| 2 | ISSUED FOR PLAN APPROVAL R1 | 25-11-04 | DS |
| 1 | ISSUED FOR PLAN APPROVAL | 25-09-09 | DS |
| No: | Revision: | Date: | By: |

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TUXEDO HEIGHTS INC.
BUILDING B

MULTI-FAMILY RESIDENTIAL BUILDING
615 STERLING LYON PKWY
WINNIPEG, MB

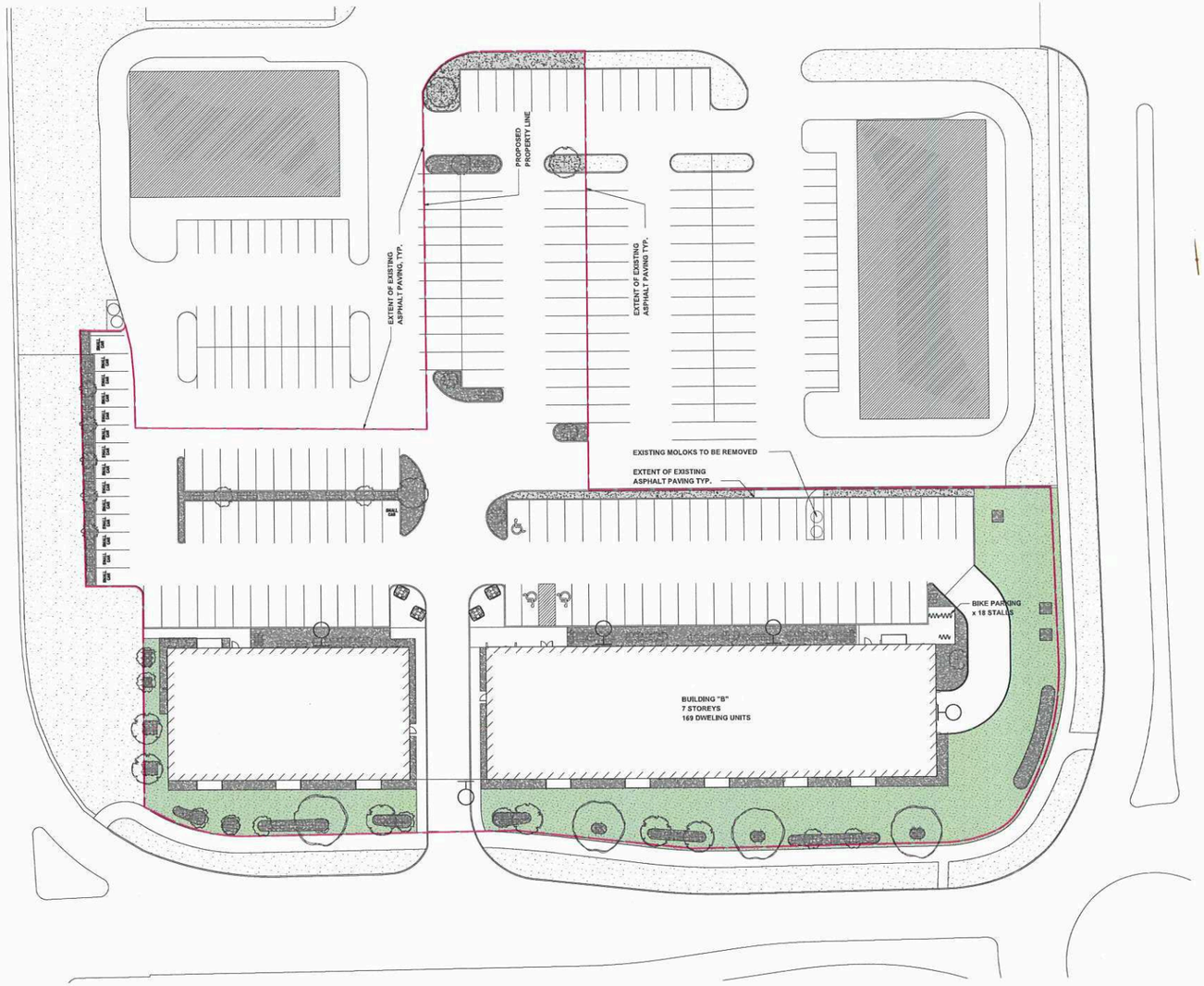
BUILDING "B" EXTERIOR ELEVATIONS

Drawn by: ESH/CF Checked by: DS

A4.1

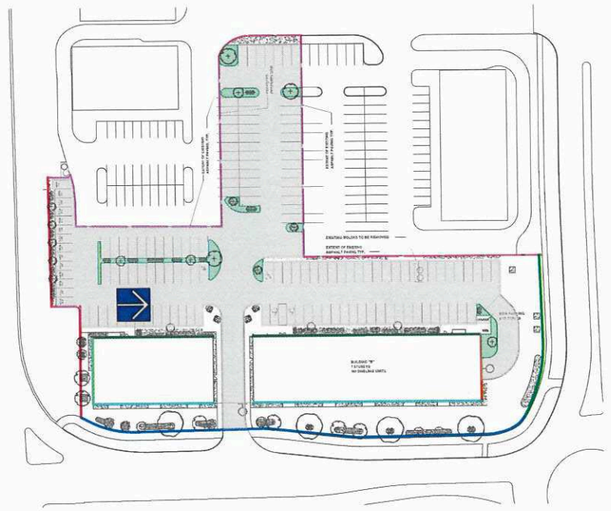
Project No: 23027 Date: NOVEMBER 2025

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




1 L-1 Landscape Scope Plan
Scale: 1:350

0 5 10 15 m



2 L-1 Zoning Analysis Plan
Scale: 1:750

0 5 10 15 20 25 m

## City of Winnipeg Zoning Requirements

***190 (2) Street Edge Landscaping***

Street Frontage

Sterling Lyon Pkwy — 226 Lin ft.

| | Required | Proposed |
|---|---|---|
| Trees | 8 | 9 |
| Shrubs | 33 | 34 |

East — 426 Lin ft.

| | Required | Proposed |
|---|---|---|
| Trees | 14 | 15 |
| Shrubs | 63 | 74 |

North — 155 Lin ft.

| | Required | Proposed |
|---|---|---|
| Trees | 5 | 6 |
| Shrubs | 24 | 26 |

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

Principle Facade

Building B — 329 Lin Ft.

| | Required | Proposed |
|---|---|---|
| Shrubs | 33 | 65 |

Facade Facing Street

Building B - Sterling Lyon — 62 Lin Ft.

| | Required | Proposed |
|---|---|---|
| Shrubs | 6 | 9 |

Building B - East — 329 Lin Ft.

| | Required | Proposed |
|---|---|---|
| Shrubs | 33 | 41 |

Building A - North — 62 Lin Ft.

| | Required | Proposed |
|---|---|---|
| Shrubs | 6 | 8 |

*190 (6) Parking lot Interior Landscaping*

Gross Parking Lot Area — 49674 Sq. Ft.

| | Required | Proposed |
|---|---|---|
| Required Landscape Area | 2483 | 2554 |
| Trees | 8 | 10 |
| Shrubs | 25 | 29 |

**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 (15mm) Paving (c.w. fabric) 149.36 sq m

Dark Grey Granite mulch (15mm) planting bed (c.w. fabric) 745.95 sq m

Sod c.w. Topsoil 2062.94 sq m

**SCHEDULE "A"** page 5 of 15

To Zoning Agreement: DAZ 203/2016

By-Law No.: 133/2016

Winnipeg

| | | |
|---|---|---|
| Zoning Officer | Jaspreet Bhullar | Nov. 14, 2025 |
| District Planner | | 1/14/26 |
| Community Clerk | | Jan 20/26 |
| Approved for the Director of Planning, Property and Development | | |

LANDFORUM
LANDSCAPE ARCHITECTS

**General Notes**

1. All work to conform to Canadian Landscape Standard (Current Edition)
2. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
3. All work is to be warrantied for a period of not less than 1 year.
4. Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense
5. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
6. All dimensions are in meters unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.
9. All material depths in details are shown after compaction.

Preliminary


1. This drawing shall not be used for construction unless signed and sealed by Landscape Architect.
2. Variations and modifications to the work shown will not be allowed without prior written consent of Landscape Architect.
3. Drawing and Specifications, as instruments of service, are the property of the Landscape Architect. The copyright is reserved in the name of the Landscape Architect. No reproduction may be made without the prior written consent of the Landscape Architect
4. Contractors/bidders are hereby granted a limited licence to reproduce these drawings for the purposes of bidding. Such reproductions are not to be used for construction.


| No. | Date | Issue Notes |
|---|---|---|
| B | 09/09/2025 | Plan Approval |
| A | 30/08/2025 | For Review |

Consultant

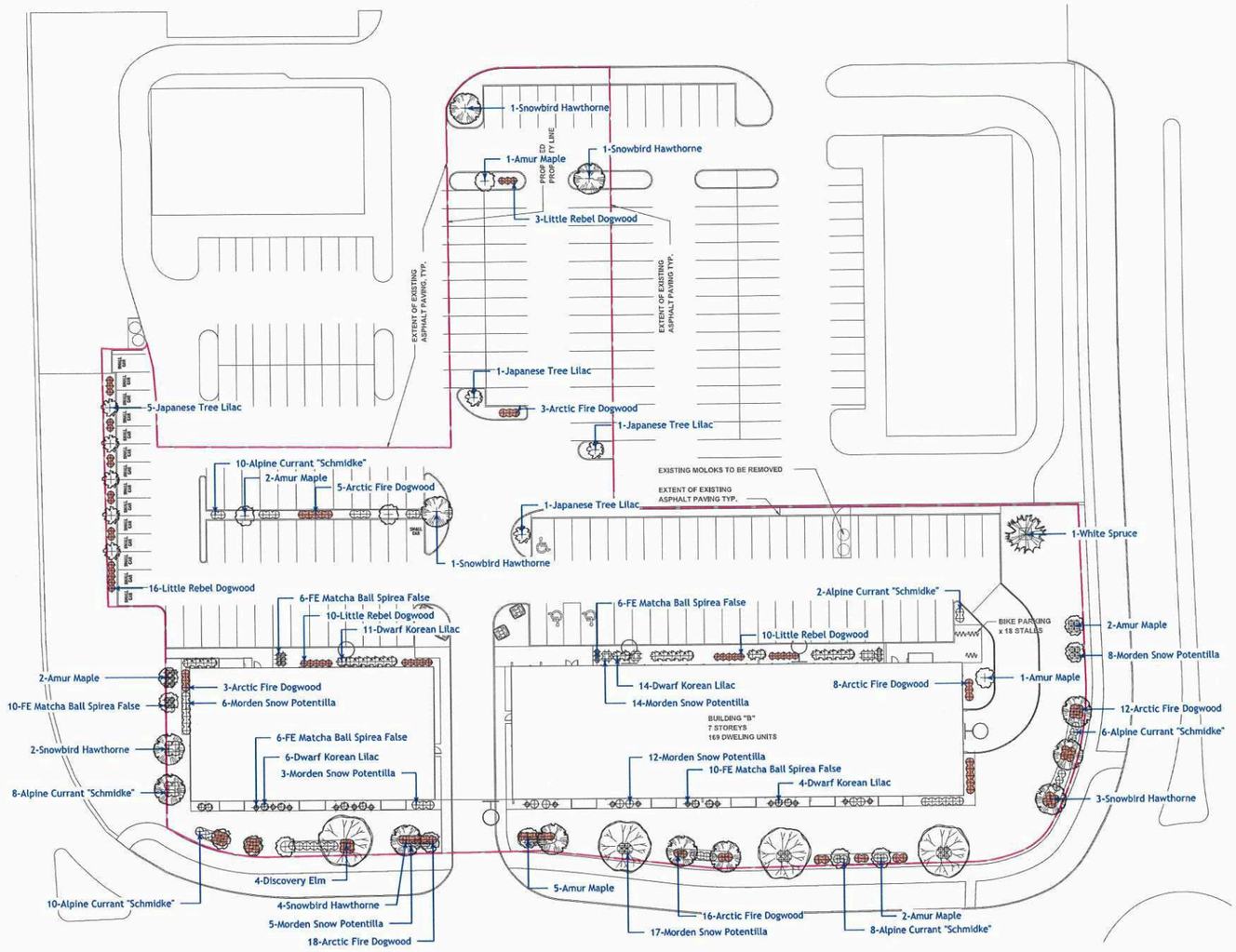
Project Title
SEASONS MIXED-USE SITE: BUILDING B
495 STERLING LYON PARKWAY, WPG MB

Drawing Title
Landscape Scope Plan

Drawing No.
L-1
of 2

Seasons Tuxedo Heights-B_Working.vwx

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




1 Planting Plan
L-2 Scale: 1:350

0 5 10 15 m

## Planting Notes

1. All plant material, including trees, shrubs, perennials and sod, shall conform to Canadian Standards for Nursery Stock, 9th edition as published by the Canadian Nursery and Landscape Association.
2. All planting shall conform to the Canadian Landscape Standard (CLS) Current Edition
3. As per CLS 9.3.4.3 h, Wire baskets should not be removed from rootballs. Any visible portion should be folded down away from the rootball and buried. Where the wire basket is oversized such that the top wire is higher than the grade, any visible portions should be folded down away from the rootball or the basket shall be cut back to a minimum of 10cm (4in.) below the surface of the growing medium.
4. As per CLS 9.3.4.1,
   a. All planting hole depths should only be dug deep enough to accommodate the root system or root mass at the desired depth relative to the surrounding grade.
   b. Root balls shall be placed on the undisturbed subgrade to prevent settling.
   c. With the exception of woody plants, plants shall be planted so that after settlement the level of the adjacent growing medium surface matches the level of the orighal growing medium surface in the nursery. The growing medium mark on the stem is an indication of planting depth, and it shall be maintained on the finished level, allowing for settling of the growing medium after planting. The total depth of rootballs shall be planted in the growing medium.
   d. Woody plants shall be planted with the root flare2.5-5cm(1-2in.) above finish grade.
   e. Plants shall be set plumb in the planting beds or in the centre of the pits, except where the plant's character requires variation from this.
5. No substitutions for plant material will be allowed without prior written consent of the Landscape Architect.
6. All plants are to be installed as per the details provided.
7. Minimum trees spacing to be 7 m for deciduous trees and 4 m for coniferous trees
8. All plants shall be located or proposed locations staked out prior installation. Street Tree locations are schematic only. Trees shall be planted 1.8 m from curb and a minimum of 1.8 m from driveway aprons and 4 m from street lights. Conifers shall be located min 4 m from sidewalks. Landscape Architect is to approve location prior to digging. Landscape Architect reserves the right to adjust locations of proposed plant material prior to installation.
9. Contractor to review and accept planting locations as appropriate culturally for the species specified prior to installing plant material. Installation of plant material shall be considered acceptance of the suitability of the location.
10. Contractor shall guarantee new plant material for a period of two calendar years from the date of owner acceptance. Warranty shall only begin after the installation and acceptance of all landscape materials. The Landscape Architect reserves the right to extend the warranty of material found in poor condition at the end of the warranty period for a further calendar year.
11. Contractor shall replace material found to be dead or in poor condition within two weeks of being notified by the Landscape Architect.

## Landscape Maintenance Notes

1. Landscape Maintenance work shall conform to the Canadian Landscape Standard (Current Edition) to the "Level 3 - moderate" level.
2. Establishment maintenance (30 day following install) shall be included in the base bid and not itemised separately. One year maintenance shall be included in the base bid from the installation and shall be provided as a separate price as per the bid documents.
3. One Year Maintenance shall extend for a period of one year after the recognized completion date and until acceptance (end of maintenance) by the Contract Administrator. Should the recognized completion (end of maintenance) date occur after September 15 their will be a further 30 day maintenance period beginning on May 1 of the following year.
4. Contractor is to control pests and diseases as required. Contractor shall inform the Contract Administrator prior to applying pesticides and use only those pesticides of low mammalian toxicity. Persons applying pesticides shall have a valid pesticide applicators license and strictly follow manufacturers instructions regarding the application of the chemicals and the safety precautions required to apply them.
5. Contractor shall maintain tree pits and planting beds in a weed free condition throughout the maintenance period. Weed should be removed frequently and not left to establish for a period greater than 10 days.
6. Pruning shall be done by persons with a valid qualification (ie. Tree Pruners License) from the local authority. Pruning shall be as necessary to remove dead or damaged limbs as well as maintain species typical form and healthy growth. Pruning shall be done in accordance with industry accepted methods to standard good practice. In the event of a disagreement the opinion of the Contract Administrator as to what constituted standard good practice shall be considered final.
7. The replacement of any new deciduous or coniferous plant material shall initiate the start of an additional 2 year maintenance on the replaced plant.
8. Tree support and stakes are to be inspected at each weeding/watering to ensure that they are properly adjusted.
9. Water shall be applied as required to maintain optimum conditions. During dry weather the Contractor should expect to water on a weekly basis. Each tree is to be thoroughly watered when it is watered (40 liters per 25 mm of calliper). Contractor is to avoid over watering by reducing the frequency during wet weather.
10. Sod shall be watered as necessary to maintain in a green and healthy condition. Sod shall be cut minimum once every week during May and June and once every 10 days during July to October or more frequently if growing conditions are such as to require added cutting to keep the grass in good and neat condition.
11. Sod and Planting beds shall be fertilized not less than three times per growing season.
12. At the end of each growing season Contractor is to ensure that tree is properly fitted with rodent protection as per the planting detail.

## Plant Schedule

| Common Name | Botanical Name | Qty | Scheduled Size (Containerized trees will not be accepted) |
|---|---|---|---|
| **Evergreen Trees** | | | |
| White Spruce | Picea glauca | 1 | 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 | 15 | 50 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. |
| Snowbird Hawthorne | Crataegus x mordenensis 'Snowbird' | 12 | 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 | 8 | 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' | 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. |
| **Shrubs** | | | |
| Little Rebel Dogwood | Cornus alba 'Jefreb' | 39 | 60 cm, ht, 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock. |
| Arctic Fire Dogwood | Cornus stolonifera 'Farrow' | 65 | 60 cm, ht, 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock. |
| Morden Snow Potentilla | Potentilla fruticosa 'Morden Snow' | 65 | 60 cm, ht, 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock. |
| Alpine Currant "Schmidke" | Ribes alpinum | 44 | 60 cm, ht, 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock. |
| FE Matcha Ball Spirea False | Sorbaria sorbifolia 'Levgreen' | 38 | 60 cm, ht, 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock. |
| Dwarf Korean Lilac | Syringa meyeri 'Palibin' | 35 | 60 cm, ht, 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock. |
| **Evergreen Shrubs** | | | |
| **Perennials** | | | |
| **Ornamental Grasses** | | | |
| **Ferns / Mosses** | | | |
| **Vines** | | | |
| **Aquatic Plants** | | | |
| **Total Plants on Schedule** | | 326 | |
| **Total Plants in Drawing** | | 326 | |

**SCHEDULE "A"** page 6 of 15

To Zoning Agreement: DAZ 203/2016

By-Law No.: 133/2016

Winnipeg

| | | |
|---|---|---|
| Zoning Officer | Jaspreet Bhullar | Nov. 14, 2025 |
| District Planner | | 1/14/26 |
| Community Clerk | | Jan 26/26 |
| Approved for the Director of Planning, Property and Development | | |

LANDFORUM
LANDSCAPE ARCHITECTS

## General Notes

1. All work to conform to Canadian Landscape Standard (Current Edition)
2. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
3. All work is to be warrantied for a period of not less than 1 year.
4. Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense
5. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
6. All dimensions are in meters unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.
9. All material depths in details are shown after compaction.

Preliminary

1. This drawing shall not be used for construction unless signed and sealed by Landscape Architect.
2. Variations and modifications to the work shown will not be allowed without prior written consent of Landscape Architect.
3. Drawing and Specifications, as instruments of service, are the property of the Landscape Architect. The copyright is reserved in the name of the Landscape Architect. No reproduction may be made without the prior written consent of the Landscape Architect
4. Contractors/bidders are hereby granted a limited licence to reproduce these drawings for the purposes of bidding. Such reproductions are not to be used for construction.

| No. | Date | Issue Notes |
|---|---|---|
| B | 09/09/2025 | Plan Approval |
| A | 30/08/2025 | For Review |

Consultant

Project Title
SEASONS MIXED-USE SITE: BUILDING B
495 STERLING LYON PARKWAY, WPG MB

Drawing Title
Planting Plan

Drawing No.
L-2
of
2

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

**SCHEDULE "A"** page 7 of 15

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**SCHEDULE "A"** page 8 of 15

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**SCHEDULE "A"** page 9 of 15

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**SCHEDULE "A"** page 10 of 15

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**SCHEDULE "A"** page 11 of 15

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**SCHEDULE "A"** page 12 of 15

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**SCHEDULE "A"** page 13 of 15

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**SCHEDULE "A"** page 14 of 15

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**SCHEDULE "A"** page 15 of 15

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