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

LOT AREA: 1.927 ACRES

BUILDING DESCRIPTION

UNITS 1 & 4	2 STOREY UNITS
UNITS 2 - 3, 5 - 15	3 STOREY REAR GARAGE UNITS
UNITS 16 - 27	3 STOREY FRONT GARAGE UNITS
UNITS 28 - 31	2 STOREY W/ BASEMENT UNITS
UNITS 32 - 33	3 STOREY FRONT GARAGE UNITS
UNITS 34 - 44	3 STOREY BACK TO BACK FRONT GARAGE UNITS
UNITS 45	3 STOREY UNIT
TOTAL	45 UNIT TOWNHOUSES

PARKING

GARAGE PARKING	38
SITE PARKING	13
TOTAL PARKING	**51**

SCHEDULE "A" page ____ of ____
To Zoning Agreement DAZ 24/2019
By-Law No. BL 75/2020
Winnipeg

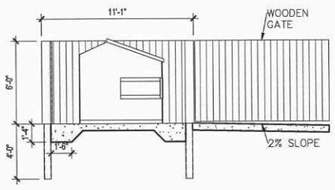
ZONING OFFICER	Mogahid Sulman	1/23/2026
DISTRICT PLANNER	S. Jeney	1/27/26
COMMUNITY CLERK		1/27/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

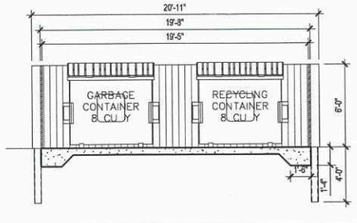
FERNBANK AVE

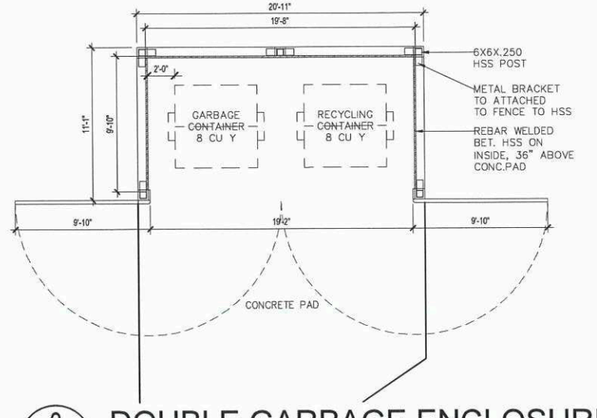
GREEN SPACE

SNOW STORAGE

1 A001 SITE PLAN
SCALE: 1:500







2 A001 DOUBLE GARBAGE ENCLOSURE
NOT TO SCALE

NO	DESCRIPTION	DATE
A	FOR REVIEW	JAN 21, 2026

PROJECT:
45 UNIT
TOWNHOUSE DEVELOPMENT
FERNBANK AVE, WINNIPEG, MB

OWNER:
MANAK HOMES LTD.

SHEET TITLE:
SITE PLAN

DRAWN BY:	CHECKED BY:	NO.
AM		A
SCALE: AS SHOWN		DWG SHEET: A001
DATE: JAN 21, 2026		

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



1 A101 **SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"



2 A101 **NORTH ELEVATION**

SCALE: 1/16" = 1'-0"



3 A101 **WEST ELEVATION**

SCALE: 1/16" = 1'-0"

SCHEDULE "A" page ____ of ____

To Zoning Agreement DASZ 24/2019

By-Law No. B/L 75/2020

Winnipeg

ZONING OFFICER	Diana Lopez	1/20/2020
DISTRICT PLANNER		1/27/26
COMMUNITY CLERK		1/27/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

DISCLAIMER:
THE COLORS FOR EXTERIOR FINISHES SHOWN IN THE DRAWING IS PURELY FOR PRESENTATION PURPOSES ONLY AND MAY NOT REFLECT TO THE ACTUAL MATERIALS USED IN THE BUILDING. THE CONTRACTOR/BUILDER RESERVES THE RIGHT TO SUBSTITUTE MATERIALS BASED ON AVAILABLITY AND SUPPLY.

NO.	DESCRIPTION	DATE
A	FOR REVIEW	DEC 8, 2025

PROJECT:
45 UNIT
TOWNHOUSE DEVELOPMENT
FERNBANK AVE, WINNIPEG, MB

OWNER:

SHEET TITLE:
TYPE - A FLOOR PLAN
12452 SQ FT
UNITS 5 - 15

DRAWN BY:	CHECKED BY:	NO.
AM		A

SCALE: AS SHOWN

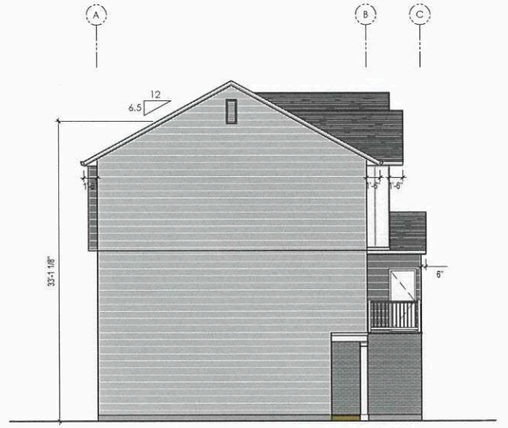
DATE: DEC 8, 2025

DWG SHEET: A101

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



1 A101 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 A101 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

DISCLAIMER:
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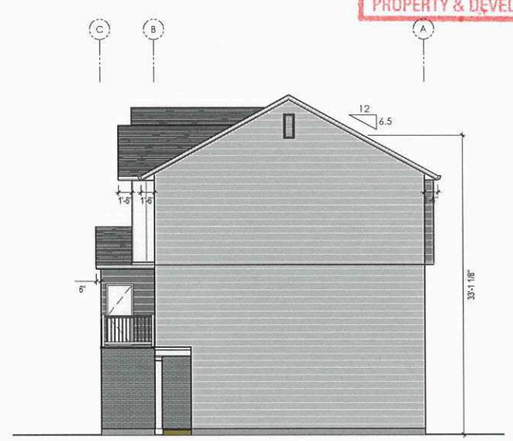
SCHEDULE "A" page ____ of ____
Winnipeg
Development Agreement DASZ 24/2019
By-Law No. B/L 75/2020

ZONING OFFICER	Diana Lopez	1/20/2026
DISTRICT PLANNER		1/27/26
COMMUNITY CLERK		1/27/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		



3 A101 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 A101 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

NO	DESCRIPTION	DATE
A	FOR REVIEW	JAN 9, 2026

PROJECT:
45 UNIT
TOWNHOUSE DEVELOPMENT
FERNBANK AVE, WINNIPEG, MB

OWNER:

SHEET TITLE:
TYPE - C ELEVATION
7098 SQ FT
UNITS 16 - 21

DRAWN BY:	CHECKED BY:	NO.
AM		A

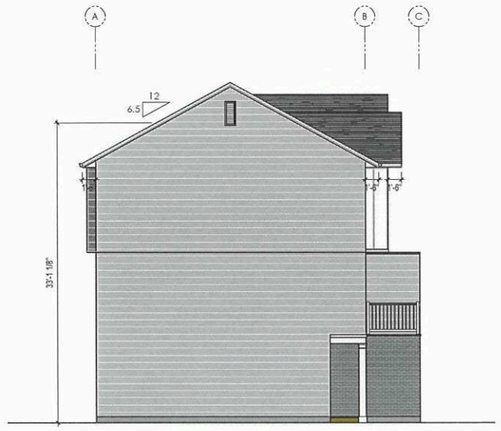
SCALE: AS SHOWN
DATE: JAN 9, 2026
DWG SHEET: A101

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



1 A101 WEST ELEVATION

SCALE: 1/16" = 1'-0"



2 A101 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

DISCLAIMER:
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SCHEDULE "A" page ____ of ____

To Zoning Agreement DA57 24/2019

By-Law No. B/L 75/2020

Winnipeg

ZONING OFFICER	Diana Lorenz	1/20/2026
DISTRICT PLANNER		1/27/26
COMMUNITY CLERK		1/27/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		



3 A101 EAST ELEVATION

SCALE: 1/16" = 1'-0"



4 A101 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

NO	DESCRIPTION	DATE
A	FOR REVIEW	DEC 8, 2025

PROJECT:
45 UNIT
TOWNHOUSE DEVELOPMENT
FERNBANK AVE, WINNIPEG, MB

OWNER:

SHEET TITLE:
TYPE - C ELEVATION
7098 SQ FT
UNITS 22 - 27

DRAWN BY:	CHECKED BY:	NO.
AM		A

SCALE: AS SHOWN

DATE: DEC 8, 2025

DWG SHEET: A101

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

LOT AREA: 1.927 ACRES

BUILDING DESCRIPTION

UNITS 1 & 4	2 STOREY UNITS
UNITS 2 - 3, 5 - 15	3 STOREY REAR GARAGE UNITS
UNITS 16 - 27	3 STOREY FRONT GARAGE UNITS
UNITS 28 - 31	2 STOREY W/ BASEMENT UNITS
UNITS 32 - 33	3 STOREY FRONT GARAGE UNITS
UNITS 34 - 44	3 STOREY BACK TO BACK FRONT GARAGE UNITS
UNITS 45	3 STOREY UNIT
TOTAL	45 UNIT TOWNHOUSES

PARKING

GARAGE PARKING	38
SITE PARKING	13
TOTAL PARKING	**51**

SCHEDULE "A" page ____ of ____
To Zoning Agreement DASZ 241/2019
By-Law No. BL 75/2020

ZONING OFFICER	Moggha Sulman	1/23/2026
DISTRICT PLANNER		1/27/26
COMMUNITY CLERK		1/27/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg



1 L001 LANDSCAPING PLAN
SCALE: 1:500

LEGEND:

- SOD
- PLANTING BED
- CONCRETE SIDEWALK
- CONCRETE DRIVEWAY/PARKING SURAFCE
- CONCRETE WALK WAY
- BLACK GRANITE LANDSCAPE ROCKS
- 6FT WOOD FENCE
- LIGHT PROOF FENCE
- CONCRETE CURB
- PROPERTY LINE

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE AND REMARKS (shown are minimum specifications)	SPACING
CONIFEROUS TREES				
3	BLACK HILLS SPRUCE	Picea glauca *'Densata'*	2400mm ht. min 900mm Ø rootball. Evenlybranched, full bushy trees, no broken leaders, full form 360 degrees to grade. B & B or tree mover , wire basket.	5.0M O.C.
DECIDUOUS TREES				
16	AMERICAN BASSWOOD	Tilia americana	60mm Caliper, 3500-4000mm ht, min 700mm Ø rootball, straight sturdy trunks, well branched and balanced head, min 10major branches 2.0m above grade. B & B or tree mover , wire basket.	AS SHOWN
7	PRAIRIE HORIZON ALDER	Alnus hirsuta *'Harbin'*	50mm Caliper, 2400-3000mm ht, min 700mm Ø rootball, straight sturdy trunks, well branched and balanced head, min 10major branches 2.0m above grade. B & B or tree mover , wire basket.	AS SHOWN
6	AMUR MAPLE	Acer ginnala	50mm Caliper, 2400-3000mm ht, min 700mm Ø rootball, straight sturdy trunks, well branched and balanced head, min 10major branches 2.0m above grade. B & B or tree mover , wire basket.	AS SHOWN
5	OHIO BUCKEYE	Aesculus glabra	50mm Caliper, 2400-3000mm ht, min 700mm Ø rootball, straight sturdy trunks, well branched and balanced head, min 10major branches 2.0m above grade. B & B or tree mover , wire basket.	AS SHOWN
CONIFEROUS SHRUBS				
119	CALGARY CARPET JUNIPER	Juniperis sabina *'Calgary Carpet'*	600mm Ø. Well formed, even growth, container #2	1.5M O.C.
DECIDUOUS SRUBS				
53	DWARF KOREAN LILAC	Syringa meyeri *'Palibin'*	400-500mm ht. min 5 major basal branches. well fromed, bushy plants, vigorous root system, container #5	1.0M O.C.
153	ABBOTTSWOOD POTENTILLA	Potentilla fruticosa *'Abbottswood'*	350mm ht. min 5 major basal branches. well fromed, bushy plants, vigorous root system, container #3	1.0M O.C.

NO	DESCRIPTION	DATE
A	FOR REVIEW	JAN 21, 2026

PROJECT:
45 UNIT TOWNHOUSE DEVELOPMENT
FERNBANK AVE, WINNIPEG, MB

OWNER:
MANAK HOMES LTD.

SHEET TITLE:
LANDSCAPING PLAN

DRAWN BY:	CHECKED BY:	NO.
AM		A
SCALE: AS SHOWN		DWG SHEET: L001
DATE: JAN 21, 2026		

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



1 A101 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 A101 WEST ELEVATION
SCALE: 3/32" = 1'-0"

DISCLAIMER:
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SCHEDULE "A" page ____ of ____
To Zoning Agreement DASZ 24/2019
By-Law No. B/L 75/2020
Winnipeg

ZONING OFFICER	Diana Lopez	1/20/2026
DISTRICT PLANNER	[signature]	1/27/26
COMMUNITY CLERK	[signature]	1/27/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		



3 A101 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 A101 EAST ELEVATION
SCALE: 3/32" = 1'-0"

NO	DESCRIPTION	DATE
A	FOR REVIEW	DEC 8, 2025

PROJECT:
45 UNIT
TOWNHOUSE DEVELOPMENT
FERNBANK AVE, WINNIPEG, MB

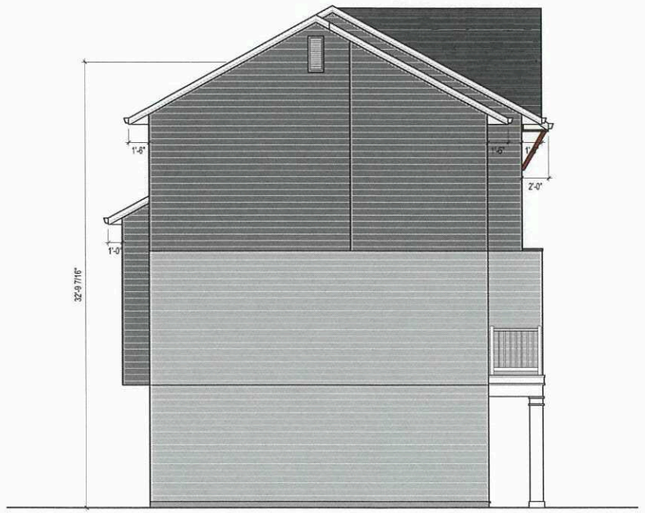
OWNER:

SHEET TITLE:
TYPE - E ELEVATION
2642 SQ FT
UNITS 28 - 31

DRAWN BY:	CHECKED BY:	NO.
AM		A

SCALE: AS SHOWN
DATE: DEC 8, 2025
DWG SHEET: A101

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



1 A101 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 A101 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

DISCLAIMER:
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SCHEDULE "A" page____ of____
To Zoning Agreement OAS7 24/2019
By-Law No. B/L 75/2020 — Winnipeg

ZONING OFFICER	Diana Lopez	11/20/2026
DISTRICT PLANNER		1/27/26
COMMUNITY CLERK		1/27/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		



3 A101 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 A101 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

NO	DESCRIPTION	DATE
A	FOR REVIEW	DEC 8, 2025

PROJECT:
45 UNIT
TOWNHOUSE DEVELOPMENT
FERNBANK AVE, WINNIPEG, MB

OWNER:

SHEET TITLE:
TYPE - F ELEVATION
2006 SQ FT
UNITS 32 - 33

DRAWN BY:	CHECKED BY:	NO.
AM		A

SCALE: AS SHOWN
DWG SHEET: A101
DATE: DEC 8, 2025

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



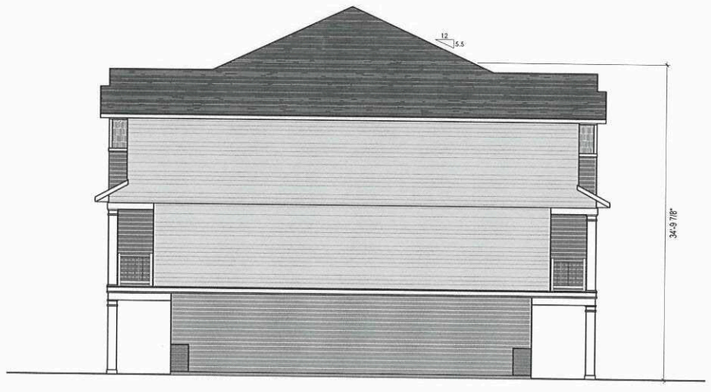
1 A101 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 A101 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 A101 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 A101 EAST ELEVATION
SCALE: 1/16" = 1'-0"

SCHEDULE "A" page ____ of ____
To Zoning Agreement DAS7 24/2019
By-Law No. B/L 75/2020
Winnipeg

ZONING OFFICER	Diana Lopez	1/20/2026
DISTRICT PLANNER		1/27/26
COMMUNITY CLERK		1/27/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

DISCLAIMER:
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NO	DESCRIPTION	DATE
A	FOR REVIEW	DEC 8, 2025

PROJECT:
45 UNIT
TOWNHOUSE DEVELOPMENT
FERNBANK AVE, WINNIPEG, MB

OWNER:

SHEET TITLE:
TYPE - D ELEVATION
11075 SQ FT
UNITS 34 - 45

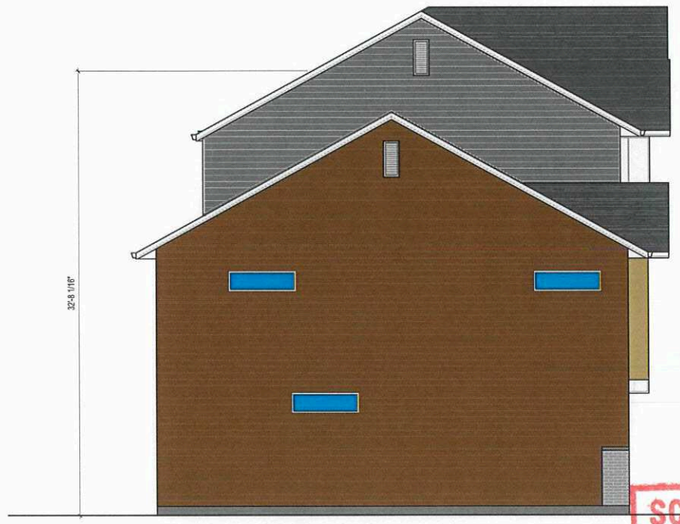
DRAWN BY:	CHECKED BY:	NO.
AM		A

SCALE: AS SHOWN
DWG SHEET: A101
DATE: DEC 8, 2025

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



1 A101 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 A101 WEST ELEVATION
SCALE: 3/32" = 1'-0"

DISCLAIMER:
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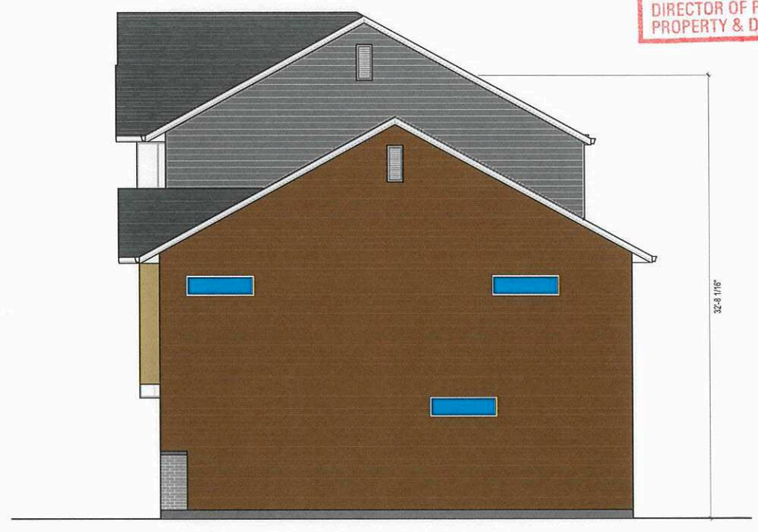
SCHEDULE "A" page ____ of ____
To Zoning Agreement DAS7 24/2019
By-Law No. BIL 75/2020
Winnipeg

ZONING OFFICER	Diana Lopez	1/20/2026
DISTRICT PLANNER		1/27/26
COMMUNITY CLERK		1/29/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		



3 A101 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 A101 EAST ELEVATION
SCALE: 3/32" = 1'-0"

NO	DESCRIPTION	DATE
A	FOR REVIEW	DEC 8, 2025

PROJECT:
45 UNIT
TOWNHOUSE DEVELOPMENT
FERNBANK AVE, WINNIPEG, MB

OWNER:

SHEET TITLE:
TYPE - B ELEVATION
4358 SQ FT
UNITS 1 - 4

DRAWN BY:	CHECKED BY:	NO.
AM		A

SCALE: AS SHOWN
DWG SHEET: A101
DATE: DEC 8, 2025