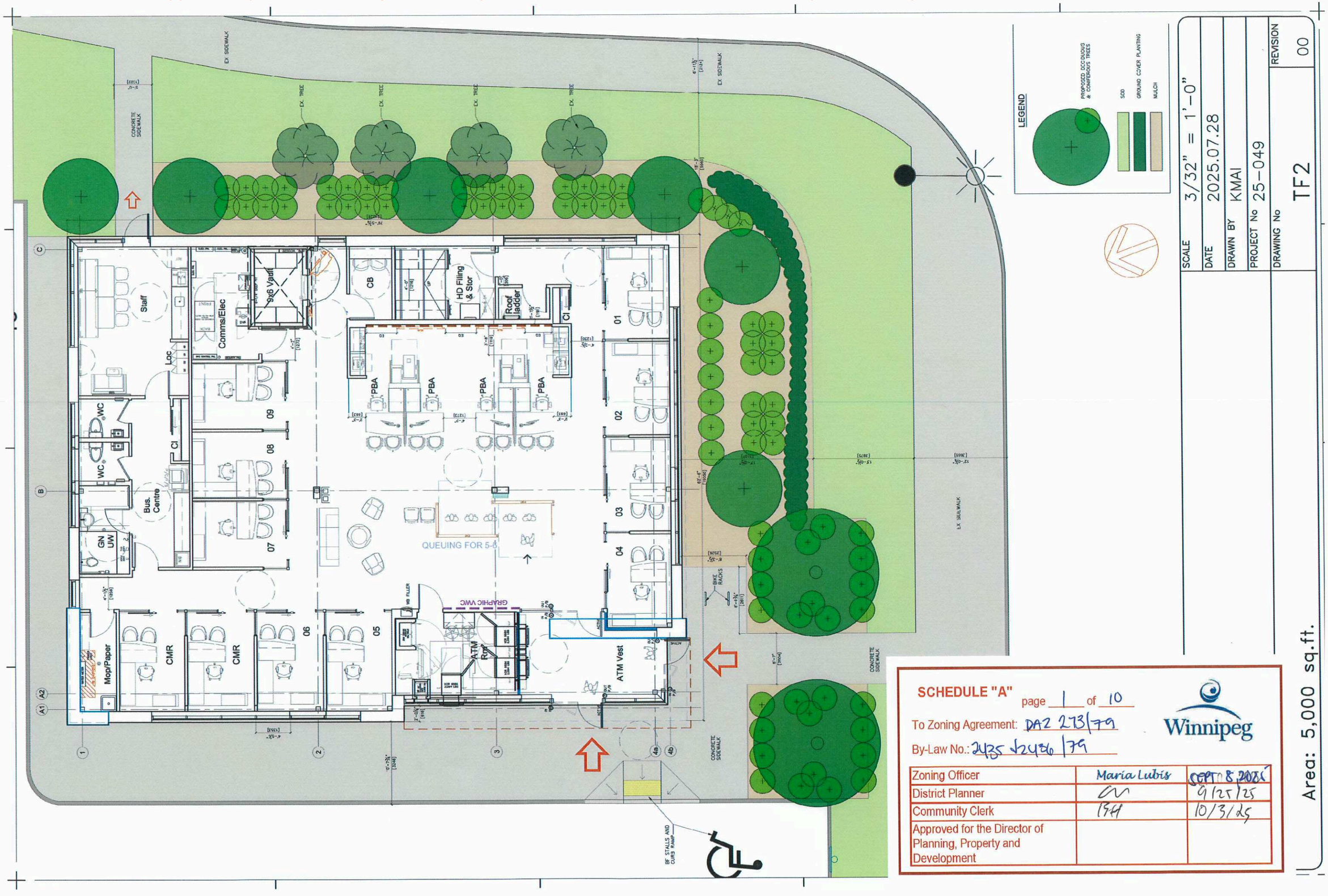
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee




**SCHEDULE "A"** page 1 of 10

To Zoning Agreement: DAZ 273/79

By-Law No.: 2435 & 2486/79

Winnipeg

| | | |
|---|---|---|
| Zoning Officer | Maria Lubis | SEPT 8, 2025 |
| District Planner | | 9/25/25 |
| Community Clerk | | 10/3/25 |
| Approved for the Director of Planning, Property and Development | | |

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

**SCHEDULE "A"** page 2 of 10

To Zoning Agreement: DAZ 273/79

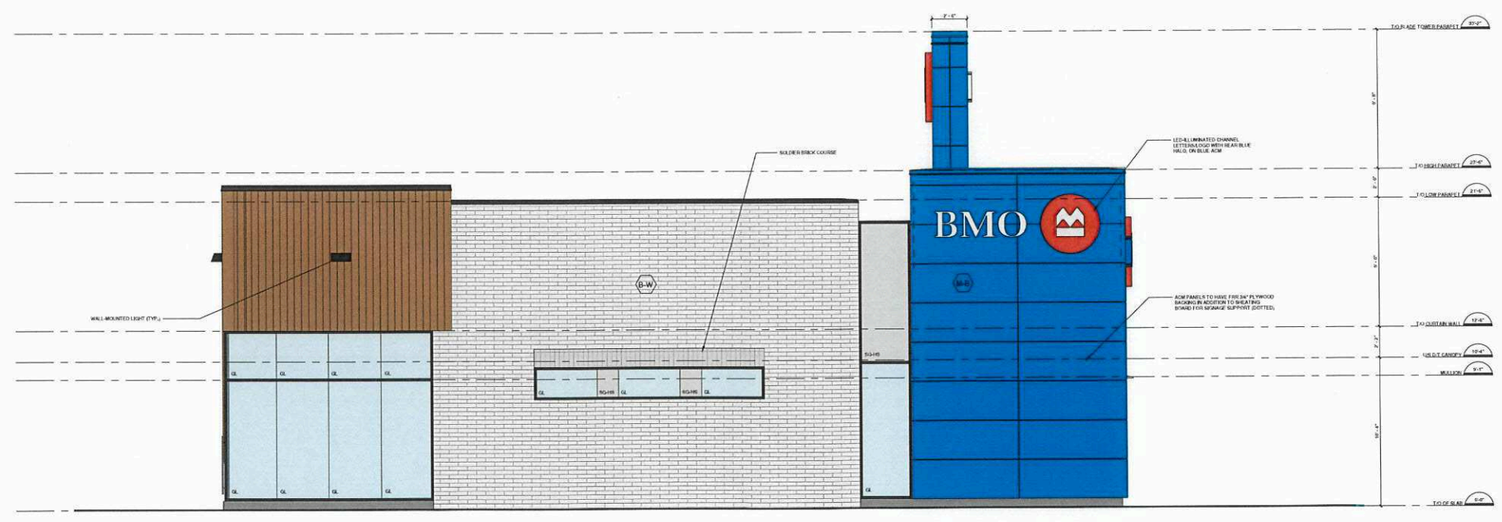
By-Law No.: 2435 & 2436/79

Winnipeg

| | | |
|---|---|---|
| Zoning Officer | Maria Lubis | Sept 8 2025 |
| District Planner | | 9/25/25 |
| Community Clerk | BM | 10/3/25 |
| Approved for the Director of Planning, Property and Development | | |




1 / A401 EAST ELEVATION 1/4" = 1'-0"




2 / A401 NORTH ELEVATION 1/4" = 1'-0"

EXTERIOR BUILDING MATERIAL LEGEND:

| | |
|---|---|
| B-W | BRAMPTON BRICK, CONCRETE MASONRY; PROFILE 50MM X 300MM X 90MM; SUAVE FINISH; COLOUR: POLAR WHITE SUAVE; MORTAR TBD |
| M-B | ALUMINUM COMPOSITE METAL PANELS; TO MATCH PPG DURANAR PAINT 5ML934166P MONTREAL BLUE |
| GL | EXTERIOR DOUBLE GLAZED CURTAIN WALL SYSTEM; BLACK ANODIZED; CLEAR INSULATED VISION GLASS / LOW-E GLAZING |
| SG-B | SPANDREL GLAZING - CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE; COLOUR: OPACI-COAT; 300 BRIDKE BLUE |
| SG-HS | SPANDREL GLAZING - CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE; COLOUR: OPACI-COAT; HARMONY SOLEX |
| SG-W | SPANDREL GLAZING - CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE; COLOUR: OPACI-COAT; WHITE |
| CS | PRECAST CONCRETE SILL |
| F-B / F-W | PRE-FINISHED METAL FLASHING; (F-B: BLACK, F-W: WHITE) |
| S | LED-ILLUMINATED CHANNEL LETTERS/LOGO (BY TENANT); MOUNTED TO BASE BUILDING. PROVIDE BLOCKING AS SHOWN |


KEARNS MANCINI ARCHITECTS
67 Mowat Avenue, Suite 432
Toronto, Ontario, M6K 3E3
T 416.536.5666 F 416.536.9636
kmai.com



The General Contractor shall check and verify all dimensions and report all errors and ommisions. Do not scale drawings. These documents shall only be used for the purpose indicated below, when as noted and initialed by the Architect.


Certificate of Practice No.: 1796
Architect's BCIN:

SPA | Permit | Tender | Contract | Construction

| No. | Description | Chk'd | Date |
|---|---|---|---|
| 1 | Update March | KMAI | 2024. Mar. 20 |

Project
2025 - 049
BMO Kildonan Place

| | |
|---|---|
| Scale | 1/4" = 1'-0" |
| Date Plotted | 8/18/2025 11:05:23 AM |
| Drawn | Author |
| Checked | Checker |
| Project No. | 25-049 |
| Drawing No. | North & East Exterior Elevations |

A401

B1_(707x1000)

Z:__Projects\2025\25-049 BMO Kildonan Place, MB Shell + Fit-out\[Production-Drawings]\01 Revit\25-049 BMO Kildonan Place.rvt

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

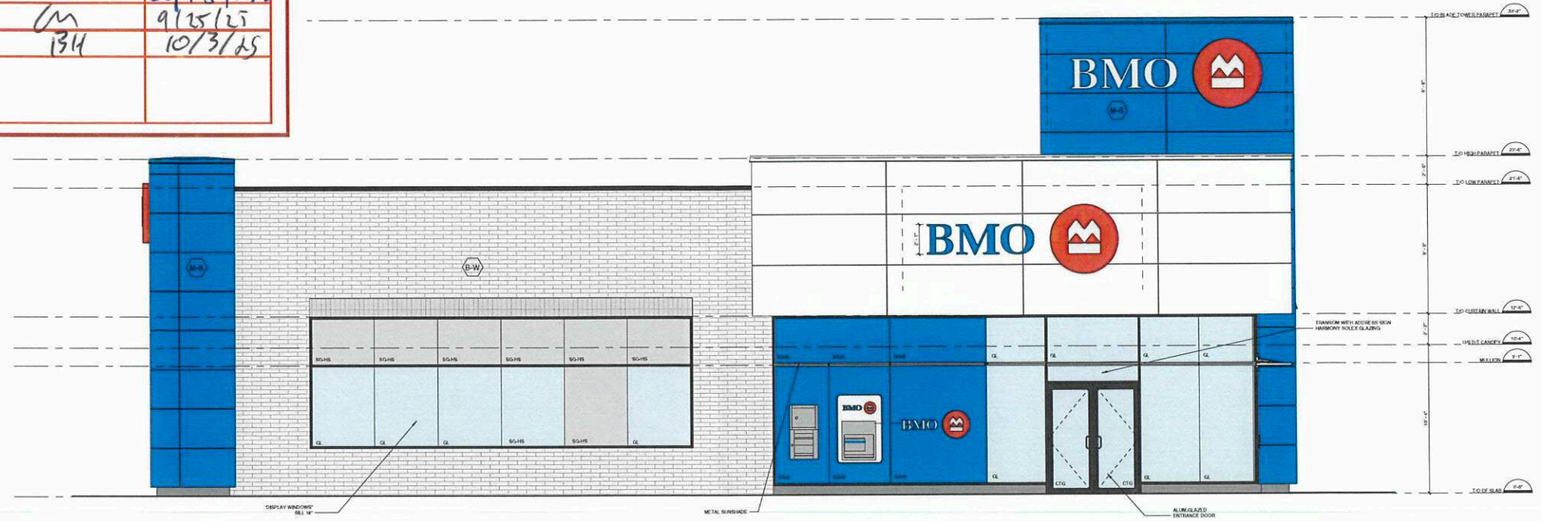
**SCHEDULE "A"** page 3 of 10

To Zoning Agreement: DAS 2176/79

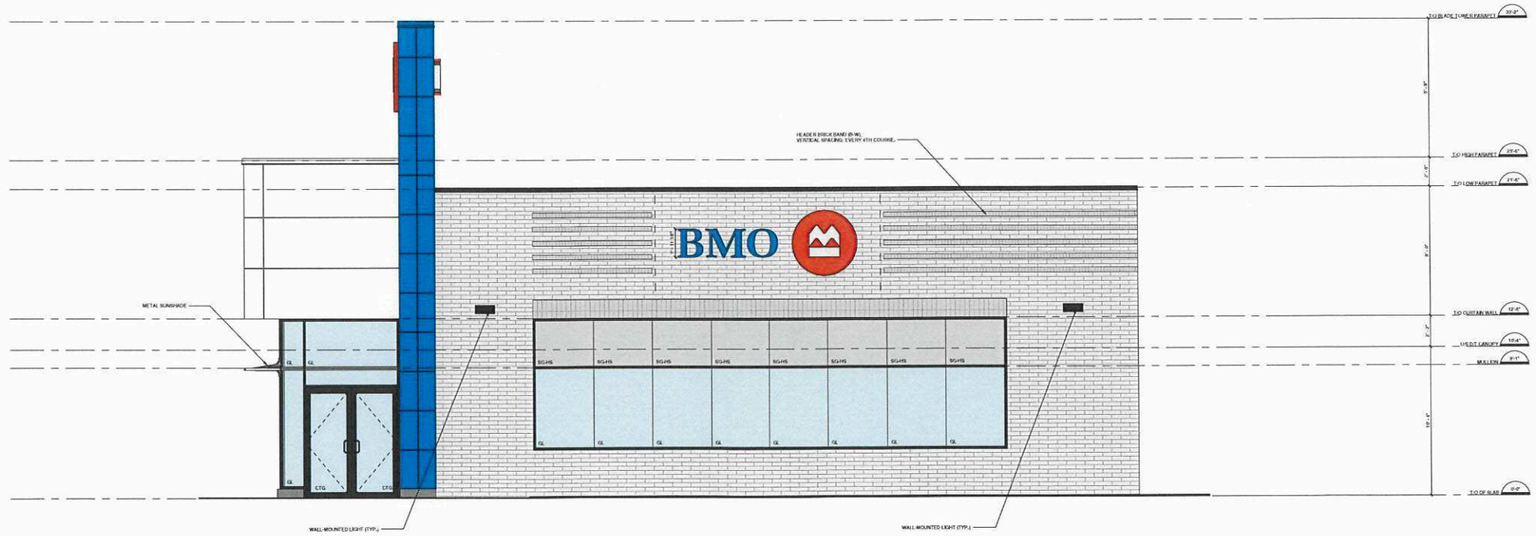
By-Law No.: 2435 & 2436/79

Winnipeg

| | | |
|---|---|---|
| Zoning Officer | Maria Lubis | Sept 8, 2025 |
| District Planner | | 9/25/25 |
| Community Clerk | | 10/3/25 |
| Approved for the Director of Planning, Property and Development | | |




1 / A402 WEST ELEVATION
1/4" = 1'-0"




2 / A402 SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR BUILDING MATERIAL LEGEND:

| | |
|---|---|
| B-W | BRAMPTON BRICK, CONCRETE MASONRY; PROFILE 90MM X 390MM X 90MM; SUAVE FINISH; COLOUR: POLAR WHITE SUAVE; MORTAR TBD |
| M-B | ALUMINUM COMPOSITE METAL PANELS; TO MATCH PPG DURANAR PAINT 5ML99416P MONTREAL BLUE |
| GL | EXTERIOR DOUBLE GLAZED CURTAIN WALL SYSTEM, BLACK ANODIZED; CLEAR INSULATED VISION GLASS / LOW-E GLAZING |
| SG-B | SPANDREL GLAZING - CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE, COLOUR: OPACI-COAT; 900 BRIDE BLUE |
| SG-HS | SPANDREL GLAZING - CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE, COLOUR: OPACI-COAT; HARMONY SOLEX |
| SG-W | SPANDREL GLAZING - CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE, COLOUR: OPACI-COAT; WHITE |
| CS | PRECAST CONCRETE SILL |
| F-B / F-W | PRE-FINISHED METAL FLASHING, (F-B: BLACK, F-W: WHITE) |
| S | LED-ILLUMINATED CHANNEL LETTERS/LOGO (BY TENANT); MOUNTED TO BASE BUILDING, PROVIDE BLOCKING AS SHOWN |


KEARNS MANCINI ARCHITECTS
67 Howat Avenue, Suite 402
Toronto, Ontario, M6K 3E3
T 416.538.5668 F 416.538.5626
kmai.com


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Certificate of Practice No.: 1796
Architect's BCIN:

| SPA | Permit | Tender | Contract | Construction |
|---|---|---|---|---|
| | | | | |

| No. | Description | Chk'd | Date |
|---|---|---|---|
| 1 | Update March | KMAI | 2024. Mar. 20 |

Project
2025 - 049
BMO Kildonan Place

| | |
|---|---|
| Scale | 1/4" = 1'-0" |
| Date Plotted | 8/18/2025 11:09:31 AM |
| Drawn | KMA |
| Checked | KMA |
| Project No. | 25-049 |
| Drawing No. | South & West Exterior Elevations |

A402

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




4 A403 3D NORTH - WEST VIEW




2 A403 3D NORTH - EAST VIEW

SCHEDULE "A" page 4 of 10

To Zoning Agreement: DA2 273 | 79

By-Law No.: 2435 + 2436 | 79

Winnipeg

| | | |
|---|---|---|
| Zoning Officer | Maria Lubis | Sept 8, 2025 |
| District Planner | | 9/25/25 |
| Community Clerk | BH | 10/3/25 |
| Approved for the Director of Planning, Property and Development | | |




3 A403 3D SOUTH-EAST VIEW




1 A403 3D SOUTH - WEST VIEW

KEARNS MANCINI ARCHITECTS
67 Howat Avenue, Suite 432
Toronto, Ontario, M6K 3E3
T 416.536.5668 F 416.536.5626
kmai.com

The General Contractor shall check and verify all dimensions and report all errors and ommisions. Do not scale drawings. These documents shall only be used for the purpose indicated below; when as noted and initialed by the Architect.

Certificate of Practice No. 1796
Architect's BCIN:

SPA | Permit | Tender | Contract | Construction

| No. | Description | Chk'd | Date |
|---|---|---|---|
| 1 | Update March | KMAI | 2024. Mar. 20 |

Project
2025 - 049
BMO Kildonan Place

Scale
Date Plotted 8/18/2025 11:09:42 AM
Drawn KMA
Checked KMA
Project No. 25-049
Drawing No.

Building 3D views

A403

B1_(707x1000)

Z:_Projects\2025\25-049 BMO Kildonan Place, MB Shell + Fit-out\Production-Drawings\01 Revit\25-049 BMO Kildonan Place.rvt

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

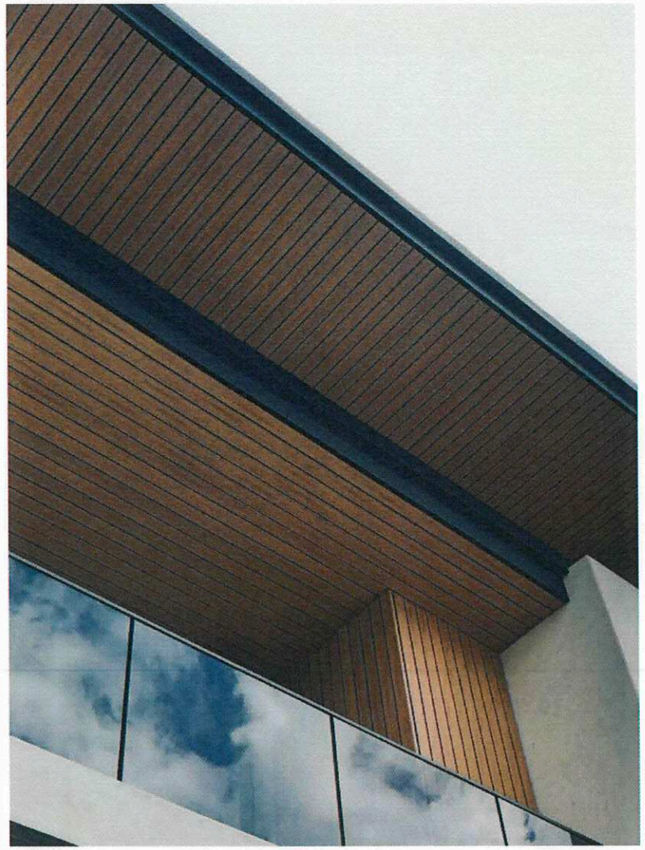
**SCHEDULE "A"** page 5 of 10

To Zoning Agreement: DAZ 273/79

By-Law No.: 2435 & 2436/79

Winnipeg

| | | |
|---|---|---|
| Zoning Officer | Maria Lubis | Sept 8, 2025 |
| District Planner | | 9/15/25 |
| Community Clerk | BH | 10/3/25 |
| Approved for the Director of Planning, Property and Development | | |



3 / A404 WOOD FINISH CEILING
3/4" = 1'-0"



2 / A404 SUNSHADE
3/4" = 1'-0"




1 / A404 ENTRANCE VIEW

KEARNS MANCINI ARCHITECTS
67 Howat Avenue, Suite 432
Toronto, Ontario, M6H 3S3
T 416.536.5668 F 416.536.8626
kmai.com

The General Contractor shall check and verify all dimensions and report all errors and ommisions. Do not scale drawings. These documents shall only be used for the purpose indicated below, when as noted and initialed by the Architect.

Certificate of Practice No.: 1796
Architect's BCIN:

SPA | Permit | Tender | Contract | Construction

| No. | Description | Chk'd | Date |
|---|---|---|---|
| 1 | Update March | KMAI | 2024, Mar. 20 |

Project
2025 - 049
BMO Kildonan Place

| | |
|---|---|
| Scale | 3/4" = 1'-0" |
| Date Plotted | 6/18/2025 11:08:50 AM |
| Drawn | KMA |
| Checked | KMA |
| Project No. | 25-049 |
| Drawing No. | |

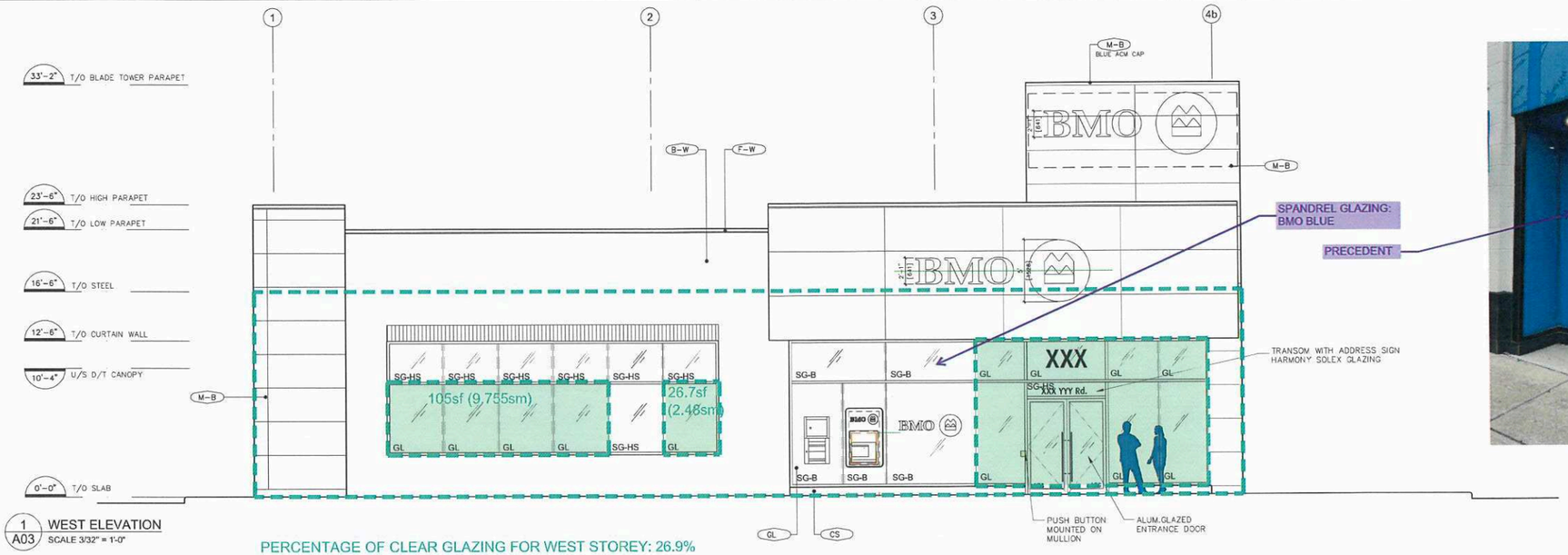
Building Features

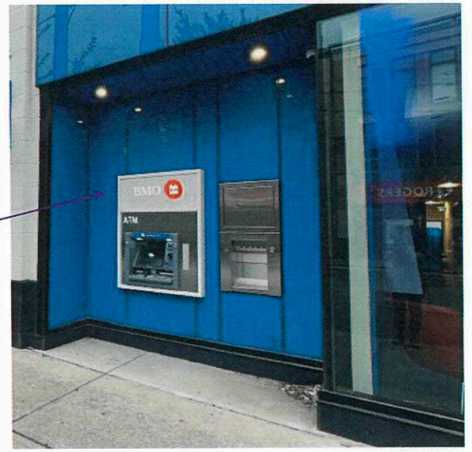
A404

B1_(297x1000)

Z:__Projects\2025\25-049 BMO Kildonan Place_MS Shell+Fit-out\[Production-Drawings]\01 Revit\25-049 BMO Kildonan Place.rvt

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



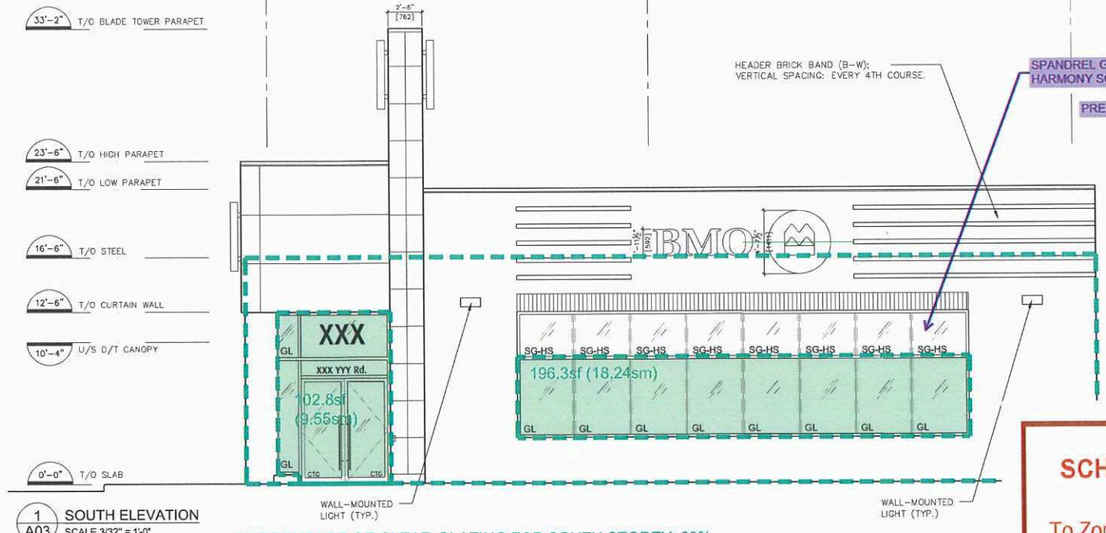




1 A03 WEST ELEVATION
SCALE 3/32" = 1'-0"

PERCENTAGE OF CLEAR GLAZING FOR WEST STOREY: 26.9%

LEGEND FOR BUILDING MATERIALS:

| | | |
|---|---|---|
| B-W | BRAMPTON BRICK; CONCRETE MASONRY; PROFILE 90mm X 390mm X 90mm; SUAVE FINISH; COLOUR: POLAR WHITE; MORTAR: TBD |
| M-B | ALUMINUM COMPOSITE METAL PANELS; TO MATCH PPG DURANAR PAINT 5ML93416P "MONTREAL BLUE" |
| M-W | ALUMINUM COMPOSITE METAL PANELS; CLADCO BNT WHITE; #032320 |
| GL | EXTERIOR CURTAINWALL SYSTEM; BLACK ANODIZED; CLEAR INSULATED VISION GLASS / LOW-E GLAZING (SOLARBAN 70XL) |
| WD | WOOD PATTERN SIDING |
| SG-HS | SPANDREL GLAZING; CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE. COLOUR: OPACI-COAT; HARMONY SOLEX |
| SG-B | SPANDREL GLAZING; CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE. COLOUR: OPACI-COAT 300 "BIRDIE BLUE" |
| SG-W | SPANDREL GLAZING; CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE. COLOUR: OPACI-COAT "WHITE" (TBD) |
| CS | PRECAST CONCRETE SILL |
| F-B | PRE-FINISHED METAL FLASHING; BLACK COLOUR |
| S | LED-ILLUMINATED CHANNEL LETTERS/LOGO (BY TENANT); MOUNTED TO BASE BUILDING. PROVIDE BLOCKING AS SHOWN |






1 A03 SOUTH ELEVATION
SCALE 3/32" = 1'-0"

PERCENTAGE OF CLEAR GLAZING FOR SOUTH STOREY: 29%

BMO Financial Group

Corporate Real Estate
BMO Kildonan Place
Winnipeg, MB

TITLE ELEVATION GLAZING CALCS

SCHEDULE "A" page 6 of 10

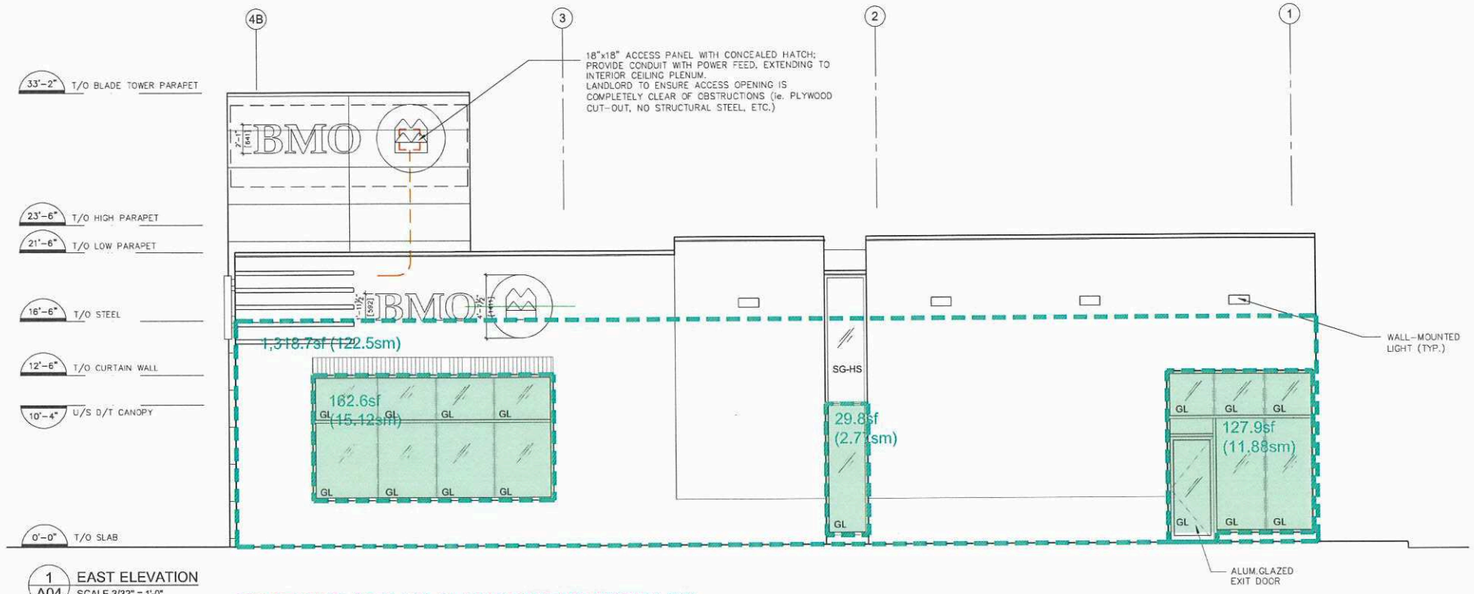
To Zoning Agreement: DAZ 273/79

By-Law No.: 2435 & 2436/79

Winnipeg

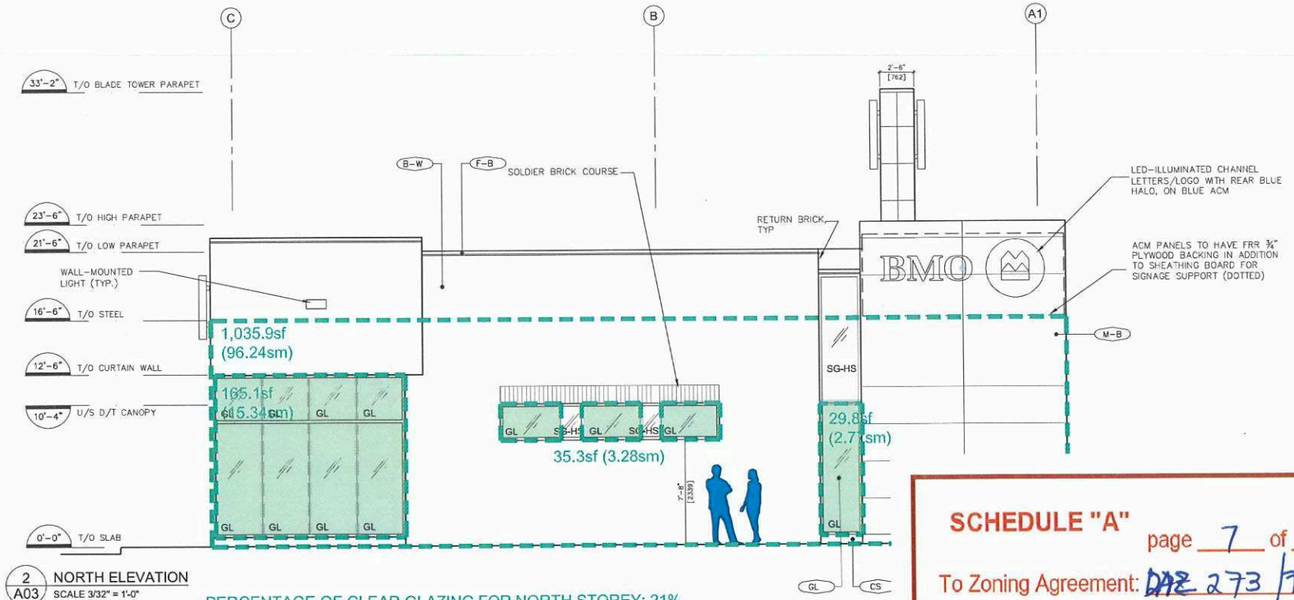
| | | |
|---|---|---|
| Zoning Officer | Maria Lubis | Sept 8, 2025 |
| District Planner | | 9/25/25 |
| Community Clerk | BH | 10/3/25 |
| Approved for the Director of Planning, Property and Development | | |

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




1 A04 EAST ELEVATION
SCALE 3/32" = 1'-0"

PERCENTAGE OF CLEAR GLAZING FOR EAST STOREY: 20%




2 A03 NORTH ELEVATION
SCALE 3/32" = 1'-0"

PERCENTAGE OF CLEAR GLAZING FOR NORTH STOREY: 21%

LEGEND FOR BUILDING MATERIALS:

| | | |
|---|---|---|
| | B-W | BRAMPTON BRICK, CONCRETE MASONRY; PROFILE 90mm X 390mm X 90mm; SJAVE FINISH; COLOUR: POLAR WHITE; MORTAR: TBD |
| | M-B | ALUMINUM COMPOSITE METAL PANELS; TO MATCH PPG DURANAR PAINT 5ML93416P "MONTREAL BLUE" |
| | M-W | ALUMINUM COMPOSITE METAL PANELS; CLADCO BNT WHITE; #032320 |
| | GL | EXTERIOR CURTAINWALL SYSTEM; BLACK ANODIZED; CLEAR INSULATED VISION GLASS / LOW-E GLAZING (SOLARBAN 70XL) |
| | WD | WOOD PATTERN SIDING |
| | SG-HS | SPANDREL GLAZING; CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE. COLOUR: OPACI-COAT; HARMONY SOLEX |
| | SG-B | SPANDREL GLAZING; CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE. COLOUR: OPACI-COAT 300 "BIRDIE BLUE" |
| | SG-W | SPANDREL GLAZING; CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE. COLOUR: OPACI-COAT "WHITE" (TBD) |
| | CS | PRECAST CONCRETE SILL |
| | F-B | PRE-FINISHED METAL FLASHING; BLACK COLOUR |
| | S | LED-ILLUMINATED CHANNEL LETTERS/LOGO (BY TENANT); MOUNTED TO BASE BUILDING. PROVIDE BLOCKING AS SHOWN |

BMO Financial Group

Corporate Real Estate
BMO Kildonan Place
Winnipeg, MB

TITLE ELEVATION GLAZING CALCS

SCHEDULE "A" page 7 of 10

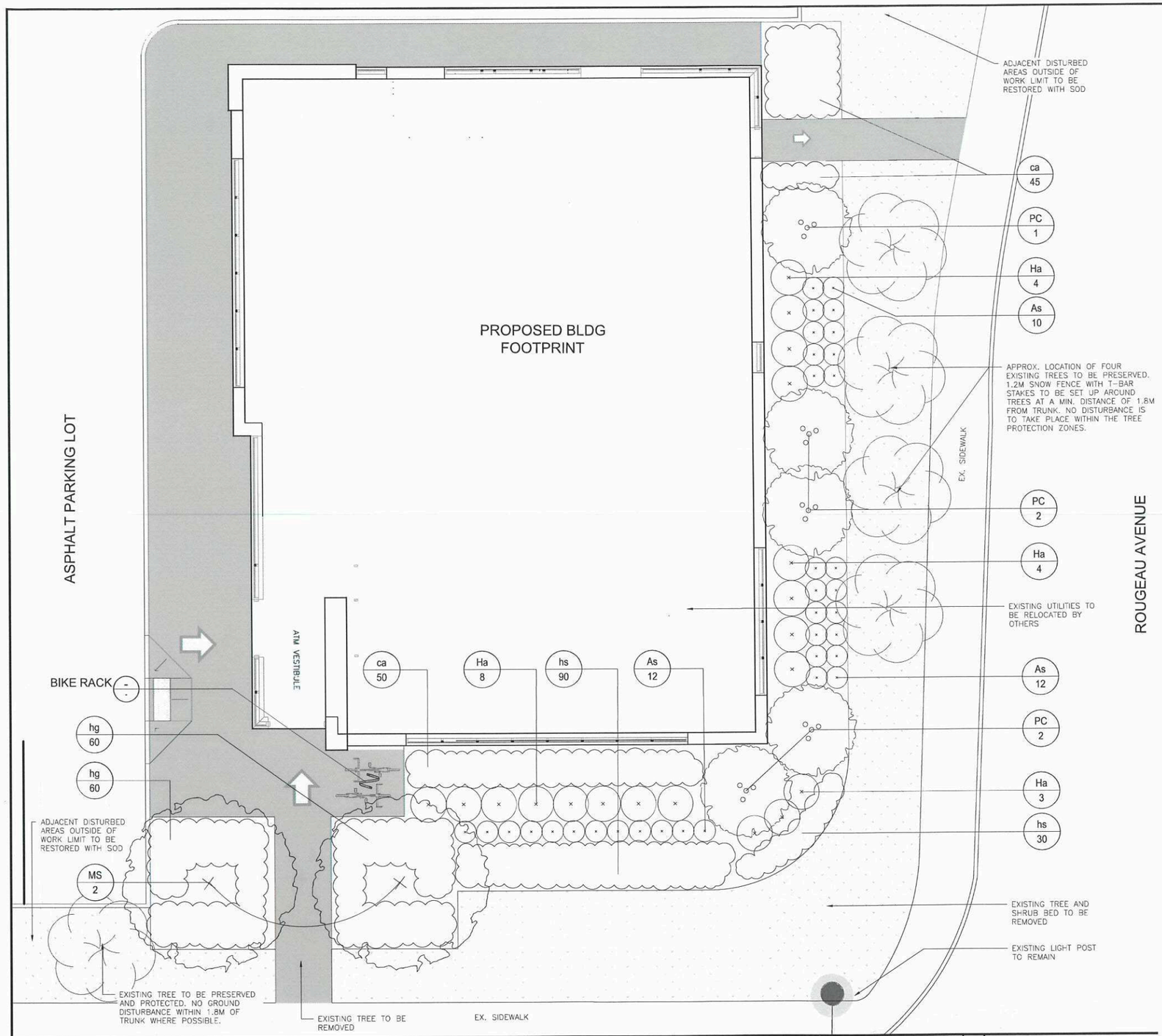
To Zoning Agreement: ~~DAZ~~ 273 /Tq

By-Law No.: 2435 & 2436 /Tq

Winnipeg

| | | |
|---|---|---|
| Zoning Officer | Maria Lubis | Sept 8, 2025 |
| District Planner | CM | 9/25/25 |
| Community Clerk | BH | 10/3/25 |
| Approved for the Director of Planning, Property and Development | | |

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




LEGEND

- CC / 4 — PLANT CODE / PLANT QTY
- EXISTING TREE
- DECIDUOUS TREE
- MULTI-STEM TREE
- DECIDUOUS SHRUB
- PERENNIAL PLANTING
- TOPSOIL AND SOD
- PROPOSED WALKWAY – SEE SITE PLAN
- PROPOSED BIKE RACK SEE NOTE

## MASTER PLANT LIST

| CODE | BOTANICAL NAME | COMMON NAME | QTY | SIZE | COND. | SPACING |
|---|---|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | | | |
| MS | *Malus 'Spring Snow'* | SPRING SNOW CRABAPPLE | 2 | 60mm cal. | WB | AS SHOWN |
| **MULTISTEM TREES** | | | | | | |
| PC | *Prunus x cistena* | PURPLE-LEAF SAND CHERRY | 5 | 125cm ht. | WB | AS SHOWN |
| **SHRUBS** | | | | | | |
| Ha | *Hydrangea arborescens 'Annabelle'* | ANNABELLE HYDRANGEA | 42 | 60cm ht. | 3 gal. | 1.5m O.C. |
| As | *Artemisia schmidtiana* | SILVER MOUND | 34 | 60cm ht. | 3 gal. | 0.75m O.C |
| **PERENNIALS/GRASSES** | | | | | | |
| ca | *Calamagrostis acutiflora 'Karl Foerster'* | KARL FOERSTER GRASS | 95 | | 1 gal. | 0.5m O.C. |
| hg | *Hosta 'August Moon'* | PLANTAIN LILY | 120 | | 1 gal. | 0.5m O.C. |
| hs | *Hemerocallis 'Stella D'Oro'* | DAYLILY | 120 | | 1 gal. | 0.4m O.C. |

NOTE:

1. PROPOSED BIKE RACKS TO BE MAGLIN 3100 SERIES ORBIT BIKE RACK IN GUNMETAL COLOUR, 1 RING AS NOTED ON PLAN. BIKE RACK TO BE SURFACE MOUNTED AS PER MANUFACTURER'S INSTRUCTIONS.

**SCHEDULE "A"** page 8 of 10

To Zoning Agreement: DAZ 273/79

By-Law No.: 2435 & 2436/79

Winnipeg

| | | |
|---|---|---|
| Zoning Officer | Maria Lubis | Sept 8, 2025 |
| District Planner | CM | 9/25/25 |
| Community Clerk | [illegible] | 10/3/25 |
| Approved for the Director of Planning, Property and Development | | |

**Conditions of Use**

Verify elevations and/or dimensions on drawing prior to use. Report any discrepancies to Dillon Consulting Limited.

Do not scale dimensions from drawing.

Do not modify drawing, re-use it, or use it for purposes other than those intended at the time of its preparation without prior written permission from Dillon Consulting Limited.

SCALE 1:75 METRES

DILLON CONSULTING

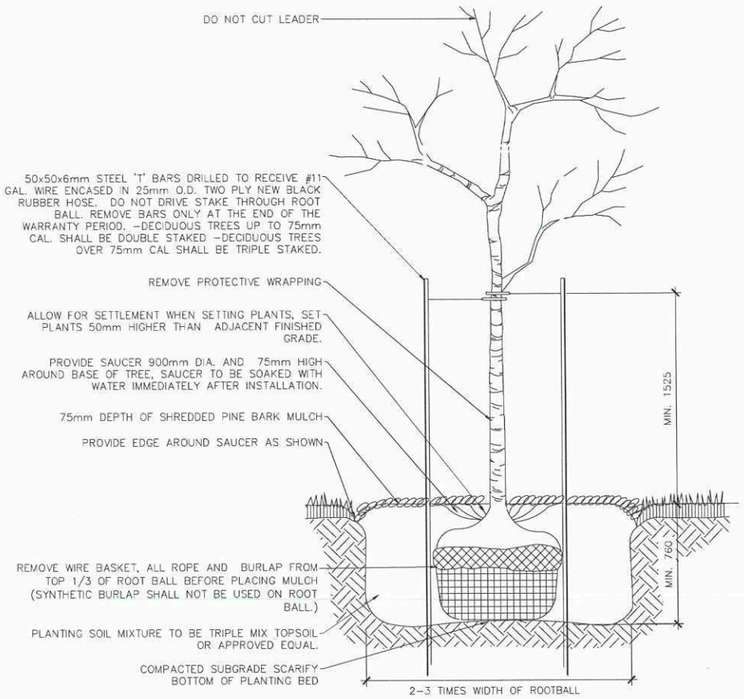
| No. | ISSUED FOR | DATE | BY |
|---|---|---|---|
| 1 | SPC SUBMISSION | AUG 18, 2025 | AB |

DRAWN AB | CHECKED BY JG | DATE AUG 2025 | SCALE 1:75

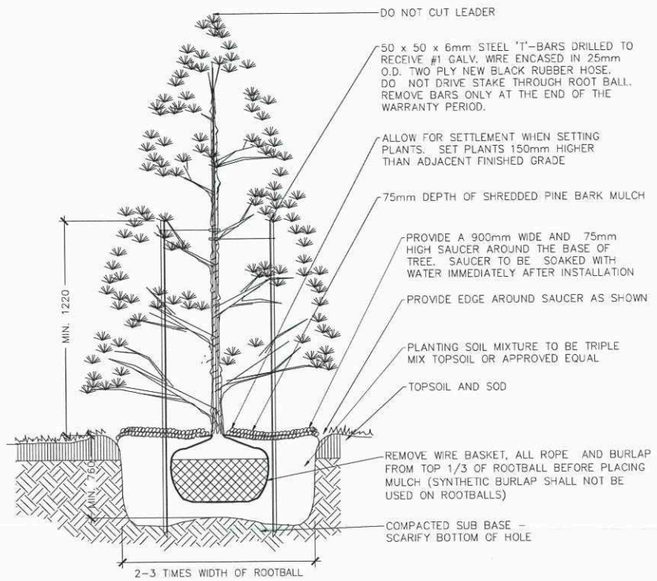
LANDSCAPE PLAN

SHEET NO. LP-1

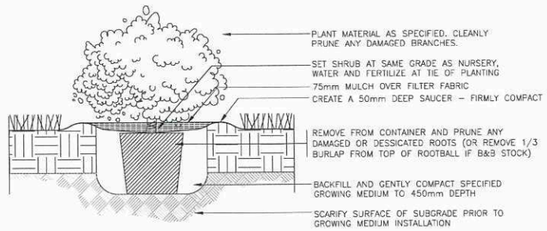
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee




1 DECIDUOUS TREE PLANTING
1:25




2 EVERGREEN TREE PLANTING
1:25




- CONTAINER SIZE AS SPECIFIED
- CONTAINER TO BE CUT CAREFULLY AWAY FROM ROOT SYSTEM SO AS NOT TO DISTURB PLANT
- PLANTING BEDS TO HAVE 75mm DEPTH OF SHREDDED PINE BARK MULCH
- ALL SHRUBS BEDS TO BE A CONTINUOUS TRENCH AND DEPTH OF 450mm PLANTING SOIL AS SPECIFIED

3 SHRUBS / ORNAMENTAL GRASSES PLANTING
1:20

GENERAL PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL MEET THE "GUIDE SPECIFICATION FOR NURSERY STOCK" OF THE CANADIAN NURSERY TRADES ASSOCIATION AND SHALL BE PLANTED ACCORDING TO ACCEPTED NURSERY TRADE PRACTICES.
2. TREES ARE TO BE NURSERY GROWN STOCK WITH TRUNKS, LIMBS, AND BASIC SHAPE TYPICAL OF ITS SPECIES. TREES SHALL HAVE STRAIGHT TRUNKS, BE WELL BRANCHED AND BE BALANCED WITH A STRONG CENTRAL LEADER.
3. TREES SHALL BE MAINTAINED SO AS TO BE FREE FROM INSECTS, DISEASE, AND ALL PHYSICAL INJURY.
4. ALL AREAS TO BE SODDED SHALL HAVE A MINIMUM DEPTH OF 6" (150mm) OF TOPSOIL. SOD IS TO CONFORM TO THE CANADIAN NURSERY SOD GROWERS SPECIFICATIONS.
5. OBTAIN APPROVAL FOR SUBSTITUTIONS AS TO VARIETY, SIZE OR GRADE FROM THE LANDSCAPE ARCHITECT.
6. ALL LANDSCAPE WORKS WILL BE GUARANTEED FOR TWO YEARS FOLLOWING INSPECTION. PLANT MATERIAL WHICH IS NOT IN A HEALTHY GROWING CONDITION TWO YEARS AFTER INSPECTION SHALL BE REPLACED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT OR OWNER WITH AN ADDITIONAL ONE YEAR MAINTENANCE GUARANTEE PERIOD. SUPPLY AND PLANT ALL REPLACEMENTS IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS.
7. SITE VEGETATION SHALL BE MAINTAINED IN A HEALTHY, VIGOROUS, DISEASE AND PEST FREE CONDITION. OR BE REPLACED. DEAD, SEVERELY DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REPLACED AS SOON AS POSSIBLE.
8. DETERMINE THE LOCATION OF ALL EXISTING SERVICES AND OBTAIN NECESSARY STAKE-OUTS BEFORE ANY EXCAVATION.
9. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
10. PLANTING MEDIUM FOR TREES AND SHRUBS: TOPSOIL SHALL BE A FERTILE, FRIABLE, NATURAL SANDY LOAM FREE OF STONES, SUBSOIL, REFUSE OR OTHER EXTRANEOUS MATERIALS, AND CAPABLE OF SUSTAINING HEALTHY PLANT GROWTH. PLANTING MEDIUM TO BE 6 PARTS TOPSOIL, 2 PARTS DECOMPOSED WEED-FREE MANURE, 1 LEAF COMPOST AND 0.75 kg SUPERPHOSPHATE PER CUBIC METRE (TRIPLE MIX).
11. CONTRACTORS AND SUBCONTRACTORS TO HAVE A MINIMUM OF 5 YEARS CANADIAN EXPERIENCE IN THE SUCCESSFUL EXECUTION OF WORK OF THIS TYPE.
12. SOD TO INCLUDE A MINIMUM 65% DROUGHT TOLERANT GRASS VARIETIES INCLUDING FESCUES.
13. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
14. ALL PLANTING BEDS TO HAVE 3" (76mm) OF SHREDDED BARK MULCH.

IRRIGATION NOTES:

1. CONTRACTOR TO DESIGN AND BUILD A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR ALL NEW LANDSCAPED AREAS. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL. SHOP DRAWINGS TO BE STAMPED BY A CERTIFIED IRRIGATION DESIGNER.
2. AUTOMATIC IRRIGATION SYSTEM TO BE WATER CONSERVING.
3. IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY AN IRRIGATION CONTRACTOR WITH A MINIMUM OF FIVE YEARS OF CANADIAN EXPERIENCE.
4. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BY-LAWS AND CODES HAVING JURISDICTION OVER SITE LOCATION.
5. IT IS THE RESPONSIBILITY OF THE PLAN USER TO INFORM THEMSELVES OF THE EXACT LOCATION OF ALL POLES, LINES, CONDUIT, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES BEFORE COMMENCING WORK.
6. ACTUAL LOCATION OF SPRINKLERS TO BE DETERMINED AT TIME OF CONSTRUCTION.
7. ALL SPRAY HEADS TO BE PRESSURE COMPENSATED
8. ALL SPRINKLERS LOCATED IN THE SHRUB BEDS TO BE HI-POP SPRINKLERS
9. IT IS THE RESPONSIBILITY OF THE PLAN USER TO INFORM THEMSELVES OF THE EXACT MATERIAL QUANTITIES REQUIRED
10. ELECTRICAL CONTRACTOR IS TO PROVIDE 110 VOLT POWER SUPPLY TO THE IRRIGATION CONTROLLER AND 1" ELECTRICAL CONDUITS FROM THE CONTROLLERS TO THE WATER SUPPLY POINT OF CONNECTION OUTSIDE OF THE BUILDING.
11. ALL VALVE BOXES TO BE SECURED WITH SECURITY LOCKING SCREWS.
12. IRRIGATION TO PROVIDE FULL, EVEN COVERAGE OF PLANTED AREAS WITHOUT SPRAYING ONTO BUILDINGS, SIDEWALKS, FENCES, ETC.
13. ARRANGE VALVE STATIONS TO OPERATE IN AN EASY-TO-VIEW PROGRESSIVE SEQUENCE AROUND BUILDING. RECORD SEQUENCE ON CONTROLLER LID.
14. THE CONTROLLER SHALL BE OF A HYBRID TYPE THAT COMBINES ELECTRO-MECHANICAL AND MICROELECTRONIC CIRCUITRY CAPABLE OF FULLY AUTOMATIC OR MANUAL OPERATION.
15. ALL POLYETHYLENE PIPE SHALL HAVE A MINIMUM 75-PSI PRESSURE RATING
16. P.V.C. PIPE WILL BE CLASS 160 (SDR26) DIRECT BURIAL PIPE CONFORMING TO CS-256-63 AND WILL BE HOMOGENEOUS THROUGHOUT AND FREE FROM VISIBLE CRACKS, DENTS, HOLES OR FOREIGN MATERIALS.
17. AFTER SYSTEM IS INSTALLED AND APPROVED, INSTRUCT OWNER'S DESIGNATED PERSONNEL IN COMPLETE OPERATION AND MAINTENANCE PROCEDURES.
18. PROVIDE STANDARD ONE-YEAR GUARANTEE ON WORKMANSHIP AS WELL AS PRODUCT WARRANTY INCLUDING BLOW OUT TO PROTECT FROM FREEZE DAMAGE AND ADJUSTMENT TO SUPPLY PROPER COVERAGE OF AREAS TO RECEIVE WATER.

**SCHEDULE "A"** page 9 of 10

To Zoning Agreement: DAZ 273/79

By-Law No.: 2435+2436/79

Winnipeg

| | | |
|---|---|---|
| Zoning Officer | Maria Lubis | Sept 8, 2025 |
| District Planner | | 9/25/25 |
| Community Clerk | BM | 10/3/25 |
| Approved for the Director of Planning, Property and Development | | |

DILLON CONSULTING

| No. | ISSUED FOR | DATE | BY |
|---|---|---|---|
| 1 | SPC SUBMISSION | AUG 18, 2025 | AB |

DESIGN AB | REVIEWED BY JB
DRAWN AB | CHECKED BY JG
DATE AUG 2025
SCALE AS SHOWN

BMO KILDONAN PLACE
CITY OF WINNIPEG

PROJECT NO. 25-1854

LANDSCAPE DETAILS

SHEET NO. LD-1

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




LEGEND

- CC 4 — PLANT CODE / PLANT QTY
- EXISTING TREE
- DECIDUOUS TREE
- MULTI-STEM TREE
- DECIDUOUS SHRUB
- PERENNIAL PLANTING
- TOPSOIL AND SOD
- PROPOSED WALKWAY – SEE SITE PLAN
- PROPOSED BIKE RACK SEE NOTE

## MASTER PLANT LIST

| CODE | BOTANICAL NAME | COMMON NAME | QTY | SIZE | COND. | SPACING |
|---|---|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | | | |
| MS | *Malus 'Spring Snow'* | SPRING SNOW CRABAPPLE | 2 | 60mm cal. | WB | AS SHOWN |
| **MULTISTEM TREES** | | | | | | |
| PC | *Prunus x cistena* | PURPLE-LEAF SAND CHERRY | 5 | 125cm ht. | WB | AS SHOWN |
| **SHRUBS** | | | | | | |
| Ha | *Hydrangea arborescens 'Annabelle'* | ANNABELLE HYDRANGEA | 42 | 60cm ht. | 3 gal. | 1.5m O.C. |
| As | *Artemisia schmidtiana* | SILVER MOUND | 34 | 60cm ht. | 3 gal. | 0.75m O.C |
| **PERENNIALS/GRASSES** | | | | | | |
| ca | *Calamagrostis acutiflora 'Karl Foerster'* | KARL FOERSTER GRASS | 95 | | 1 gal. | 0.5m O.C. |
| hg | *Hosta 'August Moon'* | PLANTAIN LILY | 120 | | 1 gal. | 0.5m O.C. |
| hs | *Hemerocallis 'Stella D'Oro'* | DAYLILY | 120 | | 1 gal. | 0.4m O.C. |

NOTE:

1. PROPOSED BIKE RACKS TO BE MAGLIN 3100 SERIES ORBIT BIKE RACK IN GUNMETAL COLOUR, 1 RING AS NOTED ON PLAN. BIKE RACK TO BE SURFACE MOUNTED AS PER MANUFACTURER'S INSTRUCTIONS.

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

To Zoning Agreement: DA2 273/79

By-Law No.: 2435 & 2436/79

Winnipeg

| | | |
|---|---|---|
| Zoning Officer | Maria Lubis | Sept 8, 2025 |
| District Planner | | 9/25/25 |
| Community Clerk | BH | 10/3/25 |
| Approved for the Director of Planning, Property and Development | | |

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Verify elevations and/or dimensions on drawing prior to use. Report any discrepancies to Dillon Consulting Limited.

Do not scale dimensions from drawing.

Do not modify drawing, re-use it, or use it for purposes other than those intended at the time of its preparation without prior written permission from Dillon Consulting Limited.

SCALE 1:75 METRES

DILLON CONSULTING

| No | ISSUED FOR | DATE | BY |
|---|---|---|---|
| 1 | SPC SUBMISSION | AUG 18, 2025 | AS |

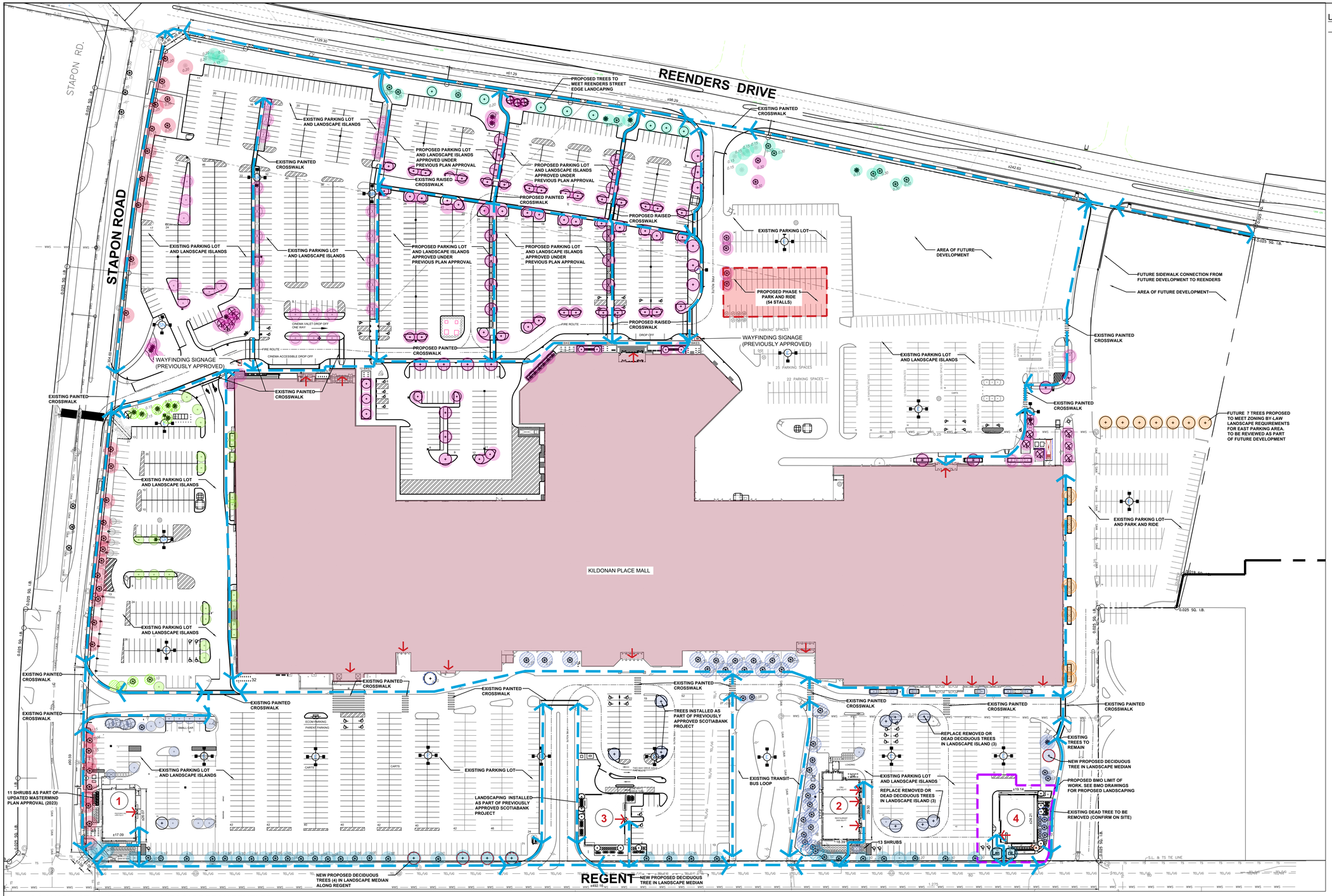
AB | JG

DATE AUG 2025

SCALE 1:75

**LANDSCAPE PLAN**

SHEET NO. **LP-1**




## 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 WALL 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 |

## 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). | 404.82m (1328.15 FT) | 44 | (52 CREDITED) (See Notes 1-2, 7-9) (10 CREDITED TREES) |
| | 3 SHRUBS/20 FT (6.1m). | | 199 | |
| 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<br>1 TREE/300 SQ.FT (28 SQ.M) | (±58,783.75 SQ.M) x5% (2939.18 SQ.M) | 2939.18 SQ.M<br>105 | 3722.26 SQ. M<br>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<br>1 TREE/300 SQ.FT (28 SQ.M) | 9,841 SQ.M x5% 492 SQ.M | 492 SQ.M<br>18 TREES | 1528 SQ.M<br>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<br>1 TREE/300 SQ.FT (28 SQ.M) | 43,837.72 SQ.M x5% 2191.88 SQ.M | 1732.75 SQ.M<br>78 TREES | 1342.50 SQ.M EXISTING<br>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<br>1 TREE/300 SQ.FT (28 SQ.M) | 6,160 SQ.M x5% 308 SQ.M | 308 SQ.M<br>11 TREES | 353 SQ.M<br>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<br>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
4. REENDERS DRIVE TO RECEIVE TREE PRESERVATION CREDIT FOR 3 TREES AT OVER 12" CALIPER= 18 CREDITED TREES
5. REENDERS DRIVE TO RECEIVE TREE PRESERVATION CREDIT FOR 6 TREES AT 8-11.9" CALIPER= 24 CREDITED TREES
6. REENDERS DRIVE TO RECEIVE TREE PRESERVATION CREDIT FOR 15 TREES AT 2.5- 7.9" CALIPER= 30 CREDITED TREES
7. STAPON ROAD TO RECEIVE TREE PRESERVATION CREDIT FOR 2 TREES AT 8-11.9" CALIPER = 8 CREDITED TREES
8. STAPON ROAD TO RECEIVE TREE PRESERVATION CREDIT FOR 25 TREES AT 2.5-7.9" CALIPER= 50 CREDITED TREES
9. STAPON ROAD TO TO RECEIVE TREE PRESERVATION CREDIT FOR 4 TREES AT UNDER 2.5" CALIPER= 4 CREDITED TREES
10. REGENT AVENUE TO RECEIVE TREE PRESERVATION CREDIT FOR 29 TREES AT 2.5-7.9" CALIPER= 58 CREDITED TREES
11. REGENT AVENUE RECEIVE TREE PRESERVATION CREDIT FOR FOR 6 TREES AT UNDER 2.5" CALIPER= 6 CREDITED TREES
12. NORTH PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 2 TREES AT 8-11.9" CALIPER = 8 CREDITED TREES
13. NORTH PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 4 TREES AT 2.5-7.9" CALIPER = 8 CREDITED TREES
14. NORTH PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 45 TREES UNDER 2.5" CALIPER = 45 CREDITED TREES
15. WEST PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 13 TREES AT 2.5-7.9" CALIPER= 40 CREDITED TREES
16. WEST PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 17 TREES AT UNDER 2.5" CALIPER= 17 CREDITED TREES
17. SOUTH PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 5 TREES OVER 12" CALIPER = 30 CREDITED
18. SOUTH PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 8 TREES AT 8-11.9" CALIPER = 32 CREDITED
19. SOUTH PARKING LOT INTERIOR TO RECEIVE TREE PRESERVATION CREDIT FOR 19 TREES AT 2.5-7.9" CALIPER= 27 CREDITED
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 |
| 2 | | |
| 3 | | |
| 4 | | |

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RAYMOND S.C. WAN ARCHITECT
50 WILLOW AVENUE
WINNIPEG, MANITOBA R3L 0C8
TEL: 204-287-8688 FAX: 204-287-8388

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

SEAL

CONSULTANT
M c G O W A N · R U S S E L L
825 ST JOSEPH STREET
WINNIPEG, MANITOBA
R2H 3A8
TEL: (204) 956-0396
FAX: (204) 956-1265

OWNER

**PRIMARIS MANAGEMENT INC.**

**SUITE 900**
**1 ADELAIDE STREET EAST**
**PO BOX 194**
**TORONTO, ONTARIO**
**M5C 2V9**

PROJECT

KILDONAN PLACE BMO

**1555 REGENT AVENUE WEST**
**WINNIPEG, MANITOBA**

DO NOT SCALE DRAWINGS

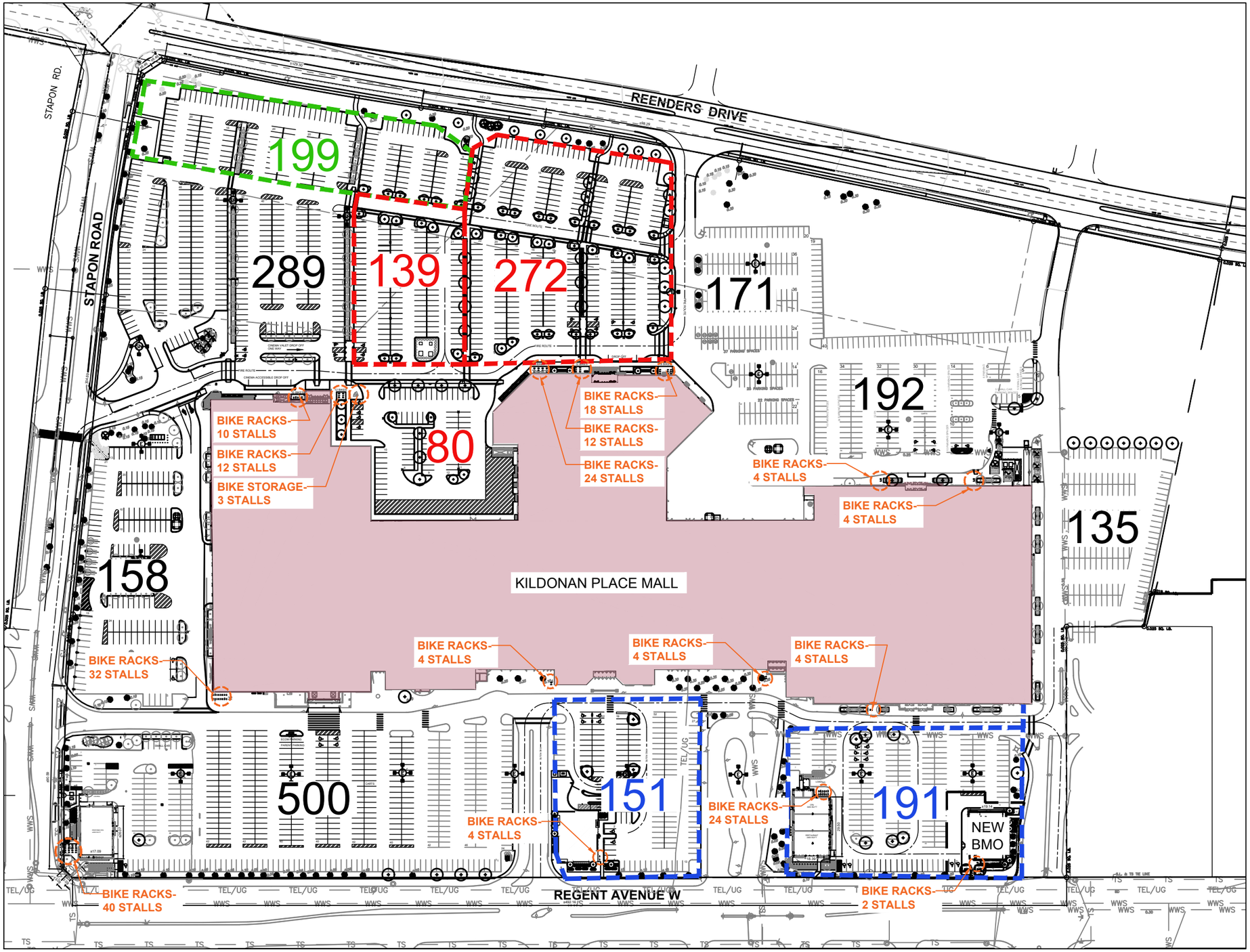
ALL DIMENSIONS ARE TO BE CHECKED VERIFIED ON JOB. CONTRACTOR SHALL NOT SCALE DRAWINGS. NOTIFY CONSULTANTS OF ANY DISCREPANCIES.

DRAWN BY: MN
CHECKED BY: MN
DATE: OCTOBER 2025
SHEET: - OF -

| PROJECT | SHEET NO. |
|---|---|
| 18-1881 | L1.0 |

_LANDSCAPE_MASTERPLAN
1:750

0 10 20 40m NORTH




## 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 |

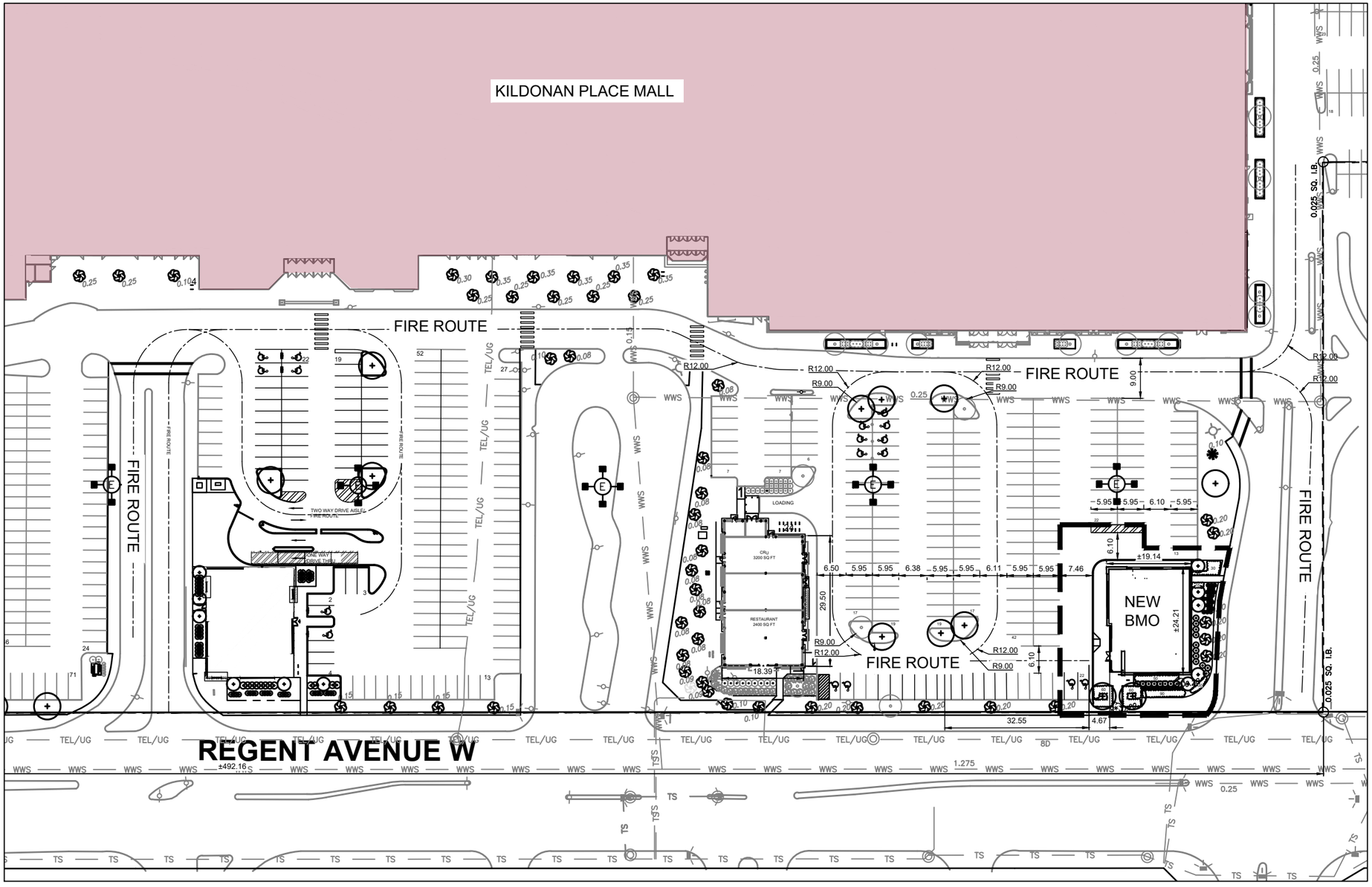
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|---|---|
| TOTAL PARKING PROVIDED TAXATION CENTRE (NOT INCLUDED IN TOTAL PARKING COUNT) | ±199 STALLS |

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

# KILDONAN PLACE | BMO & MASTER PLAN PARKING ANALYSIS

OCTOBER 17, 2025

NORTH

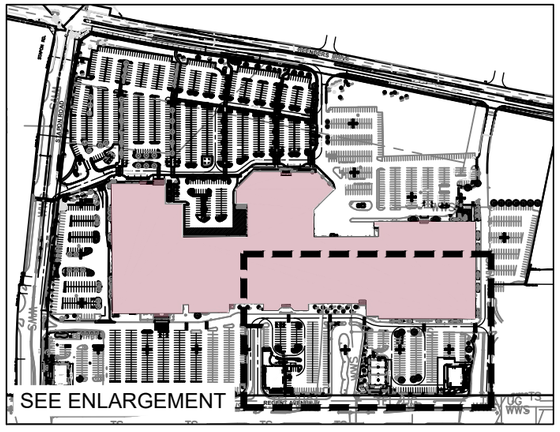



SITE PLAN ENLARGEMENT

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