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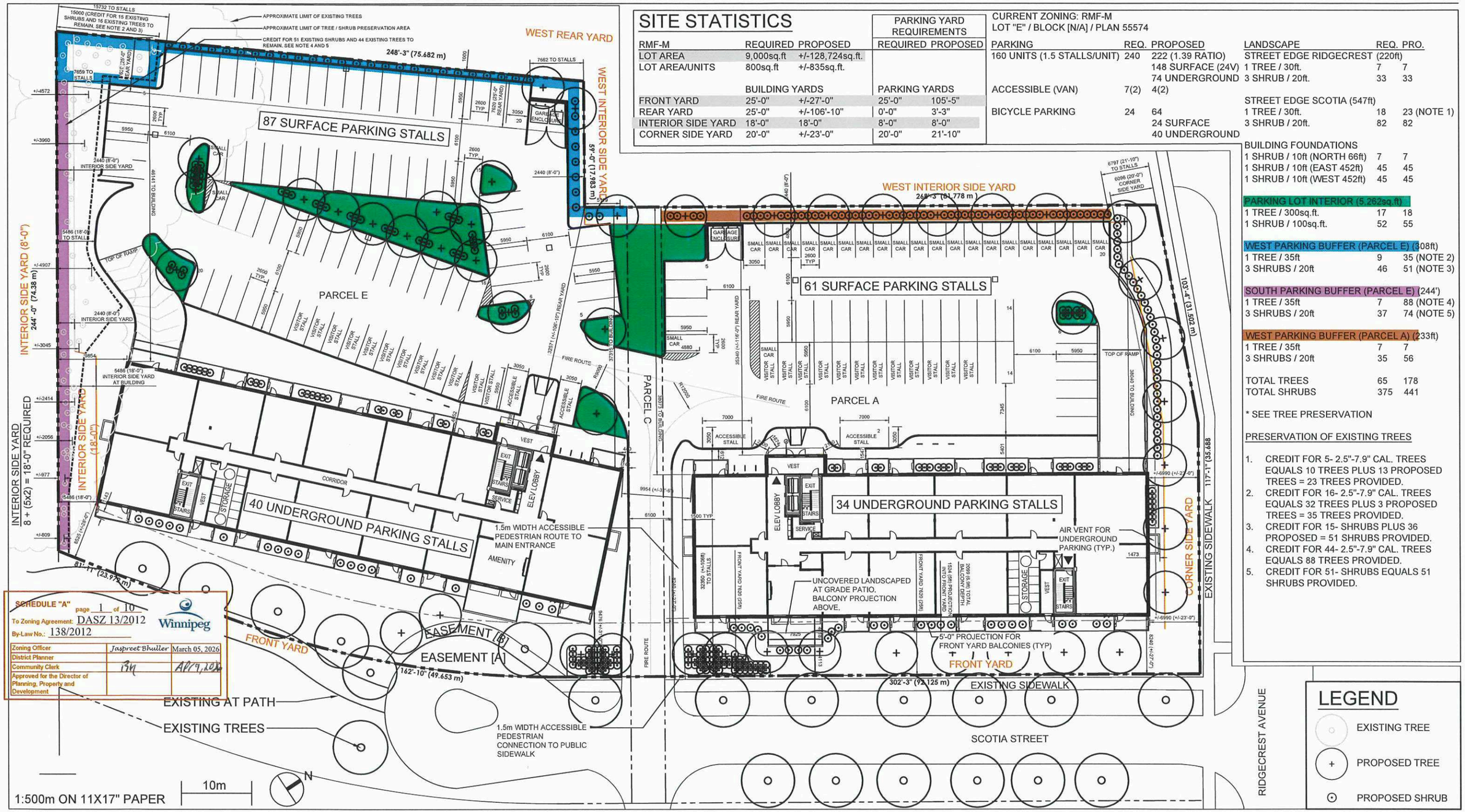


SCHEDULE "A" page 1 of 10
To Zoning Agreement: DASZ 13/2012
By-Law No.: 138/2012

| | | |
|---|---|---|
| Zoning Officer | Jaspreet Bhuller | March 05, 2026 |
| District Planner | | |
| Community Clerk | BM | Apr 9, 2026 |
| Approved for the Director of Planning, Property and Development | | |

## SITE STATISTICS

| RMF-M | REQUIRED | PROPOSED |
|---|---|---|
| LOT AREA | 9,000sq.ft | +/-128,724sq.ft. |
| LOT AREA/UNITS | 800sq.ft | +/-835sq.ft. |
| | BUILDING YARDS | |
| FRONT YARD | 25'-0" | +/-27'-0" |
| REAR YARD | 25'-0" | +/-106'-10" |
| INTERIOR SIDE YARD | 18'-0" | 18'-0" |
| CORNER SIDE YARD | 20'-0" | +/-23'-0" |

| PARKING YARD REQUIREMENTS | REQUIRED | PROPOSED |
|---|---|---|
| | PARKING YARDS | |
| FRONT YARD | 25'-0" | 105'-5" |
| REAR YARD | 0'-0" | 3'-3" |
| INTERIOR SIDE YARD | 8'-0" | 8'-0" |
| CORNER SIDE YARD | 20'-0" | 21'-10" |

CURRENT ZONING: RMF-M
LOT "E" / BLOCK [N/A] / PLAN 55574

| PARKING | REQ. | PROPOSED |
|---|---|---|
| 160 UNITS (1.5 STALLS/UNIT) | 240 | 222 (1.39 RATIO) |
| | | 148 SURFACE (24V) |
| | | 74 UNDERGROUND |
| ACCESSIBLE (VAN) | 7(2) | 4(2) |
| BICYCLE PARKING | 24 | 64 |
| | | 24 SURFACE |
| | | 40 UNDERGROUND |

| LANDSCAPE | REQ. | PRO. |
|---|---|---|
| STREET EDGE RIDGECREST (220ft) | | |
| 1 TREE / 30ft. | 7 | 7 |
| 3 SHRUB / 20ft. | 33 | 33 |
| STREET EDGE SCOTIA (547ft) | | |
| 1 TREE / 30ft. | 18 | 23 (NOTE 1) |
| 3 SHRUB / 20ft. | 82 | 82 |
| BUILDING FOUNDATIONS | | |
| 1 SHRUB / 10ft (NORTH 66ft) | 7 | 7 |
| 1 SHRUB / 10ft (EAST 452ft) | 45 | 45 |
| 1 SHRUB / 10ft (WEST 452ft) | 45 | 45 |
| PARKING LOT INTERIOR (5,262sq.ft) | | |
| 1 TREE / 300sq.ft. | 17 | 18 |
| 1 SHRUB / 100sq.ft. | 52 | 55 |
| WEST PARKING BUFFER (PARCEL E) (308ft) | | |
| 1 TREE / 35ft | 9 | 35 (NOTE 2) |
| 3 SHRUBS / 20ft | 46 | 51 (NOTE 3) |
| SOUTH PARKING BUFFER (PARCEL E) (244') | | |
| 1 TREE / 35ft | 7 | 88 (NOTE 4) |
| 3 SHRUBS / 20ft | 37 | 74 (NOTE 5) |
| WEST PARKING BUFFER (PARCEL A) (233ft) | | |
| 1 TREE / 35ft | 7 | 7 |
| 3 SHRUBS / 20ft | 35 | 56 |
| TOTAL TREES | 65 | 178 |
| TOTAL SHRUBS | 375 | 441 |

* SEE TREE PRESERVATION

PRESERVATION OF EXISTING TREES

1. CREDIT FOR 5- 2.5"-7.9" CAL. TREES EQUALS 10 TREES PLUS 13 PROPOSED TREES = 23 TREES PROVIDED.
2. CREDIT FOR 16- 2.5"-7.9" CAL. TREES EQUALS 32 TREES PLUS 3 PROPOSED TREES = 35 TREES PROVIDED.
3. CREDIT FOR 15- SHRUBS PLUS 36 PROPOSED = 51 SHRUBS PROVIDED.
4. CREDIT FOR 44- 2.5"-7.9" CAL. TREES EQUALS 88 TREES PROVIDED.
5. CREDIT FOR 51- SHRUBS EQUALS 51 SHRUBS PROVIDED.

LEGEND
- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB

# CONCEPTUAL SITE PLAN MARCH 3, 2026

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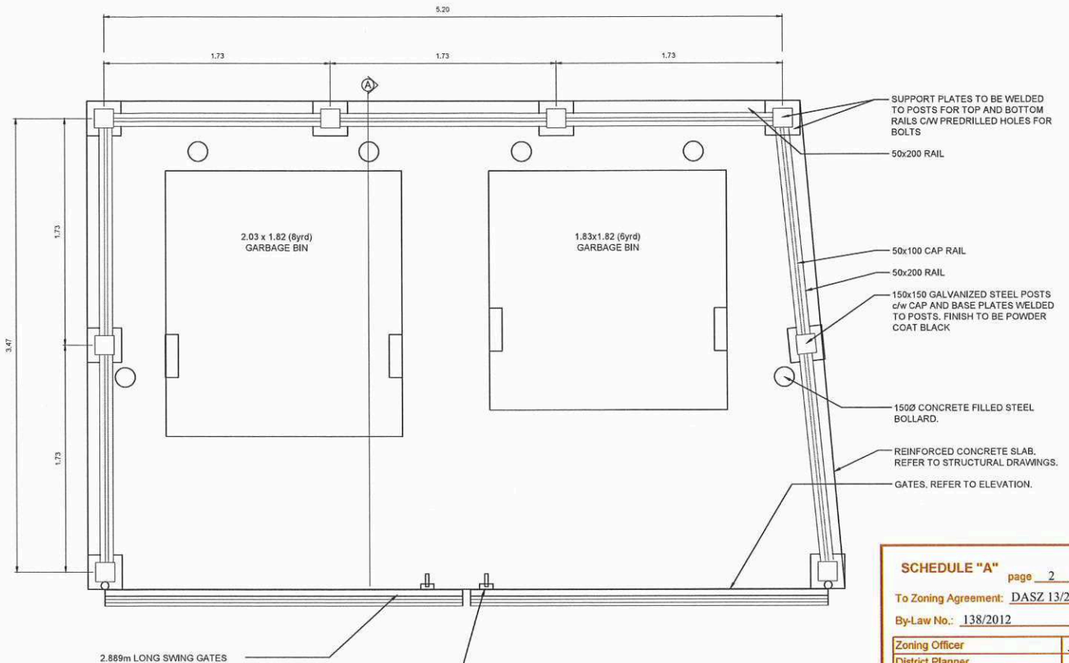
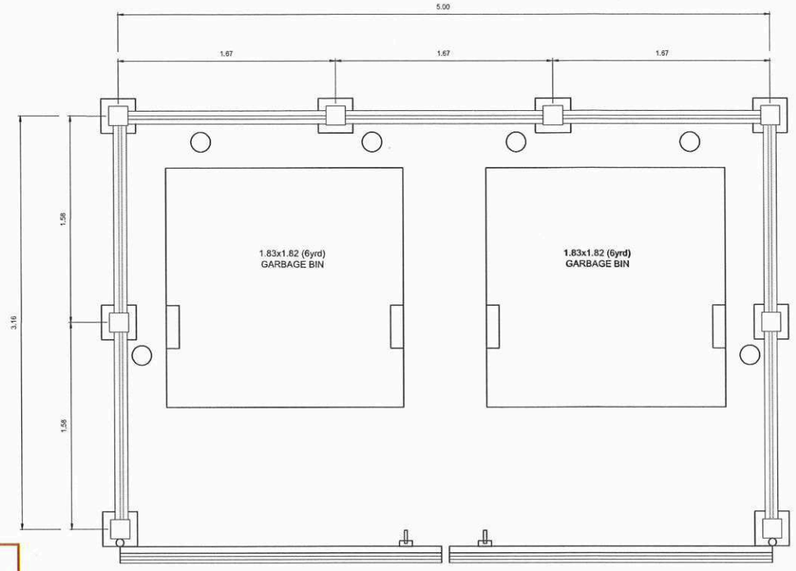



PLAN



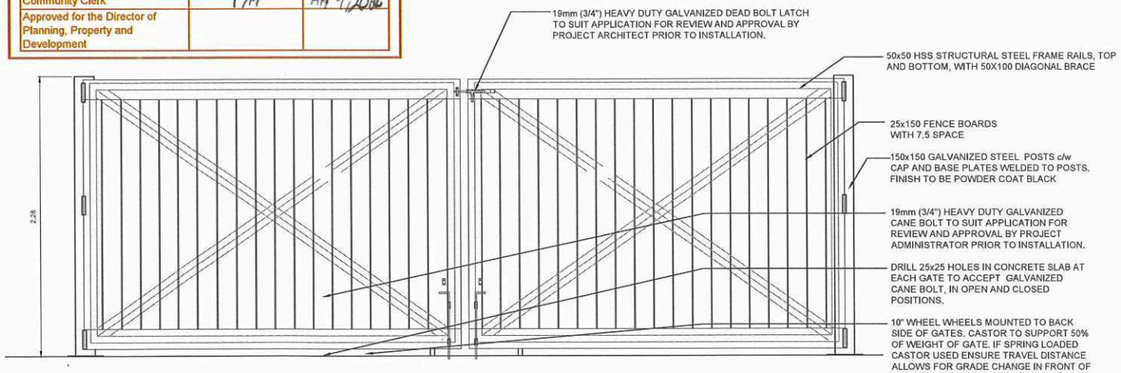

SCHEDULE "A" page 2 of 10

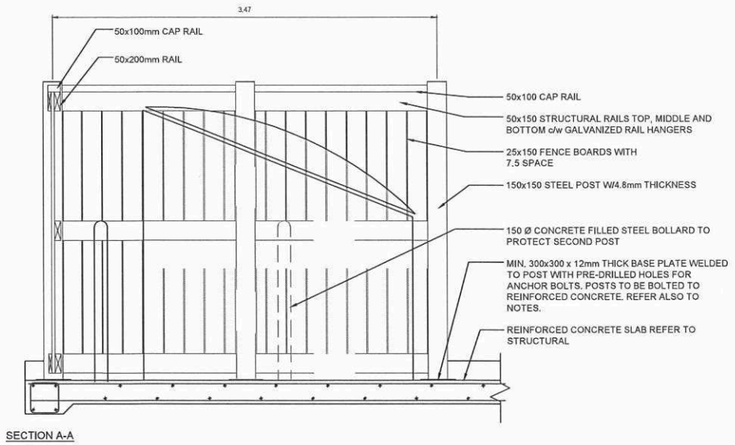
To Zoning Agreement: DASZ 13/2012

By-Law No.: 138/2012

Winnipeg

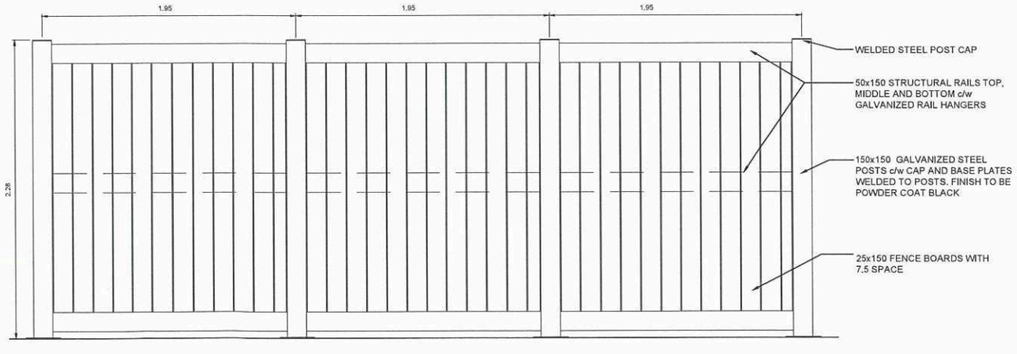
| | | |
|---|---|---|
| Zoning Officer | Jaspreet Bhullar | March 05, 2026 |
| District Planner | | |
| Community Clerk | BM | Apr 9/2026 |
| Approved for the Director of Planning, Property and Development | | |




SECTION A-A

WOOD GATES




PARTIAL REAR ELEVATION

1 L4.0 GARBAGE ENCLOSURE ON REINFORCED CONCRETE SLAB

| No. | Revisions | Date | By |
|---|---|---|---|
| 1 | PLAN APPROVAL APPLICATION | 2026-02-04 | VH |

Date: 2026-02-04
Scale: NTS
Designed By: VH
Drawn By: VH
Checked By: SR / JW
Seals

McGOWAN·RUSSELL

Client

Project Title
SCOTIA STREET APARTMENTS

Sheet Title
DETAILS

Project No. 25-010
Drawing No. L3.0

FILE: Y:\25-010 Scotia Street – Keith\dwg\arky dwg\25-010 – Scotia Street – Details – 2026-02-04.dwg

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SCHEDULE "A" page 3 of 10

To Zoning Agreement: DASZ 13/2012

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Winnipeg

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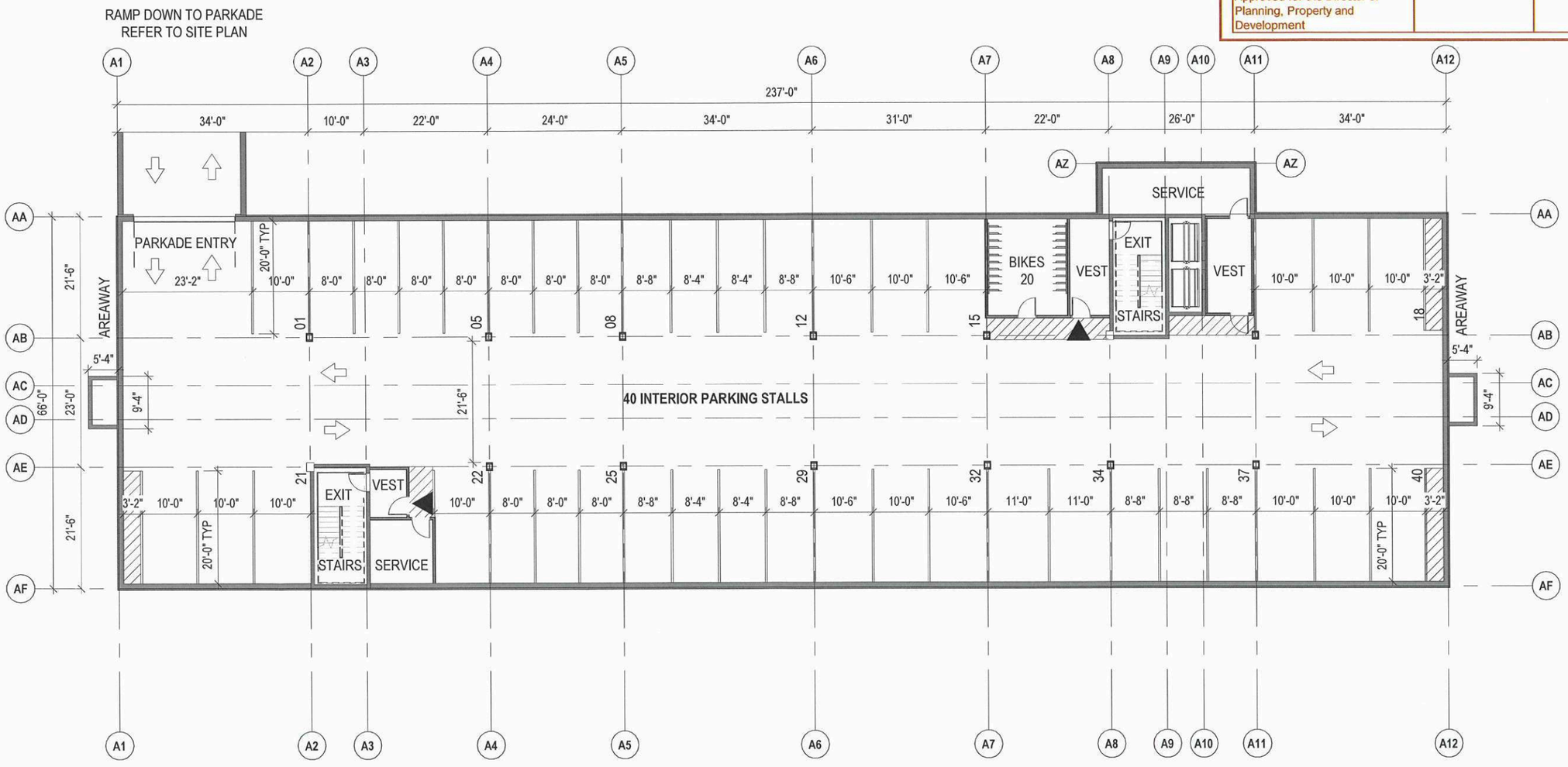
| Community Clerk | | APR 9 2026 |
| Approved for the Director of Planning, Property and Development | | |




1 PA LEVEL 00 FLOOR PLAN
1" = 20'-0"

AREA 15,894 SF

***PRELIMINARY DRAWING ONLY***
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BLDG architecture office inc.
3-692 Osborne Street
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Canada, R3L 2B9
T: 204.417.6884
E: info@bldgoffice.com


PROJECT
SCOTIA STREET - BLDG A
LEVEL 00 FLOOR PLAN
Address
DWG BY BLDG REV'D BY KS
DATE 12/19/2025
SCALE 1" = 20'-0"
PROJECT NO. 2025_02
DRAWING NO. **PA02**

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

**SCHEDULE "A"** page 4 of 10

To Zoning Agreement: DASZ 13/2012

By-Law No.: 138/2012

Winnipeg

| | | |
|---|---|---|
| Zoning Officer | Jaspreet Bhuller | March 05, 2026 |
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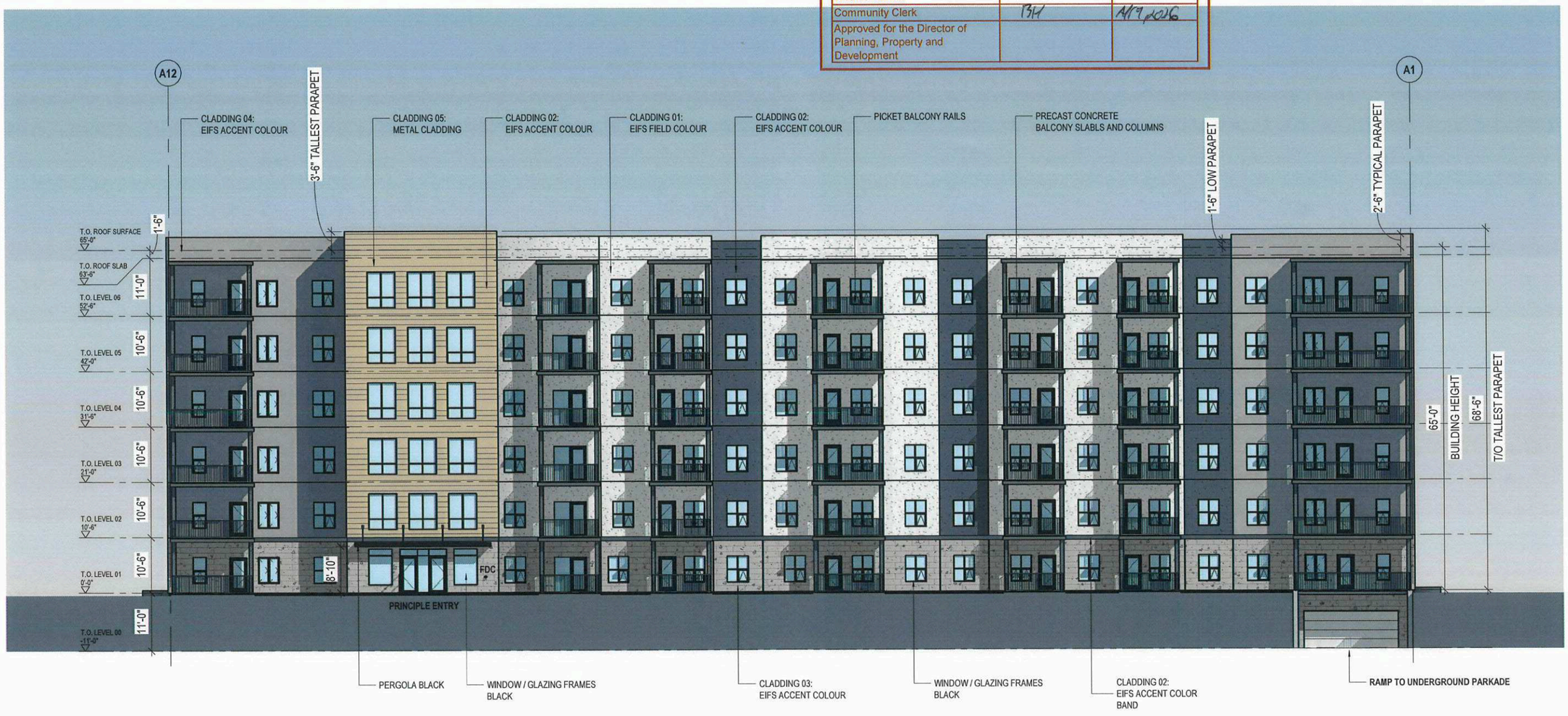
| Community Clerk | BH | APR 9 2026 |
| Approved for the Director of Planning, Property and Development | | |




1 PA ELEVATION 1

1" 20'-0"

1

**BUILDING A**

*KEYPLAN*

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E: info@bldgoffice.com


PROJECT
SCOTIA STREET - BLDG A
EXTERIOR ELEVATIONS
Address

DWG BY BLDG REV'D BY KS
DATE 12/19/2025
SCALE As indicated

PROJECT NO. 2025_02
DRAWING NO. **PA21**

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SCHEDULE "A" page 5 of 10

To Zoning Agreement: DASZ 13/2012

By-Law No.: 138/2012

Winnipeg

| | | |
|---|---|---|
| Zoning Officer | Jaspreet Bhuller | March 05, 2026 |
| District Planner | | |
| Community Clerk | | APR 9 2026 |
| Approved for the Director of Planning, Property and Development | | |




2 PA ELEVATION 2

1" 20'-0"

**BUILDING A**

*KEYPLAN*

2

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EXTERIOR ELEVATIONS
Address

DWG BY BLDG REV'D BY KS
DATE 12/19/2025
SCALE As indicated

PROJECT NO. 2025_02
DRAWING NO. **PA22**

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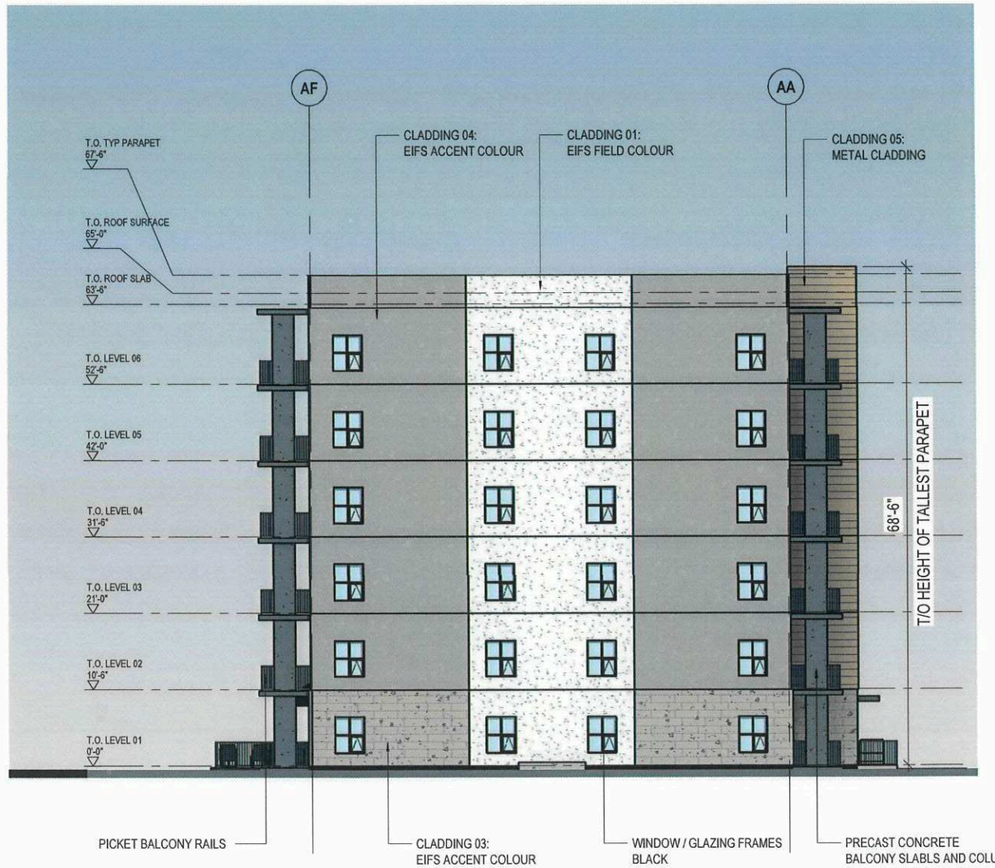
SCHEDULE "A" page 6 of 10

To Zoning Agreement: DASZ 13/2012

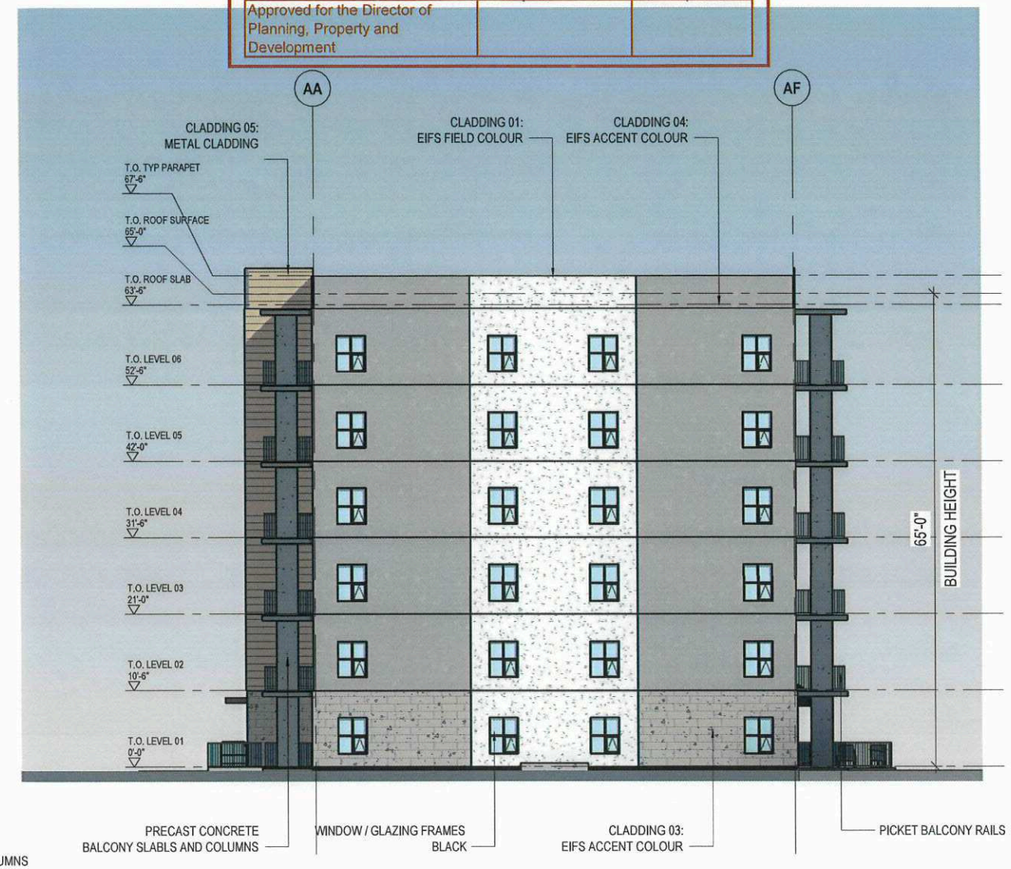
By-Law No.: 138/2012

Winnipeg

| | | |
|---|---|---|
| Zoning Officer | Jaspreet Bhullar | March 05, 2026 |
| District Planner | | |
| Community Clerk | [illegible] | Apr 9, 2026 |
| Approved for the Director of Planning, Property and Development | | |




3 PA ELEVATION 3
1" 20'-0"




4 PA ELEVATION 4
1" 20'-0"

4




KEYPLAN

3

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PROJECT
SCOTIA STREET - BLDG A
EXTERIOR ELEVATIONS
Address
DWG BY AD REV'D BY KS PROJECT NO. 2025_02
DATE 12/19/2025 DRAWING NO. **PA23**
SCALE As indicated

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SCHEDULE "A" page 7 of 10

To Zoning Agreement: DASZ 13/2012

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Winnipeg

| | | |
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| Zoning Officer | Jaspreet Bhuller | March 05, 2026 |
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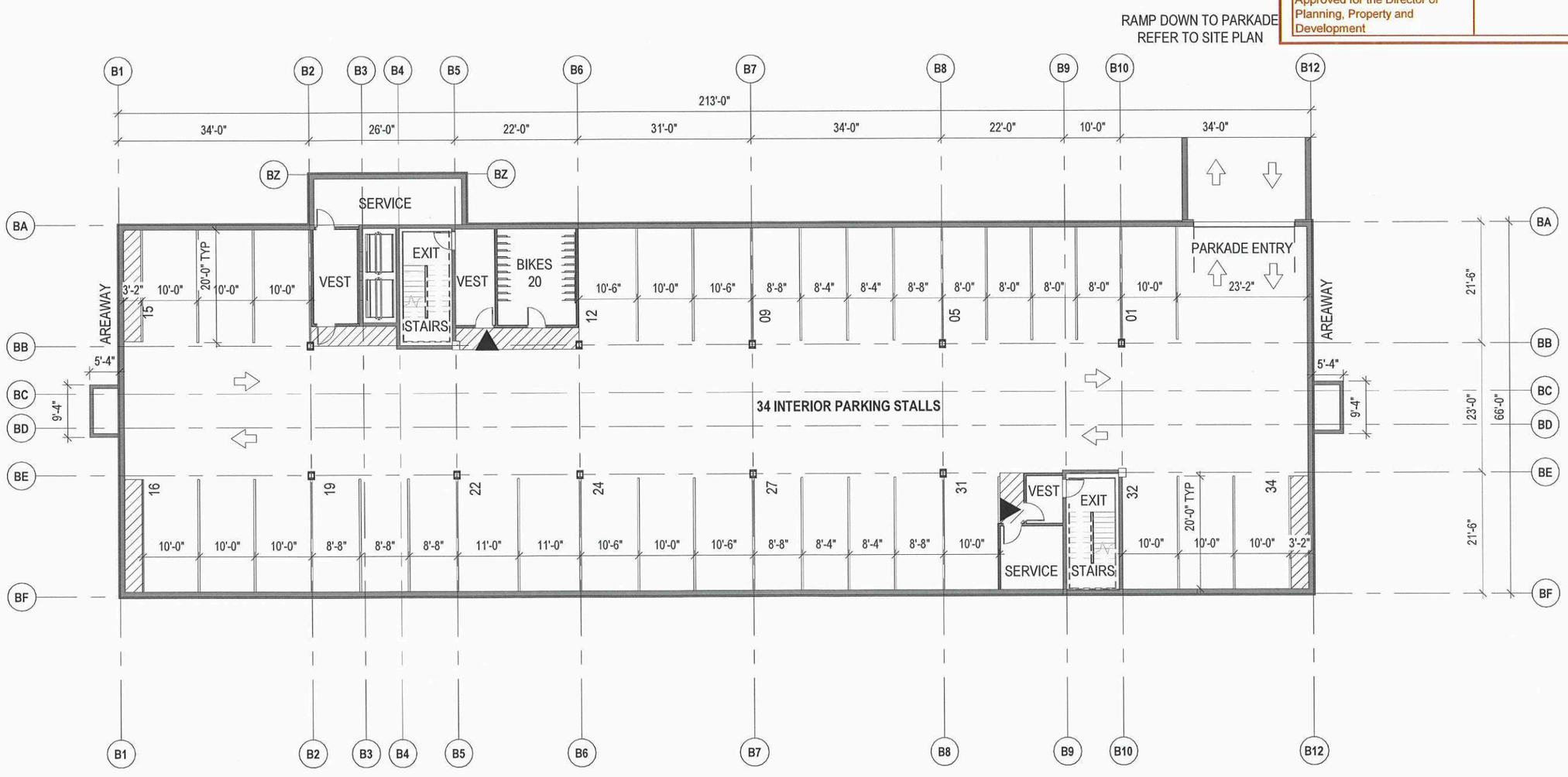


1 PA LEVEL 00 FLOOR PLAN
1" = 20'-0"

AREA 14,310 SF

***PRELIMINARY DRAWING ONLY***
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PROJECT
SCOTIA STREET - BLDG B
LEVEL 00 FLOOR PLAN
Address
DWG BY BLDG REV'D BY KS
DATE 12/19/2025
SCALE 1" = 20'-0"
PROJECT NO. 2025_02
DRAWING NO. **PA02**

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

To Zoning Agreement: DASZ 13/2012

By-Law No.: 138/2012

Winnipeg

| | | |
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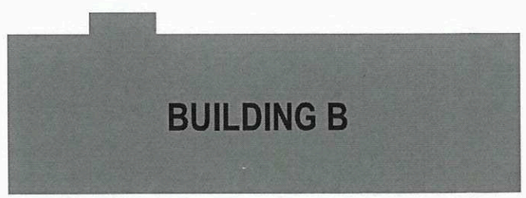
| Zoning Officer | Jaspreet Bhuller | March 05, 2026 |
| District Planner | | |
| Community Clerk | BH | Apl 9, 2026 |
| Approved for the Director of Planning, Property and Development | | |




1

1 PA ELEVATION 1
1" = 20'-0"




*KEYPLAN*

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PROJECT
SCOTIA STREET - BLDG B
EXTERIOR ELEVATIONS
Address
DWG BY BLDG REV'D BY KS
DATE 12/19/2025
SCALE As indicated
PROJECT NO. 2025_02
DRAWING NO. **PA21**

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SCHEDULE "A" page 9 of 10

To Zoning Agreement: DASZ 13/2012

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Winnipeg

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| Zoning Officer | Jaspreet Bhuller | March 05, 2026 |
| District Planner | | |
| Community Clerk | ~~APC~~ ISM | Apr 9/2026 |
| Approved for the Director of Planning, Property and Development | | |




2 PA ELEVATION 2

1" = 20'-0"




KEYPLAN

2

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DATE 12/19/2025

SCALE As indicated

PROJECT NO. 2025_02

DRAWING NO. **PA22**

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SCHEDULE "A" page 10 of 10

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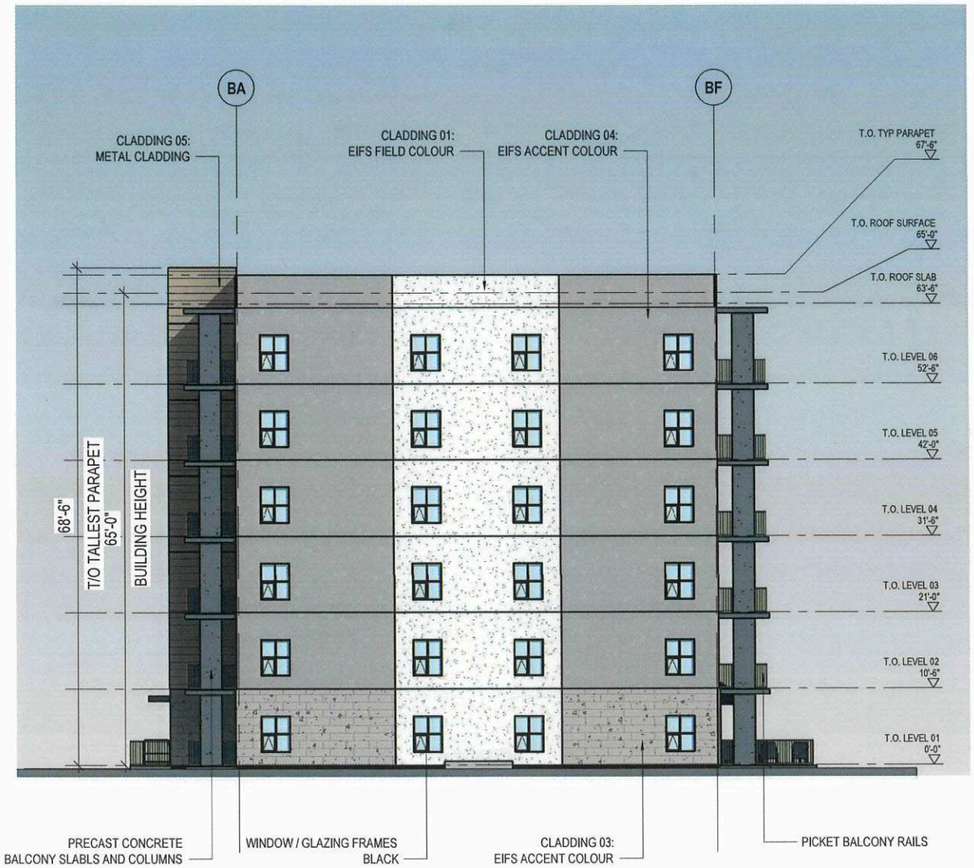
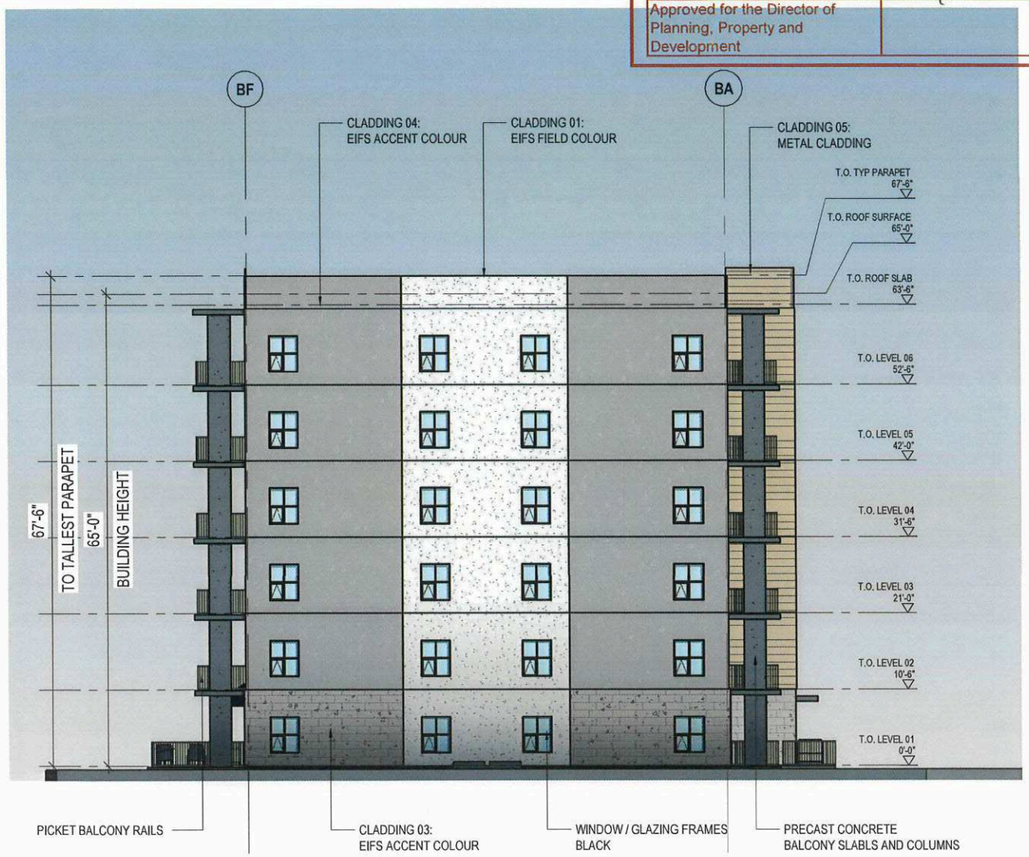



3 PA ELEVATION 3
1" = 20'-0"




4 PA ELEVATION 4
1" = 20'-0"

3 **BUILDING B** 4

*KEYPLAN*

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EXTERIOR ELEVATIONS
Address
DWG BY AD REV'D BY KS PROJECT NO. 2025_02
DATE 12/19/2025 DRAWING NO. **PA23**
SCALE As indicated