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

LIST OF DRAWINGS

A0.00	COVER SHEET
A1.00	SITE PLAN - PHASE 1
A1.00a	SITE PLAN - PHASE 2
A1.01	SURFACE & UNDERGROUND PARKING PLAN - PHASE 1
A1.01a	SURFACE & UNDERGROUND PARKING PLAN - PHASE 2
A1.02	SITE ACCESSORIES (1 OF 4)
A1.03	SITE ACCESSORIES (2 OF 4)
A1.04	SITE ACCESSORIES (3 OF 4)
A1.05	SITE ACCESSORIES (4 OF 4)
A2.00	BUILDING A - PARKADE PLAN
A2.01	BUILDING A - MAIN FLOOR PLAN
A2.02	BUILDING A - TYPICAL FLOOR PLAN
A2.03	BUILDING A - ROOF PLAN
A2.04	BUILDING B - PARKADE & MAIN FLOOR PLAN
A2.05	BUILDING B - TYPICAL FLOOR & ROOF PLAN
A2.06	BUILDING C - PARKADE & MAIN FLOOR PLAN
A2.07	BUILDING C - TYPICAL FLOOR & ROOF PLAN
A2.08	BUILDING D - PARKADE PLAN
A2.09	BUILDING D - MAIN FLOOR PLAN
A2.10	BUILDING D - TYPICAL FLOOR PLAN
A2.11	BUILDING D - ROOF PLAN
A3.00	BUILDING A - ELEVATIONS (1 OF 2)
A3.01	BUILDING A - ELEVATIONS (2 OF 2)
A3.02	BUILDING B - ELEVATIONS
A3.03	BUILDING C - ELEVATIONS
A3.04	BUILDING D - ELEVATIONS (1 OF 2)
A3.05	BUILDING D - ELEVATIONS (2 OF 2)

WEST POINTE APARTMENTS
PHASE 1 & 2

LOTS 1 & 2, WLTO 75620
WINNIPEG, MB

VICINITY MAP



VICINITY MAP IS ONLY AN APPROXIMATION OF PROJECT LOCATION



SCHEDULE "A" page 1 of 18
To Zoning Agreement: DASZ 29/2023
By-Law No.: B/L 27/2024
Winnipeg

Zoning Officer	Dianna Lopez	Mar. 3, 2026
District Planner		Apr. 1/26
Community Clerk		Apr. 14/26
Approved for the Director of Planning, Property and Development		

APPLICANT:

BROADSTREET PROPERTIES LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

CONSTRUCTION:

SEYMOUR PACIFIC DEVELOPMENTS LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

STRUCTURAL ENGINEERING:

BEACH ROCKE ENGINEERING LTD.
1050 Saint Mary's Road
Winnipeg, MB R2M 3S9
204-255-7251

CIVIL ENGINEERING:

SBC INC.
60 South Landing Dr. Unit 1
Oak Bluff, MB R4G 0C4
204-505-0855

LANDSCAPE ARCHITECT:

LAND**FORUM** LANDSCAPE ARCHITECTS
47 Triton Bay
Winnipeg, MB R2M 2E8
204-296-9833

MECHANICAL & ELECTRICAL ENGINEERING:

ENGLOBE CORP.
Suite 202, 13167 - 146 Street
Edmonton, AB T5L 4S8
780-801-6100

ARCHITECT:

ABELEARCHITECTURE
Thomas Abele, Architect MAA
2001 – 1755 Haro Street
Vancouver, B.C. V6G 1H2
604-682-6818

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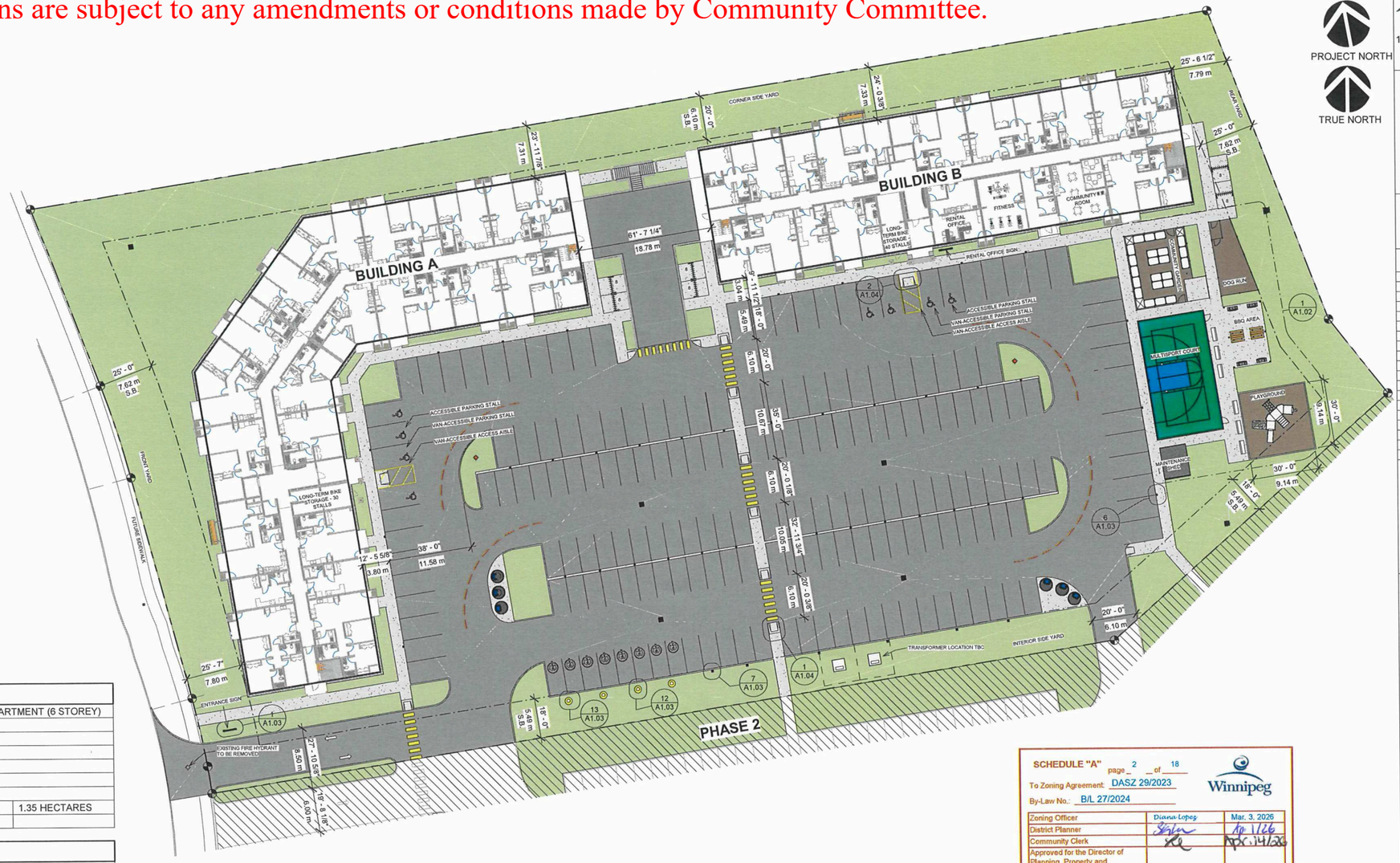

1 SITE PLAN
1 : 300

PROJECT NORTH

TRUE NORTH

SITE INFORMATION

PROJECT DESCRIPTION	2-MULTIFAMILY RESIDENTIAL APARTMENT (6 STOREY)		
TOTAL UNITS	201 UNITS		
ROOF TYPE	GABLE ROOF		
CIVIC ADDRESS	-		
MUNICIPALITY	CITY OF WINNIPEG		
ZONING	RMF-L		
LEGAL DESCRIPTION	LOT 1 & LOT 2 WLTO 75620		
LOT AREA	13,544 m²	3.35 ACRES	1.35 HECTARES
DENSITY	60.0 DU/ACRE		

ZONING SUMMARY

	REQUIRED	PROPOSED
MAX. BUILDING HEIGHT	30.48 m (100'-0")	18.37 m (60'-3")
MIN. FRONT YARD S.B.	7.62 m (25'-0")	7.62 m (25'-0")
MIN. REAR YARD S.B.	7.62 m (25'-0")	7.62 m (25'-0")
MIN. INTERIOR SIDE YARD S.B.	5.49 m (18'-0")	5.49 m (18'-0")
MIN. CORNER SIDE YARD S.B.	6.096 m (20'-0")	6.096 m (20'-0")
MIN. LOT AREA	836.13 m²	29,282 m²

UNIT BREAKDOWN

	BUILDING A	BUILDING B	%
STUDIO	12	12	12%
1 BED / 1BATH	37	11	24%
2 BED / 1 BATH	31	12	21%
2 BED / 2 BATH	28	34	31%
3 BED / 2 BATH	12	12	12%
	120	81	
TOTAL	201 UNITS		

BUILDING INFORMATION

BUILDING	STORIES	UNIT COUNT	FOOTPRINT	GROSS BLDG AREA
A	6	120	1,742.43 m²	10,570.33 m²
B	6	81	1,263.14 m²	7,661.39 m²
TOTAL			3,005.57 m²	18,231.72 m²

LANDSCAPE

	REQUIRED		PROPOSED	
	%	m²	%	m²
PARKING AREA	MIN. 5%	264	14%	764 m²
LOT AREA	-	-	32%	4347 m²

VEHICLE PARKING

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	1.5 / UNIT	201	302	
SURFACE				189
PARKADE				77
TOTAL PARKING STALLS			**302**	***266**
OTHER PARKING PROVISIONS				
VISITORS	10%	302	30	30
SMALL CAR	MAX 33%		MAX 100	100
TOTAL ACCESSIBLE	FOR 301 - 400 STALLS		8	8
ACCESSIBLE - VAN			3	4

BIKE PARKING - PHASE 1 & 2

	REQUIRED	PROPOSED - PHASE 1	PROPOSED - PHASE 2	PROPOSED - OVERALL
BICYCLE - SHORT TERM	1/10 STALLS	48	32	80
BICYCLE - LONG TERM (WEATHER PROTECTED)	264**	147	134	281
TOTAL BICYCLE STALLS	**328****	**195**	**166**	**361**

***VARIANCE REQUIRED**
****BASED ON CONVERSATION WITH PLANNING DEPT.**

LEGEND

	PROPERTY LINE		CHAINLINK FENCE
	SETBACK LINE		LANDSCAPE AREA
	BUILDING OUTLINE		ROCK MULCH (300 mm STRIP)
	FIRE HYDRANT		CROSSWALK 1.5 X .45 STRIPS
	EV CHARGER		SIDEWALK LETDOWN
	WOODEN FENCE		ACCESSIBLE PARKING
	UNDERGROUND WASTE BIN		BIKE PARKING (NUMBER REPRESENTS COUNT)

SCHEDULE "A" page 2 of 18
To Zoning Agreement: DASZ 29/2023
By-Law No.: B/L 27/2024

Zoning Officer	Diana Lopes	Mar. 3, 2026
District Planner		Apr 1/26
Community Clerk		Apr 14/26
Approved for the Director of Planning, Property and Development		

Winnipeg

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100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

SITE MAP:



PROJECT STATUS:
PLAN APPROVAL

Revision Schedule

No.	Description	Revision Date
A	PLAN APPROVAL	JAN 16, 2026

SEAL: ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT MAA, T. 604.682-6818

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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PROJECT NAME:
WEST POINTE APARTMENTS
PHASE 1

PROJECT NUMBER:
VP 2513

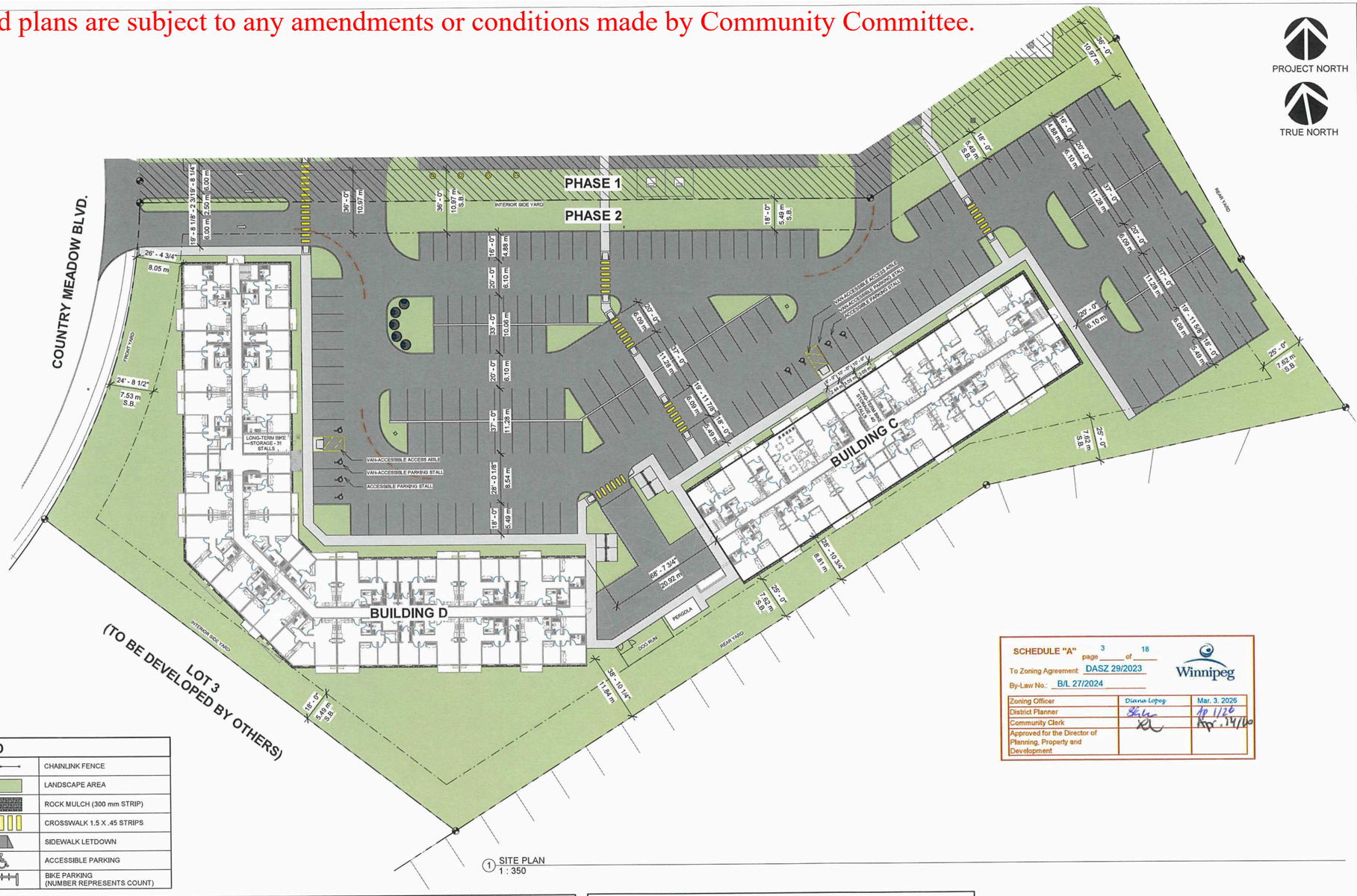
ADDRESS:
LOTS 1 & 2, WLTO 75620
WINNIPEG, MB

DRAWING TITLE:
SITE PLAN - PHASE 1

DRAWN BY:	DA
CHECKED BY:	BM
DATE:	01/16/2026
SCALE:	As indicated
DRAWING #:	A1.00
REV #:	A

01/16/2026 2:15:59 PM

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



1 SITE PLAN
1 : 350

SCHEDULE "A" page 3 of 18
To Zoning Agreement: DASZ 29/2023
By-Law No.: B/L 27/2024

Zoning Officer	Diana Lopez	Mar. 3, 2026
District Planner		Apr 1/26
Community Clerk		Apr. 14/26
Approved for the Director of Planning, Property and Development		

LEGEND

	PROPERTY LINE		CHAINLINK FENCE
	SETBACK LINE		LANDSCAPE AREA
	BUILDING OUTLINE		ROCK MULCH (300 mm STRIP)
	FIRE HYDRANT		CROSSWALK 1.5 X .45 STRIPS
	EV CHARGER		SIDEWALK LETDOWN
	WOODEN FENCE		ACCESSIBLE PARKING
	UNDERGROUND WASTE BIN		BIKE PARKING (NUMBER REPRESENTS COUNT)

SITE INFORMATION

PROJECT DESCRIPTION		2-MULTIFAMILY RESIDENTIAL APARTMENT (6 STOREY)		
TOTAL UNITS		215 UNITS		
ROOF TYPE		GABLE ROOF		
CIVIC ADDRESS		-		
MUNICIPALITY		CITY OF WINNIPEG		
ZONING		RMF-L		
LEGAL DESCRIPTION		LOT 3		
LOT AREA	(PHASE 1)	13,544 m²	3.35 ACRES	1.35 HECTARES
	(PHASE 2)	15,739 m²	3.89 ACRES	1.57 HECTARES
	(TOTAL)	29,283 m²	7.24 ACRES	2.92 HECTARES
DENSITY	(PHASE 1)	60.00 DU/ACRE		
	(PHASE 2)	55.27 DU/ACRE		
	(OVERALL)	57.46 DU/ACRE		

ZONING SUMMARY

	REQUIRED	PROPOSED
MAX. BUILDING HEIGHT	30.48 m (100'-0")	18.3 m (60'-0")
MIN. FRONT YARD S.B.	7.62 m (25'-0")	7.62 m (25'-0")
MIN. REAR YARD S.B.	7.62 m (25'-0")	7.62 m (25'-0")
MIN. INTERIOR SIDE YARD S.B.	5.49 m (18'-0")	5.49 m (18'-0")
MIN. CORNER SIDE YARD S.B.	6.096 m (20'-0")	6.096 m (20'-0")
MIN. LOT AREA	836.13 m²	29,282 m²

UNIT BREAKDOWN

	BUILDING C	BUILDING D	%
STUDIO	12	0	6%
1 BED / 1BATH	1	14	8%
2 BED / 1 BATH	12	18	15%
2 BED / 2 BATH	46	70	58%
3 BED / 2 BATH	12	24	18%
	83	126	
TOTAL	**209 UNITS**		

BUILDING INFORMATION

BUILDING	STORIES	UNIT COUNT	FOOTPRINT	GROSS BLDG AREA
C	**6**	**83**	1,309.10 m²	7,854.60 m²
D	**6**	**132**	2,092.30 m²	12,553.80 m²
TOTAL			6,360.78 m²	38,164.68 m²

LANDSCAPE

	REQUIRED		PROPOSED	
	%	m²	%	m²
PARKING AREA	MIN. 5%	1,464	6%	1,652 m²
LOT AREA	-	-	35%	10,298 m²

VEHICULAR PARKING

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	1.5 / UNIT	209	314	
SURFACE				183
PARKADE				92
TOTAL PARKING STALLS			**314**	***275**
OTHER PARKING PROVISIONS				
VISITORS	10%	314	31	31
SMALL CAR	MAX 33%		MAX 104	64
TOTAL ACCESSIBLE	FOR 301 - 400 STALLS		8	8
ACCESSIBLE - VAN			3	4

BIKE PARKING - PHASE 1 & 2

	REQUIRED	PROPOSED - PHASE 1	PROPOSED - PHASE 2	PROPOSED - OVERALL
BICYCLE - SHORT TERM	1/10 STALLS	48	32	80
BICYCLE - LONG TERM (WEATHER PROTECTED)	264**	147	134	281
TOTAL BICYCLE STALLS	**328****	**195**	**166**	**361**

***VARIANCE REQUIRED**
****BASED ON CONVERSATION WITH PLANNING DEPT.**

SEYMOUR PACIFIC DEVELOPMENTS LTD
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

SITE MAP:



PROJECT STATUS:
PLAN APPROVAL

Revision Schedule

No.	Description	Revision Date
A	PLAN APPROVAL	JAN 16, 2026

SEAL: **ABELE**ARCHITECTURE
THOMAS C. ABELE, ARCHITECT MAA, T: 604.682-6818

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PROJECT NAME:
WEST POINTE APARTMENTS
PHASE 2

PROJECT NUMBER:
VP 2513

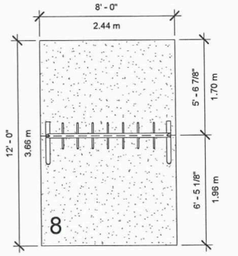
ADDRESS:
LOT 1 & 2, WLTO 75620
WINNIPEG, MB

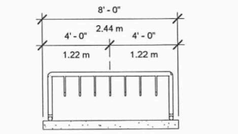
DRAWING TITLE:
SITE PLAN - PHASE 2

DRAWN BY:	DA
CHECKED BY:	BM
DATE:	01/16/2026
SCALE:	As indicated
DRAWING #:	A1.00a
REV #:	A

01/19/2026 11:00:30 AM

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

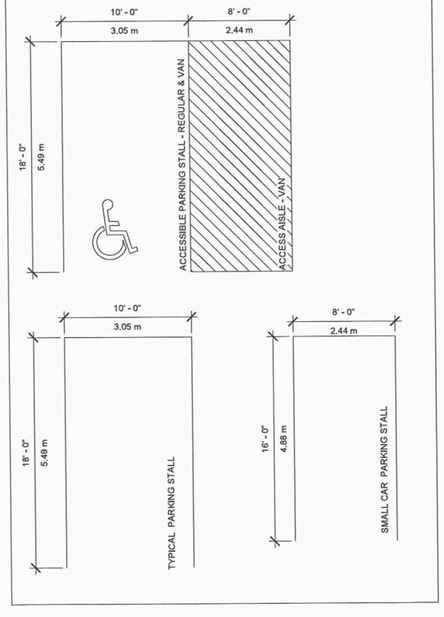


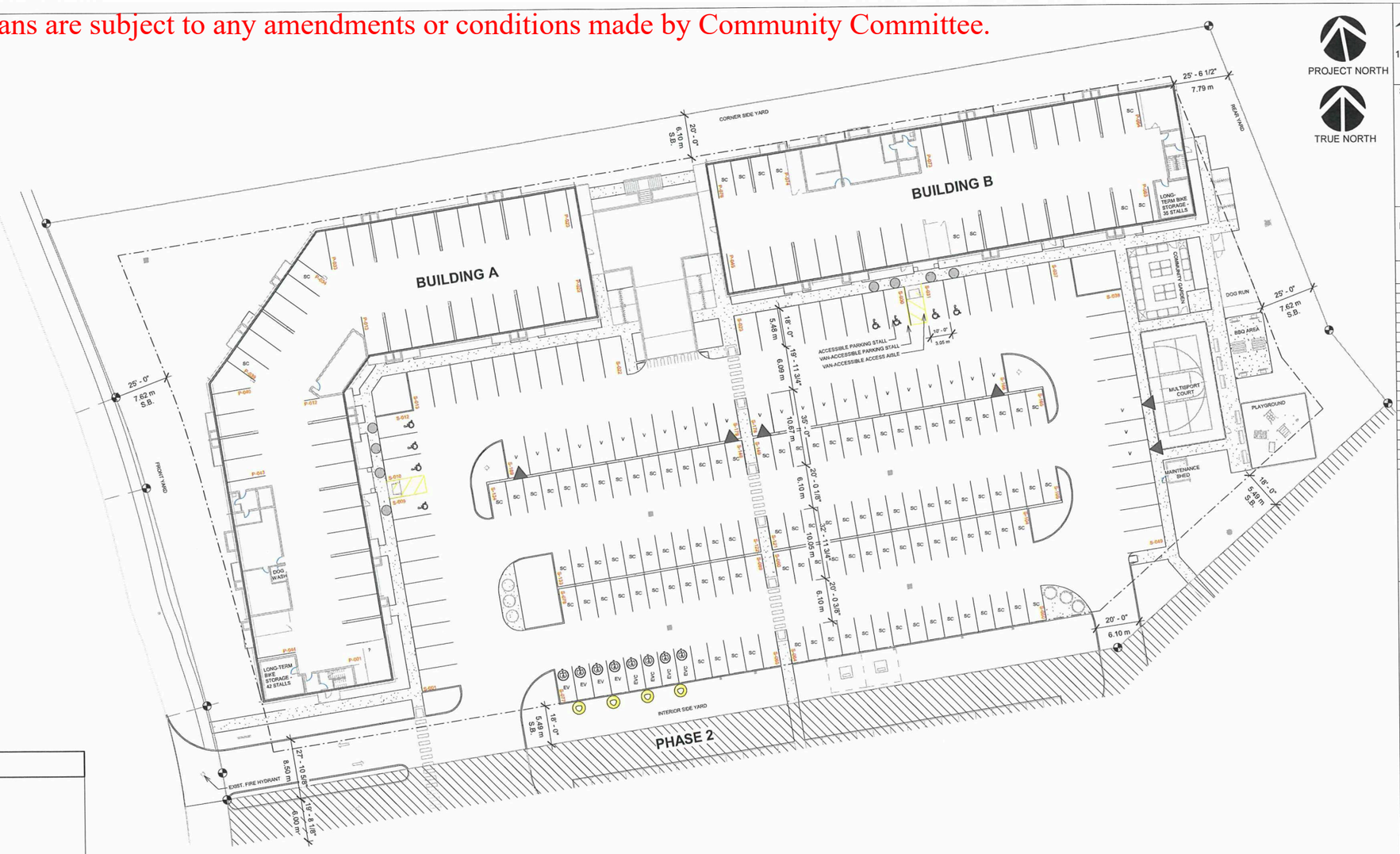


HORIZONTAL BIKE LAYOUT
1/4" = 1'-0"

PARKING KEY NOTES:	
SC	SMALL CAR
V	VISITOR
EV	EV PARKING STALL (INSTALLED)
EVC	EV PARKING STALL (CAPABLE)
◎	EV CHARGER (CAPABLE)
●	ACCESSIBLE PARKING SIGN
▶	VISITOR PARKING SIGN

TYPICAL STALL DIMENSIONS





1 SURFACE & UNDERGROUND PARKING PLAN
1 : 300

VEHICLE PARKING

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	1.5 / UNIT	201	302	
SURFACE				189
PARKADE				77
TOTAL PARKING STALLS			**302**	***266**
OTHER PARKING PROVISIONS				
VISITORS	10%	302	30	30
SMALL CAR	MAX 33%		MAX 100	100
TOTAL ACCESSIBLE	FOR 301 - 400 STALLS		8	8
ACCESSIBLE - VAN			3	4

BIKE PARKING - PHASE 1 & 2

	REQUIRED	PROPOSED - PHASE 1	PROPOSED - PHASE 2	PROPOSED - OVERALL
BICYCLE - SHORT TERM	1/10 STALLS	48	32	80
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****BASED ON CONVERSATION WITH PLANNING DEPT.**

SCHEDULE "A" page 4 of 18
To Zoning Agreement: DASZ 29/2023
By-Law No.: B/L 27/2024
Winnipeg

Zoning Officer	Diana Lopez	Mar. 3, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

PROJECT NORTH
TRUE NORTH

SEYMOUR PACIFIC DEVELOPMENTS LTD
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

SITE MAP:



PROJECT STATUS:
PLAN APPROVAL

Revision Schedule

No.	Description	Revision Date
A	PLAN APPROVAL	JAN 16, 2026

SEAL: ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT MAA, T: 604.682-6818

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PROJECT NAME:
WEST POINTE APARTMENTS PHASE 1

PROJECT NUMBER:
VP 2513

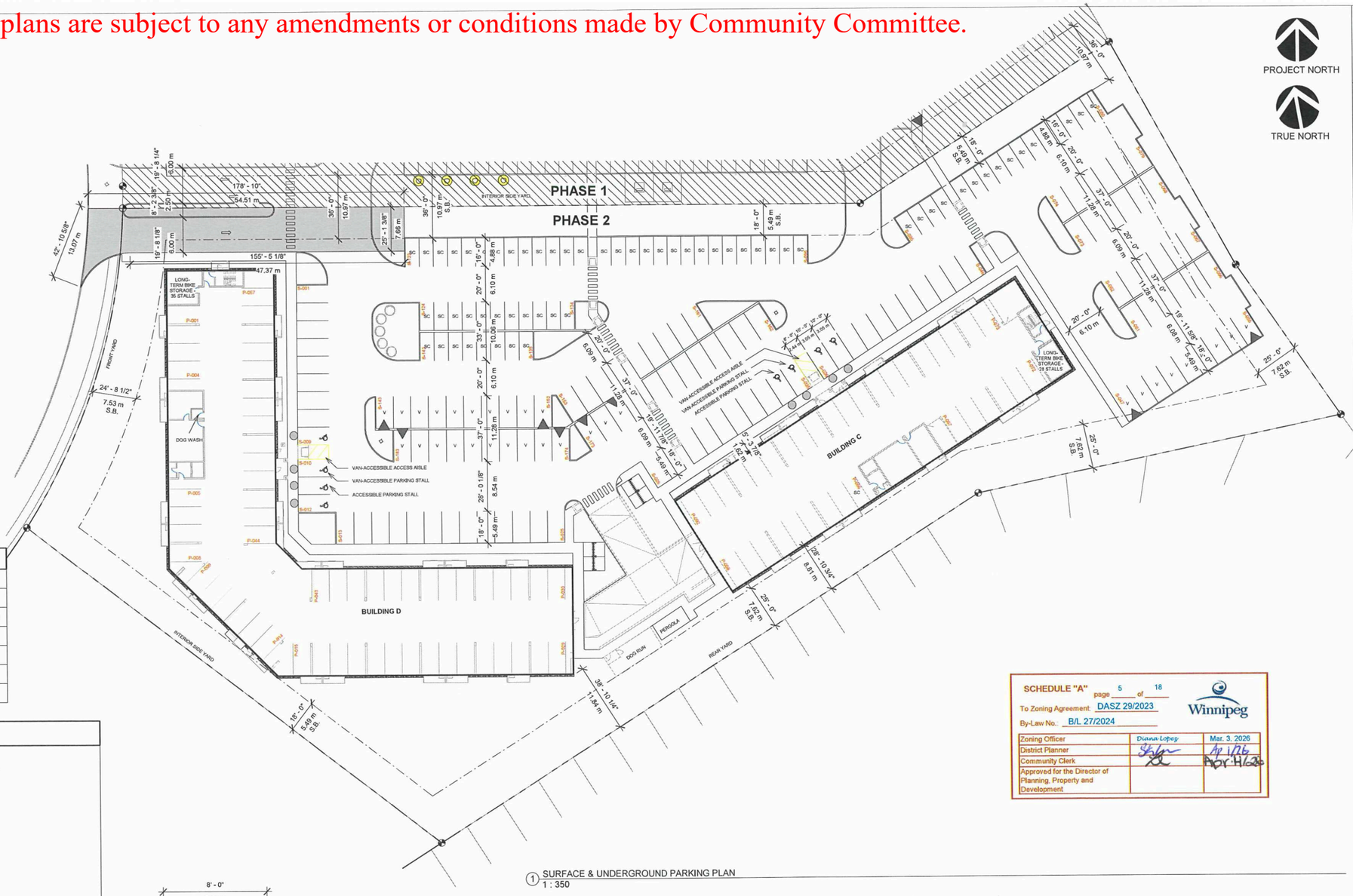
ADDRESS:
LOTS 1 & 2, WLTO 75620
WINNIPEG, MB

DRAWING TITLE:
SURFACE & UNDERGROUND PARKING PLAN - PHASE 1

DRAWN BY:	DA
CHECKED BY:	BM
DATE:	01/16/2026
SCALE:	As indicated
DRAWING #:	A1.01
REV #:	A

01/16/2026 2:16:02 PM

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



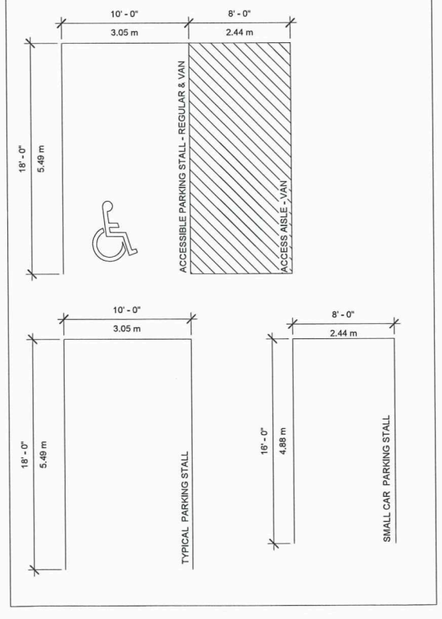
1 SURFACE & UNDERGROUND PARKING PLAN
1 : 350

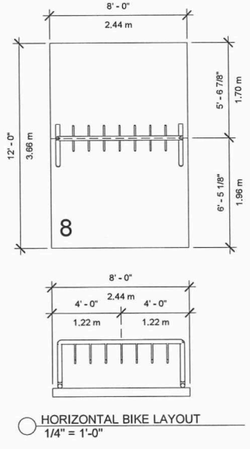
PROJECT NORTH

TRUE NORTH

PARKING KEY NOTES:	
SC	SMALL CAR
V	VISITOR
EV	EV PARKING STALL (INSTALLED)
EVC	EV PARKING STALL (CAPABLE)
◎	EV CHARGER (CAPABLE)
●	ACCESSIBLE PARKING SIGN
▶	VISITOR PARKING SIGN

TYPICAL STALL DIMENSIONS





HORIZONTAL BIKE LAYOUT
1/4" = 1'-0"

VEHICULAR PARKING				
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
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PARKADE				92
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SMALL CAR	MAX 33%		MAX 104	64
TOTAL ACCESSIBLE	FOR 301 - 400 STALLS		8	8
ACCESSIBLE - VAN			3	4

BIKE PARKING - PHASE 1 & 2				
	REQUIRED	PROPOSED - PHASE 1	PROPOSED - PHASE 2	PROPOSED - OVERALL
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****BASED ON CONVERSATION WITH PLANNING DEPT.**

SCHEDULE "A" page 5 of 18
To Zoning Agreement: DASZ 29/2023
By-Law No.: B/L 27/2024
Winnipeg

Zoning Officer	Diana Lopez	Mar. 3, 2026
District Planner		Apr 1/26
Community Clerk		Apr 1/26
Approved for the Director of Planning, Property and Development		

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SITE MAP:



PROJECT STATUS:
PLAN APPROVAL

Revision Schedule

No.	Description	Revision Date
A	PLAN APPROVAL	JAN 16, 2026

SEAL: ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT MAA, T: 604.682-6818

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PROJECT NAME:
WEST POINTE APARTMENTS
PHASE 2

PROJECT NUMBER:
VP 2513

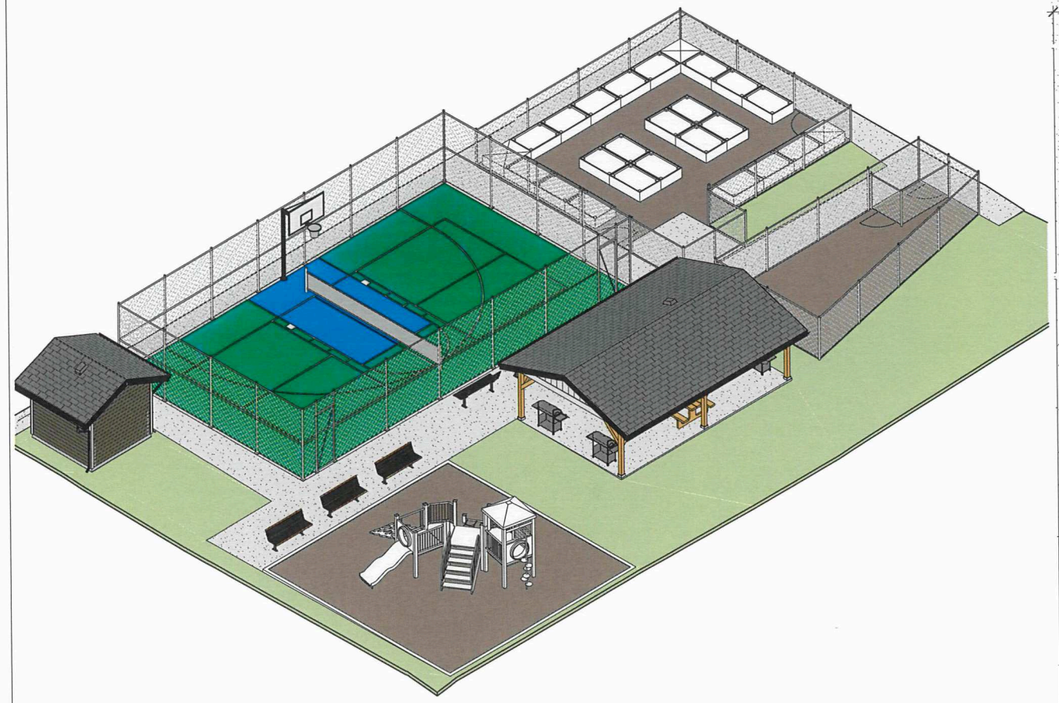
ADDRESS:
LOT 1 & 2, WLTO 75620
WINNIPEG, MB

DRAWING TITLE:
SURFACE & UNDERGROUND PARKING PLAN - PHASE 2

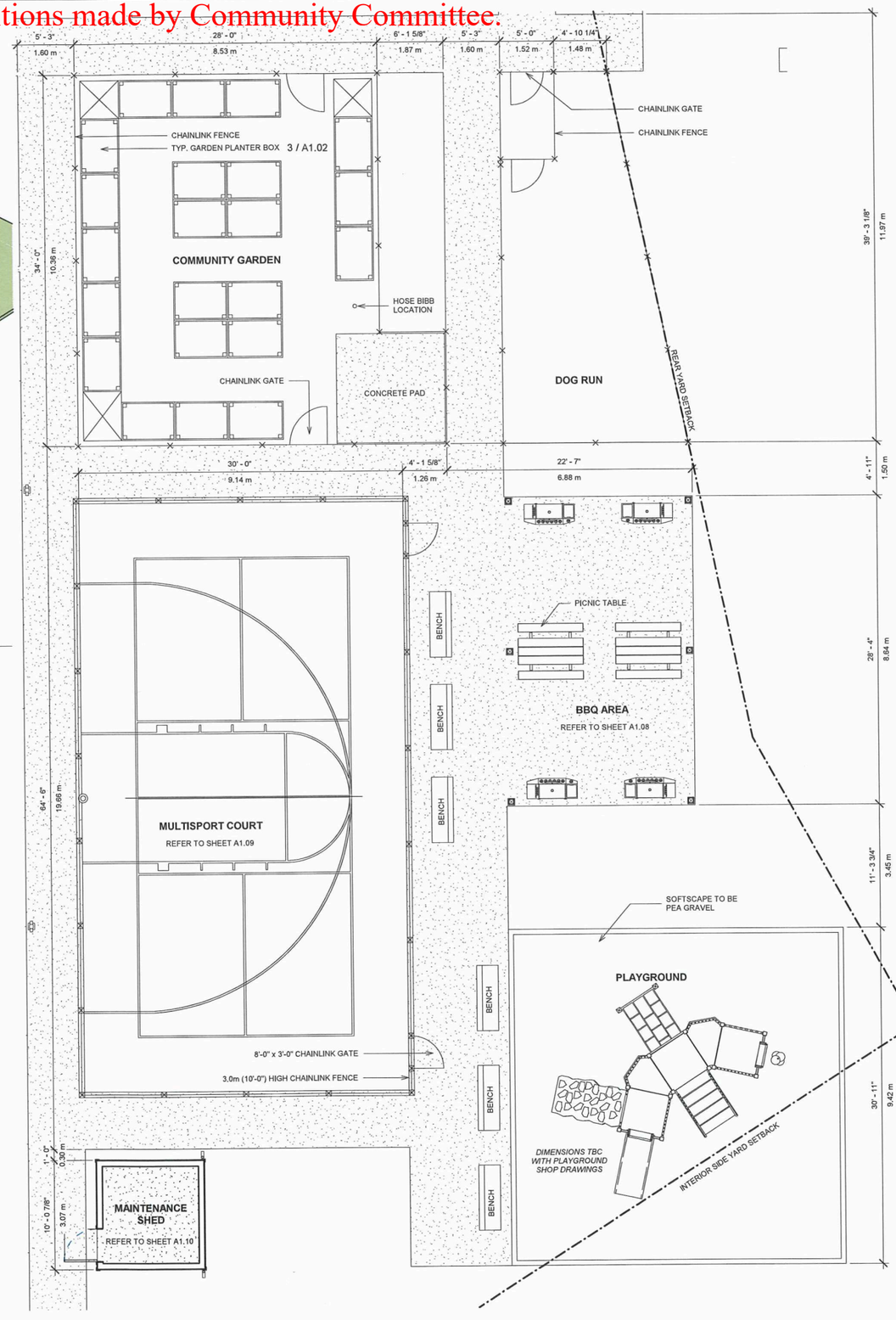
DRAWN BY:	DA
CHECKED BY:	BM
DATE:	01/16/2026
SCALE:	As indicated
DRAWING #:	A1.01a
REV #:	A

01/19/2026 11:00:35 AM

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



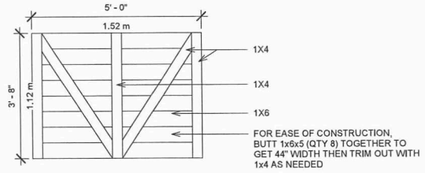
② AMENITY ISOMETRIC

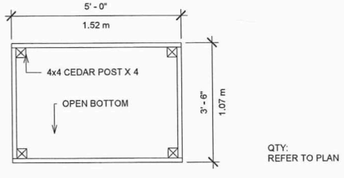


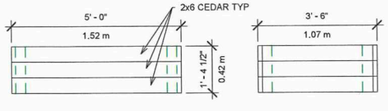
① ENLARGED PLAN - AMENITY AREA
3/16" = 1'-0"

SCHEDULE "A" page 6 of 18
To Zoning Agreement: DASZ 29/2023
By-Law No.: B/L 27/2024
Winnipeg

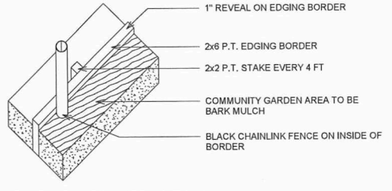
Zoning Officer	Diana Lopez	Mar. 3. 2026
District Planner		Apr 1/26
Community Clerk		Apr. 14/26
Approved for the Director of Planning, Property and Development		



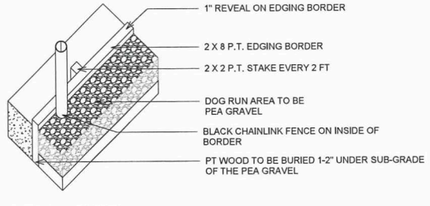




③ COMMUNITY GARDEN PLANTER BOX
1/2" = 1'-0"



④ COMMUNITY GARDEN RUN BORDER
1" = 1'-0"



⑤ DOG RUN BORDER
1" = 1'-0"

01/16/2026 2:16:07 PM

SEYMOUR PACIFIC DEVELOPMENTS LTD.
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

SITE MAP:



PROJECT STATUS:
PLAN APPROVAL

Revision Schedule

No.	Description	Revision Date
A	PLAN APPROVAL	JAN 16, 2026

SEAL: ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT MAA, T: 604.683-4818

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PROJECT NAME:
WEST POINTE APARTMENTS PHASE 1

PROJECT NUMBER:
VP 2513

ADDRESS:
LOTS 1 & 2, WLTO 75620
WINNIPEG, MB

DRAWING TITLE:
SITE ACCESSORIES (1 OF 4)

DRAWN BY:	DA
CHECKED BY:	BM
DATE:	01/16/2026
SCALE:	As indicated
DRAWING #:	REV #:
A1.02	A

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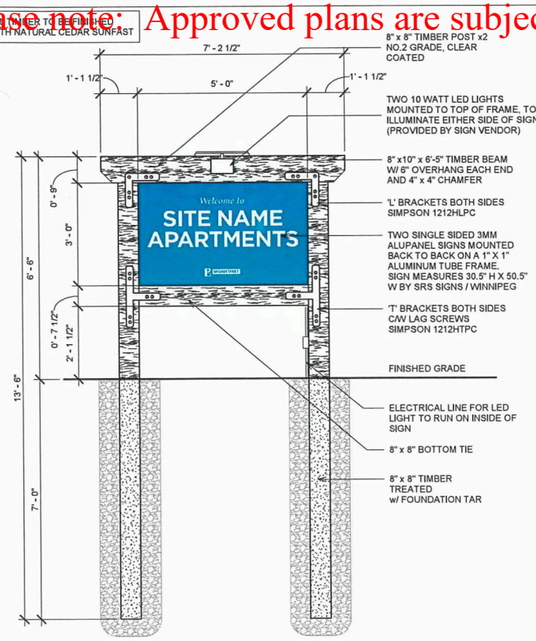
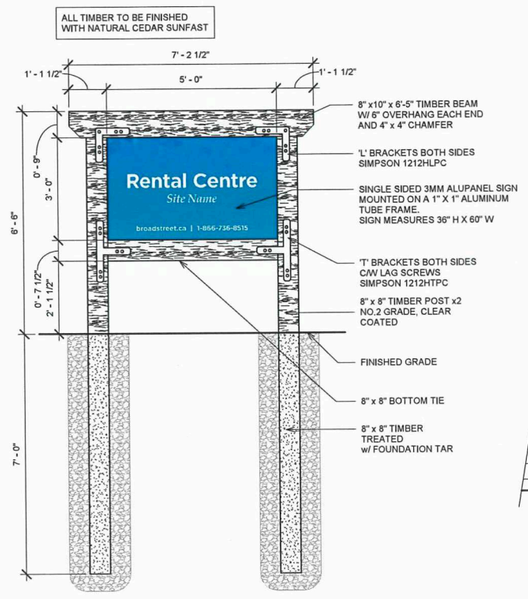
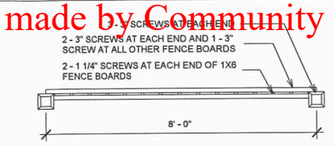


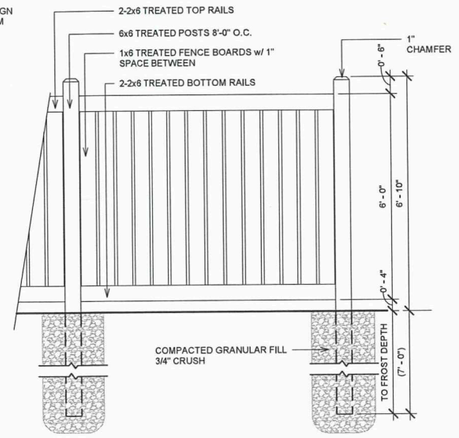
1 ENTRY SIGN
1/2" = 1'-0"



2 RENTAL OFFICE DIRECTION SIGN
1/2" = 1'-0"



4 SITE FENCE - PLAN
1/2" = 1'-0"



5 SITE FENCE - ELEVATION
1/2" = 1'-0"

SCHEDULE "A" page 7 of 18
To Zoning Agreement: DASZ 29/2023
By-Law No.: B/L 27/2024
Winnipeg

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District Planner		Apr 1/26
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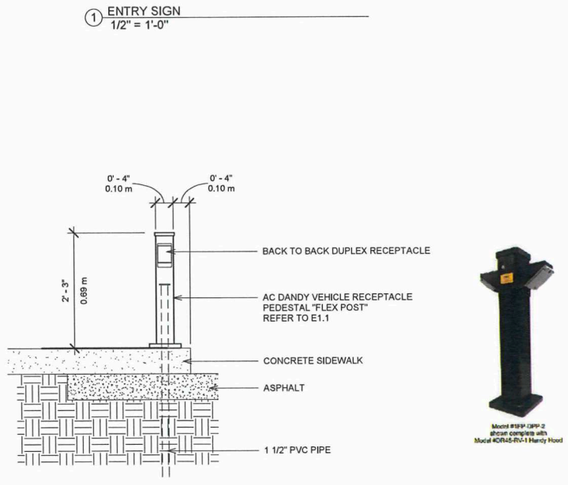
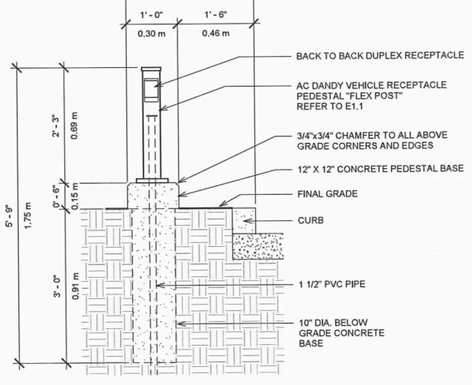
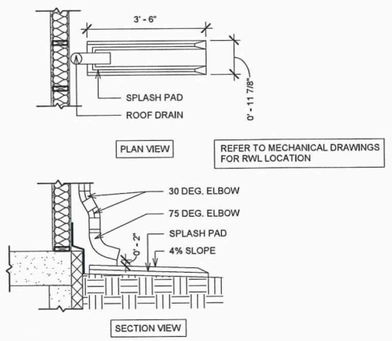


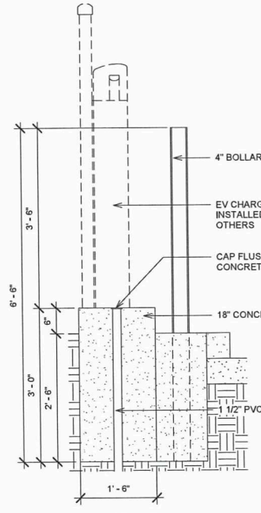
6 SIDEWALK CAR PLUG
3/4" = 1'-0"



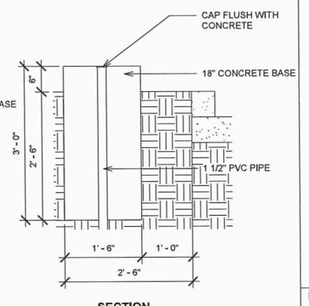
7 LANDSCAPE CAR PLUG
3/4" = 1'-0"



8 SPLASH PAD DETAIL
1/2" = 1'-0"



SECTION



SECTION

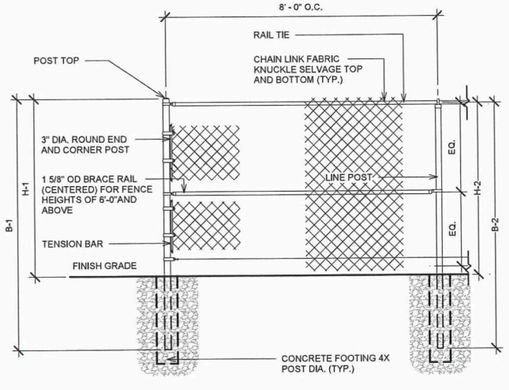
	FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
LOCATION	NOMINAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE
COMMUNITY GARDEN/ DOG RUN	5' - 0"	8' - 0"	5' - 0 5/8"	7' - 8"	4' - 8 7/8"
PARKADE	8' - 8" REFER TO PARKADE LAYOUT	N/A	8' - 8"	N/A	7' - 8 7/8"
MULTISPORT COURT	10' - 0"	8' - 0"	10' - 0 5/8"	7' - 8"	9' - 8 7/8"

POST CAP	TOP & BOTTOM FABRIC DETAIL
DOME	KNUCKLE

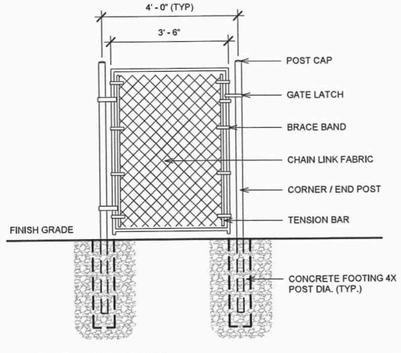
GENERAL NOTES:

1. FOOTING WIDTH TO BE (4)x POST WIDTH
2. ALL MATERIAL TO CONFORM TO CSA
3. ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A153
4. ALL FENCE COMPONENTS TO BE VINYL-COATED
5. VINYL COATING COLOUR TO BE BLACK
6. NO ALUMINUM TIES SHALL BE PERMITTED
7. POST AND RAIL SIZES MAY REQUIRE MODIFICATION TO MEET SPECIFIC PROJECT REQUIREMENTS

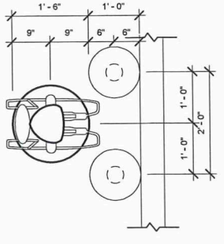
9 CHAINLINK FENCE SPEC
1/2" = 1'-0"



10 CHAINLINK FENCE SPEC
1/2" = 1'-0"

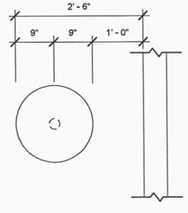


11 CHAINLINK FENCE GATE
1/2" = 1'-0"



DETAIL

12 EV CHARGER - LANDSCAPE
3/4" = 1'-0"



DETAIL

13 EV CHARGER ROUGH-IN - LANDSCAPE
3/4" = 1'-0"

SEYMOUR PACIFIC DEVELOPMENTS LTD
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www.seymourpacific.ca

SITE MAP:



PROJECT STATUS:
PLAN APPROVAL

Revision Schedule

No.	Description	Revision Date
A	PLAN APPROVAL	JAN 16, 2026

SEAL: ABELE ARCHITECTURE
THOMAS C. ABELE, ARCHITECT MAA, T: 604.682-6818

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PROJECT NAME:
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PROJECT NUMBER:
VP 2513

ADDRESS:
LOTS 1 & 2, WLTO 75620
WINNIPEG, MB

DRAWING TITLE:
SITE ACCESSORIES (2 OF 4)

DRAWN BY:	DA
CHECKED BY:	BM
DATE:	01/16/2026
SCALE:	As indicated
DRAWING #:	REV #:
A1.03	A

01/16/2026 2:16:08 PM

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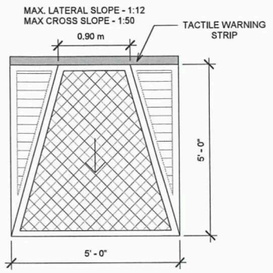
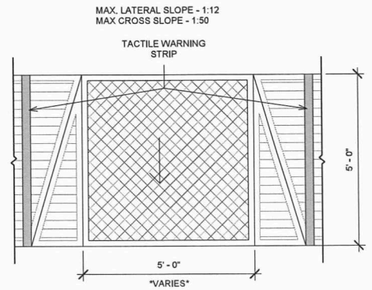
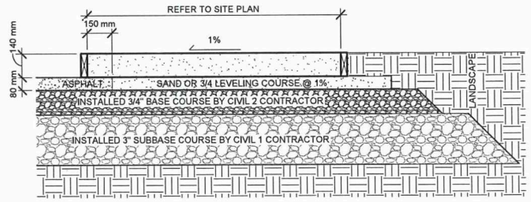


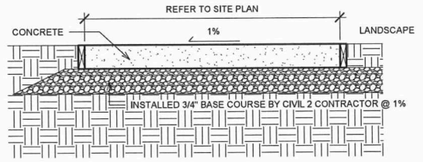
1 ACCESSIBLE PATH OF TRAVEL LETDOWN
1/2" = 1'-0"



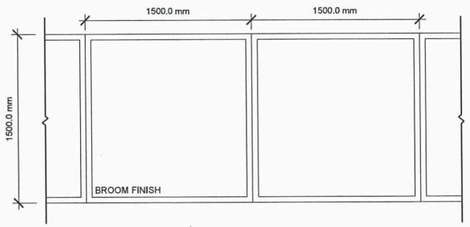
2 ACCESSIBLE VEHICLE PARKING STALL LETDOWN
1/2" = 1'-0"



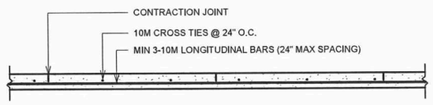
5 CONCRETE SIDEWALK / ASPHALT
3/4" = 1'-0"



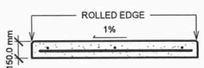
9 CONCRETE SIDEWALK / LANDSCAPE
3/4" = 1'-0"



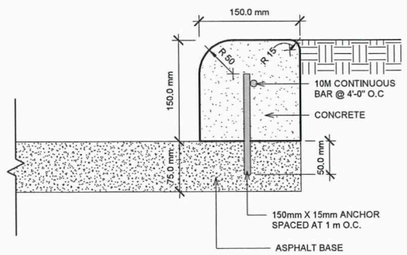
10 SIDEWALK DETAILS
1/2" = 1'-0"



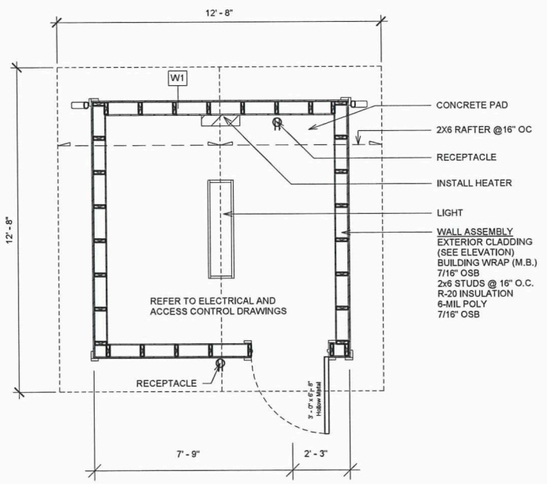
11 SIDEWALK DETAIL AA
1/2" = 1'-0"



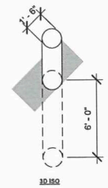
12 SIDEWALK DETAIL BB
1/2" = 1'-0"

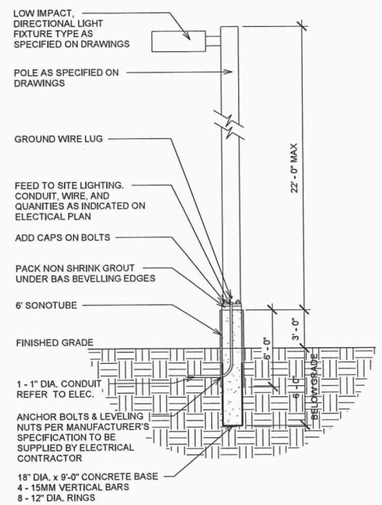


13 STANDARD CONCRETE CURB
3" = 1'-0"

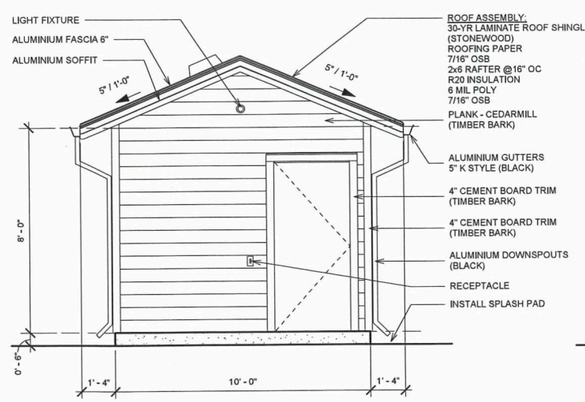


6 MAINTENANCE SHED PLAN
3/8" = 1'-0"

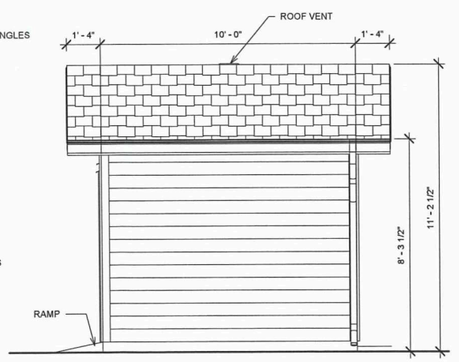




4 TYPICAL SITE LIGHTING
3/16" = 1'-0"



7 MAINTENANCE SHED FRONT ELEVATION
3/8" = 1'-0"



8 MAINTENANCE SHED SIDE ELEVATION
3/8" = 1'-0"

SCHEDULE "A" page 8 of 18
To Zoning Agreement: DASZ 29/2023
By-Law No.: B/L 27/2024

Zoning Officer	Diana Lopez	Mar. 3, 2026
District Planner		Apr 1/26
Community Clerk		Apr. 14/26
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Winnipeg

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SITE MAP:



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PROJECT NAME:
WEST POINTE APARTMENTS
PHASE 1

PROJECT NUMBER:
VP 2513

ADDRESS:
LOTS 1 & 2, WLTO 75620
WINNIPEG, MB

DRAWING TITLE:
SITE ACCESSORIES (3 OF 3)

DRAWN BY:	DA
CHECKED BY:	BM
DATE:	01/16/2026
SCALE:	As indicated
DRAWING #:	REV #:
A1.04	A

01/16/2026 2:16:08 PM

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

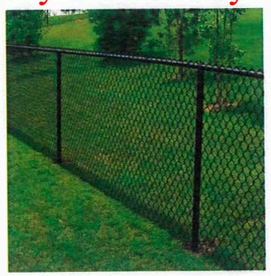
SCHEDULE "A" page 9 of 18

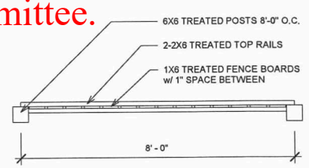
To Zoning Agreement: DASZ 29/2023

By-Law No.: B/L 27/2024

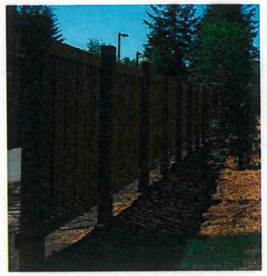
Winnipeg

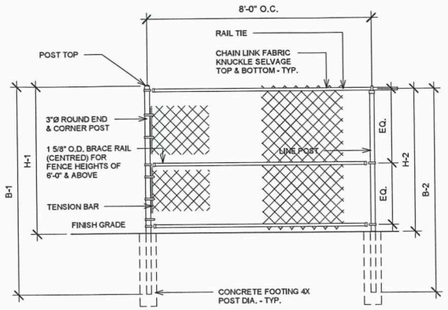
Zoning Officer	Diana Lopez	Mar. 3, 2026
District Planner		Ap 1726
Community Clerk		Apr. 14/26
Approved for the Director of Planning, Property and Development		



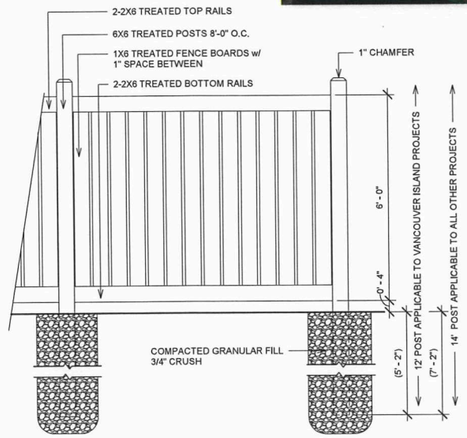


4 SITE FENCE PLAN DETAIL
1/2" = 1'-0"

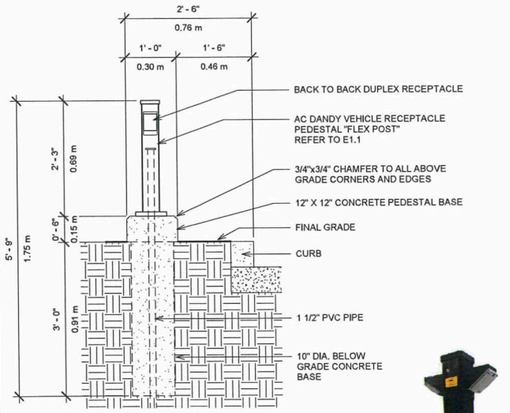




3 CHAINLINK FENCING
1/2" = 1'-0"

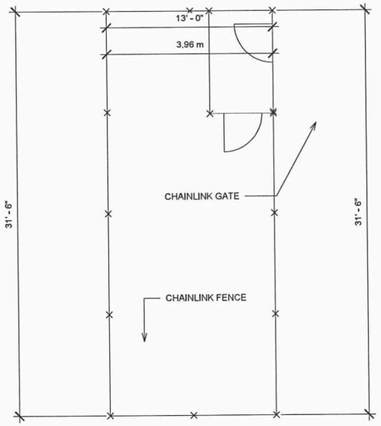


5 SITE FENCE ELEVATION DETAIL
1/2" = 1'-0"



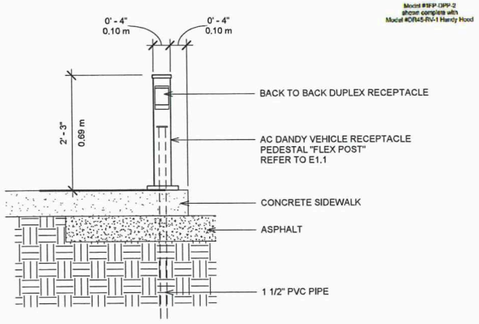
6 LANDSCAPE CAR PLUG
3/4" = 1'-0"



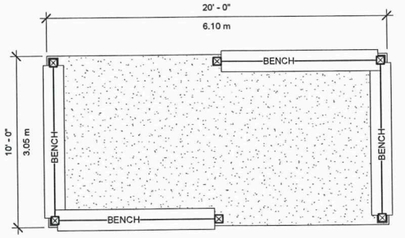




DOG RUN
3/16" = 1'-0"

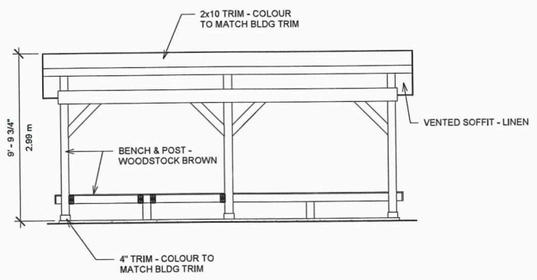


7 SIDEWALK CAR PLUG
3/4" = 1'-0"

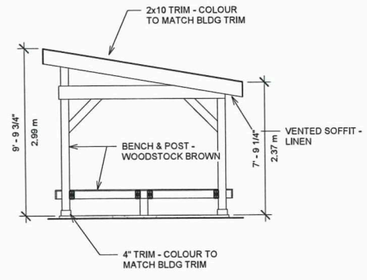


8 PERGOLA - PLAN VIEW
1/4" = 1'-0"





9 PERGOLA - FRONT ELEVATION
1/4" = 1'-0"



10 PERGOLA - END ELEVATION
1/4" = 1'-0"

SEYMOUR PACIFIC DEVELOPMENTS LTD
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

SITE MAP:



PROJECT STATUS:
PLAN APPROVAL

Revision Schedule

No.	Description	Revision Date
A	PLAN APPROVAL	JAN 16, 2026

SEAL: ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT MAA, T: 604.682-6818

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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PROJECT NAME:
WEST POINTE APARTMENTS PHASE 2

PROJECT NUMBER:
VP 2513

ADDRESS:
LOT 1 & 2, WLTO 75620
WINNIPEG, MB

DRAWING TITLE:
SITE ACCESSORIES (4 OF 4)

DRAWN BY:	DA
CHECKED BY:	BM
DATE:	01/16/2026
SCALE:	As indicated
DRAWING #:	REV #:
A1.05	A

01/19/2026 11:00:37 AM

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

SCHEDULE "A" page 10 of 18
To Zoning Agreement: DASZ 29/2023
By-Law No.: B/L 27/2024

Zoning Officer	Dianna Lopez	Mar. 3. 2026
District Planner		AD 1126
Community Clerk		AS 1425
Approved for the Director of Planning, Property and Development		

MATERIAL LEGEND

1	FIBRE CEMENT PLANK - CEDARMILL (DEEP OCEAN)	6	3 PANEL CLASSIC SOFFIT - WHITE	11	WINDOW - SLIDER - WHITE
2	FIBRE CEMENT PLANK - CEDARMILL (BOOTHBAY BLUE)	7	EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED	12	WINDOW - AWNING - WHITE
3	FIBRE CEMENT PANEL - SMOOTH (GRAY)	8	LEDGESTONE- GRAY	13	PATIO DOOR - SLIDER - WHITE
4	FIBRE CEMENT TRIM - SMOOTH (ARTIC WHITE)	9	ROOF SHINGLES - CHARCOL	14	ENTRY DOOR - SWING - ALUMINUM
5	CEDAR ACCENTS - SUNFAST	10	PTAC UNIT	15	ALUMINUM RAILING - WELDED SYSTEM - BLACK

LIGHTING FIXTURE SCHEDULE

L1	LED WALL SCONCE
L2	SLIMSURFACE LED DOWNLIGHT
L3	EXTERIOR STROBE LIGHT

EXTERIOR METAL PRODUCT

DESCRIPTION	COLOR
ALUMINUM DOWNSPOUTS	BLACK
ALUMINUM GUTTERS 5" K STYLE	
ALUMINUM FASCIA 6"	
PLASTIC VENT	
ROOF EDGE FLASHING	
ALUMINUM GUARDRAIL	
WALL FLASHING	
SHINGLE STEP FLASHING	
REVERSE DRIP FLASHING	WHITE
DRIP CAP FLASHING	



3 NORTH ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"

01/16/2026 3:34:04 PM

SEYMOUR PACIFIC DEVELOPMENTS LTD
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

SITE MAP:



PROJECT STATUS:
PLAN APPROVAL

Revision Schedule

No.	Description	Revision Date
A	PLAN APPROVAL	JAN 16, 2026

SEAL: ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT MAA, T: 604.682-5818

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PROJECT NAME:
WEST POINTE APARTMENTS
PHASE 1

PROJECT NUMBER:
VP 2513

ADDRESS:
LOTS 1 & 2, WLTO 75620
WINNIPEG, MB

DRAWING TITLE:
BLDG A ELEVATIONS (1 OF 2)

DRAWN BY:	DA
CHECKED BY:	BM
DATE:	01/16/2026
SCALE:	As indicated
DRAWING #:	REV #:
A3.00	A

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

SCHEDULE "A" page 11 of 18

To Zoning Agreement: DASZ 29/2023

By-Law No.: B/L 27/2024

Winnipeg

Zoning Officer	Diana Lopez	Mar. 3, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

MATERIAL LEGEND

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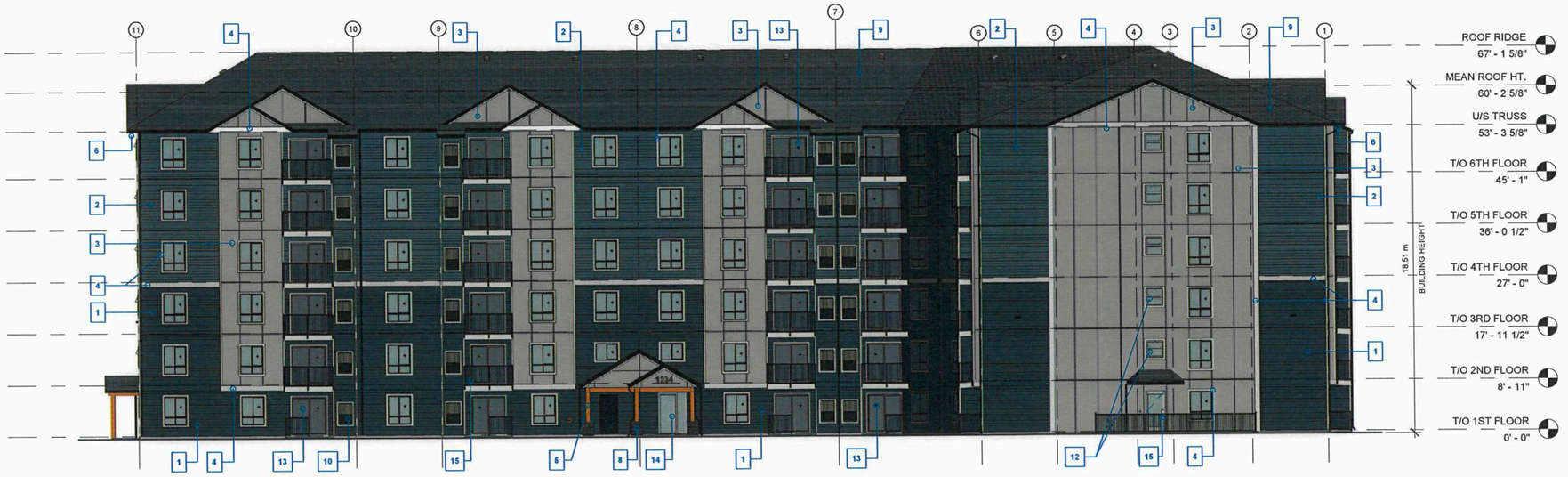
LIGHTING FIXTURE SCHEDULE

L1	LED WALL SCONCE	
L2	SLIMSURFACE LED DOWNLIGHT	
L3	EXTERIOR STROBE LIGHT	

EXTERIOR METAL PRODUCT

DESCRIPTION	COLOR
ALUMINUM DOWNSPOUTS	BLACK
ALUMINUM GUTTERS 5" K STYLE	
ALUMINUM FASCIA 6"	
PLASTIC VENT	
ROOF EDGE FLASHING	
ALUMINUM GUARDRAIL	
WALL FLASHING	
SHINGLE STEP FLASHING	
REVERSE DRIP FLASHING	WHITE
DRIP CAP FLASHING	



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



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

01/16/2026 3:34:11 PM

SEYMOUR PACIFIC DEVELOPMENTS LTD
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

SITE MAP:



PROJECT STATUS:
PLAN APPROVAL

Revision Schedule

No.	Description	Revision Date
A	PLAN APPROVAL	JAN 16, 2026

SEAL: ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT MAA, T: 604.582-6818

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PROJECT NAME:
WEST POINTE APARTMENTS
PHASE 1

PROJECT NUMBER:
VP 2513

ADDRESS:
LOTS 1 & 2, WLTO 75620
WINNIPEG, MB

DRAWING TITLE:
BLDG A ELEVATIONS (2 OF 2)

DRAWN BY:	DA
CHECKED BY:	BM
DATE:	01/16/2026
SCALE:	As indicated
DRAWING #:	A3.01
REV #:	A

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

MATERIAL LEGEND

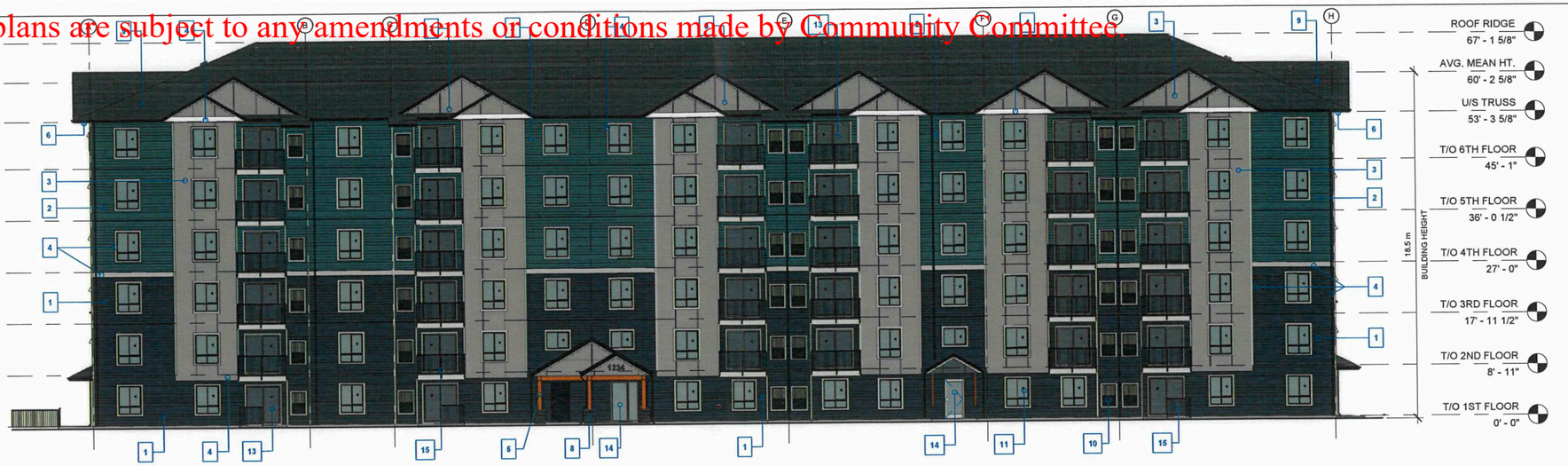
	1	FIBRE CEMENT PLANK - CEDARMILL (DEEP OCEAN)
	2	FIBRE CEMENT PLANK - CEDARMILL (BOOTHBAY BLUE)
	3	FIBRE CEMENT PANEL - SMOOTH (GRAY)
	4	FIBRE CEMENT TRIM - SMOOTH (ARTIC WHITE)
	5	CEDAR ACCENTS - SUNFAST
	6	3 PANEL CLASSIC SOFFIT - WHITE
	7	EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED
	8	LEDGESTONE- GRAY
	9	ASPHALT SHINGLES- CHARCOAL
	10	PTAC UNIT
	11	WINDOW - SLIDER - WHITE
	12	WINDOW - AWNING - WHITE
	13	PATIO DOOR - SLIDER - WHITE
	14	ENTRY DOOR - SWING - ALUMINUM
	15	ALUMINUM RAILING - WELDED SYSTEM - BLACK

LIGHTING FIXTURE SCHEDULE

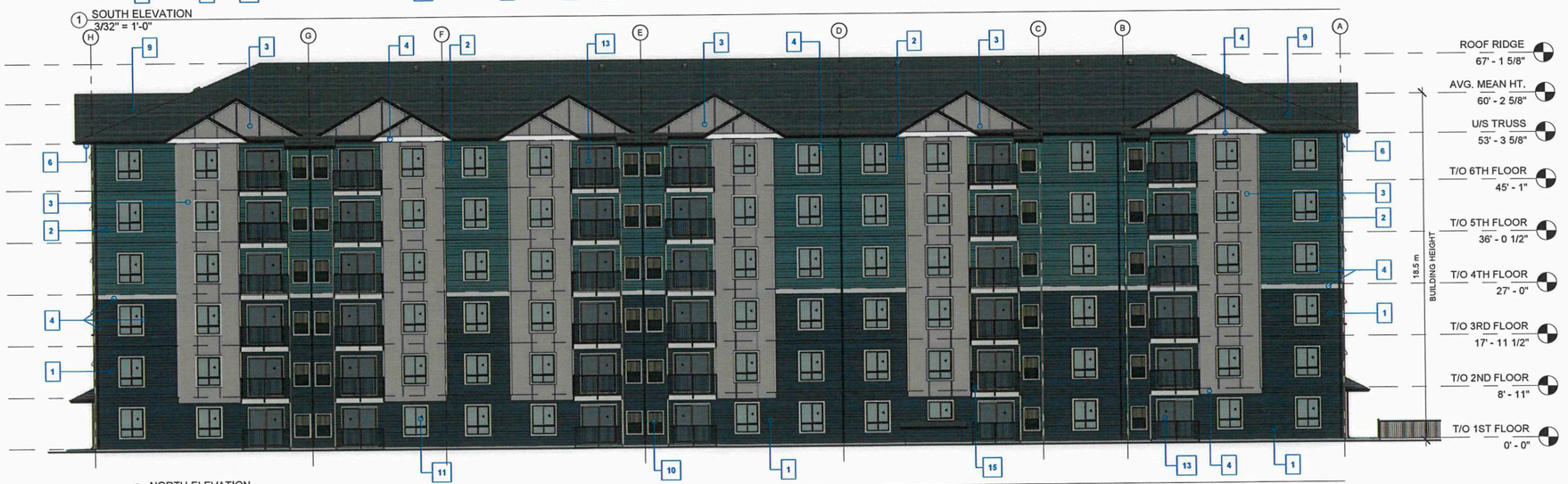
	L1	LED WALL SCONCE
	L2	SLIMSURFACE LED DOWNLIGHT
	L3	EXTERIOR STROBE LIGHT

EXTERIOR METAL PRODUCT

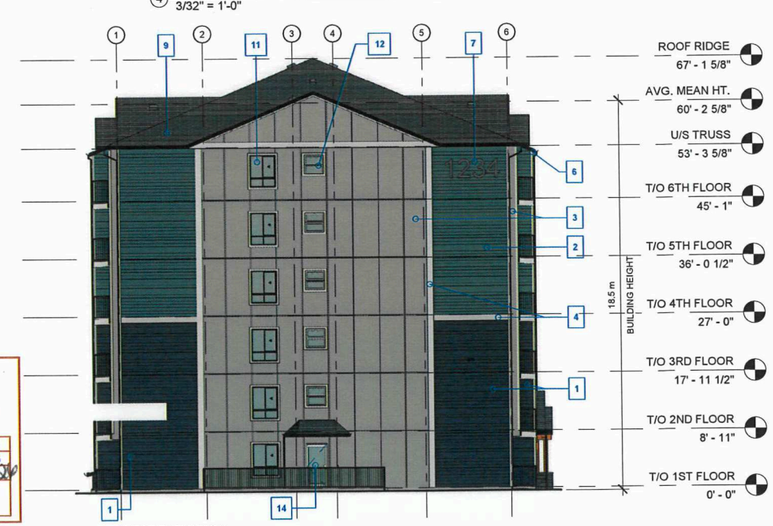
DESCRIPTION	COLOR
ALUMINUM DOWNSPOUTS	BLACK
ALUMINUM GUTTERS 5" K STYLE	
ALUMINUM FASCIA 6"	
PLASTIC VENT	
ROOF EDGE FLASHING	
ALUMINUM GUARDRAIL	
WALL FLASHING	
SHINGLE STEP FLASHING	
REVERSE DRIP FLASHING	WHITE
DRIP CAP FLASHING	



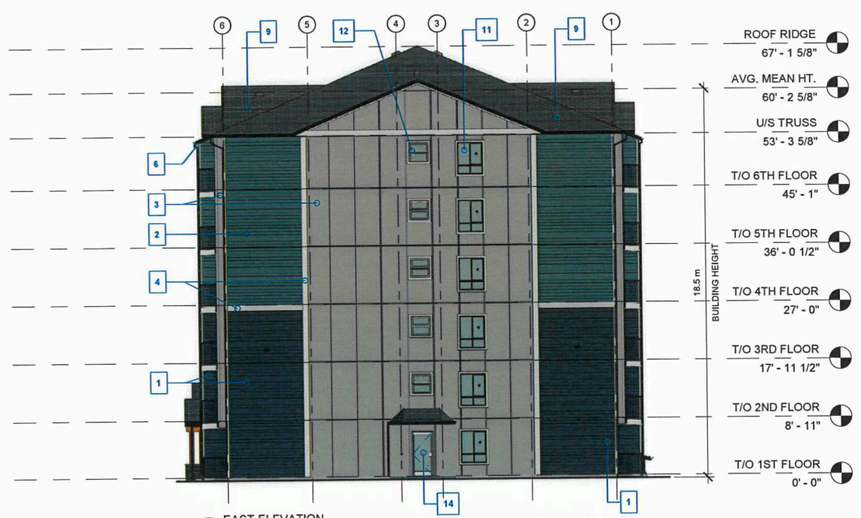
1 SOUTH ELEVATION
3/32" = 1'-0"



4 NORTH ELEVATION
3/32" = 1'-0"



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



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

SCHEDULE "A" page 12 of 18
To Zoning Agreement: DASZ 29/2023
By-Law No.: B/L 27/2024
Winnipeg

Zoning Officer	Diana Lopez	Mar. 3, 2026
District Planner		Ag 1/26 for Mar. Hlady
Community Clerk		
Approved for the Director of Planning, Property and Development		

01/19/2026 10:00:03 AM

SEYMOUR PACIFIC DEVELOPMENTS LTD
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(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

SITE MAP:



PROJECT STATUS:
PLAN APPROVAL

Revision Schedule

No.	Description	Revision Date
A	PLAN APPROVAL	JAN 16, 2026

SEAL: ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT MAA, T. 604.582-4818

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PROJECT NAME:
WEST POINTE APARTMENTS PHASE 1

PROJECT NUMBER:
VP 2513

ADDRESS:
WINNIPEG, MB

DRAWING TITLE:
BLDG B ELEVATIONS

DRAWN BY:	DA
CHECKED BY:	BM
DATE:	01/16/2026
SCALE:	As indicated
DRAWING #:	A3.02
REV #:	A

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

MATERIAL LEGEND

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2	FIBRE CEMENT PLANK - CEDARMILL (BOOTHBAY BLUE)	
3	FIBRE CEMENT PANEL - SMOOTH (GRAY)	
4	FIBRE CEMENT TRIM - SMOOTH (ARTIC WHITE)	
5	CEDAR ACCENTS - SUNFAST	
6	3 PANEL CLASSIC SOFFIT - WHITE	
7	EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED	
8	LEDGESTONE- GRAY	
9	ASPHALT SHINGLES- CHARCOAL	
10	PTAC UNIT	
11	WINDOW - SLIDER - WHITE	
12	WINDOW - AWNING - WHITE	
13	PATIO DOOR - SLIDER - WHITE	
14	ENTRY DOOR - SWING - ALUMINUM	
15	ALUMINUM RAILING - WELDED SYSTEM - BLACK	

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L1	LED WALL SCONCE	
L2	SLIMSURFACE LED DOWNLIGHT	
L3	EXTERIOR STROBE LIGHT	

EXTERIOR METAL PRODUCT

DESCRIPTION	COLOR
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ALUMINUM FASCIA 6"	
PLASTIC VENT	
ROOF EDGE FLASHING	
ALUMINUM GUARDRAIL	
WALL FLASHING	
SHINGLE STEP FLASHING	
REVERSE DRIP FLASHING	WHITE
DRIP CAP FLASHING	

SCHEDULE "A" page 13 of 18
To Zoning Agreement: DASZ 29/2023
By-Law No.: B/L 27/2024

Zoning Officer	Diana Lopez	Mar. 3, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

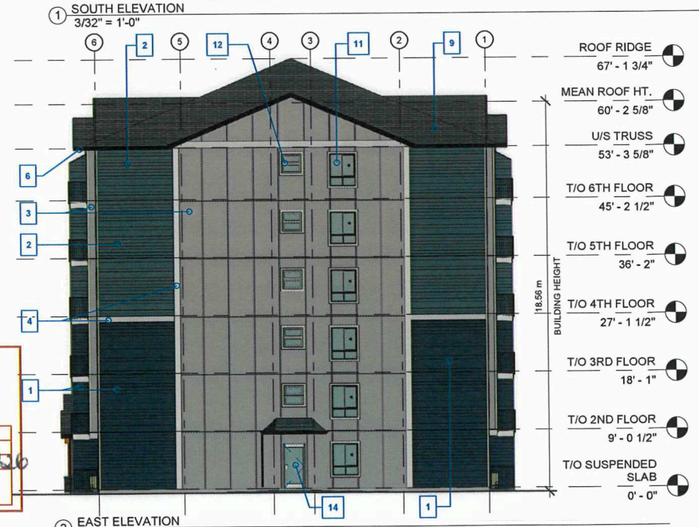
Winnipeg



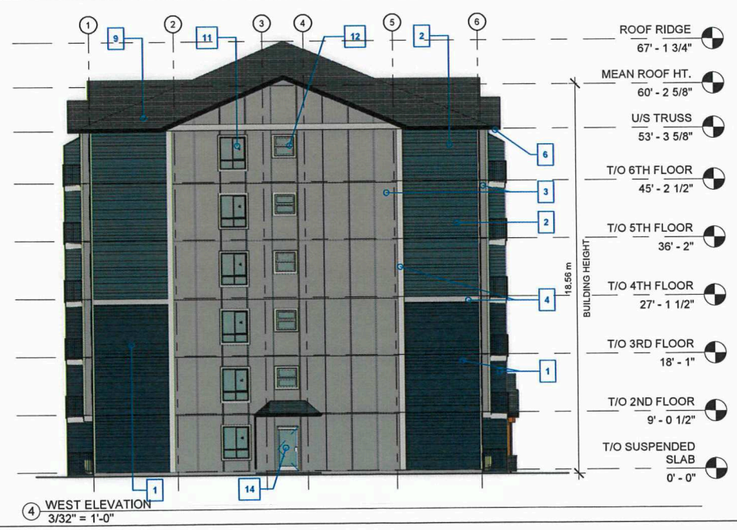
3 NORTH ELEVATION
3/32" = 1'-0"



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



2 EAST ELEVATION
3/32" = 1'-0"



4 WEST ELEVATION
3/32" = 1'-0"

SEYMOUR PACIFIC DEVELOPMENTS LTD
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

SITE MAP:



PROJECT STATUS:
PLAN APPROVAL

Revision Schedule

No.	Description	Revision Date
A	PLAN APPROVAL	JAN 16, 2026

SEAL: ABELE ARCHITECTURE
THOMAS C. ABELE, ARCHITECT MAA, T: 604.682-6818

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PROJECT NAME:
WEST POINTE APARTMENTS PHASE 1

PROJECT NUMBER:
VP 2513

ADDRESS:
WINNIPEG, MB

DRAWING TITLE:
BLDG C ELEVATIONS

DRAWN BY:	DA
CHECKED BY:	BM
DATE:	01/16/2026
SCALE:	As indicated
DRAWING #:	REV #:
A3.03	A

01/19/2026 10:25:05 AM

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

SCHEDULE "A" page 14 of 18
To Zoning Agreement: DASZ 29/2023
By-Law No.: B/L 27/2024
Winnipeg

Zoning Officer	Dianna Lopez	Mar. 3, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

MATERIAL LEGEND

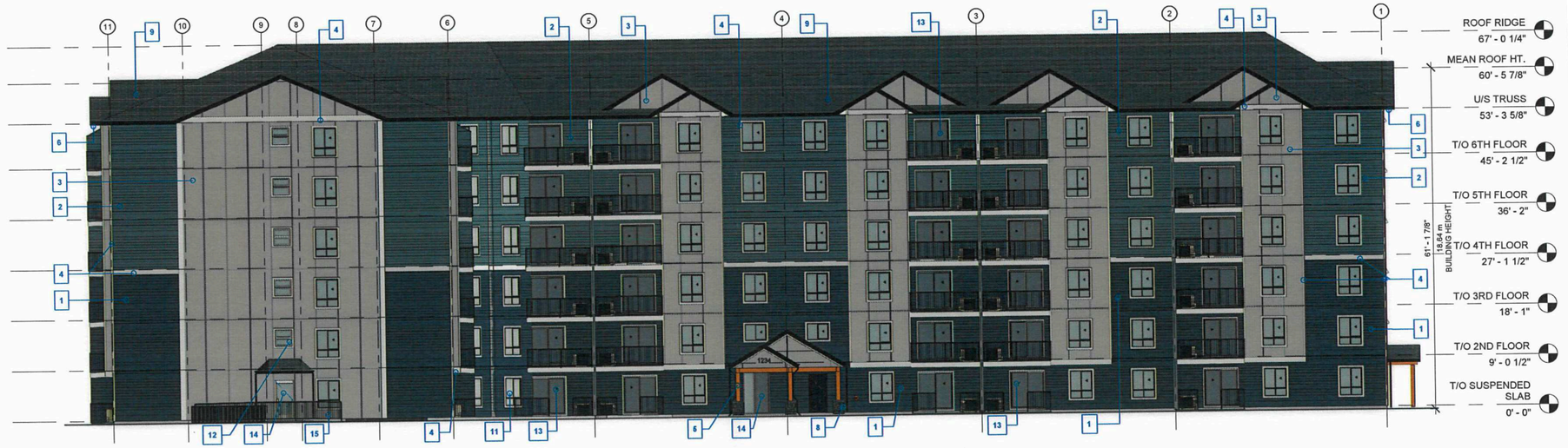
1	FIBRE CEMENT PLANK - CEDARMILL (DEEP OCEAN)	6	3 PANEL CLASSIC SOFFIT - WHITE	11	WINDOW - SLIDER - WHITE
2	FIBRE CEMENT PLANK - CEDARMILL (BOOTHBAY BLUE)	7	EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED	12	WINDOW - AWNING - WHITE
3	FIBRE CEMENT PANEL - SMOOTH (GRAY)	8	LEDGESTONE- GRAY	13	PATIO DOOR - SLIDER - WHITE
4	FIBRE CEMENT TRIM - SMOOTH (ARTIC WHITE)	9	ROOF SHINGLES - CHARCOL	14	ENTRY DOOR - SWING - ALUMINUM
5	CEDAR ACCENTS - SUNFAST	10	PTAC UNIT	15	ALUMINUM RAILING - WELDED SYSTEM - BLACK

LIGHTING FIXTURE SCHEDULE

L1	LED WALL SCONCE	
L2	SLIMSURFACE LED DOWNLIGHT	
L3	EXTERIOR STROBE LIGHT	

EXTERIOR METAL PRODUCT

DESCRIPTION	COLOR
ALUMINUM DOWNSPOUTS	BLACK
ALUMINUM GUTTERS 5" K STYLE	
ALUMINUM FASCIA 6"	
PLASTIC VENT	
ROOF EDGE FLASHING	
ALUMINUM GUARDRAIL	
WALL FLASHING	
SHINGLE STEP FLASHING	
REVERSE DRIP FLASHING	WHITE
DRIP CAP FLASHING	



1 EAST ELEVATION
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SITE MAP:



PROJECT STATUS:
DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	PLAN APPROVAL	JAN 16, 2026

SEAL: ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT MAA, T: 604.583-6618

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PROJECT NAME:
WEST POINTE APARTMENTS PHASE 1

PROJECT NUMBER:
VP 2513

ADDRESS:
WINNIPEG, MB

DRAWING TITLE:
BLDG D ELEVATIONS (1 OF 2)

DRAWN BY:	DA
CHECKED BY:	BM
DATE:	01/16/2026
SCALE:	As indicated
DRAWING #:	A3.04
REV #:	A

01/19/2026 10:37:44 AM

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SCHEDULE "A" page 15 of 18

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By-Law No.: B/L 27/2024

Winnipeg

Zoning Officer	Diana Lopez	Mar. 3, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

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SHINGLE STEP FLASHING	
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DRIP CAP FLASHING	



1 NORTH ELEVATION
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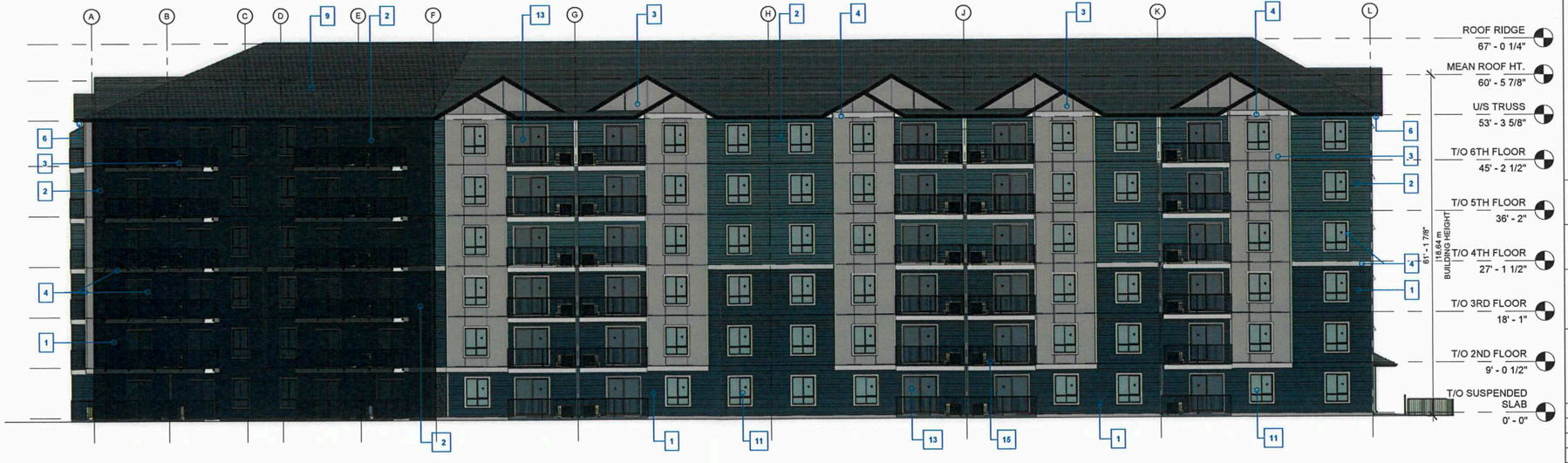

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PROJECT NAME: WEST POINTE APARTMENTS PHASE 1

PROJECT NUMBER: VP 2513

ADDRESS: WINNIPEG, MB

DRAWING TITLE: BLDG D ELEVATIONS (2 OF 2)

DRAWN BY:	DA
CHECKED BY:	BM
DATE:	01/16/2026
SCALE:	As indicated

DRAWING #: A3.05

REV #: A

01/19/2026 10:37:57 AM

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SCHEDULE "A" page 16 of 18

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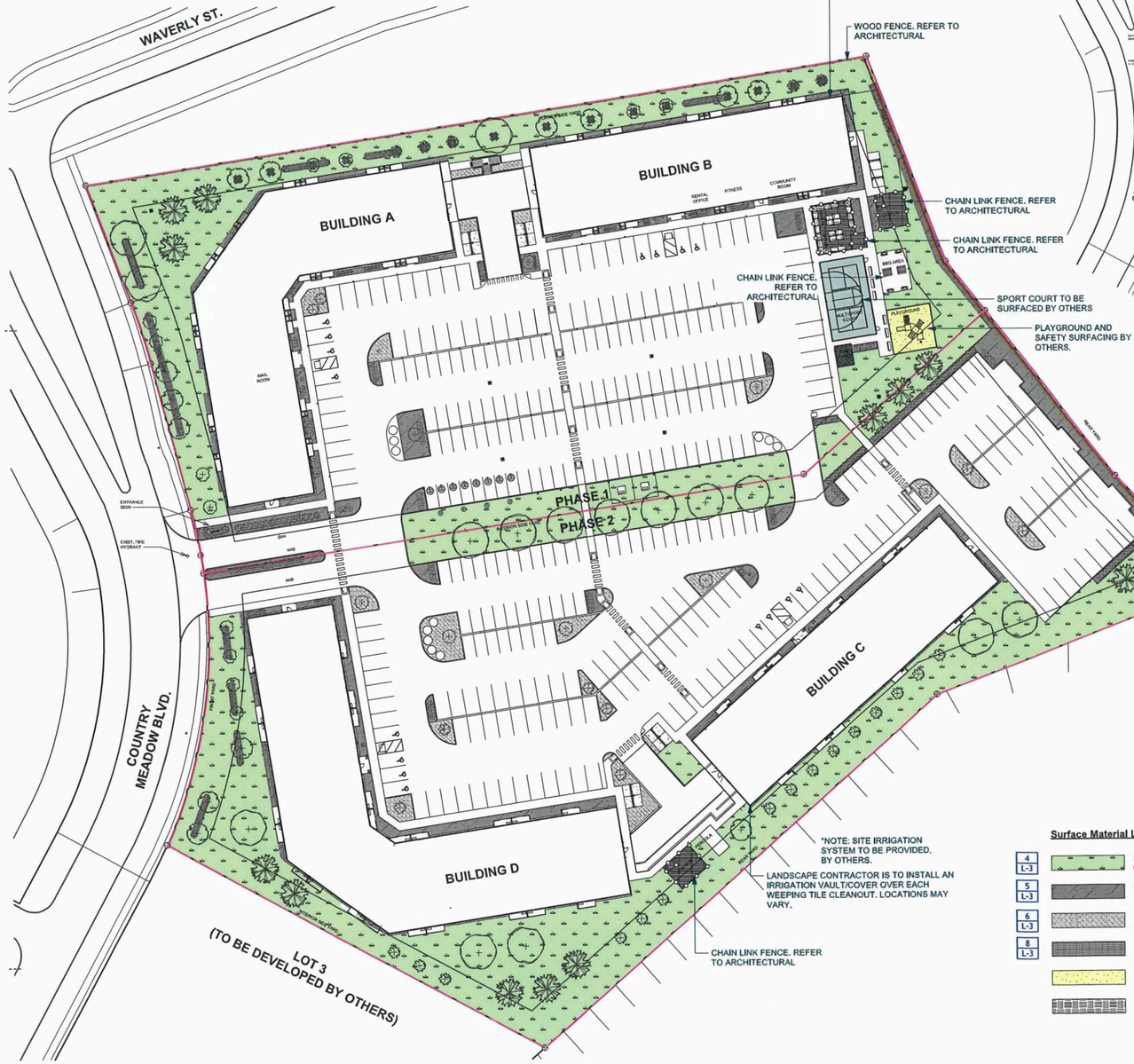
By-Law No.: B/L 27/2024

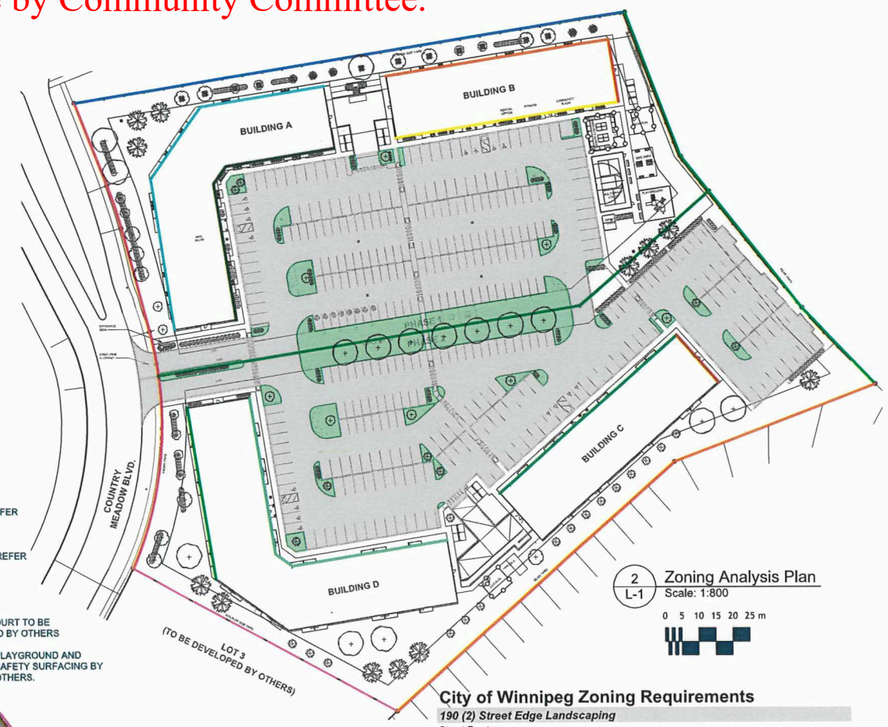
Winnipeg

Zoning Officer	Diana Lopez	Mar. 3. 2026
District Planner		Apr 16/26
Community Clerk		Apr. 16/26
Approved for the Director of Planning, Property and Development		

LAND FORUM
LANDSCAPE ARCHITECTS



1 / L-1 Landscape Scope Plan
Scale: 1:500



2 / L-1 Zoning Analysis Plan
Scale: 1:800

0 5 10 15 20 25 m

Surface Material Legend

4 / L-3	Sod c.w. Topsoil	6770 sm
5 / L-3	Proposed Boulder Mulch Planting Bed	1572 sm
6 / L-3	Proposed Boulder Rip Rap Paving	598 sm
8 / L-3	Pea Gravel Paving (18 cm thick) c.w. fabric	143 sm
	Pea Gravel Play Safety Surface	84 sm
	Garden Soil (30 cm depth 4 way mix soil)	32 sm

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

		Required	Proposed
Country Meadow Blvd	468 Lin ft.		
Trees		16	17
Shrubs		69	79
Waverley St	543 Lin ft.		
Trees		18	19
Shrubs		81	88
Kenaston Blvd	440 Lin ft.		
Trees		15	16
Shrubs		66	72

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

Principle Facade

		Required	Proposed
Building A	261 Lin Ft.		
Shrubs		26	29
Building B	219 Lin Ft.		
Shrubs		22	29
Building C	231 Lin Ft.		
Shrubs		23	23
Building D	328 Lin Ft.		
Shrubs		33	35

Facade Facing Street

		Required	Proposed
Building A	356 Lin Ft.		
Shrubs		36	37
Building B	280 Lin Ft.		
Shrubs		28	33
Building C	60 Lin Ft.		
Shrubs		6	6
Building D	168 Lin Ft.		
Shrubs		17	24

190 (6) Parking lot Interior Landscaping

		Required	Proposed
Gross Parking Lot Area	139752 Sq. Ft.		
Required Landscape Area		6987	17310
Trees		23	24
Shrubs		70	74

190 (7)a Buffering of Residential Uses from Non-Residential Impc

RMF Buffer (South)	574 Lin ft.		
Requirement (Option 2)	Fence Provided		
RMF Buffer (Between Properties)	587 Lin ft.		
		Required	Proposed
Requirement (Option 1)	Trees	16	26
	Shrubs	84	91

General Notes

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9. All material depths in details are shown after compaction.

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No.	Date	Issue Notes
A	2025-12-10	Issued for Review

Consultant

Project Title: West Pointe Apartments
Phase 1 & 2

Drawing Title: Landscape Scope Plan

Drawing No.: L-1 of 3

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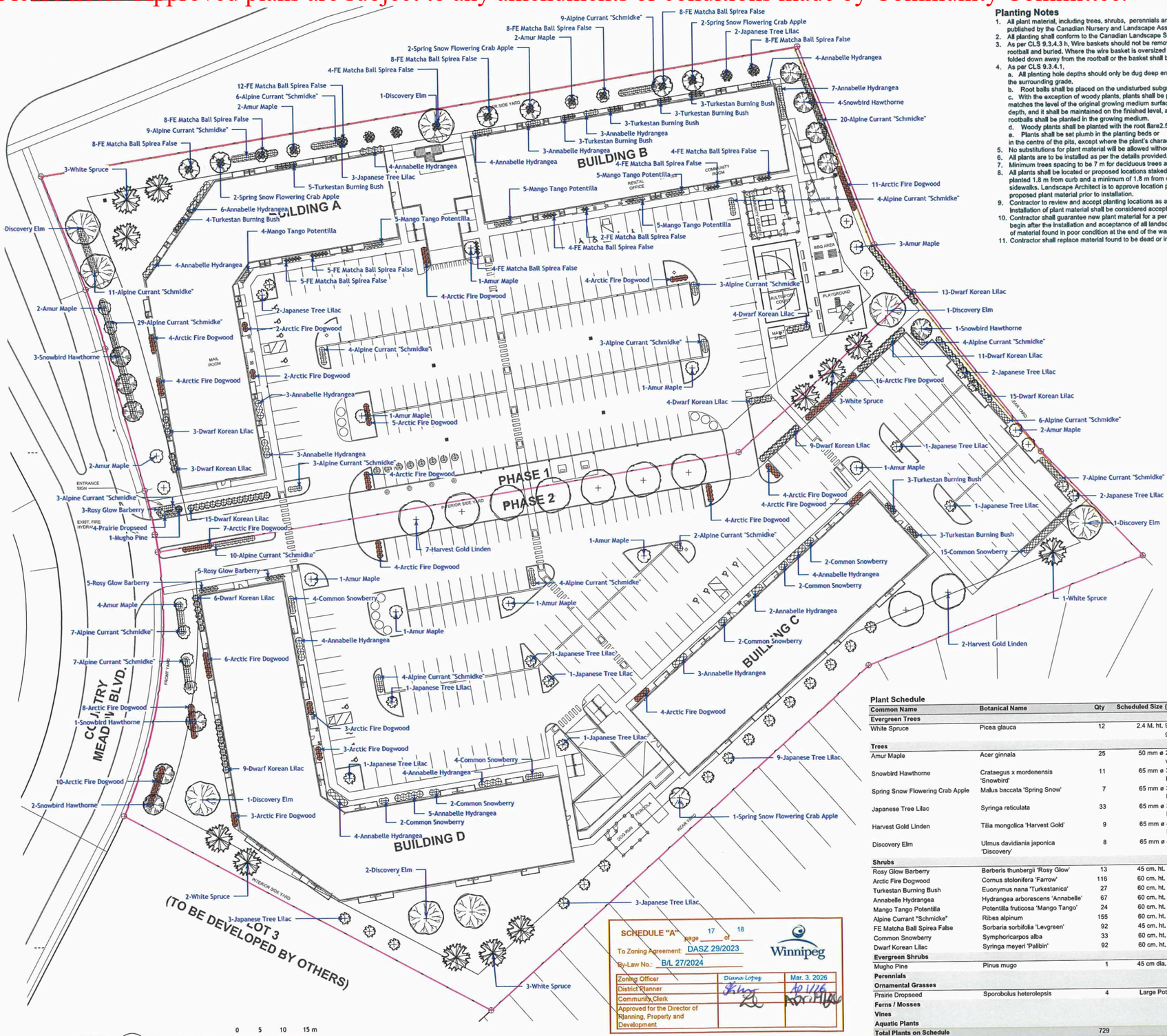

1 / L-2 Planting Plan
Scale: 1:400

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 original 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	12	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	25	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'	11	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.
Spring Snow Flowering Crab Apple	Malus baccata 'Spring Snow'	7	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	33	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.
Harvest Gold Linden	Tilia mongolica 'Harvest Gold'	9	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.
Discovery Elm	Ulmus davidiania japonica 'Discovery'	8	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			
Rosy Glow Barberry	Berberis thunbergii 'Rosy Glow'	13	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Arctic Fire Dogwood	Cornus stolonifera 'Farrow'	116	60 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Turkestan Burning Bush	Euonymus nana 'Turkestanica'	27	60 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	67	60 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Mango Tango Potentilla	Potentilla fruticosa 'Mango Tango'	24	60 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Alpine Currant "Schmidke"	Ribes alpinum	155	60 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
FE Matcha Ball Spirea False	Sorbaria sorbifolia 'Levgreen'	92	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Common Snowberry	Symphoricarpos alba	33	60 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dwarf Korean Lilac	Syringa meyeri 'Palibin'	92	60 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Mugho Pine	Pinus mugo	1	45 cm dia. 4 minimum major basal branches. Well formed, bushy plants. 5 gallon container stock.
Perennials			
Ornamental Grasses			
Prairie Dropseed	Sporobolus heterolepsis	4	Large Pot 2 yr. Plants
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		729	
Total Plants in Drawing		729	

SCHEDULE "A"
Page 17 of 18
To Zoning Agreement: DASZ 29/2023
By-Law No.: B/L 27/2024

Zoning Officer	Diana Lopez	Mar. 3, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

Winnipeg

LANDFORUM
LANDSCAPE ARCHITECTS

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A	2025-12-10	Issued for Review

Consultant

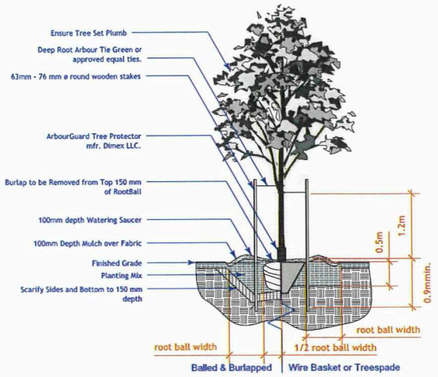
Project Title: West Pointe Apartments
Phase 1 & 2

Drawing Title: Planting Plan

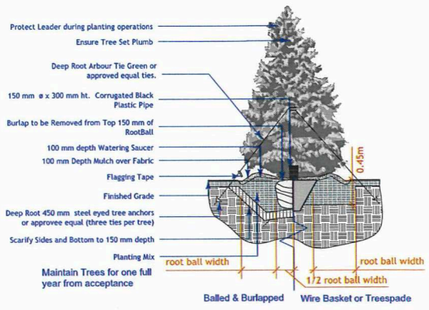
Drawing No.: L-2
of 3

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

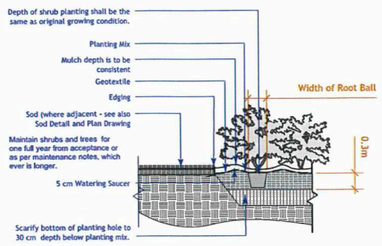
LANDFORUM
LANDSCAPE ARCHITECTS



1 L-3 **Deciduous Tree Planting Detail**
Scale: 1:50

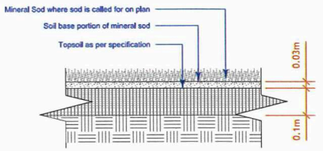


2 L-3 **Evergreen Tree Planting Detail**
Scale: 1:50



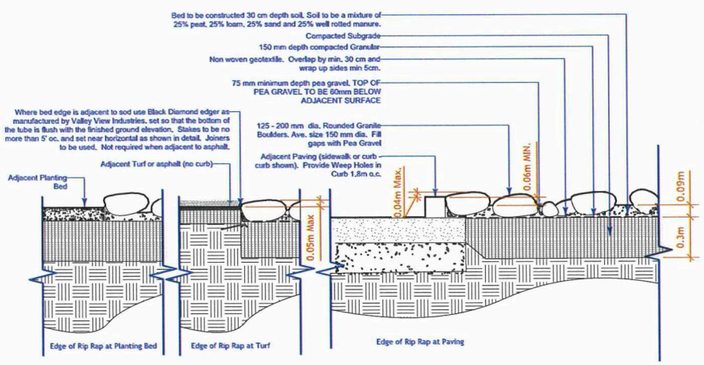
3 L-3 **Shrub Planting Detail**
Scale: 1:50

Topsoil Spec:
All topsoil required for Sod or Seed shall consist of a screened clay-textured or loam-textured dark topsoil, a fertile, friable material neither of heavy clay nor of very light sandy nature containing by volume, a minimum of four (4%) percent for clay loams and two (2%) percent for sandy loams to a maximum twenty-five (25%) percent organic matter (peat, rotted manure or composted material) and capable of sustaining vigorous plant growth. Topsoil shall be free of subsoil contamination, roots, stones over 25mm in diameter, baler twine or subsoil clay lumps over 25mm in diameter and other extraneous matter. Topsoil shall not contain quackgrass rhizomes, Canada thistle roots or other noxious weeds. Upon delivery or thirty (30) days following delivery, salinity rating shall be less than 4.0mm hos/cm on a saturated paste basis. The pH range shall be between 6.0 - 8.0.

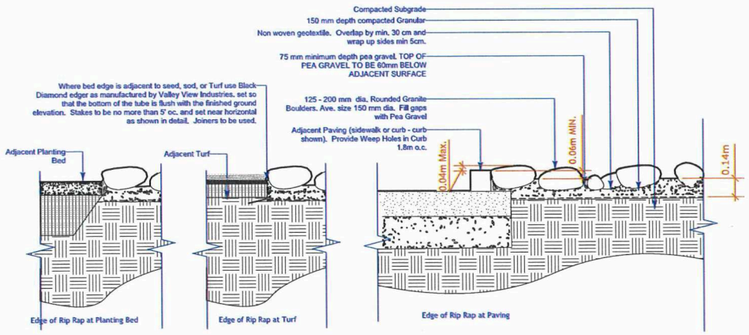


4 L-3 **Sod Detail**
Scale: 1:10

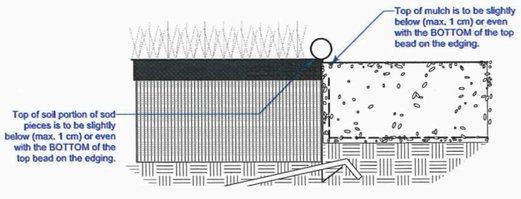
General Notes
1. All work to conform to Canadian Landscape Standard (Current Edition)
2. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage 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.



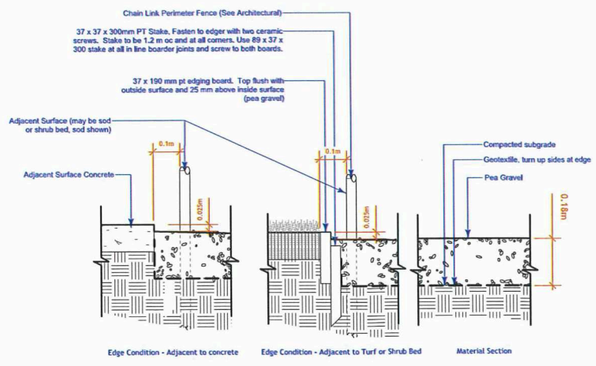
5 L-3 **Granite Boulder Planting Bed**
Scale: 1:20



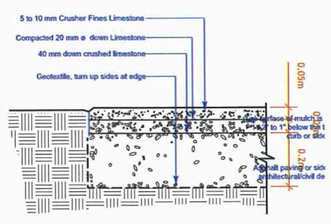
6 L-3 **Granite Boulder Rip Rap**
Scale: 1:20



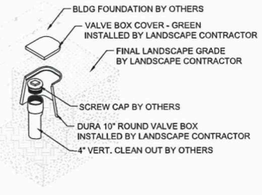
7 L-3 **landscape Edging Height**
Scale: 1:10



8 L-3 **Pea Gravel Paving**
Scale: 1:10



9 L-3 **Crusher Fines Paving**
Scale: 1:10



10 L-3 **Weeping Tile Cleanout**
Scale: Half Actual Size

SCHEDULE "A" page 18 of 18
To Zoning Agreement: DASZ 29/2023
By-Law No.: B/L 27/2024
Winnipeg

Zoning Officer	Diana Lopes	Mar. 3, 2026
District Planner		Apr. 14/2026
Community Clerk		
Approved for the Director of Planning, Property and Development		

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.
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Consultant

Project Title: West Pointe Apartments
Phase 1 & 2

Drawing Title: Details

Drawing No.: L-3
of 3