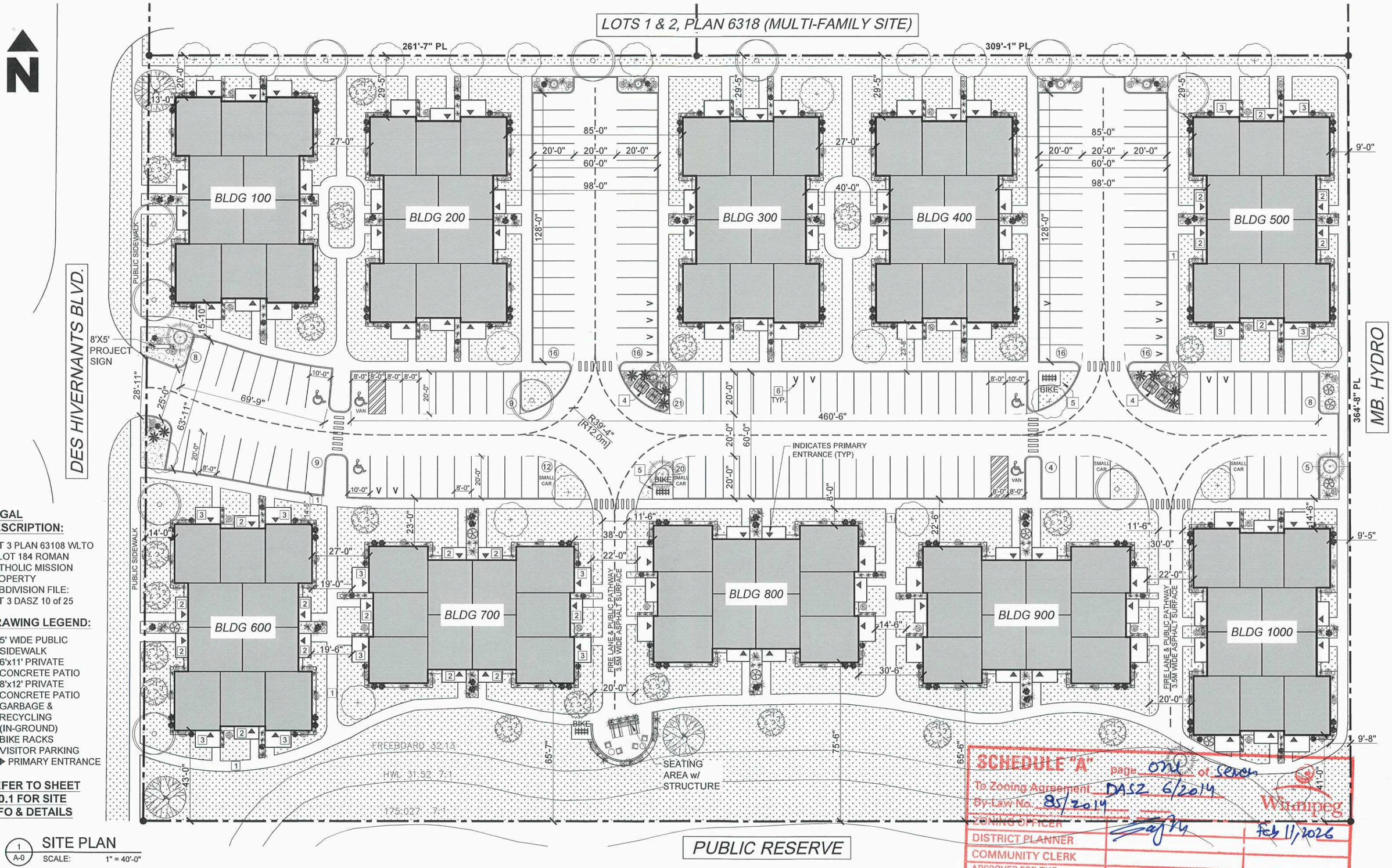


LEGAL DESCRIPTION:

LOT 3 PLAN 63108 WLTO IN LOT 184 ROMAN CATHOLIC MISSION PROPERTY
SUBDIVISION FILE: LOT 3 DASZ 10 of 25

DRAWING LEGEND:

1. 5' WIDE PUBLIC SIDEWALK
2. 6'x11' PRIVATE CONCRETE PATIO
3. 8'x12' PRIVATE CONCRETE PATIO
4. GARBAGE & RECYCLING (IN-GROUND)
5. BIKE RACKS
6. VISITOR PARKING
7. ▶ PRIMARY ENTRANCE

REFER TO SHEET A-0.1 FOR SITE INFO & DETAILS

1 / A-0 SITE PLAN
SCALE: 1" = 40'-0"

SCHEDULE "A" page one of seven
To Zoning Agreement DASZ 6/2014
By-Law No. 85/2014
ZONING OFFICER
DISTRICT PLANNER
COMMUNITY CLERK
APPROVED FOR THE CITY OF WINNIPEG PLANNING, PROPERTY & DEVELOPMENT
Winnipeg Feb 11/2026

STREETSIDE DEVELOPMENTS
A QUALICO COMPANY

PROJECT TITLE: LIORA TOWN HOMES
DES HIVERNANTS BLVD AT LAFRANCE LANE

SHEET TITLE: SITE PLAN

SEAL:

1	FOR REVIEW	DEC 1, 2025	NR
2	FOR REVIEW	JAN. 6, 2026	JM
3	FOR REVIEW	JAN. 20, 2026	JM

SCALE:
DRAWN BY: NR
DATE: FEB 15 2025
PROJECT NO.

SHEET: A-0

SCHEDULE "A" page Two of Seven

To Zoning Agreement DAS2 6/2014

By-Law No. 85/2014

Winnipeg

ZONING OFFICER		Feb 11, 2026
DISTRICT PLANNER		
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

PROPOSED DEVELOPMENT:

SAGE DRY POND PARCEL
DES HIVERNANTS BLVD. AT LAFRANCE LANE
WINNIPEG, MANITOBA
LOT 3, PLAN 63108

LEGAL DESCRIPTION:

LOT 3 PLAN 63108 WLTO
IN LOT 184 ROMAN CATHOLIC MISSION PROPERTY

SUBDIVISION FILE:
LOT 3 DASZ 10 of 25

LOT AREA:

208,719 SF (4.7A)

BUILDING TYPE:

10-PLEX, 2-STORY TOWNHOMES
TOTAL UNITS: 100

UNIT INFORMATION (PER BUILDING)		
TYPE	**LIVING AREA**	**# OF UNITS**
CORNER (PALM)	1,232 SF	4 UNITS
INSIDE (IRIS)	1,071 SF	6 UNITS
TOTAL	**11,354 SF**	**10 UNITS**

BUILDING CODE ANALYSIS:

DESIGN SPECIFICATIONS TO BE RESIDENTIAL AND IN ACCORDANCE WITH PART 9 OF THE NATIONAL BUILDING OF CANADA 2020 FOR NEW BUILDINGS OF 3 STOREY OR LESS IN BUILDING HEIGHT AND AREA NOT EXCEEDING 600 SQ.M. (6,459 SF.)

ZONING:

RMF-S DISTRICT: MULTI-FAMILY RESIDENTIAL STRUCTURES MUST MEET THE REQUIREMENTS OF THE RMF-S ZONING DISTRICT AS PER TABLE 5-4, BY-LAW 200/2006.

REQUIREMENT	MINIMUM REQUIRED	PROPOSED
SETBACKS		
FRONT (WEST)	20'-0"	13' & 14'
REAR (EAST)	25'-0"	9' TO 9'-8"
SIDE (NORTH)	4'-0"	20' TO 29'-5
SIDE (SOUTH)	4'-0"	41' TO 75'-6"
BUILDING SEPARATION	8'-0"	27' TO 85'
MAX. BUILDING HEIGHT	35'-0"	31'-5 1/2"

VEHICLE PARKING:

STALLS REQUIRED = 100 UNITS X 1.5 = 150
STALLS PROVIDED = 160

ACCESSIBLE PARKING:

5 STALLS REQUIRED/PROVIDED INCLUDING
2 VAN ACCESSIBLE STALLS REQUIRED/PROVIDED

BICYCLE PARKING:

15 LOCKABLE SPACES REQUIRED
BIKE STORAGE PERMITTED ON PRIVATE PATIOS (UNLIMITED STORAGE)
3 BIKE RACKS PROVIDED = 15 STALLS

PUBLIC AMENITIES:

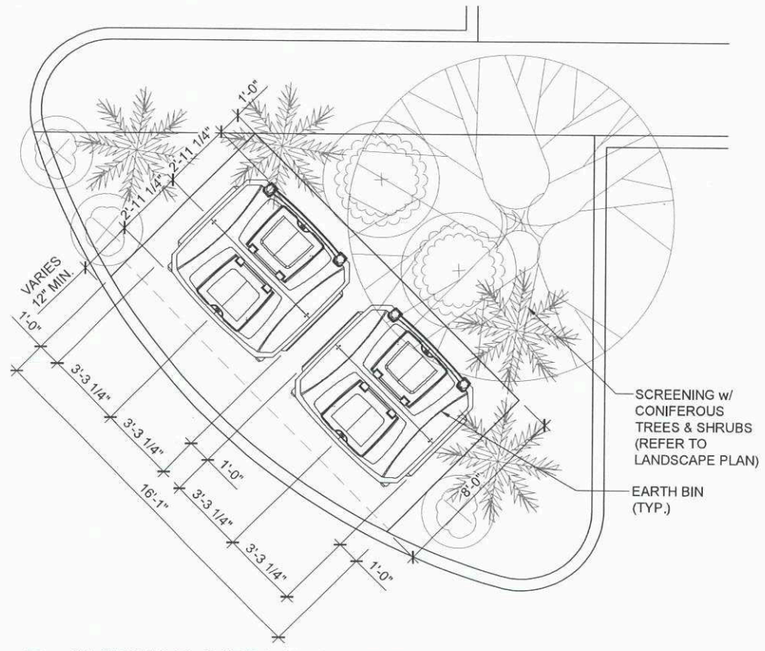
NO PUBLIC AMENITIES

VISITOR PARKING:

10% DESIGNATED REQUIRED OF REQUIRED VEHICLE STALLS
15 STALLS PROVIDED OF 150



1 A-0.1 LIGHTING DIAGRAM ON BUILDINGS
SCALE: 1/8" = 1'-0"



2 A-0.1 IN-GROUND GARBAGE & RECYCLING AREA
SCALE: 3/16" = 1'-0"

STREETSIDE DEVELOPMENTS
A QUADCO COMPANY

PROJECT TITLE: LIORA TOWN HOMES
DES HIVERNANTS BLVD AT LAFRANCE LANE

SHEET TITLE: SITE DETAILS

SEAL:

1	FOR REVIEW	DEC 1, 2025	NR					SCALE	
								DRAWN BY:	NR
								DATE:	FEB 15 2025
								PROJECT NO	

SHEET: A-0.1

PLANT SPECIFICATION LIST

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
GRASSES					
	26	AUTUMN RED MAIDEN HAIR GRASS	MISCANTHUS SINENSIS PURPURASCENS "AUTUMN RED"	2 GAL. POT	MIN. 30cm HEIGHT
	314	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	2 GAL. POT	MIN. 30cm HEIGHT
	61	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM "SHENANDOAH"	2 GAL. POT	MIN. 30cm HEIGHT
TOTAL GRASS = 401					
SHRUBS					
	201	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	#3 CONTAINER	
	16	FALSE SPIREA	SORBARIA SORBIFOLIA	#3 CONTAINER	MIN. 30cm HEIGHT
	127	ABBOTSWOOD POTENTILLA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	#3 CONTAINER	
	78	ANTHONY WATERER SPIREA	SPIREA X BUMALDA 'ANTHONY WATERER'	#3 CONTAINER	
	10	IVORY HALO DOGWOOD	PHILADELPHUS X 'GALAHAD'	#3 CONTAINER	MIN. 45cm HEIGHT
	20	DWARF NINEBARK			
TOTAL SHRUBS = 452 (369 REQUIRED)					
TREES					
	10	STARLITE FLOWERING CRABAPPLE	MALUS BACCATA "JEFLITE"	WIRE BASKET	65cm CAL., EVEN BRANCHING ABOVE 2m
	10	SPRING SNOW FLOWERING CRABAPPLE	MALUS BACCATA "SPRING SNOW"	WIRE BASKET	
	22	HARVEST GOLD MONGOLIAN LINDEN	TILIA X MONGOLICA "HARVEST GOLD"	WIRE BASKET	65cm CAL., EVEN BRANCHING ABOVE 2m
	11	AMERICAN ELM	ULMUS AMERICANA	WIRE BASKET	65cm CAL., EVEN BRANCHING ABOVE 2m
	5	COLORADO BLUE SPRUCE	PICEA PUNGENS	WIRE BASKET	5-6FT OR 7-8FT
	4	BABY BLUE SPRUCE	PICEA PUNGENS	WIRE BASKET	MIN. HEIGHT 6FT
TOTAL TREES PROVIDE = 62 (20 REQUIRED)					

		Req'd as per Zoning Bylaw	
		Trees	Shrubs
Street edge landscaping	Des Hivernants Blvd.	12	55
Bldg. foundation landscaping	Along principal entries (All buildings)		326
Parking lot interior landscaping	49,140sqft.	8	25
	5% = 2,457sqft.		
Buffering of parking and laoding areas	North side (120ft)	3	18
	East side (60ft)	2	9
	Total	25	433

REVISED AS PER ZONING - FEB 11TH

GENERAL NOTES:

AREAS UNDER CONSTRUCTION WILL BE FENCED OFF WITH TEMPORARY CHAIN LINK FENCING

DRAWING NOTES:

MINIMUM PLANT SIZES:
- DECIDUOUS TREES LOCATED WITHIN 5 FEET OF A WALKWAY, PATH, OR PATHWAY: 2-1/2 INCH CALIPER, AND OF SPECIES THAT NORMALLY HAVE LOWER BRANCHES AT LEAST 6 FEET ABOVE GRADE AT MATURITY.
- DECIDUOUS TREES NOT LOCATED WITHIN 5 FEET OF WALKWAY, PATH OR PATHWAY: 1-3/4 INCH CALIPER.
- CONIFEROUS TREES: 6 FEET HIGH AT THE TIME OF PLANTING.
- ALL SHRUBS: 2 GALLON CONTAINER, AND OF SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED SO GROUNDCOVER, ANNUALS, AND PERENNIALS: NO MINIMUM SIZE.

PLANTING BEDS:
- MINIMUM SOIL DEPTH TO BE 450mm. PLANTING BEDS WITH TREES MINIMUM DEPTH TO BE 900 mm.
- BLACK PLASTIC EDGER ALONG ALL SODDED EDGES.
- 100mm DEPTH STONE BED ON FILTER FABRIC.
- PLANT SELECTIONS TO BE CONFIRMED BY CONTRACTOR TO MEET ALL CITY OF WINNIPEG REQUIREMENTS.
- CONTRACTOR TO SUPPLY AND INSTALL SOD IN ALL AREAS INDICATED ON PLANTING PLAN TO CITY OF WINNIPEG SPECIFICATIONS ALONG BOULEVARD.

SOD MAINTENANCE:
- SUBSEQUENT TO INSTALLATION, AN INSPECTION SHALL BE MADE BY THE ADMINISTRATOR WHO WILL VERIFY SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL MAINTAIN THE SOD FOR 30 DAYS.
- THE CONTRACTOR SHALL MOW THE TURF AREA AT REGULAR INTERVALS TO A HEIGHT OF 50-60mm. NOT MORE THAN 30% OF THE GRASS HEIGHT TO BE CUT AT ANY ONE MOWING.
- THE CONTRACTOR SHALL WATER SODDED AREAS IN SUFFICIENT QUANTITIES AND FREQUENCY TO MAINTAIN SOIL CONTINUOUSLY MOIST TO MIN DEPTH OF 100mm.

CITY OF WINNIPEG LANDSCAPE REQUIREMENTS:

TOTAL LOT AREA: 208,719 SF.

STREET EDGE LANDSCAPING (DES HIVERNANTS BLVD.):
- 1 TREE FOR EACH 30FT OF FRONTAGE
- 3 SHRUBS FOR EACH 20FT OF FRONTAGE

364.5 FT STREET FRONTAGE
- TREES REQUIRED: 12
- SHRUBS REQUIRED: 18

BUILDING FOUNDATION PLANTING:
- 1 SHRUB FOR EACH 10 FT OF EACH FACADE FACING A PUBLIC RIGHT-OF-WAY OR CONTAINING A PRINCIPAL BUILDING ENTRANCE.

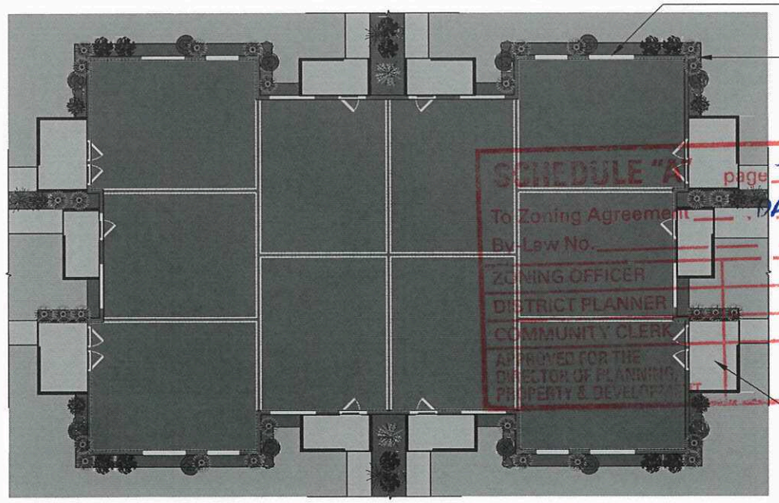
326 LINEAR FT OF BUILDING FACADE PER BUILDING
X 10 BUILDINGS = 3,260 TOTAL LINEAR FT.
- SHRUBS REQUIRED: 326

PARKING LOT INTERIOR LANDSCAPING:
- 5% OF THE GROSS PARKING AREA MUST BE LANDSCAPED
- 1 TREE FOR EACH 300SF OF PARKING LOT INTERIOR LANDSCAPE AREA WITHIN THE ABOVE NOTED AREA
- 1 SHRUB FOR EACH 100SF OF PARKING LOT INTERIOR LANDSCAPE AREA WITHIN THE ABOVE NOTED AREA

GROSS PARKING LOT AREA: 49,140 SF
- 2,457 SF OF LANDSCAPED AREA
- TREES REQUIRED: 8
- SHRUBS REQUIRED: 25

TOTAL TREES REQUIRED: 25
TOTAL SHRUBS REQUIRED: 433
TOTAL SHRUBS PROVIDED: 452

NOTE:
- WHERE STANDARDS FOR LANDSCAPING OF TWO AREAS OVERLAP, OR ARE INCONSISTENT, THE STANDARD REQUIRING MORE LANDSCAPING GOVERNS.
- CITY OF WINNIPEG BY-LAW 200/2006 SECTION 190.



1 / L-1.1 BUILDING PERIMETER LANDSCAPING DETAIL - ALL BUILDINGS
SCALE: N.T.S.

NOTE: PLANTING MAY VARY. REFER TO LANDSCAPE PLAN.

STREETSIDE DEVELOPMENTS A QUALICO COMPANY

PROJECT TITLE: LIORA TOWN HOMES
DES HIVERNANTS BLVD AT LAFRANCE LANE

SHEET TITLE: LANDSCAPE DETAILS

SEAL:

1	FOR REVIEW	DEC 1, 2025	NR					SCALE:		SHEET: L-1.1
2	FOR REVIEW	JAN 20, 2026	JM					DRAWN BY:	NR	
3	REVISED AS PER ZONING BYLAW	FEB. 11, 2026	JM					DATE:	FEB 15 2025	
								PROJECT NO:		

SYMBOL LEGEND:

- Wx — WINDOW TYPE - REFER TO WINDOW & DOOR SCHEDULE SEE PAGE A-10.0
- Dx — DOOR TYPE - REFER TO WINDOW & DOOR SCHEDULE SEE PAGE A-10.0

GENERAL NOTES:

1. P.T. WOOD ONLY LESS THAN 6" ABOVE GRADE.
2. PARGING TO BE MIN. 8" FROM FINISH GRADE.
3. 2ND AND 3RD FLOOR WINDOWS MEET MBC 9.8.8.1 & 9.9.9.1:
   - 3.1. UNOBSTRUCTED OPENING OF NOT LESS THAN 1m IN HEIGHT AND 0.55m IN WIDTH (REFER TO WINDOW SCHEDULE ON SHEET A-10.0)
   - 3.2. LOCATED SO THE SILL IS:
     - MAX 1m ABOVE FLOOR
     - MAX 7m ABOVE ADJACENT GROUND LEVEL

FINISH SCHEDULE:

1	ASPHALT SHINGLES COLOUR: TWO-TONE BLACK	6	PARGING	11	DOWNSPOUT AS PER CIVIL PLAN (RUN UNDER PATIO AT FRONT AND REAR)
2	HARDIE PANEL w/ 1" H-CLIP TRIM COLOUR: BLACK	7	MITTEN OR GENTEC BLACK ALUMINUM (FASCIA, SOFFIT & EAVESTROUGH)	12	HARDIE SMOOTH TRIM 5/4 X 4" COLOUR: TBC
3	DOMTEK 7/8" CORRUGATED, VERTICAL COLOUR: BARN RED	8	BLACK ALUM. RAILING w/ OPAQUE GLASS	13	BOX STYLE CANOPY FINISH: BLACK METAL
4	6" MAC METAL SIDING, VERTICAL INSTALL COLOUR: BLACK	9	6' HIGH BLACK ALUM. PRIVACY PANEL w/ OPAQUE GLASS	14	.
5	STUCCO COLOUR: WINTER LACE #56-1P	10	CONCRETE PATIO	15	.

SCHEDULE "A" page Four of Seven
To Zoning Agreement DA52 6/2014
By-Law No. 85/2014
Winnipeg
ZONING OFFICER — Feb 11, 2026
DISTRICT PLANNER
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF ZONING, PROPERTY



1 / A-4.0 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

STREETSIDE DEVELOPMENTS, A QUADCO COMPANY	PROJECT TITLE: LIORA TOWN HOMES DES HIVERNANTS BLVD. @ LAFRANCE LANE	SHEET TITLE: BUILDING 100 FRONT ELEVATION	SEAL:	1 FOR REVIEW DEC 1, 2025 NR	SCALE: DRAWN BY: NR DATE: MAR. 23, 2025 PROJECT NO.	SHEET: A-4.0

SYMBOL LEGEND:

- WINDOW TYPE - REFER TO WINDOW & DOOR SCHEDULE SEE PAGE A-10.0
- DOOR TYPE - REFER TO WINDOW & DOOR SCHEDULE SEE PAGE A-10.0

GENERAL NOTES:

1. P.T. WOOD ONLY LESS THAN 6" ABOVE GRADE.
2. PARGING TO BE MIN. 8" FROM FINISH GRADE.
3. 2ND AND 3RD FLOOR WINDOWS MEET MBC 9.8.8.1 & 9.9.9.1:
   - 3.1. UNOBSTRUCTED OPENING OF NOT LESS THAN 1m IN HEIGHT AND 0.55m IN WIDTH (REFER TO WINDOW SCHEDULE ON SHEET A-10.0)
   - 3.2. LOCATED SO THE SILL IS:
     - MAX 1m ABOVE FLOOR
     - MAX 7m ABOVE ADJACENT GROUND LEVEL

FINISH SCHEDULE:

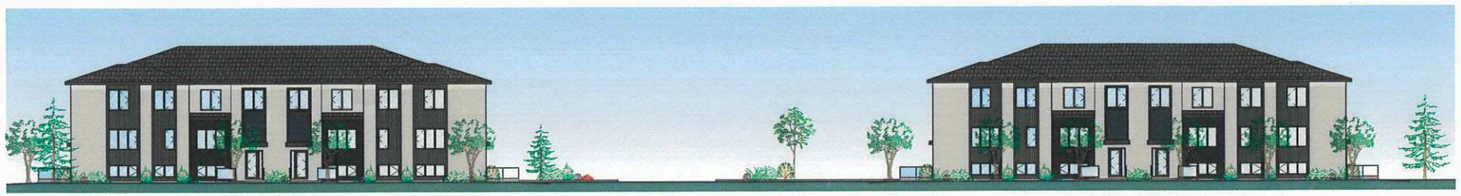
1	ASPHALT SHINGLES COLOUR: TWO-TONE BLACK	6	PARGING	11	DOWNSPOUT AS PER CIVIL PLAN (RUN UNDER PATIO AT FRONT AND REAR)
2	HARDIE PANEL w/ 1" H-CLIP TRIM COLOUR: BLACK	7	MITTEN OR GENTEC BLACK ALUMINUM (FASCIA, SOFFIT & EAVESTROUGH)	12	HARDIE SMOOTH TRIM 5/4 X 4" COLOUR: TBC
3	DOMTEK 7/8" CORRUGATED, VERTICAL COLOUR: BARN RED	8	BLACK ALUM. RAILING w/ OPAQUE GLASS	13	BOX STYLE CANOPY FINISH: BLACK METAL
4	6" MAC METAL SIDING, VERTICAL INSTALL COLOUR: BLACK	9	6' HIGH BLACK ALUM. PRIVACY PANEL w/ OPAQUE GLASS	14	.
5	STUCCO COLOUR: WINTER LACE #56-1P	10	CONCRETE PATIO	15	.

SCHEDULE "A" page Five of Seven
To Zoning Agreement DA52 6/2014
By-Law No. 85/2014
ZONING OFFICER
DISTRICT PLANNER Feb 11, 2026
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING PROPERTY AND DEVELOPMENT
Winnipeg



1 / A-4.1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

STREETSIDE DEVELOPMENTS, A QUALICO COMPANY	PROJECT TITLE: LIORA TOWN HOMES DES HIVERNANTS BLVD. @ LAFRANCE LANE	SHEET TITLE: BUILDING 100 SIDE ELEVATION	SEAL:	1	FOR REVIEW	DEC 1, 2025	NR	SCALE:	SHEET: A-4.1
								DRAWN BY: NR	
								DATE: MAR. 23, 2025	
								PROJECT NO:	



BUILDING 100 BUILDING 600

1 / L-1.2 CONCEPTUAL STREETSCAPE ELEVATION - STREET VIEW

SCALE: N.T.S.



BUILDING 1000 BUILDING 900 BUILDING 800 BUILDING 700 BUILDING 600

2 / L-1.2 CONCEPTUAL STREETSCAPE ELEVATION - PARKING LOT VIEW

SCALE: N.T.S.

SCHEDULE "A" page six of seven
To Zoning Agreement DAS2 6/2014
By-Law No. 85/2014
Winnipeg
ZONING OFFICER
DISTRICT PLANNER Feb 11, 2026
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT

STREETSIDE DEVELOPMENTS A QUALICO COMPANY

PROJECT TITLE: LIORA TOWN HOMES
DES HIVERNANTS BLVD AT LAFRANCE LANE

SHEET TITLE: STREETSCAPE ELEVATION

SEAL:

1	FOR REVIEW	DEC 1, 2025	NR					SCALE:		SHEET: L-1.2
								DRAWN BY:	NR	
								DATE:	FEB 15 2025	
								PROJECT NO:		

LOTS 1 & 2, PLAN 6318 (MULTI-FAMILY SITE)

REVISED AS PER ZONING - FEB 11TH

DES HIVERNANTS BLVD.

MB. HYDRO

BLDG 100

BLDG 200

BLDG 300

BLDG 400

BLDG 500

BLDG 600

BLDG 700

BLDG 800

BLDG 900

BLDG 1000

SIGN

VAN

GARBAGE & RECYCLE

SMALL CAR

FIRE LANE & PUBLIC PATHWAY 3.5M WIDE ASPHALT SURFACE

PUBLIC RESERVE

LEGEND:

SOD

BLACK GRANITE STONE w/ LANDSCAPE EDGING

BOULDERS

REFER TO SHEET L-1.1 FOR PLANT SPECIFICATIONS

N

1 / L-1.0 LANDSCAPE PLAN

SCALE: 1" = 40'-0"

SCHEDULE "A" page Seven of Seven

To Zoning Agreement DAS2 6/2014

By-Law No. 85/2014

ZONING OFFICER Feb 11/2026

DISTRICT PLANNER

COMMUNITY CLERK

APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT

Winnipeg

STREETSIDE DEVELOPMENTS A QUALICO COMPANY

PROJECT TITLE: LIORA TOWN HOMES
DES HIVERNANTS BLVD AT LAFRANCE LANE

SHEET TITLE: LANDSCAPE PLAN

SEAL:

1	FOR REVIEW	DEC 1, 2025	NR						SCALE:		SHEET: L-1.0
2	FOR REVIEW	JAN. 20, 2026	JM						DRAWN BY:	NR	
3	REVISED AS PER ZONING BYLAW	FEB. 11, 2026	JM						DATE:	FEB 15 2025	
									PROJECT NO.		