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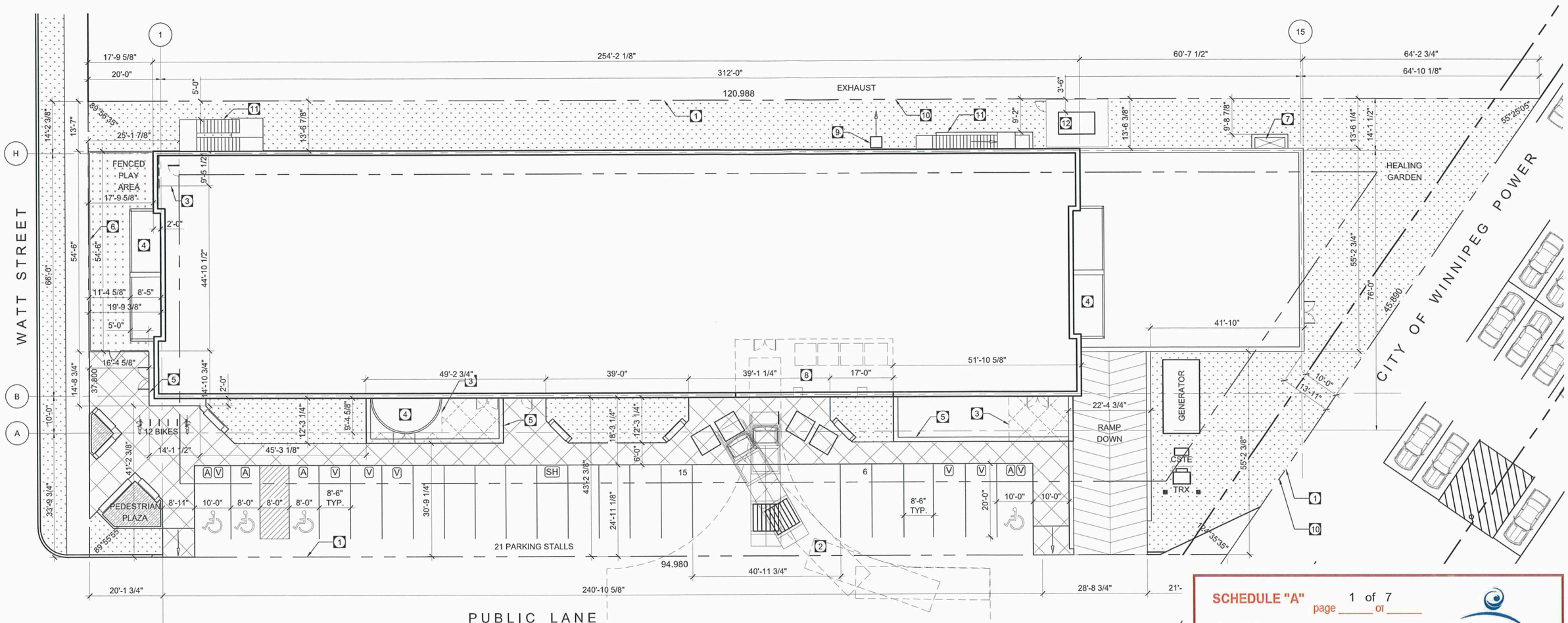

SCHEDULE "A" page 1 of 7

To Zoning Agreement: _____

By-Law No.: _____

Winnipeg

Zoning Officer	Maria Lubis	April 7. 2026
District Planner		4 24 26
Community Clerk		4/24/26
Approved for the Director of Planning, Property and Development		

PROJECT DATA

LOT AREA: 43,924 SQ.FT | 4,080.7 SQ.M
PROPOSED ZONING: CMU
MAX. ALLOWABLE BUILDING HEIGHT: 70' - 0" | 22.86 M

DESIGN PROPOSAL:

TOTAL NO. OF DWELLING UNITS :	115 UNITS
BUILDING AREA (MAIN FLOOR PLAN):	20,220 SQ.FT | 1,878.5 SQ.M
SECOND FLOOR AREA:	16,823 SQ.FT | 1,562.9 SQ.M
TYPICAL FLOOR (3RD TO 7TH) AREA:	16,929 SQ.FT | 1,572.8 SQ.M
PARKING AREA:	20,074 SQ.FT | 1,864.9 SQ.M
TOTAL NON-RESIDENTIAL AREA :	24,786 SQ.FT | 2,302.7 SQ.M
TOTAL RESIDENTIAL AREA :	96,901 SQ.FT | 9,002 SQ.M
TOTAL BUILDING AREA (ALL FLOORS):	141,761 SQ.FT | 13,170.3 SQ.M

PROVIDED BUILDING HEIGHT: 78' - 0" | 23.77 M

VARIANCE: DASZ 40/2025 PENDING

SETBACK

REQUIRED FRONT YARD: 25 FEET	PROVIDED FRONT YARD: 15' - 4" (WITH 4 FEET DEPTH BALCONY PROJECTION)
REQUIRED REAR YARD: 25 FEET	PROVIDED REAR YARD: 13' - 11"
REQUIRED SIDE YARD: 20 FEET	PROVIDED SIDE YARD: 13' - 6"

PARKING:
REQUIRED PARKING: 90 STALLS
PROVIDED PARKING 71 STALLS
INCLUDED:
- 5 ACCESSIBLE PARKING STALLS INCLUDED 2 VAN ACCESSIBLE STALLS
- 7 VISITOR PARKING STALLS
- 1 CAR SHARE PARKING STALLS

REQUIRED BIKE PARKING: 65 (58 RESIDENTIAL AND 7 NON-RESIDENTIAL)
PROVIDED BIKE PARKING: 77 (65 INDOOR AND 12 OUTDOOR)

SUITE TYPES

TOTAL UNITS:	115 (100)
STUDIO:	21 (18%)
STUDIO - BARRIER FREE :	8 (7%)
ONE-BEDROOM:	39 (34%)
ONE-BEDROOM - BARRIER FREE:	5 (4%)
TWO-BEDROOM:	20 (18%)
TWO-BEDROOM - BARRIER FREE:	5 (4%)
THREE-BEDROOM:	17 (15%)
AFFORDABLE UNITS:	46 (40%)
DWELLING UNITS:	69 (60%)
BARRIER FREE UNITS:	18 (15%)

KEY NOTE

1. PROPERTY LINE
2. LOADING AREA
3. LINE OF MAIN FL(
4. BALCONY
5. LINE OF CANOPY
6. PLAY AREA FENCE, SEE LANDSCAPE
7. AREAWELL
8. WASTE HANDLING ROOM BELOW
9. EXHAUST
10. 6.5 FEET WOOD FENCE SIDE/REAR YARD
11. OUTDOOR EXIT STAIR
12. AIR MAKE-UP UNIT C/W FENCE
13. EXITING HYDRO TOWER

SIGNAGE LEGEND

- A 'ACCESSIBLE PARKING ONLY' SIGNAGE
- V 'VISITOR PARKING ONLY' SIGNAGE
- SH 'CAR SHARE PARKING ONLY' SIGNAGE
- S 'SMALL CAR PARKING ONLY' SIGNAGE

TRUE WORKING

545 WATT STREET HOUSING DEVELOPMENT SITE PLAN

APRIL 01, 2026 CIBINEL ARCHITECTURE LTD

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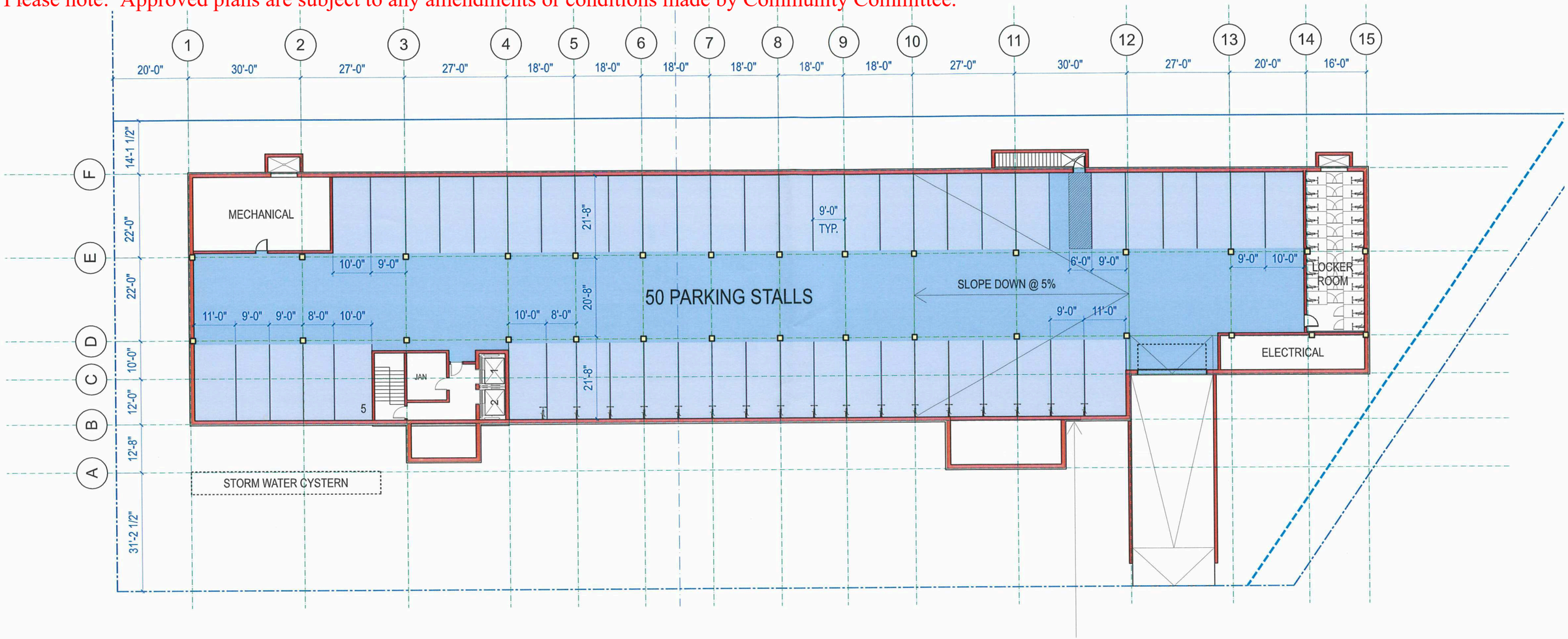

SCHEDULE "A" page 2 of 7

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Community Clerk		4/24/26
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TRUE WORKING

545 WATT STREET HOUSING DEVELOPMENT LEVEL 0 - PARKING APRIL 01, 2026 CIBINEL ARCHITECTURE LTD

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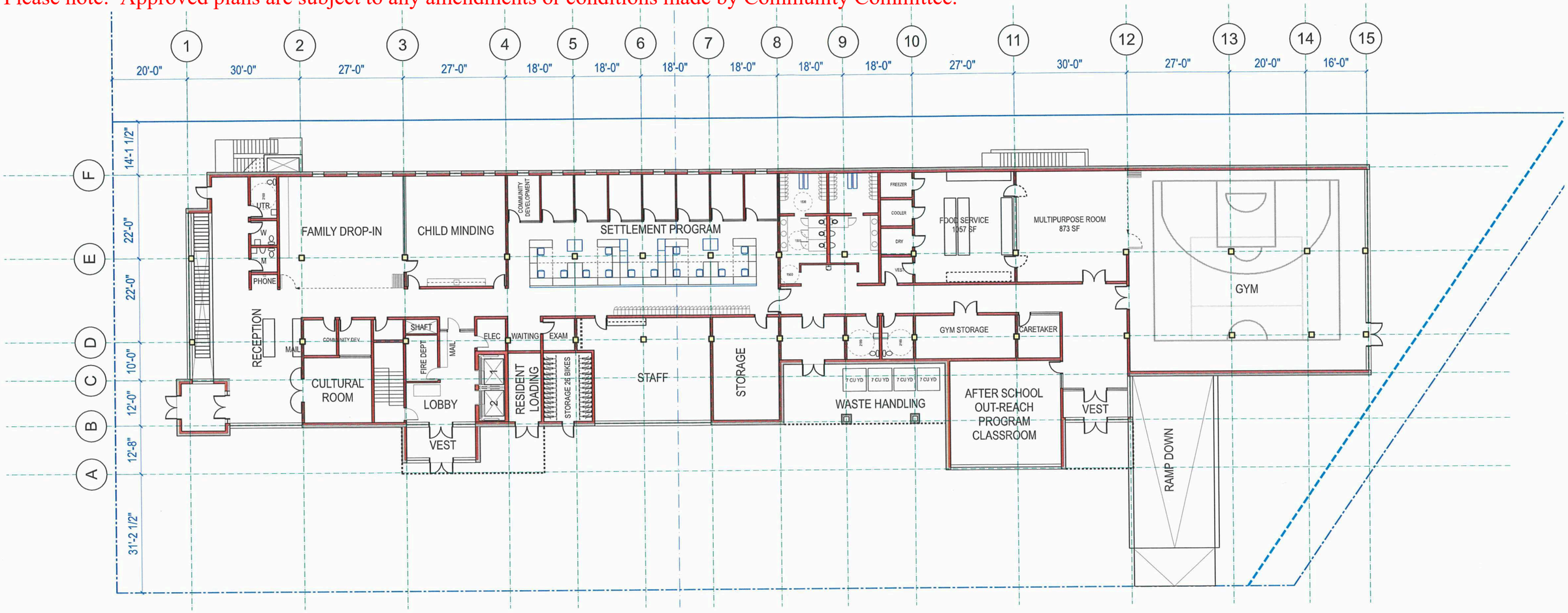

SCHEDULE "A" page 3 of 7

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Winnipeg

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District Planner	~	4 24 26
Community Clerk	BH	4/24/26
Approved for the Director of Planning, Property and Development		

TRUE WORKING

545 WATT STREET HOUSING DEVELOPMENT LEVEL 1 - GRADE

APRIL 01, 2026 CIBINEL ARCHITECTURE LTD

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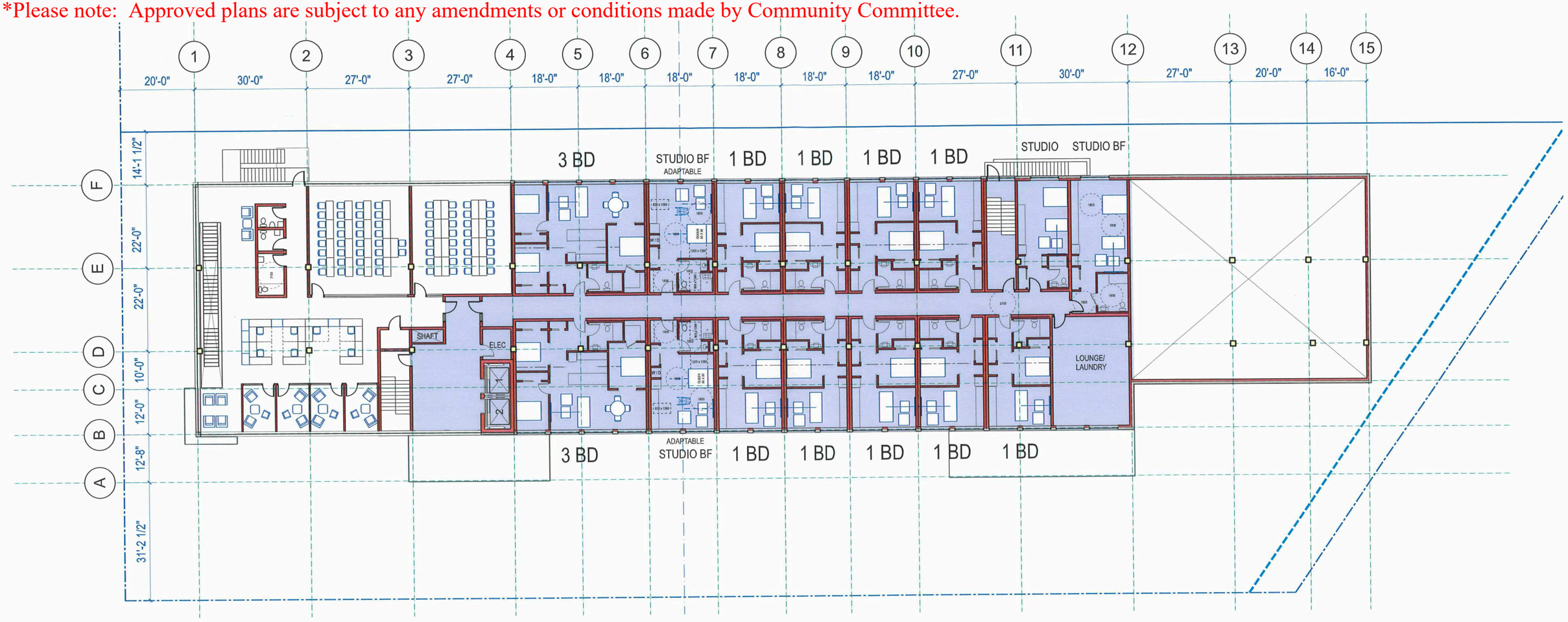

SCHEDULE "A" page 4 of 7

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TRUE WORKING

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SCHEDULE "A" page 5 of 7

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TRUE WORKING

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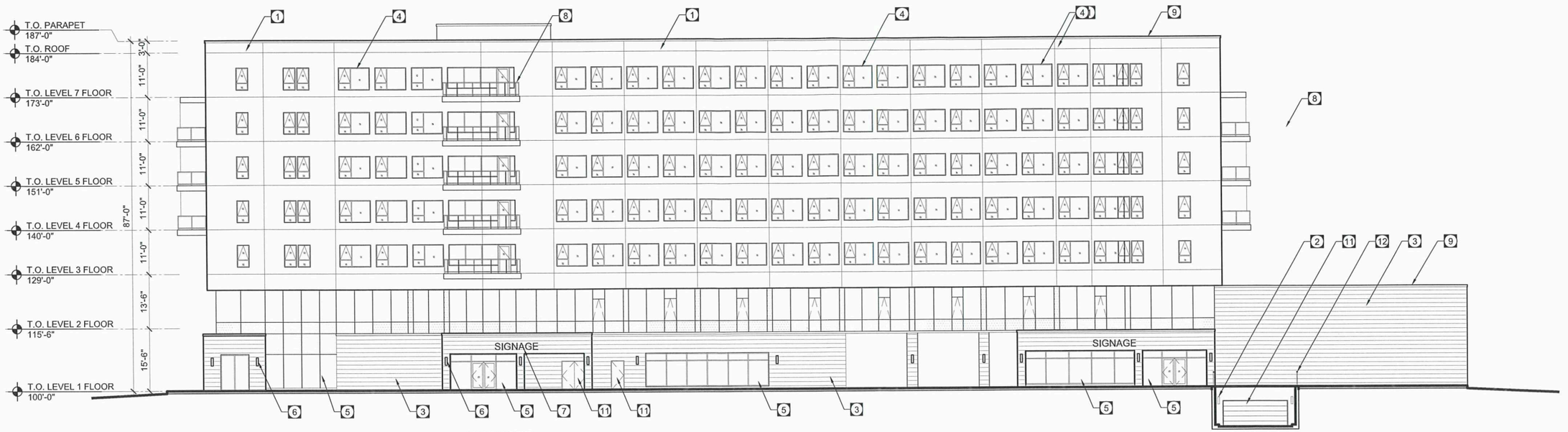
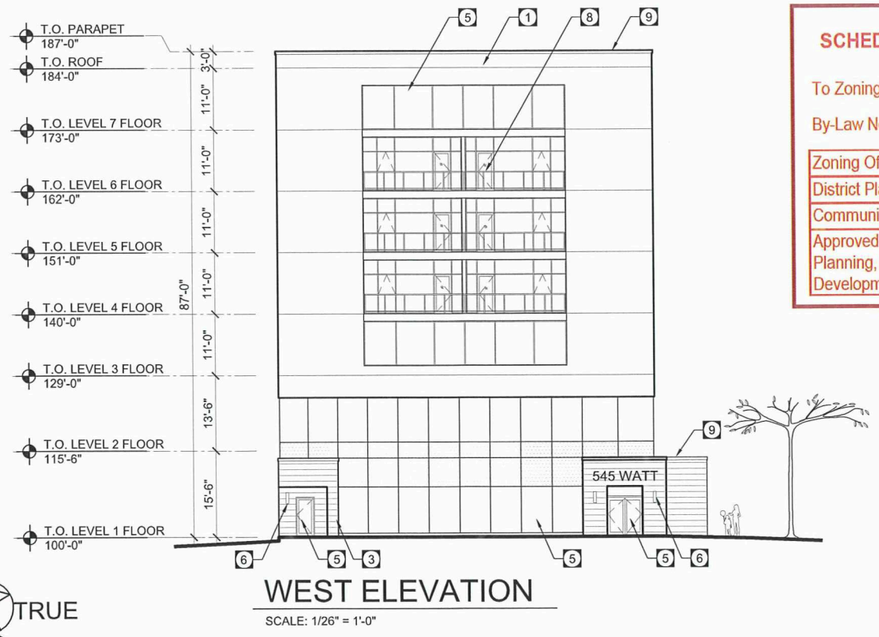


SOUTH ELEVATION

SCALE: 1/26" = 1'-0"

KEY NOTE

1. EXTERIOR INSULATION & FINISH SYSTEM (EIFS) - WHITE
2. EXTERIOR INSULATION & FINISH SYSTEM (EIFS) COLOUR TO MATCH ADJ STONE VENEER COLOUR
3. STONE VENEER
4. VINYL WINDOW
5. ALUMINUM CURTAIN WALL GLAZING SYSTEM
6. LIGHT FIXTURE
7. BUILDING SIGNAGE
8. ALUM. BALCONY GUARDRAIL C/W TEMPERED GLASS
9. PRE-FIN. METAL FLASHING
10. INSULATED OVERHEAD GARAGE DOOR
11. INSULATED METAL DOOR, COLOUR TO MATCH ADJ STONE VENEER
12. ALUMINUM GUARDRAIL C/W PICKET
13. GALZ. STEEL METAL EXIT STAIR
14. ALUM. WINDOW



WEST ELEVATION

SCALE: 1/26" = 1'-0"

TRUE NORTH

SCHEDULE "A" page 6 of 7

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Winnipeg

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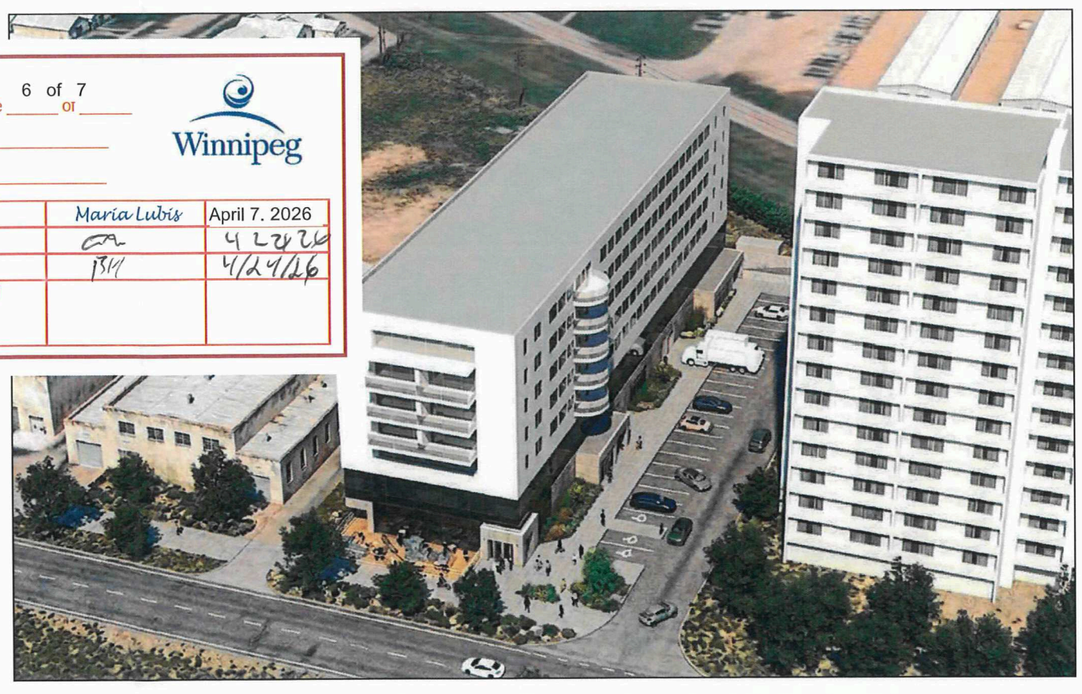

545 WATT STREET HOUSING DEVELOPMENT SOUTH & EAST BUILDING ELEVATION AND COLOUR RENDERING APRIL 01, 2026 CIBINEL ARCHITECTURE LTD

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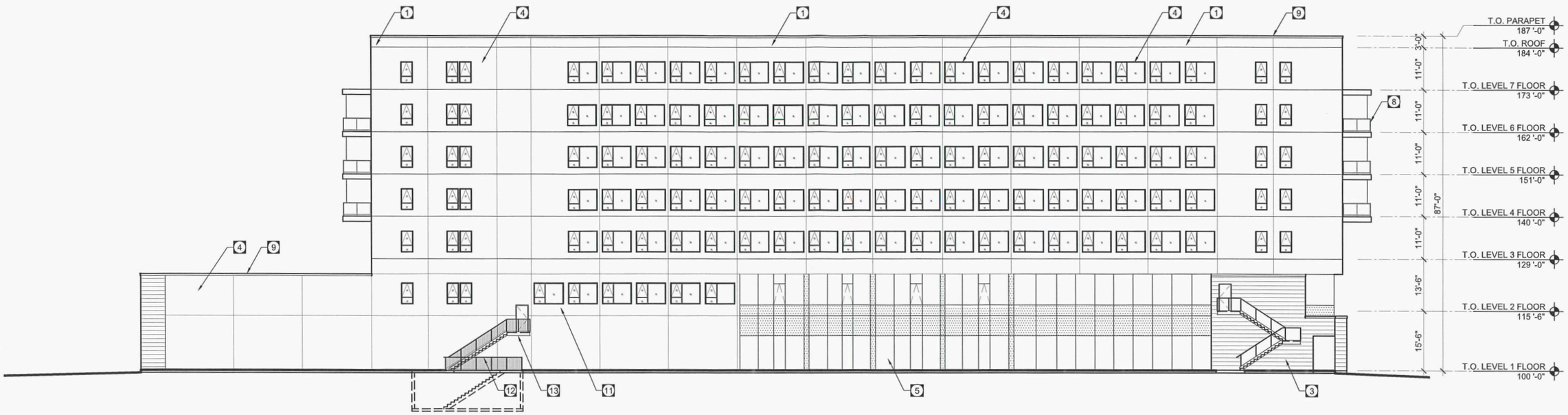

NORTH ELEVATION

SCALE: 1/26" = 1'-0"

KEY NOTE

1. EXTERIOR INSULATION & FINISH SYSTEM (EIFS) - WHITE
2. EXTERIOR INSULATION & FINISH SYSTEM (EIFS) COLOUR TO MATCH ADJ STONE VENEER COLOUR
3. STONE VENEER
4. VINYL WINDOW
5. ALUMINUM CURTAIN WALL GLAZING SYSTEM
6. LIGHT FIXTURE
7. BUILDING SIGNAGE
8. ALUM. BALCONY GUARDRAIL C/W TEMPERED GLASS
9. PRE-FIN. METAL FLASHING
10. INSULATED OVERHEAD GARAGE DOOR
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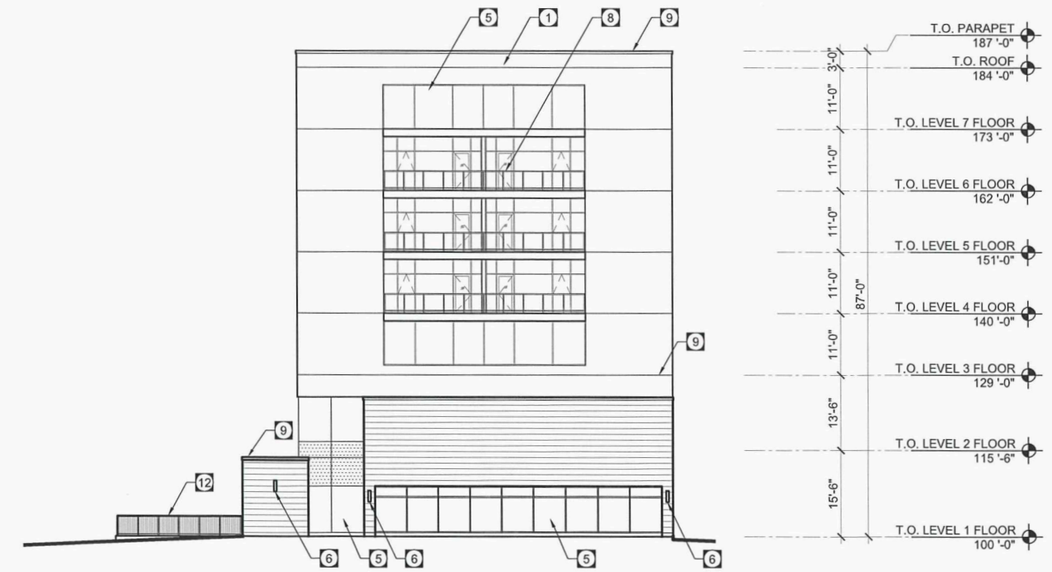
13. GALZ. STEEL METAL EXIT STAIR
14. ALUM. WINDOW



EAST ELEVATION

SCALE: 1/26" = 1'-0"

TRUE WORKING

SCHEDULE "A" page 7 of 7

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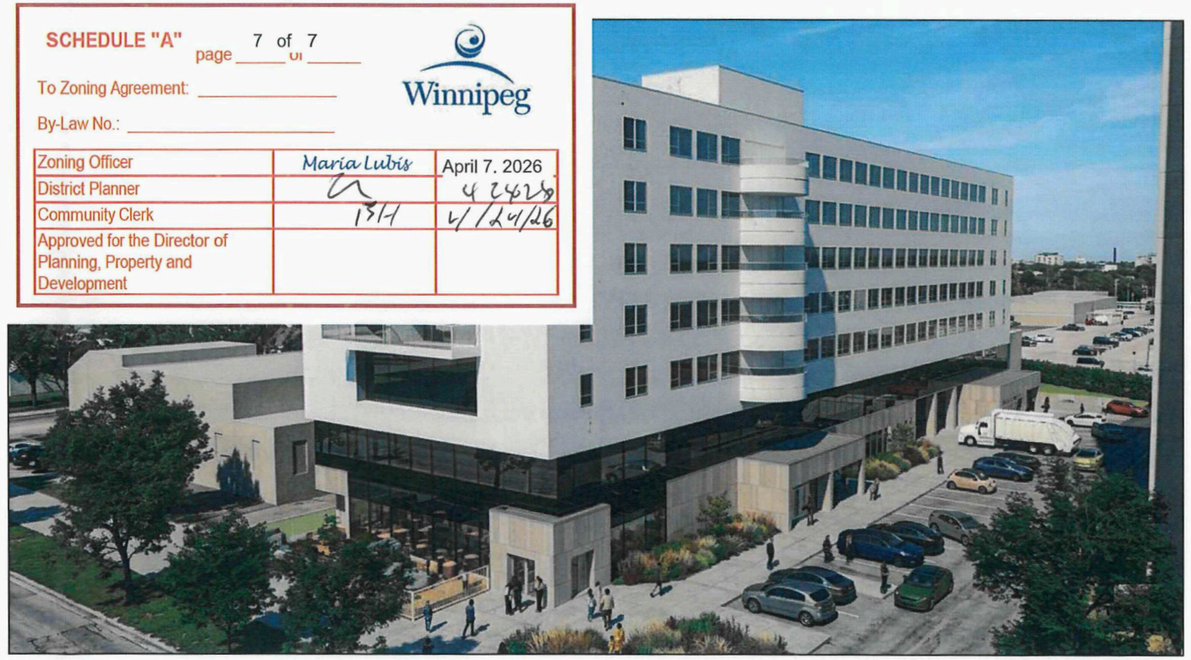

545 WATT STREET HOUSING DEVELOPMENT NORTH & WEST BUILDING ELEVATION AND COLOUR RENDERING APRIL 01, 2026 CIBINEL ARCHITECTURE LTD