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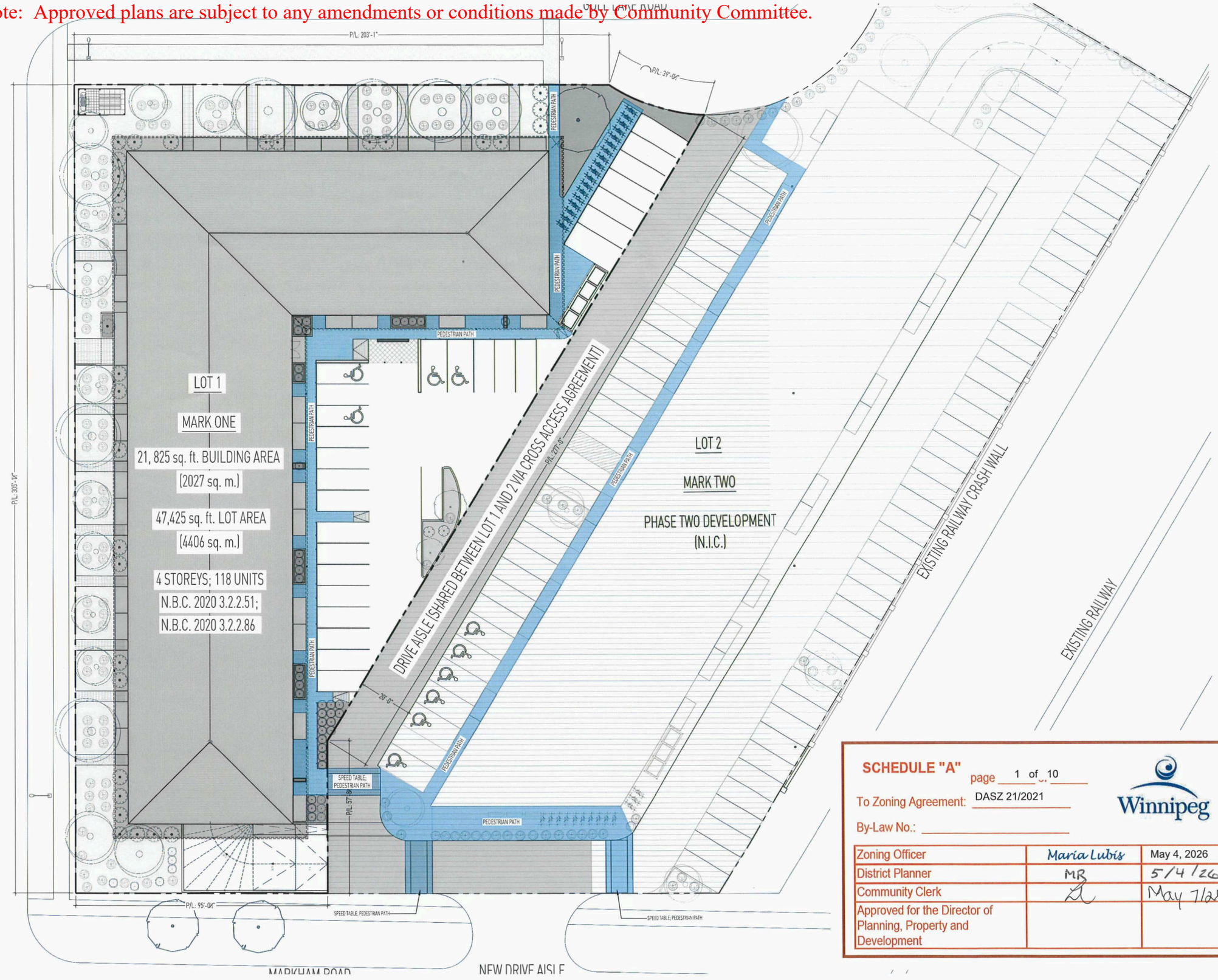

SCHEDULE "A" page 1 of 10

To Zoning Agreement: DASZ 21/2021

By-Law No.: _____

Winnipeg

Zoning Officer	María Lubis	May 4, 2026
District Planner	MR	5/4/26
Community Clerk		May 7/26
Approved for the Director of Planning, Property and Development		

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OWNER

10090181 MANITOBA LTD.

REVISION

No.	Date	Revision Notes
1.	2026.04.01	ISSUED FOR PLAN APPROVAL
2.	2026.04.22	REVISED FOR PLAN APPROVAL
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PROJECT
MARK ONE

DRAWING
LOT KEY PLAN

DRAWN BY
RM

REVIEWED BY
NM

SCALE
1/16" = 1'-0"

DATE
MAY 1 2026

DRAWING NO.
A0.4

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

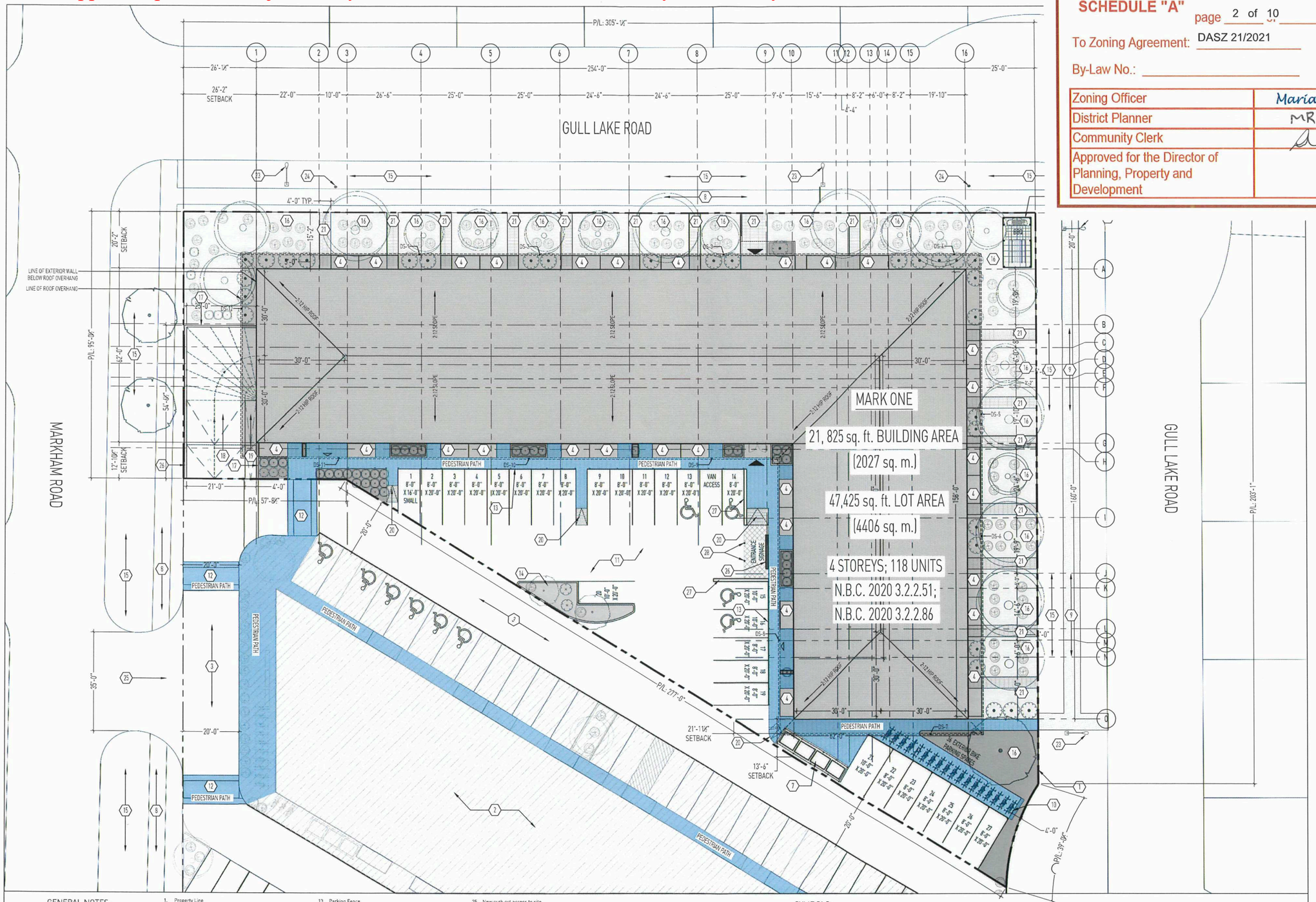
SCHEDULE "A" page 2 of 10

To Zoning Agreement: DASZ 21/2021

By-Law No.: _____

Winnipeg

Zoning Officer	Maria Lubis	May 4, 2026
District Planner	MR	5/4/26
Community Clerk		May 7/26
Approved for the Director of Planning, Property and Development		



GENERAL NOTES:

1. Civic Address:
2. Legal Description:
3. Total lot area: 4413.3 sq. m.

1. Property Line
2. Neighbouring Site (Not In Contract)
3. Shared Access Drive Aisle
4. Balcony
5. Tree; refer to landscape plan
6. Shrubs; refer to landscape plan
7. Garbage / Recycling Enclosure
8. Existing Sidewalk
9. New Sidewalk
10. Bicycle Parking
11. New asphalt parking on grade
12. Vehicle Traffic Speed Table
13. Parking Fence
14. Parking Landscaping; refer to landscape plan
15. Existing Grass
16. New Grass Landscaping
17. 42" High Concrete Guard Wall
18. Concrete Parkade Ramp down to Basement Level
19. Concrete Raised Sidewalk Along Parkade Ramp
20. Concrete ramp from parking surface to sidewalk
21. Main floor suite entry walkways
22. Outdoor BBQ area / pavilion
23. Existing Light Standard
24. Existing Fire Hydrant
25. New curb cut access to site
26. Feature wall with building address (guard height)
27. 1'-0" high concrete curb
28. Bollard Typ.

SYMBOLS:

Main Entry
Exit
Bollard

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PROJECT
MARK ONE

DRAWING
SITE PLAN

DRAWN BY RM | REVIEWED BY NM

SCALE
1/16" = 1'-0"

DATE
MAY 1 2026

DRAWING NO.
A0.5

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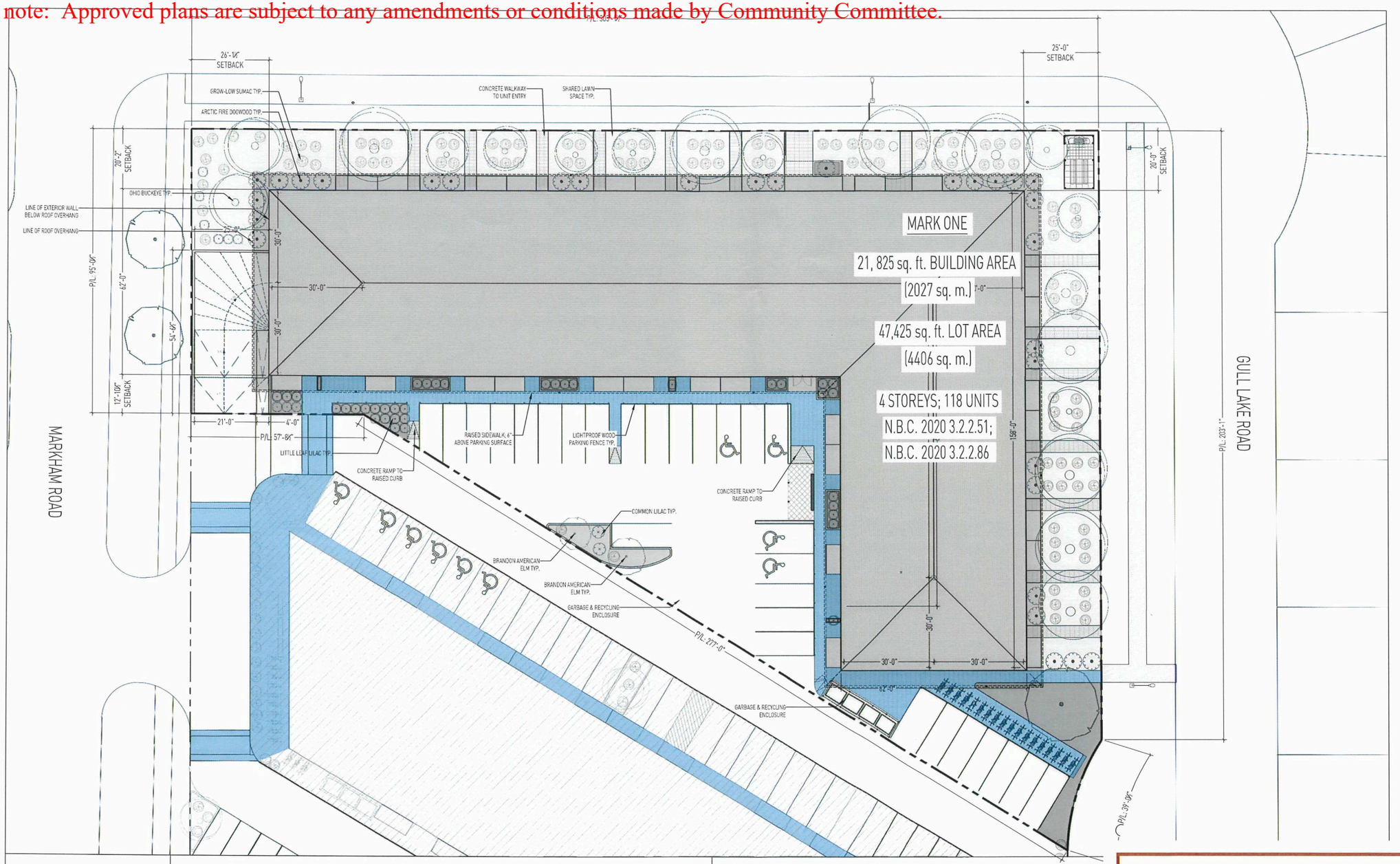

LANDSCAPE ZONING COMPLIANCE:

1. STREET EDGE LANDSCAPING:
GULL LAKE ROAD: 545'-4" FRONTAGE
MARKHAM ROAD: 94'-10" FRONTAGE
REQUIRED: 21 TREES, 91 SHRUBS

2. BUILDING FOUNDATION PLANTING:
GULL LAKE AND MARKHAM ROAD 766'-0" FOUNDATION
REQUIRED: 77 SHRUBS

3. PARKING LOT INTERIOR LANDSCAPING
PARKING AREA: 9700 sq. ft.
PROPOSED INTERIOR LANDSCAPE AREA: 485 sq. ft. (5%)
REQUIRED: 1 TREE, 4 SHRUBS

TOTAL PLANTING REQUIREMENTS: 22 TREES, 172 SHRUBS

TOTAL PROPOSED PLANTING (SITE WIDE - CLUSTERED TO MAXIMIZE CURB APPEAL AND VISUAL BUFFERING: 22 TREES, 172 SHRUBS

PLANT SCHEDULE

SYMBOL	QUANTITY	NAME	BOTANICAL NAME	SIZE / REMARKS
	19	OHIO BUCKEY	*Aesculus glabra*	3" caliper, 15-17' height.Single straight trunk, 13 major branches 7'-0" above grade. B&B
	3	BRANDON AMERICAN ELM	*Ulmus pumila*	3" caliper, 15-17' height.Single straight trunk, 13 major branches 7'-0" above grade. B&B
	34	ARCTIC FIRE DOGWOOD	*Cornus sericea 'Farrow'*	#3 container. 30-36" height. Well developed root system. Full, bushy plant. Container stock.
	98	GRO-LOW SUMAC	*Rhus aromatica 'Gro-Low'*	#3 container. 12-18" height. Well developed root system. Full, bushy plant. Container stock.
	38	LITTLE LEAF LILAC	*Syringa meyeri 'Palabin'*	#2 container. 12-18" height. Well developed root system. Full, bushy plant. Container stock.
	2	COMMON LILAC	*Syringa vulgaris*	#3 container. 36-42" height. Well developed root system. Full, bushy plant. Container stock.

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SCHEDULE "A" page 3 of 10

To Zoning Agreement: DASZ 21/2021

By-Law No.: _____

Winnipeg

Zoning Officer	Maria Lubis	May 4, 2026
District Planner	MR	5/4/26
Community Clerk		May 7/26
Approved for the Director of Planning, Property and Development		

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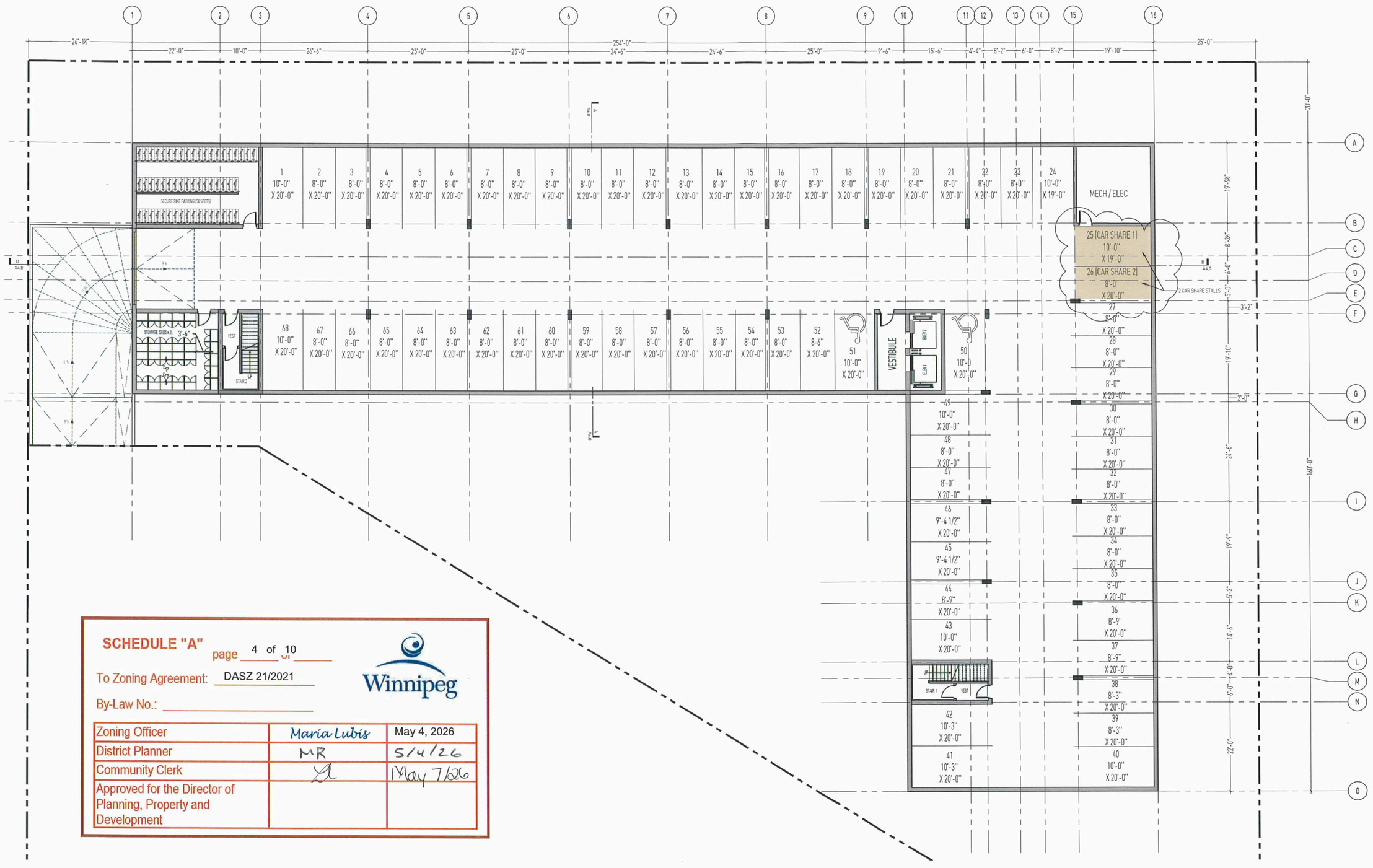

SCHEDULE "A" page 4 of 10

To Zoning Agreement: DASZ 21/2021

By-Law No.: _____

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PROJECT
MARK ONE

DRAWING
BASEMENT PLAN

DRAWN BY
RM

REVIEWED BY
NM

SCALE
3/32" = 1'

DATE
MAY 1 2026

DRAWING NO.
A0.0

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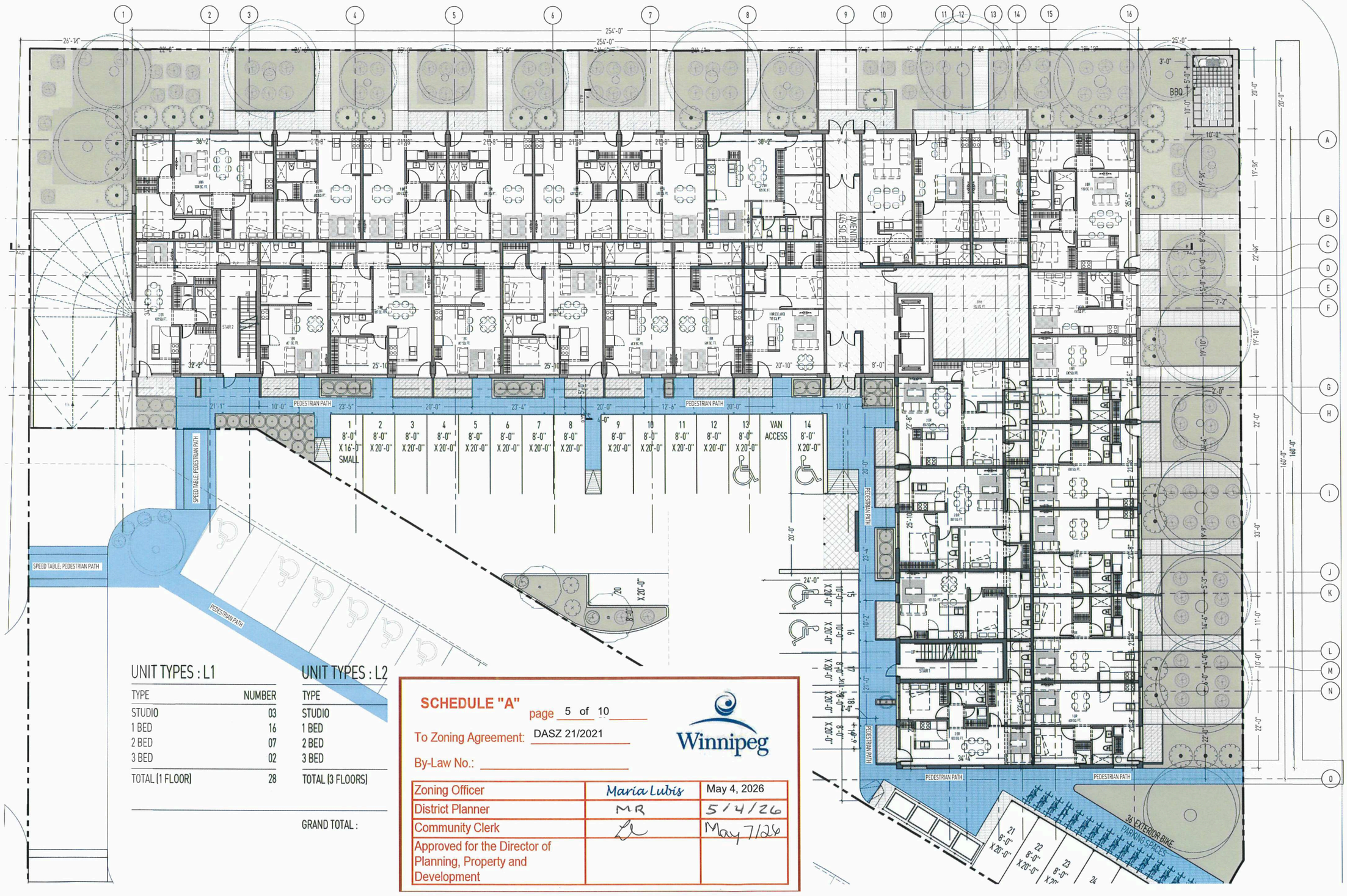

UNIT TYPES : L1

TYPE	NUMBER
STUDIO	03
1 BED	16
2 BED	07
3 BED	02
TOTAL (1 FLOOR)	28

UNIT TYPES : L2

TYPE
STUDIO
1 BED
2 BED
3 BED
TOTAL (3 FLOORS)

GRAND TOTAL :

SCHEDULE "A" page 5 of 10

To Zoning Agreement: DASZ 21/2021

By-Law No.: _____

Winnipeg

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PROJECT
MARK ONE

DRAWING
LEVEL 1 PLAN

DRAWN BY
RM, SK

REVIEWED BY
NM

SCALE

DATE
MAY 1 2026

DRAWING NO.
A0 1

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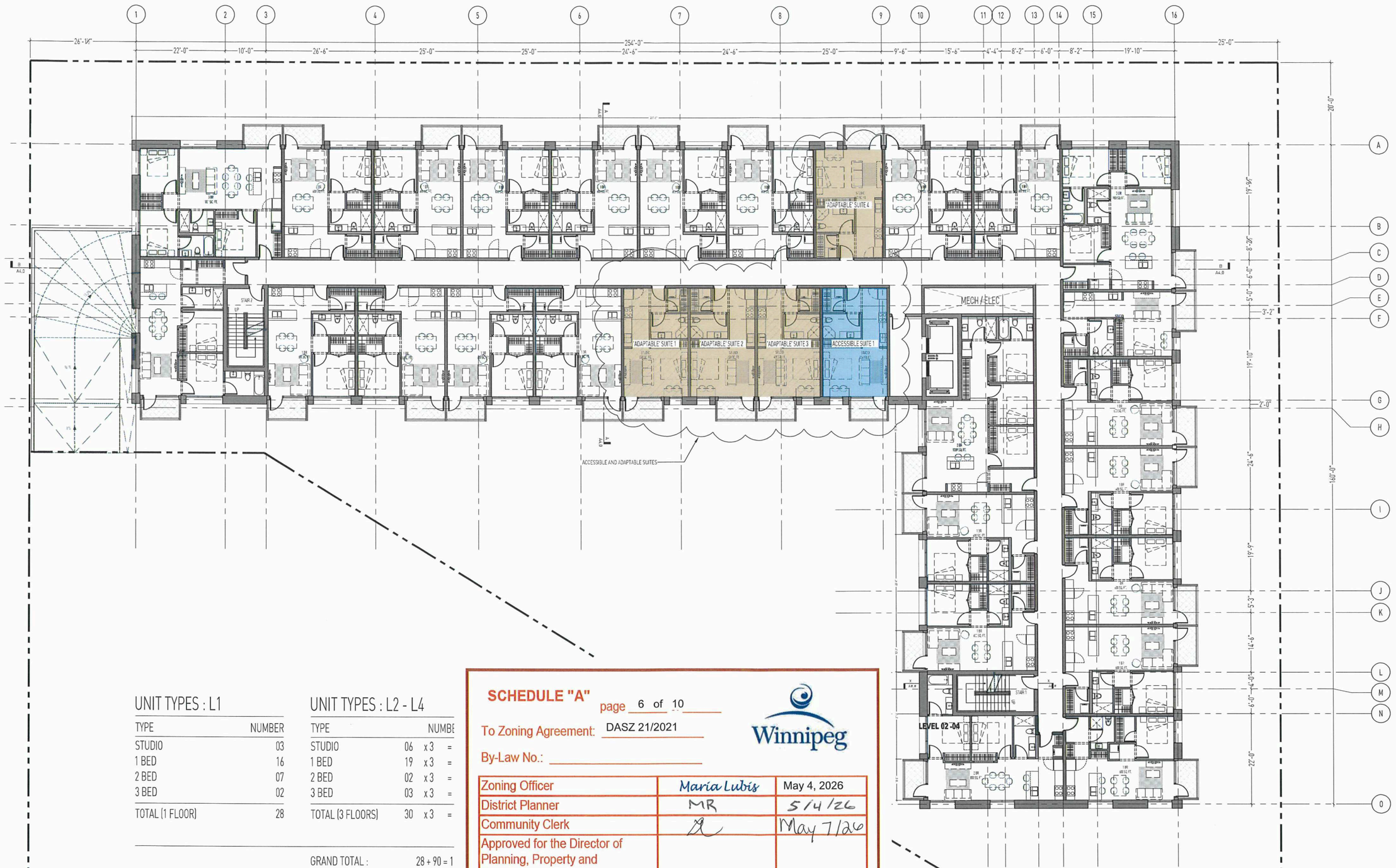

UNIT TYPES : L1

TYPE	NUMBER
STUDIO	03
1 BED	16
2 BED	07
3 BED	02
TOTAL (1 FLOOR)	28

UNIT TYPES : L2 - L4

TYPE	NUMBE
STUDIO	06 x 3 =
1 BED	19 x 3 =
2 BED	02 x 3 =
3 BED	03 x 3 =
TOTAL (3 FLOORS)	30 x 3 =
GRAND TOTAL :	28 + 90 = 1

SCHEDULE "A" page 6 of 10

To Zoning Agreement: DASZ 21/2021

By-Law No.: _____

Winnipeg

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District Planner	MR	5/4/26
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PROJECT
MARK ONE

DRAWING
LEVEL 2 PLAN

DRAWN BY
RM, SK

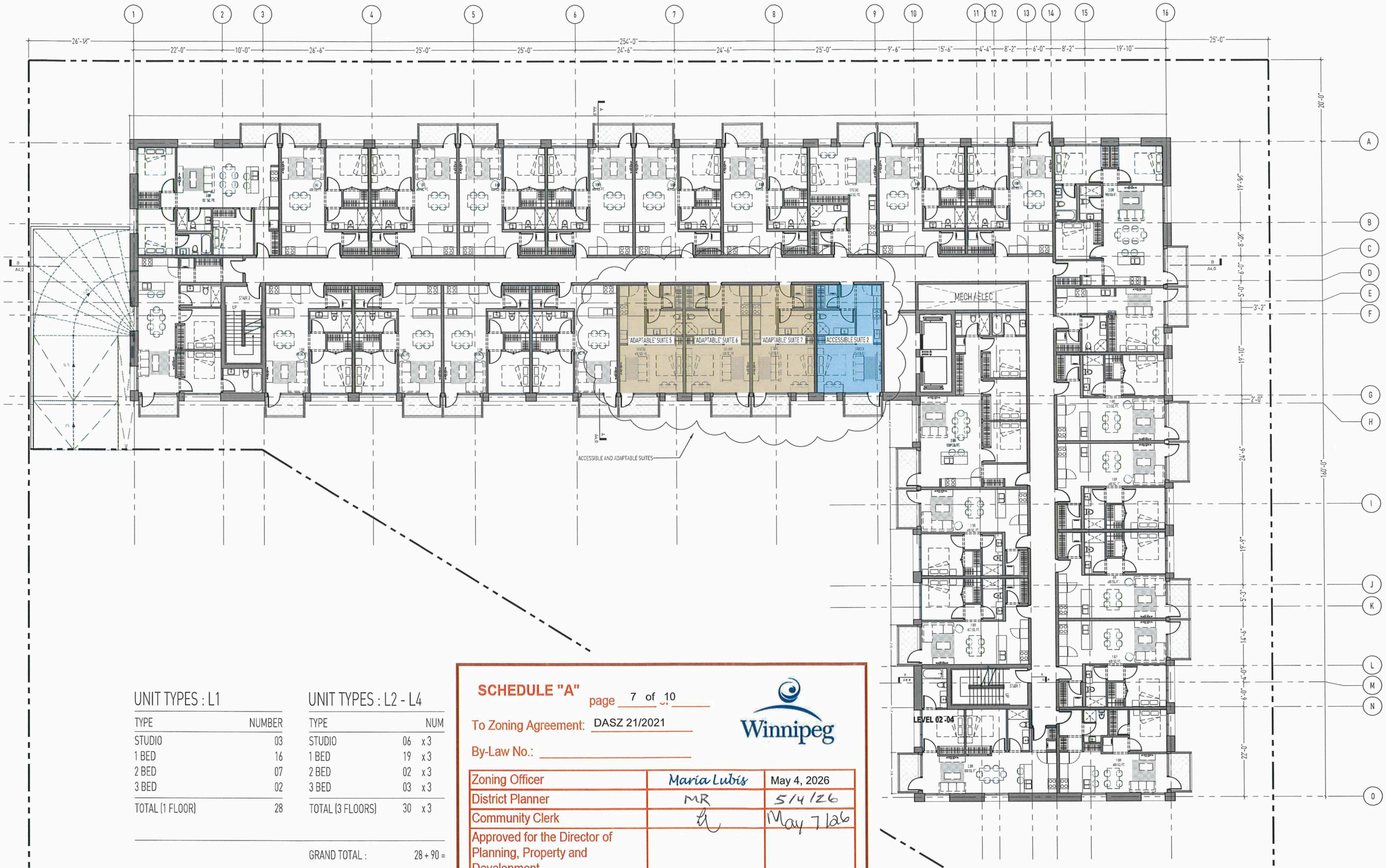
REVIEWED BY
NM

SCALE

DATE
MAY 1 2026

DRAWING NO.
A1.2

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



UNIT TYPES : L1

TYPE	NUMBER
STUDIO	03
1 BED	16
2 BED	07
3 BED	02
TOTAL (1 FLOOR)	28

UNIT TYPES : L2 - L4

TYPE	NUM
STUDIO	06 x 3
1 BED	19 x 3
2 BED	02 x 3
3 BED	03 x 3
TOTAL (3 FLOORS)	30 x 3

GRAND TOTAL : 28 + 90 =

SCHEDULE "A" page 7 of 10

To Zoning Agreement: DASZ 21/2021

By-Law No.: _____

Winnipeg

Zoning Officer	Maria Lubis	May 4, 2026
District Planner	MR	5/4/26
Community Clerk		May 7/26
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PROJECT
MARK ONE

DRAWING
LEVEL 3 PLAN

DRAWN BY
RM, SK

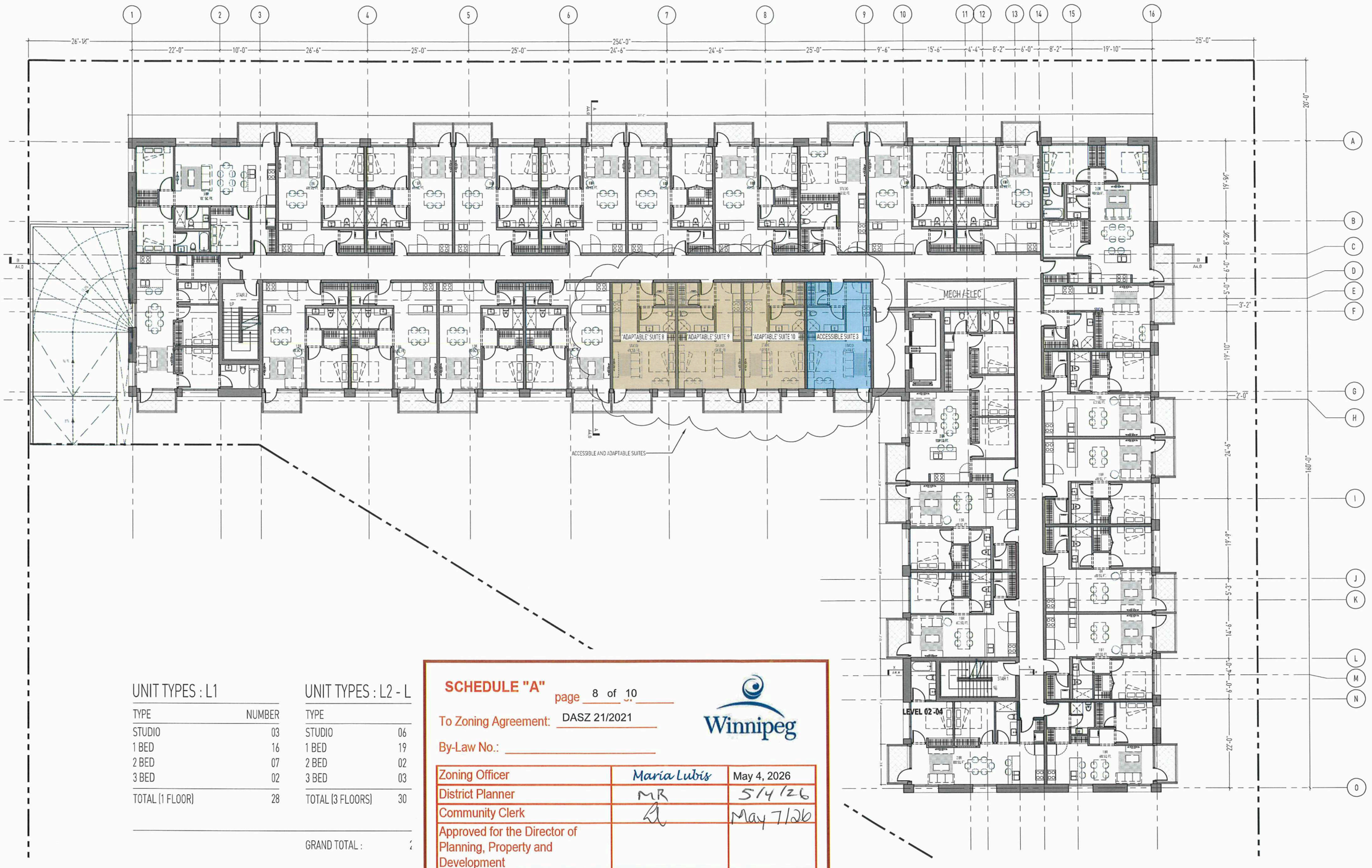
REVIEWED BY
NM

SCALE

DATE
MAY 1 2026

DRAWING NO.
A1.3

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



UNIT TYPES : L1

TYPE	NUMBER
STUDIO	03
1 BED	16
2 BED	07
3 BED	02
TOTAL (1 FLOOR)	28

UNIT TYPES : L2 - L

TYPE	
STUDIO	06
1 BED	19
2 BED	02
3 BED	03
TOTAL (3 FLOORS)	30

GRAND TOTAL : 4

SCHEDULE "A" page 8 of 10

To Zoning Agreement: DASZ 21/2021

By-Law No.: _____

Winnipeg

Zoning Officer	Maria Lubis	May 4, 2026
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Community Clerk		May 7/26
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PROJECT
MARK ONE

DRAWING
LEVEL 4 PLAN

DRAWN BY
RM, SK

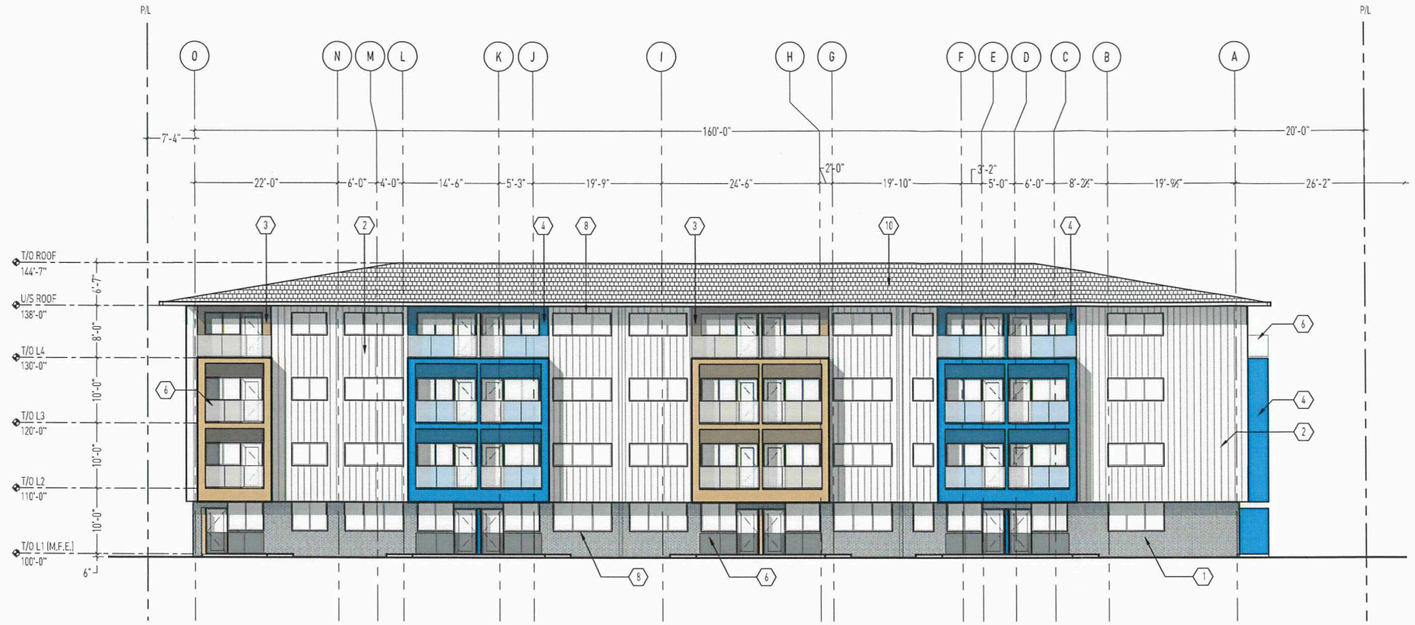
REVIEWED BY
NM

SCALE

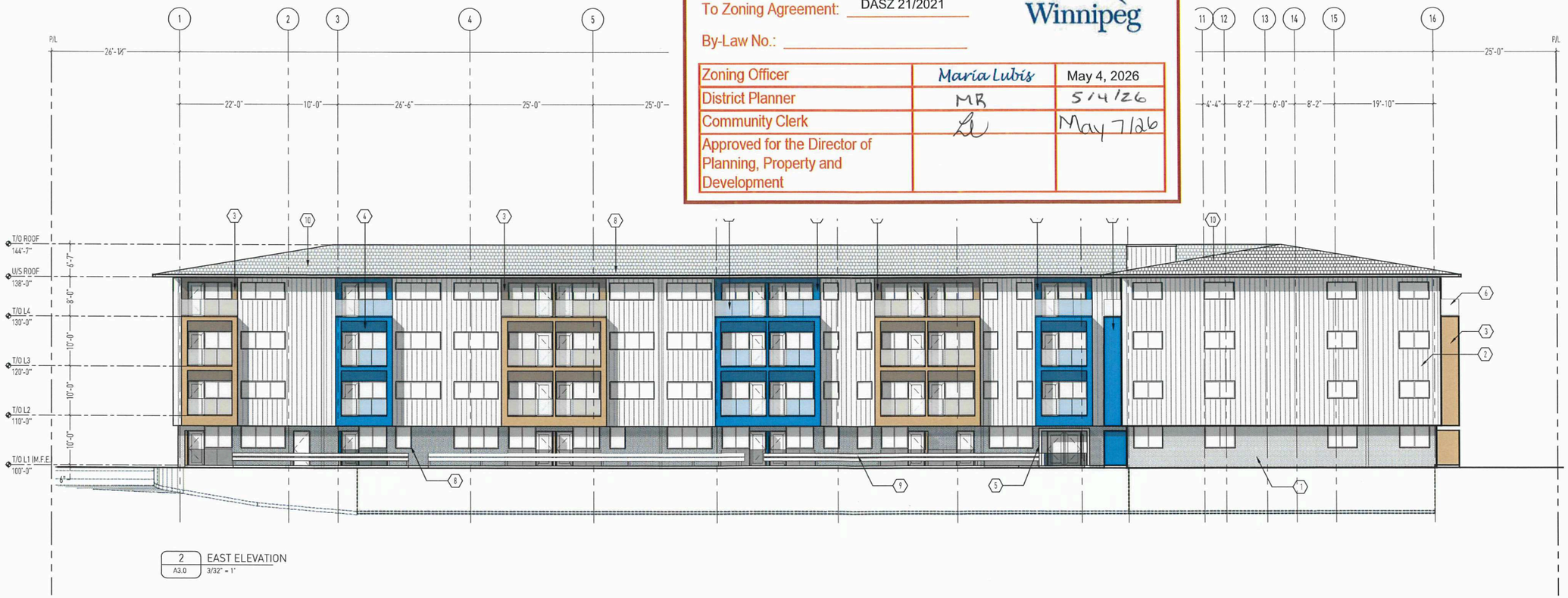
DATE
MAY 1 2026

DRAWING NO.
A1.4

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



1 A3.0 NORTH ELEVATION
3/32" = 1'



2 A3.0 EAST ELEVATION
3/32" = 1'

SCHEDULE "A" page 9 of 10

To Zoning Agreement: DASZ 21/2021

By-Law No.: _____

Zoning Officer	Maria Lubis	May 4, 2026
District Planner	MR	5/4/26
Community Clerk	[illegible]	May 7/26
Approved for the Director of Planning, Property and Development		

Winnipeg

MATERIAL FINISHES

1. STANDARD MODULAR BRICK; INTERSTATE MATTE BRICK 'ASH' OR SIMILAR
2. VERTICAL METAL STANDING SEAM PANEL; CASCADIA METAL 'STONE GREY' OR SIMILAR
3. VERTICAL HIDDEN FASTENER METAL PANEL; CASCADIA METAL 'BRIARWOOD TAN' OR SIMILAR
4. VERTICAL HIDDEN FASTENER METAL PANEL; CASCADIA METAL 'SAPPHIRE BLUE' OR SIMILAR
5. VERTICAL HIDDEN FASTENER METAL PANEL; CASCADIA METAL 'WHITE' OR SIMILAR
6. OPAQUE GLASS BALCONY; TYP.
7. CONCRETE GUARD
8. WINDOW FRAME; WHITE
9. WOOD; PAINTED GREY
10. ROOF SHINGLES; COLOUR T.B.D.
11. ENTRY SIGN; COLOUR T.B.D.

*NOTE: ALL WINDOWS TO INCLUDE BIRD FRIENDLY GLAZING COMPLIANT TO CSA A460.19:
-HIGH CONTRAST, PERMANENT, EXTERIOR SURFACE MARKERS TO REDUCE REFLECTIVITY
-MARKERS TO BE SPACED NO MORE THAN 2" [50mm] VERTICALLY AND 4" [100mm] HORIZONTALLY

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PROJECT
MARK ONE

DRAWING
ELEVATIONS: NORTH AND EAST

DRAWN BY RM
REVIEWED BY NM
SCALE 3/32" = 1"
DATE MAY 1 2026
DRAWING NO. A3.0

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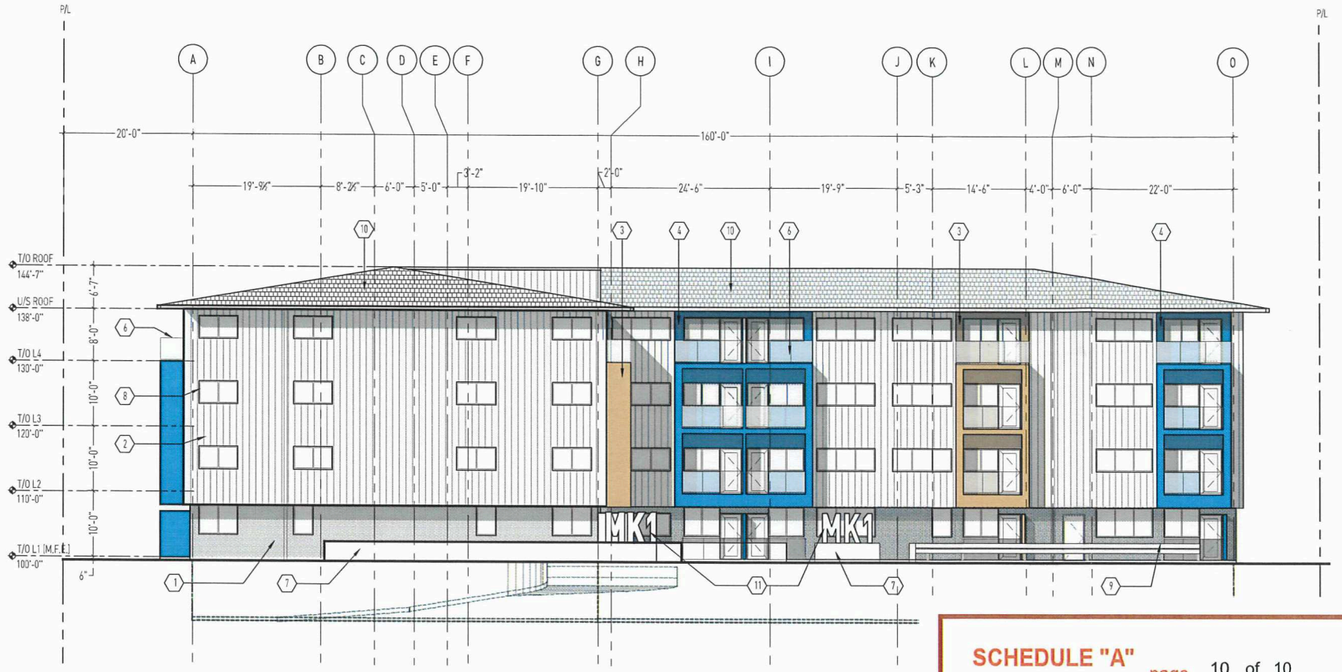
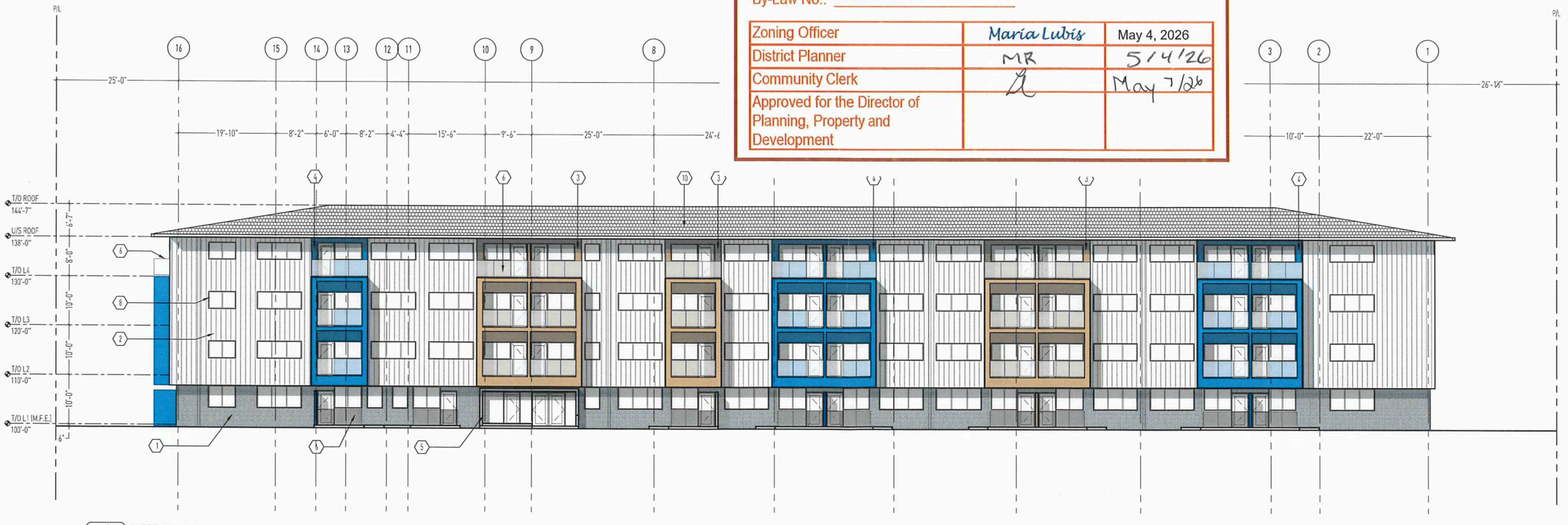


1 A3.1 SOUTH ELEVATION 3/32" = 1'



1 A3.1 WEST ELEVATION 3/32" = 1'

MATERIAL FINISHES

1. STANDARD MODULAR BRICK; INTERSTATE MATTE BRICK 'ASH' OR SIMILAR
2. VERTICAL METAL STANDING SEAM PANEL; CASCADIA METAL 'STONE GREY' OR SIMILAR
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7. CONCRETE GUARD
8. WINDOW FRAME; WHITE
9. WOOD; PAINTED GREY
10. ROOF SHINGLES; COLOUR T.B.D.
11. ENTRY SIGN; COLOUR T.B.D.

*NOTE: ALL WINDOWS TO INCLUDE BIRD FRIENDLY GLAZING COMPLIANT TO CSA A460.19;
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-MARKERS TO BE SPACED NO MORE THAN 2" [50mm] VERTICALLY AND 4" [100mm] HORIZONTALLY

SCHEDULE "A" page 10 of 10

To Zoning Agreement: DASZ 21/2021

By-Law No.: _____

Winnipeg

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District Planner	MR	5/4/26
Community Clerk		May 7/26
Approved for the Director of Planning, Property and Development		

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PROJECT
MARK ONE

DRAWING
ELEVATIONS: SOUTH AND WEST

DRAWN BY RM | REVIEWED BY NM

SCALE 3/32" = 1'

DATE MAY 1 2026

DRAWING NO. A3.1