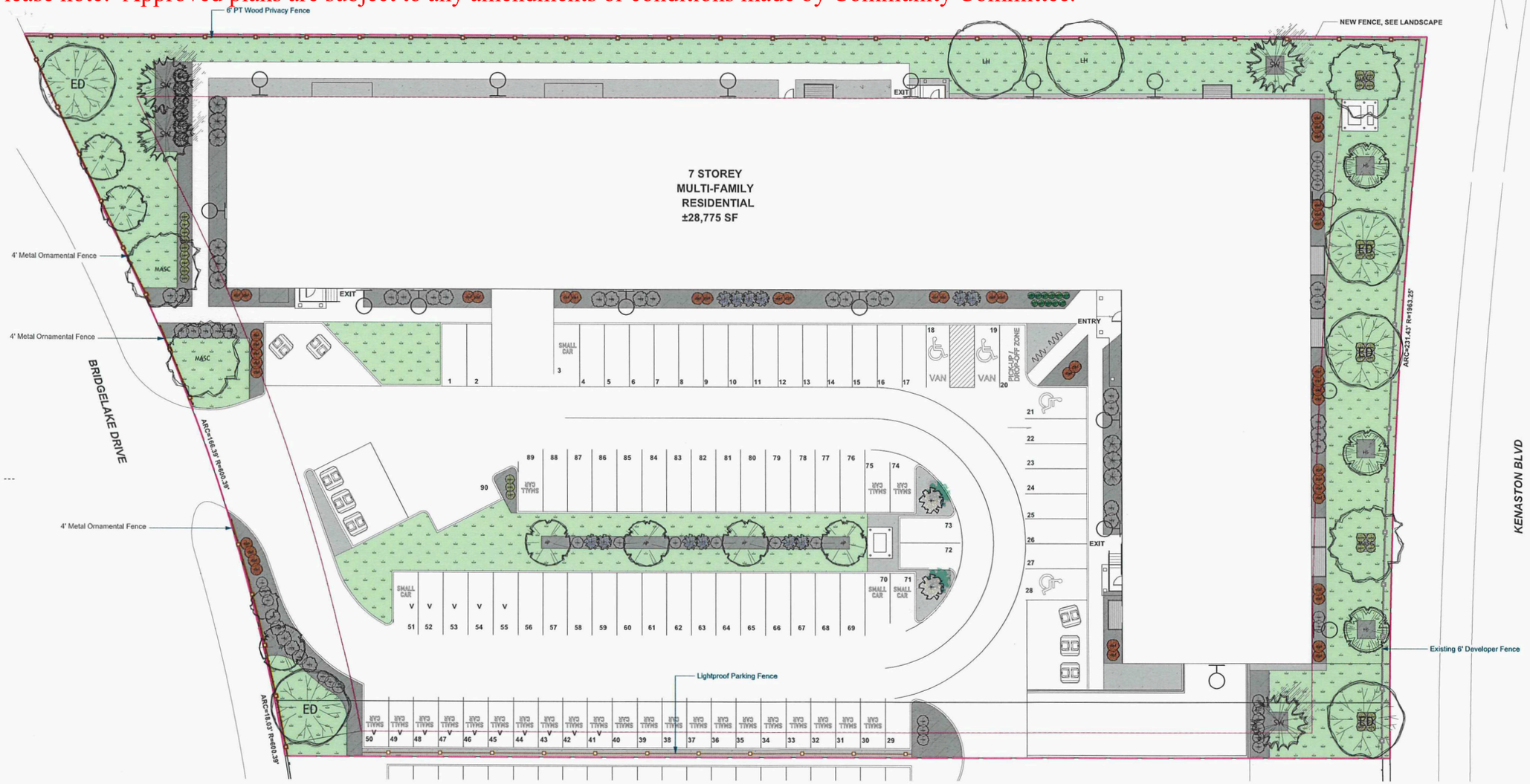
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



1 L-1 Landscape Scope Plan
Scale: 1:200

0 5 10 15 m

Surface Material Legend

Sod & Topsoil	1559 sm
Decorative Stone Mulch Pla	543 sm
Decorative Stone Mulch Pav	262 sm

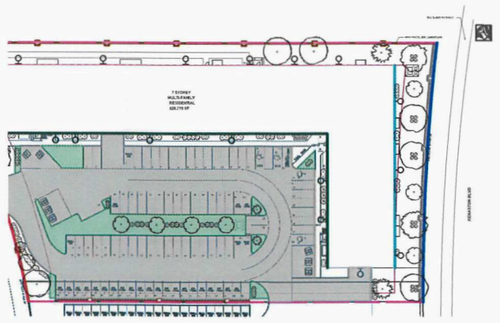
SCHEDULE "A" page 1 of 7

To Zoning Agreement: DASZ 39/2025

By-Law No.: B/L 8/2023

Winnipeg

Zoning Officer	Maria Lubis	May 12, 2026
District Planner		May 13/26
Community Clerk		May 29/26
Approved for the Director of Planning, Property and Development		



Zoning Analysis Plan
Scale: 1:750

0 5 10 15 20 25 m

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

Bridge Lake Drive — 247 Lin ft.

	Required	Proposed
Trees	8	8
Shrubs	36	37

Kenaston Blvd — 231 Lin ft.

	Required	Proposed
Trees	8	8
Shrubs	36	37

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

Principle Facade

Building A — 408 Lin Ft.

	Required	Proposed
Shrubs	41	41

Facade Facing Street

Bridge Lake Drive — 61 Lin Ft.

	Required	Proposed
Shrubs	6	6

Kenaston Blvd — 180 Lin Ft.

	Required	Proposed
Shrubs	18	18

190 (6) Parking lot Interior Landscaping

Gross Parking Lot Area — 37012 Sq. Ft.

Required Landscape Area

	Required	Proposed
Trees	6	6
Shrubs	19	20

LAND FORUM
LANDSCAPE ARCHITECTS

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.

Preliminary

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.
3. Drawing and Specifications, as instruments of service, are the property of the Landscape Architect. The copyright is reserved in the name of the Landscape Architect. No reproduction may be made without the prior written consent of the Landscape Architect
4. Contractors/bidders are hereby granted a limited licence to reproduce these drawings for the purposes of bidding. Such reproductions are not to be used for construction.

No.	Date	Issue Notes
B	2026-04-15	Plan Approval

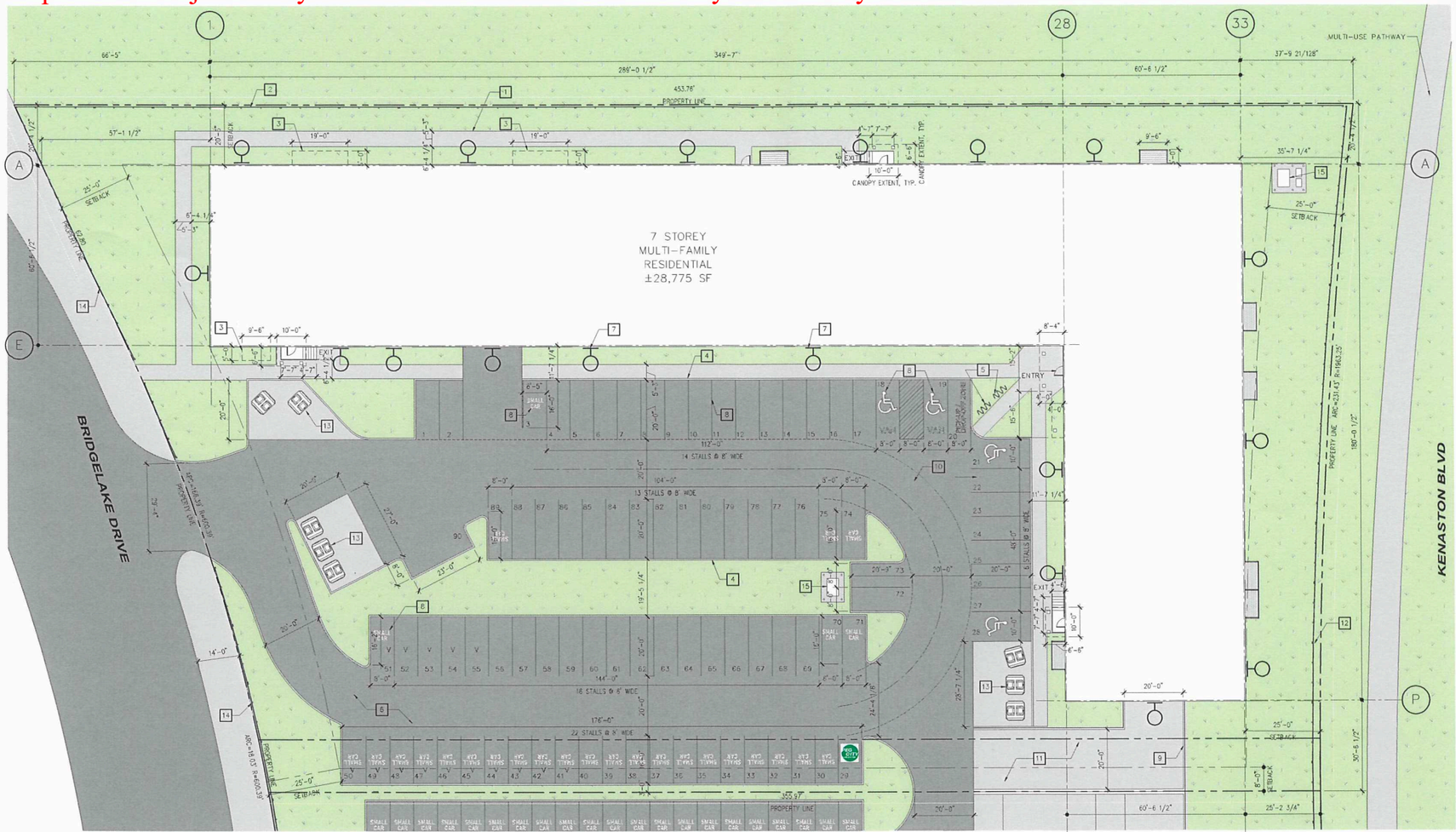
Consultant

Project Title
MANITOBA HOUSING
MHRC BRIDGWATER PROPERTIES
430 Bridge Lake Drive - Lot 3

Drawing Title
Landscape Scope Plan

Drawing No.
L-1
of
2

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



1 A1.1 SITE PLAN
1" = 20'-0"

GENERAL NOTES - SITE PLAN:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PATCH AND REPAIR EXISTING PAVING TO TIE-IN WITH NEW WORKS (SEE CIVIL).

SUITE SUMMARY:

SUITE TYPE	SUITE AREA (SQ. FT.)	# OF BATHROOM	# OF BEDROOM	TOTAL
SUITE A	520	1	1	101
SUITE B ACCESSIBLE	641	1	1	25
SUITE B.1 ACCESSIBLE	641	1	1	14
SUITE C	780	1	2	45
SUITE C.1 ACCESSIBLE	769	1	2	12
SUITE D	984	1	3	12
SUITE E	560	1	1	21
SUITE F	1015	2	3	7
SUITE G	737	1	2	7
SUITE H ACCESSIBLE	664	1	1	1
SUITE I	759	2	1	1
TOTAL				246

KEYNOTES - SITE PLAN RENOVATION:

1. NEW CONCRETE SIDEWALKS (SEE CIVIL, STRUCTURAL AND LANDSCAPE)
2. 6'-0" TALL NEW FENCING (SEE LANDSCAPE)
3. LINE OF BALCONY OVERHANG ABOVE.
4. PROVIDE 6" CONCRETE CURB (SEE CIVIL, TYPICAL).
5. EXTERIOR BIKE RACK PARKING. CIRCLE BIKE RACK H-6572 AS MANUF. BY ULINE (12 STALLS).
6. ASPHALT PAVING SURFACE (SEE CIVIL, TYPICAL)
7. EXTERIOR LIGHT FIXTURE (SEE ELECTRICAL, TYPICAL).
8. 4" WIDE PAINTED YELLOW LINES, INCLUDING ACCESSIBILITY SYMBOLS, DIAGONAL LINE INFILLS, "SMALL CAR" TEXT, ETC. (TYPICAL).
9. CAST-IN-PLACE CONCRETE RETAINING WALL, C/W INTERNAL REINFORCEMENT AND PILES, 42" GUARDRAIL ABOVE (SEE CIVIL AND STRUCTURAL).
10. LINE OF GARBAGE TRUCK ACCESS PATHS (TYPICAL).
11. CONCRETE PARKING RAMP WITH STAMPED HERRING BONE PATTERN C/W CENTRAL AND EDGE DRAINAGE CHANNELS PARALLEL WITH RAMP DIRECTION. PROVIDE HEAT-TRACED TRENCH DRAIN AND DRAIN AT EXTERIOR SIDE OF DOOR C/W VEHICLE-RATED GALVANIZED GRATED COVER. PROVIDE RADIANT HEATING TUBES AND INSULATION BELOW CONCRETE. REFER TO SECTIONS, STRUCTURAL, AND MECHANICAL. COORDINATE SLOPES & ELEVATIONS WITH CIVIL. TYPICAL.
12. 6'-0" EXISTING DEVELOPER FENCE (SEE LANDSCAPE)
13. IN-GROUND EARTHBIN GARBAGE/RECYCLING BIN C/W SLOPED CONCRETE PAD.
14. 4'-0" HIGH METAL ORNAMENTAL FENCE.
15. PUBLIC UTILITY TRANSFORMER C/W PAD & PAINTED GALVANIZED STEEL BOLLARDS. (SEE ELECTRICAL)

LEGAL DESCRIPTION:

LOT 3 BLOCK 18 PLAN 55769 WLTO
IN OTM LOTS 3 TO 7 PARISH OF ST VITAL

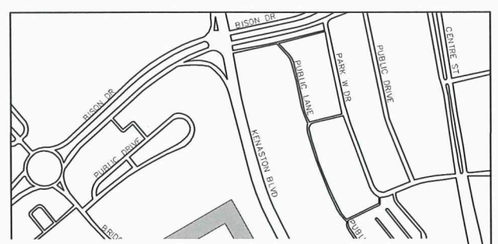
SITE STATISTICS:

CURRENT ZONING	RMF-L
LAND AREA	±91,496 S.F.
BUILDING HEIGHT	7 STOREY (74'-6")
BUILDING AREA	±28,775 SF
GROSS AREA (PARKADE + 7 LEVELS)	±230,200 S.F.
INDOOR PARKING	B01/L01 (PARTIAL)
DWELLING UNITS	246 UNITS
AFFORDABLE @ 41% =	101 UNITS
MARKET VALUE	145 UNITS
DENSITY (LOT AREA/UNIT)	371.9 S.F./UNIT (DENSITY VARIANCE RECIEVED)

PARKING STALLS REQUIRED	
AFFORDABLE 1:0.15	101 X 0.15 = 15
MARKET VALUE 1:1.5	145 X 1.5 = 218
TOTAL	233 TOTAL STALLS REQUIRED

PARKING STALLS PROVIDED	
AFFORDABLE 1:0.15	101 X 0.15 = 15
MARKET VALUE 1:1.386	145 X 1.386 = 201
TOTAL	216 TOTAL STALLS PROVIDED (INCLUDING 1 CAR SHARE STALL)

	REQUIRED	PROVIDED
ACCESSIBLE STALLS REQUIRED	5+2 VAN	5+2 VAN
VISITOR STALLS (V)		
AFFORDABLE	NONE	NONE
MARKET 145 X 10%	15	15
BICYCLE PARKING		
AFFORDABLE 101 X .5	51	51
MARKET 199 X 10%	20	86
TOTAL	71	137
OUTDOOR BIKE RACK		12
B01		91 PER STALL
L01		34 PER STALL



SCHEDULE "A" page 2 OF 7

To Zoning Agreement: DASZ 39/2025

By-Law No.: B/L 8/2023

Winnipeg

Zoning Officer	Maria Lubis	May 12, 2026
District Planner		May 13/26
Community Clerk		May 19/26
Approved for the Director of Planning, Property and Development		

No:	Revision:	Date:	By:
1	ISSUED FOR PLAN APPROVAL	26-04-15	ZN

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

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MANITOBA HOUSING
430 BRIDGE LAKE DRIVE

MHRC BRIDGWATER PROPERTIES

430 BRIDGE LAKE DRIVE - LOT 3
WINNIPEG, MB

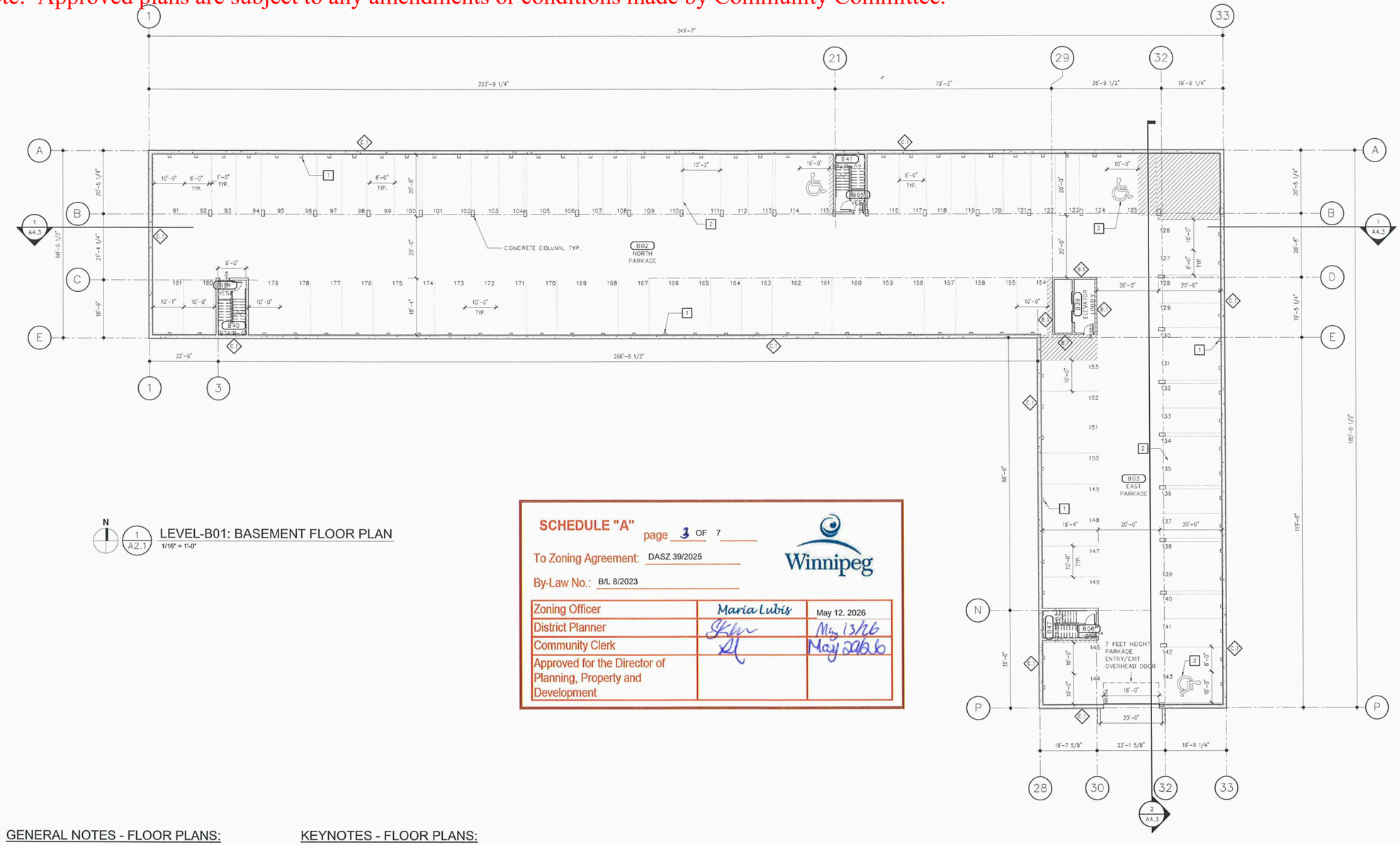
SITE PLAN

Drawn by: JS/CF Checked by: ZN

A1.1

Project No: 25002 Date: APRIL 2026

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



N

1 A2.1 LEVEL-B01: BASEMENT FLOOR PLAN
1/16" = 1'-0"

SCHEDULE "A" page 3 OF 7

To Zoning Agreement: DASZ 39/2025

By-Law No.: B/L 8/2023

Winnipeg

Zoning Officer	Maria Lubis	May 12. 2026
District Planner		May 13/26
Community Clerk		May 20/26
Approved for the Director of Planning, Property and Development		

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. LOOSE FURNITURE SHOWN THUSLY — - - - - - - - - - - - IS NOT IN CONTRACT (N.I.C.).
3. COORDINATE ELEVATOR DIMENSIONS, INSTALLATION CLEARANCES, CONTROLLER CABINETS, AND DOOR FRAME INSTALLATION WITH MANUFACTURER SHOP DRAWINGS. FURNISH STRUCTURAL, MECHANICAL, AND ELECTRICAL PROVISIONS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
5. COORDINATE PENETRATIONS AND SLEEVES THRU CONCRETE ASSEMBLIES WITH CONSTRUCTION MANAGER PRIOR TO POUR.
6. PROVIDE LISTED FIRESTOP SYSTEMS FOR ALL ASSEMBLY JOINTS AND PENETRATIONS, FORMING PART OF OR PENETRATING THROUGH FIRE RATED ASSEMBLIES.

KEYNOTES - FLOOR PLANS:

1 MADRAX "EXHIBITER" WALL MOUNTED BIKE RACK. COORDINATE HEIGHT SO THAT BIKE CLEARS HOOD OF VEHICLES WHEN IN USE. TYPICAL 1 PER STALL.

2 4" WIDE PAINTED YELLOW LINES, INCLUDING ACCESSIBILITY SYMBOLS, DIAGONAL LINE INFILLS, "SMALL CAR" TEXT, ETC. (TYPICAL).

No.:	Revision:	Date:	By:
1	ISSUED FOR PLAN APPROVAL	26-04-15	ZN

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MANITOBA HOUSING
430 BRIDGE LAKE DRIVE

MHRC BRIDGWATER PROPERTIES

430 BRIDGE LAKE DRIVE - LOT 3
WINNIPEG, MB

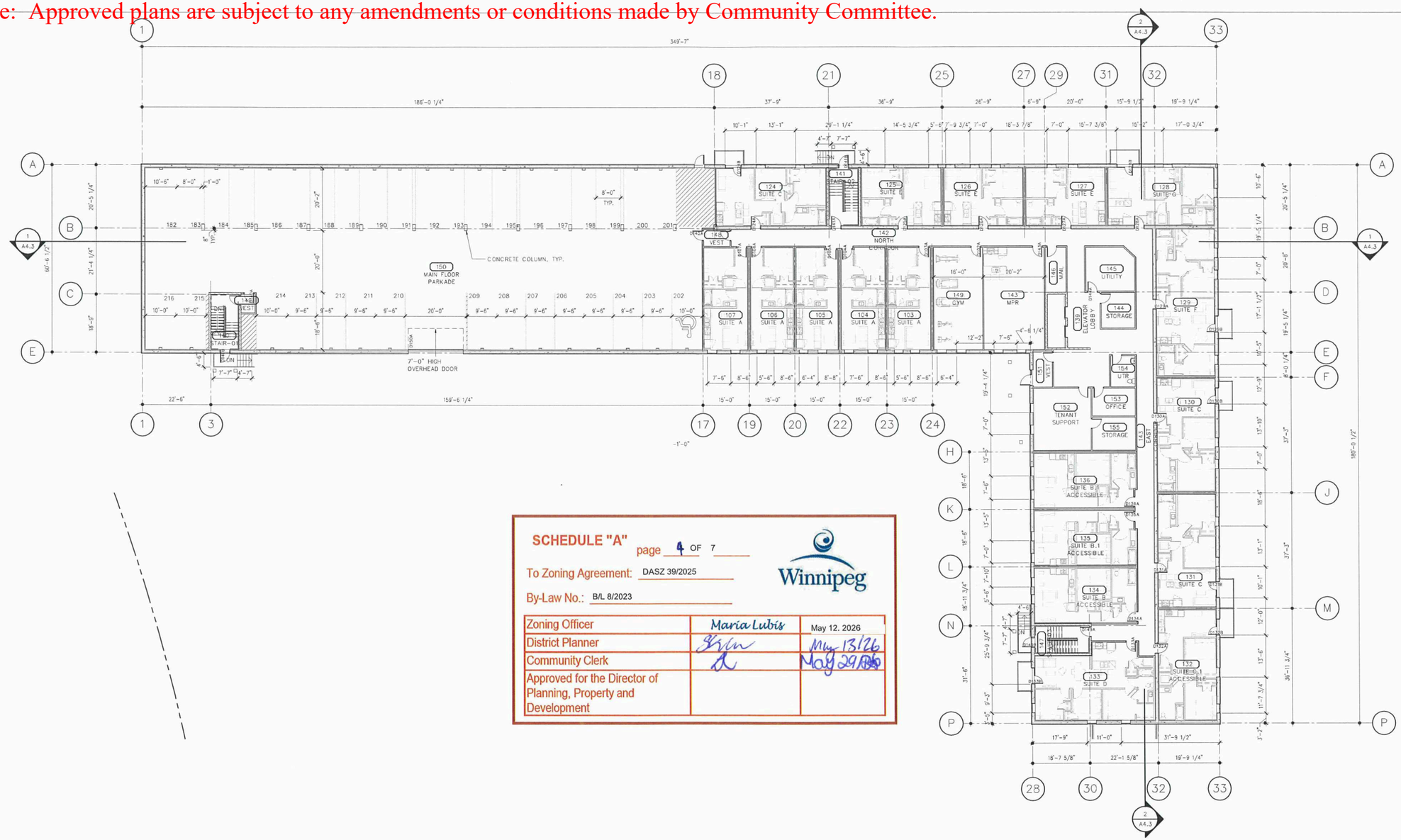
LEVEL-B01 (BASEMENT) FLOOR PLAN

Drawn by: JS/CF Checked by: ZN

A2.1

Project No: 25002 Date: APRIL 2026

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



SCHEDULE "A" page 4 OF 7

To Zoning Agreement: DASZ 39/2025

By-Law No.: B/L 8/2023

Winnipeg

Zoning Officer	Maria Lubis	May 12. 2026
District Planner		May 13/26
Community Clerk		May 29/26
Approved for the Director of Planning, Property and Development		

N

1 A2.2 LEVEL-01: FLOOR PLAN

1/16" = 1'-0"

KEYNOTES - FLOOR PLANS:

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. LOOSE FURNITURE SHOWN THUSLY ---- IS NOT IN CONTRACT (N.I.C.).
3. COORDINATE ELEVATOR DIMENSIONS, INSTALLATION CLEARANCES, CONTROLLER CABINETS, AND DOOR FRAME INSTALLATION WITH MANUFACTURER SHOP DRAWINGS. FURNISH STRUCTURAL, MECHANICAL, AND ELECTRICAL PROVISIONS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
5. COORDINATE PENETRATIONS AND SLEEVES THRU CONCRETE ASSEMBLIES WITH CONSTRUCTION MANAGER PRIOR TO POUR.
6. PROVIDE LISTED FIRESTOP SYSTEMS FOR ALL ASSEMBLY JOINTS AND PENETRATIONS, FORMING PART OF OR PENETRATING THROUGH FIRE RATED ASSEMBLIES.

SUITE SUMMARY:

SUITE TYPE	SUITE AREA (SQ. FT.)	# OF BATHROOM	# OF BEDROOM	TOTAL
SUITE A	520	1	1	101
SUITE B ACCESSIBLE	641	1	1	25
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SUITE C.1 ACCESSIBLE	769	1	2	12
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SUITE F	1015	2	3	7
SUITE G	737	1	2	7
SUITE H ACCESSIBLE	664	1	1	1
SUITE I	759	2	1	1
TOTAL				246

1 ISSUED FOR PLAN APPROVAL 26-04-15 ZN
No: Revision: Date: By:

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MANITOBA HOUSING
430 BRIDGE LAKE DRIVE

MHRC BRIDGWATER PROPERTIES

430 BRIDGE LAKE DRIVE - LOT 3
WINNIPEG, MB

LEVEL-01 FLOOR PLAN

Drawn by: JS Checked by: ZN

A2.2

Project No: 25002 Date: APRIL 2026

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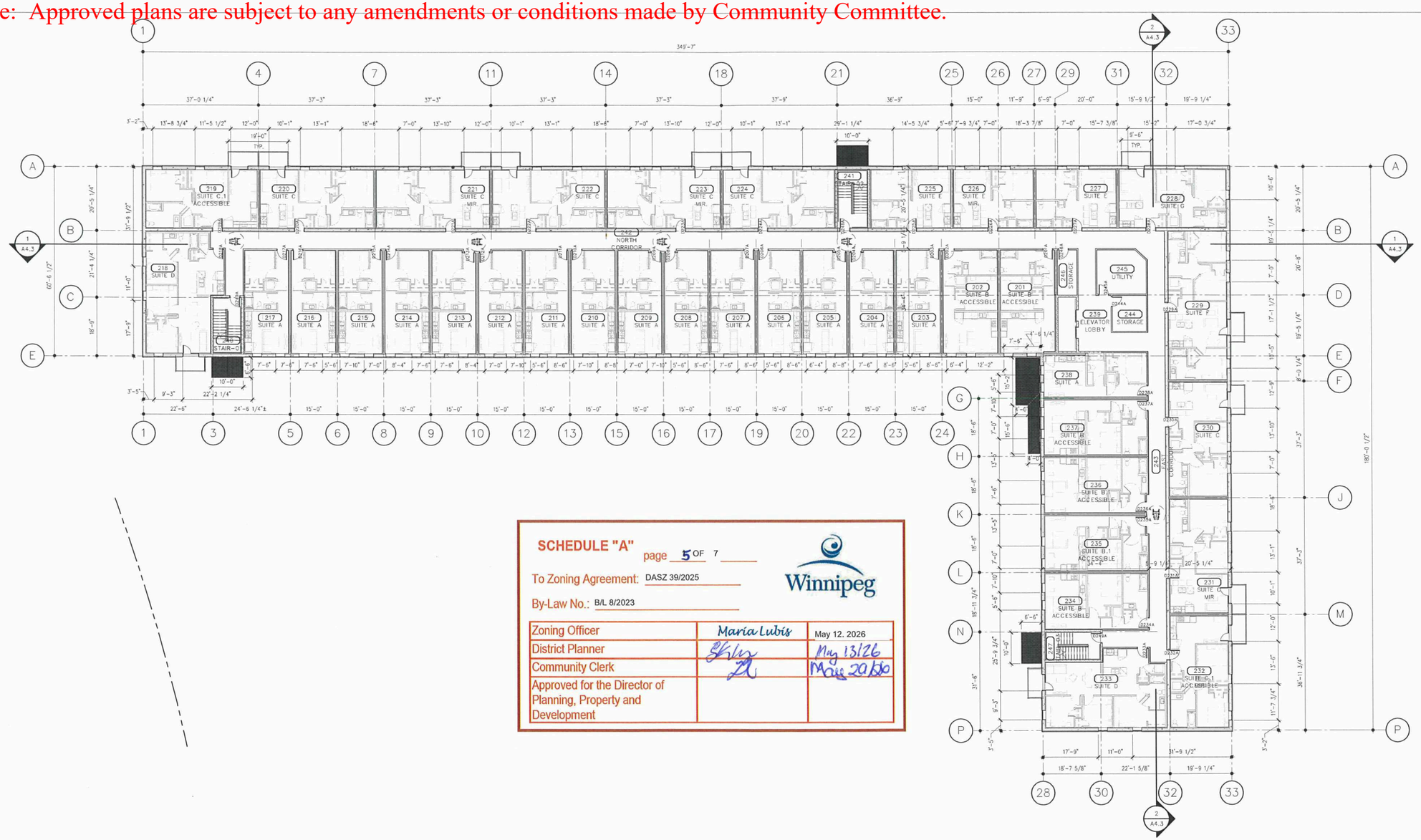

SCHEDULE "A" page 5 OF 7

To Zoning Agreement: DASZ 39/2025

By-Law No.: B/L 8/2023

Winnipeg

Zoning Officer	Maria Lubis	May 12. 2026
District Planner		May 13/26
Community Clerk		May 20/26
Approved for the Director of Planning, Property and Development		

N

1 A2.3 LEVEL-02 TO LEVEL-06: TYPICAL FLOOR PLAN

1/16" = 1'-0"

KEYNOTES - FLOOR PLANS:

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
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4. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
5. COORDINATE PENETRATIONS AND SLEEVES THRU CONCRETE ASSEMBLIES WITH CONSTRUCTION MANAGER PRIOR TO POUR.
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SUITE H ACCESSIBLE	664	1	1	1
SUITE I	759	2	1	1
TOTAL				246

1 ISSUED FOR PLAN APPROVAL 26-04-15 ZN
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MANITOBA HOUSING
430 BRIDGE LAKE DRIVE

MHRC BRIDGWATER PROPERTIES

430 BRIDGE LAKE DRIVE - LOT 3
WINNIPEG, MB

LEVEL-02 TO LEVEL-06 TYPICAL FLOOR PLAN

Drawn by: JS/CF Checked by: ZN

A2.3

Project No: 25002 Date: APRIL 2026

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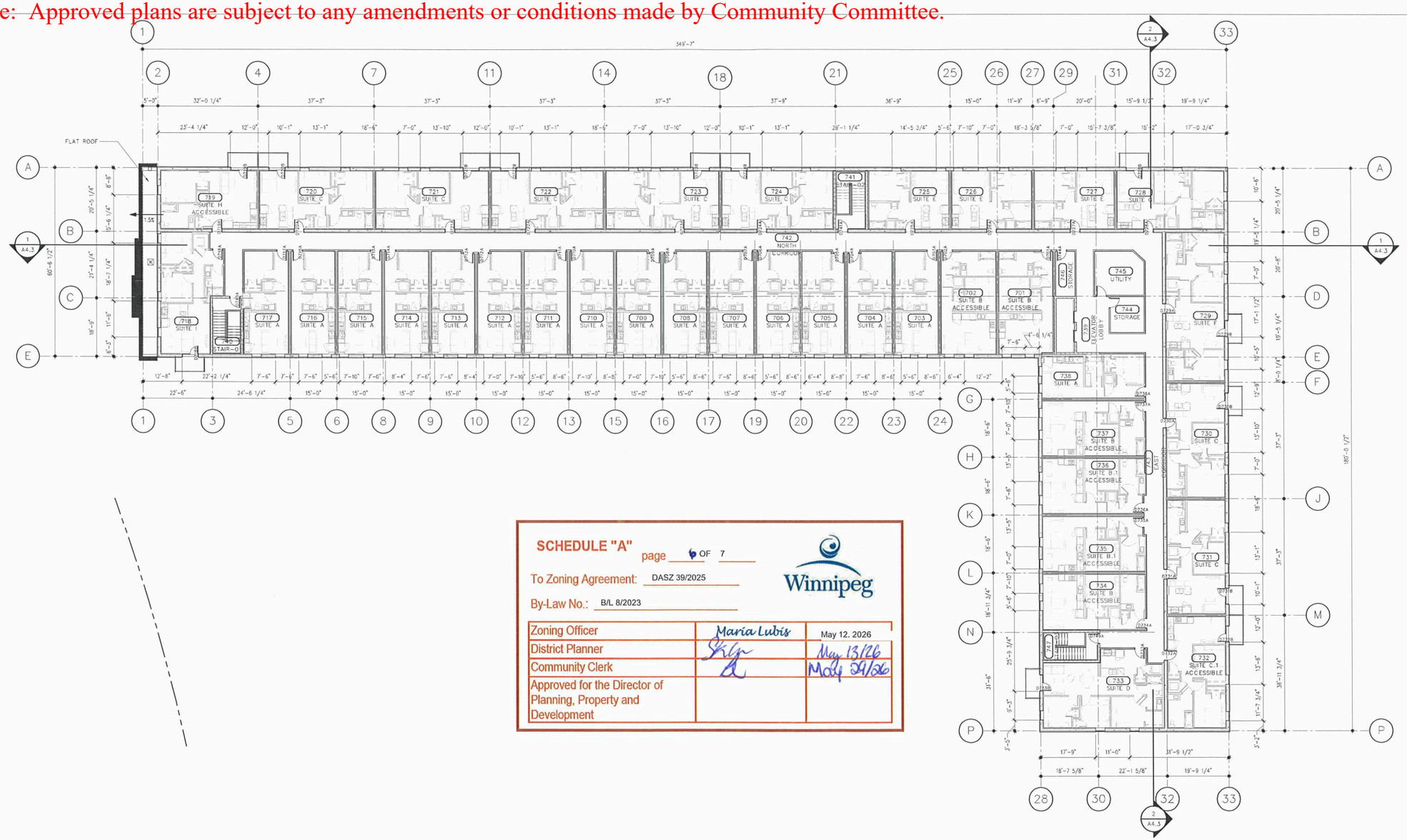

SCHEDULE "A" page 6 OF 7

To Zoning Agreement: DASZ 39/2025

By-Law No.: B/L 8/2023

Winnipeg

Zoning Officer	Maria Lubis	May 12. 2026
District Planner		May 13/26
Community Clerk		May 29/26
Approved for the Director of Planning, Property and Development		

N

1 A2.4 LEVEL-07 FLOOR PLAN
1/16" = 1'-0"

KEYNOTES - FLOOR PLANS:

GENERAL NOTES - FLOOR PLANS:

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SUITE G	737	1	2	7
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SUITE I	759	2	1	1
TOTAL				246

No.	Revision:	Date:	By:
1	ISSUED FOR PLAN APPROVAL	26-04-15	ZN

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MANITOBA HOUSING
430 BRIDGE LAKE DRIVE

MHRC BRIDGWATER PROPERTIES

430 BRIDGE LAKE DRIVE - LOT 3
WINNIPEG, MB

LEVEL-07 FLOOR PLAN

Drawn by: JS/CF Checked by: ZN

A2.4

Project No: 25002 Date: APRIL 2026

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



SOUTH ELEVATION
1/16" = 1'-0"

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION FINISH SYSYEM
- EIFS-1 – ADEX – 1420-2W
- EIFS-2 – ADEX – 1330-1W
- EIFS-3 – ADEX – 1410-4W
- EIFS-4 – ADEX – 1410-4W, "ECO SHAPE"
- EIFS-5 – ADEX – 1310-5W
- EIFS-6 – ADEX – 1310-5W, BRICKTEX FINISH

SHINGLES
- SH-1 – ASPHALT SHINGLES, BLACK

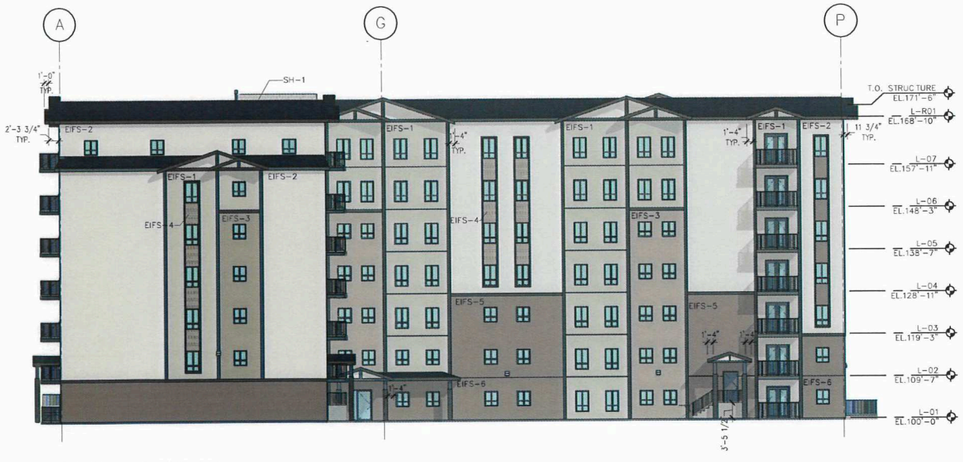
EXTERIOR PAINT
- XP-1 – SHERWIN WILLIAMS, TRICORN BLACK, 6258, SATIN – ALL EXTERIOR HOLLOW METAL DOORS & FRAMES
- XP-2 – SHERWIN WILLIAMS, TRICORN BLACK, 6258, FLAT – STRUCTURAL STEEL & GUARDS



NORTH ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"

SCHEDULE "A" page 1 OF 7

To Zoning Agreement: DASZ 39/2025

By-Law No.: B/L 8/2023

Winnipeg

Zoning Officer	Maria Lubis	May 12, 2026
District Planner		May 13/26
Community Clerk		May 20/26
Approved for the Director of Planning, Property and Development		

No:	Revision:	Date:	By:
1	ISSUED FOR PLAN APPROVAL	26-04-15	ZN

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Drawings and project manual, as instruments of service, are the property of the architect, the copyright in the same being reserved to him. No reproduction may be made without the permission of the architect, and when made must bear his name. All prints to be returned to the architect.
The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.

MANITOBA HOUSING
430 BRIDGE LAKE DRIVE

MHRC BRIDGWATER PROPERTIES

430 BRIDGE LAKE DRIVE - LOT 3
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: CF Checked by: ZN

A4.1

Project No: 25002 Date: APRIL 2026