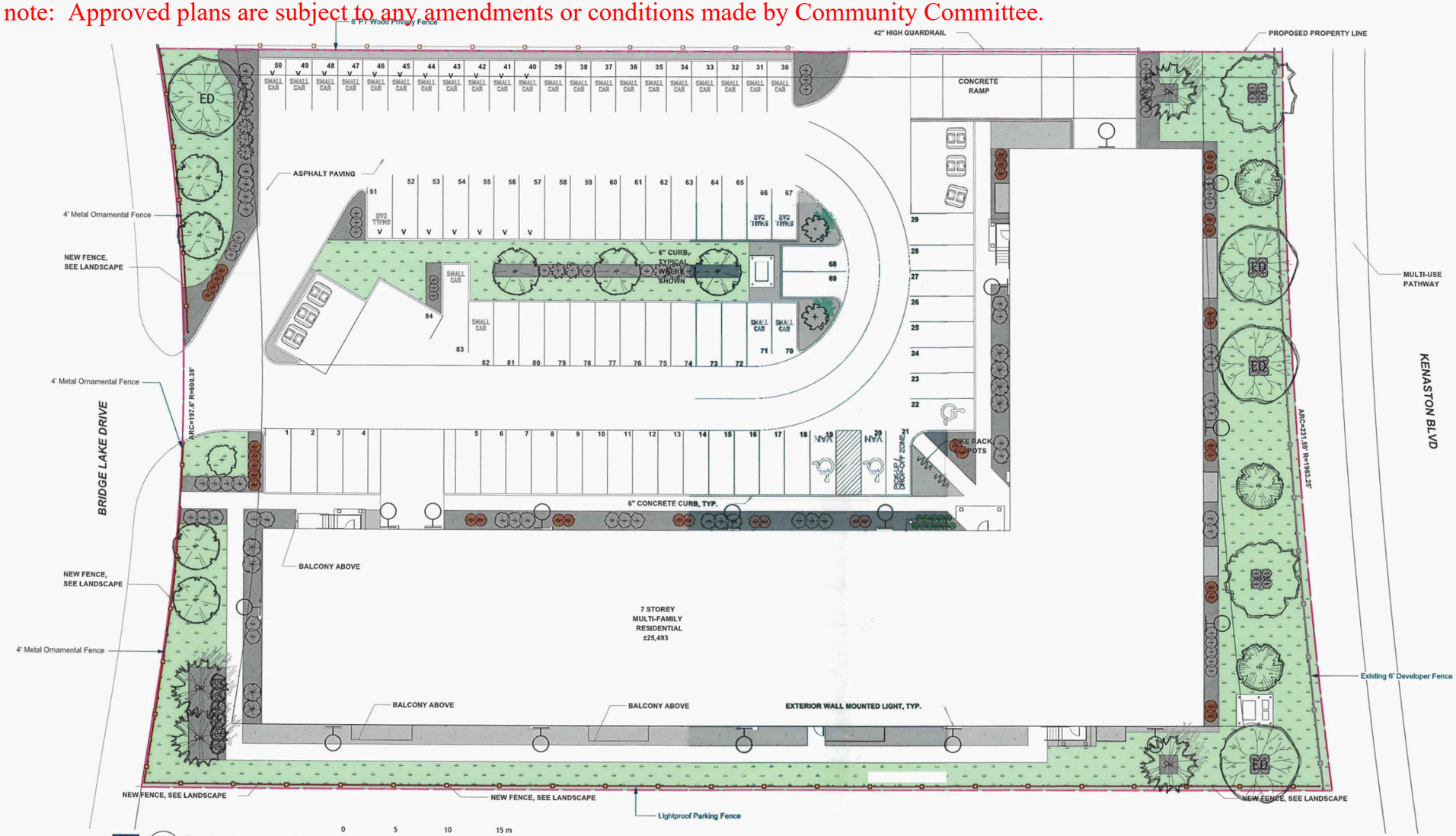
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



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

0 5 10 15 m

Surface Material Legend

- Sod & Topsoil 1297 sm
- Decorative Stone Mulch Planting Bed 486 sm
- Decorative Stone Mulch Paving 280 sm

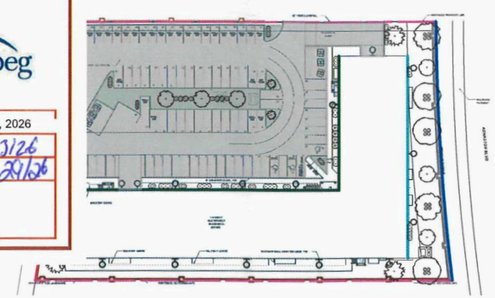
SCHEDULE "A" page 1 of 7

To Zoning Agreement: DASZ 39/2025

By-Law No.: BL 8/2026

Winnipeg

Zoning Officer	Maria Lubis	May 12, 2026
District Planner		May 13/26
Community Clerk		May 21/26
Approved for the Director of Planning, Property and Development		



2 L-1 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 — 232 Lin ft.

	Required	Proposed
Trees	8	8
Shrubs	36	36

Kenaston Blvd — 231 Lin ft.

	Required	Proposed
Trees	8	8
Shrubs	36	34

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

Principle Facade

Building A — 354 Lin Ft.

	Required	Proposed
Shrubs	35	35

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 — 32970 Sq. Ft.

	Required	Proposed
Required Landscape Area	1648	3317
Trees	5	5
Shrubs	16	19

LANDFORUM
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
440 BRIDGE LAKE DRIVE - LOT 4

Drawing Title
Landscape Scope Plan

Drawing No.
L-1
of 2

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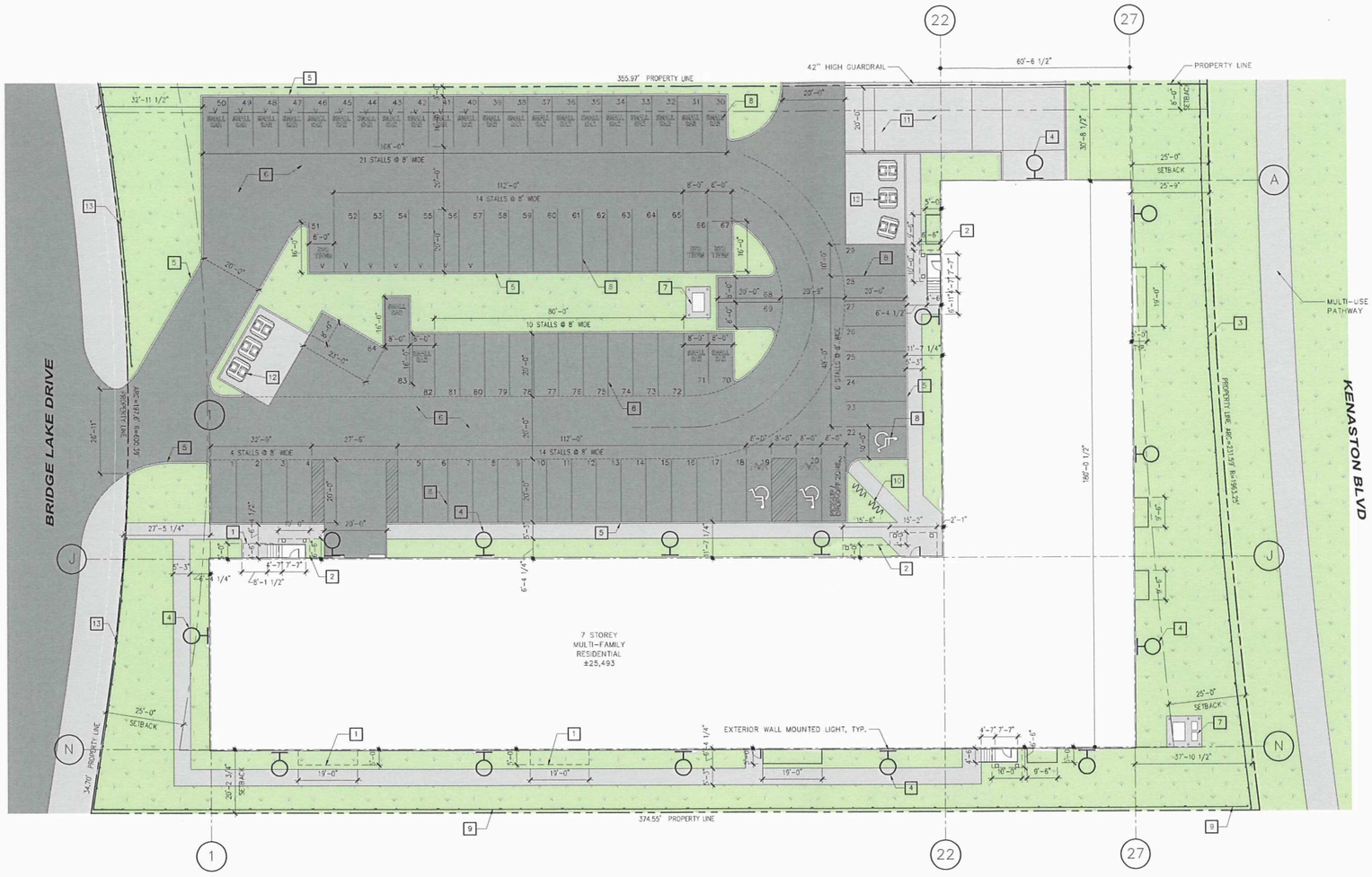


1 / A1.1 SITE PLAN
1" = 20'-0"

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).

KEYNOTES - SITE PLAN RENOVATION:

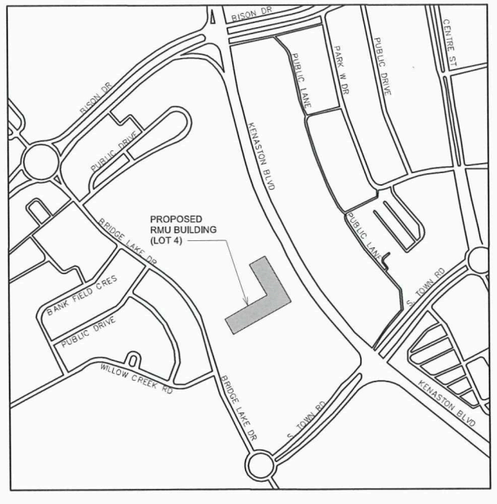
1. LINE OF BALCONY OVERHANG ABOVE.
2. LINE OF CANOPY OVERHANG ABOVE
3. 6'-0" EXISTING DEVELOPER FENCE (SEE LANDSCAPE)
4. EXTERIOR LIGHT FIXTURE (SEE ELECTRICAL, TYPICAL).
5. PROVIDE 6" CONCRETE CURB (SEE CIVIL, TYPICAL).
6. ASPHALT PAVING SURFACE (SEE CIVIL, TYPICAL)
7. PUBLIC UTILITY TRANSFORMER C/W PAD & PAINTED GALVANIZED STEEL BOLLARDS. (SEE ELECTRICAL)
8. 4" WIDE PAINTED YELLOW LINES, INCLUDING ACCESSIBILITY SYMBOLS, DIAGONAL LINE INFILLS, "SMALL CAR" TEXT, ETC. (TYPICAL).
9. 5'-0" TALL NEW FENCING (SEE LANDSCAPE)
10. EXTERIOR BIKE RACK PARKING. CIRCLE BIKE RACK H-6572 AS MANUF. BY ULINE (12 STALLS).
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. IN-GROUND EARTHBIN GARBAGE/RECYCLING BIN C/W SLOPED CONCRETE PAD.
13. 4'-0" HIGH METAL ORNAMENTAL FENCE.

LEGAL DESCRIPTION:

LOT 4 BLOCK 18 PLAN 55769 WLTO
IN OTM LOTS 3 TO 7 PARISH OF ST VITAL

SITE STATISTICS:

CURRENT ZONING		RMF-L
LAND AREA		±82,216 S.F.
BUILDING HEIGHT		7 STOREY (74'-6")
BUILDING AREA		±25,368 SF
GROSS AREA (PARKADE + 7 LEVELS)		±203,944 S.F.
INDOOR PARKING		B01/L01 (PARTIAL)
DWELLING UNITS		204 UNITS
AFFORDABLE @ 41% =		84 UNITS
MARKET VALUE		120 UNITS
DENSITY (LOT AREA/UNIT)		403.0 S.F./UNIT
PARKING STALLS REQUIRED		
AFFORDABLE 1:0.15		84 X 0.15 = 13
MARKET VALUE 1:1.5		120 X 1.5 = 180
TOTAL		193 TOTAL STALLS REQUIRED
PARKING STALLS PROVIDED		197 (INT. 113 EXT. 84)
AFFORDABLE 1:0.15		84 X 0.15 = 13
MARKET VALUE 1:1.53		120 X 1.53 = 184
TOTAL		197 TOTAL STALLS PROVIDED
ACCESSIBLE STALLS REQUIRED	REQUIRED	PROVIDED
VISITOR STALLS (V)	4+2 VAN	4+2 VAN
AFFORDABLE		
MARKET 180 X 10%	NONE	NONE
BICYCLE PARKING	18	18
AFFORDABLE 84 X .5	42	42
MARKET 180 X 10%	18	18
TOTAL	60	163
OUTDOOR BIKE RACK B01		12
		79 PER STALL
L01		20 PER ROOM
		34 PER STALL
		18 PER ROOM



KEY PLAN

SCHEDULE "A" page 2 of 7

To Zoning Agreement: DASZ 39/2025

By-Law No.: BL 8/2026

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		

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

MHRC BRIDGWATER PROPERTIES
440 BRIDGE LAKE DRIVE(LOT 4)

WINNIPEG, MB

SITE PLAN

Drawn by: JS/CF Checked by: ZN

A1.1

Project No: 25003 Date: APRIL 2026

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

SCHEDULE "A" page 3 of 7

To Zoning Agreement: DASZ 39/2025

By-Law No.: BL 8/2026

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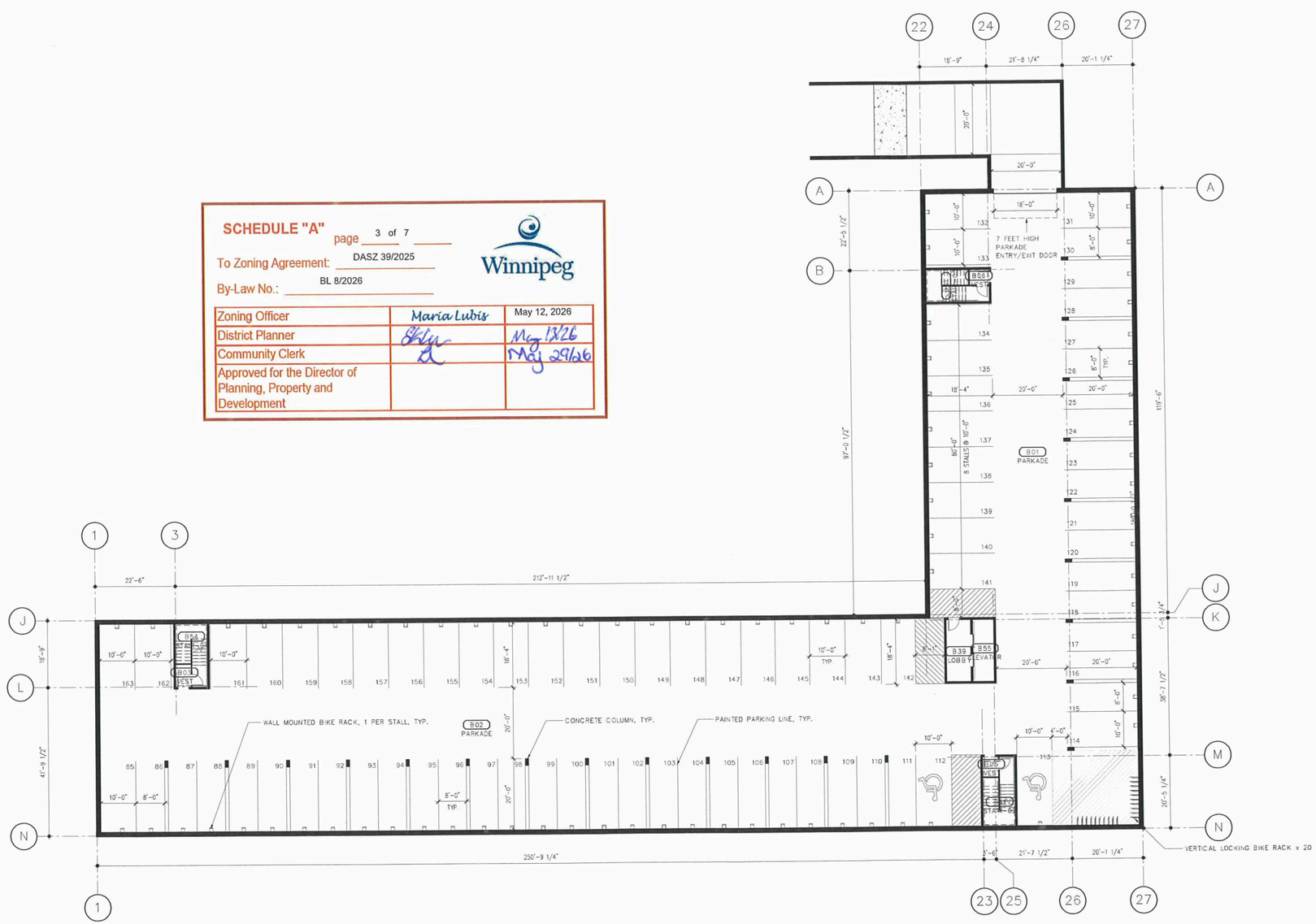

GENERAL NOTES - FLOOR PLANS:

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 A2.1 LEVEL-B01: BASEMENT FLOOR PLAN

1/16" = 1'-0"

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

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
440 BRIDGE LAKE DRIVE(LOT 4)

WINNIPEG, MB

LEVEL-B01 (BASEMENT) FLOOR PLAN

Drawn by: JS/CF Checked by: ZN

A2.1

Project No: 25003 Date: APRIL 2026

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SCHEDULE "A" page 4 of 7

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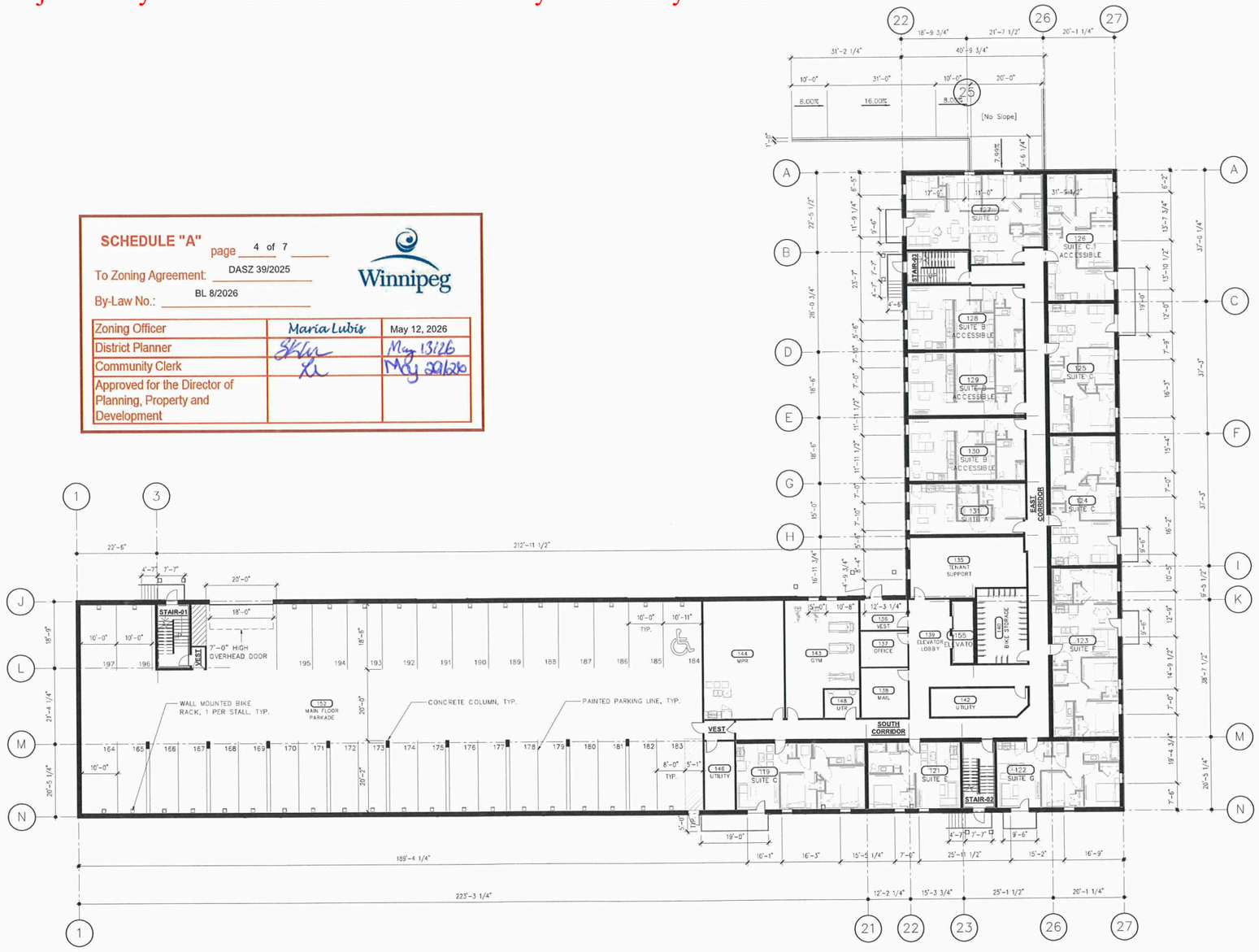

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KEYNOTES - FLOOR PLANS:

☐

1 / A2.2 LEVEL-01: FLOOR PLAN
1/16" = 1'-0"

SUITE SUMMARY

SUITE TYPE	SUITE AREA (SQ. FT.)	# OF BATHROOM	# OF BEDROOM	TOTAL
SUITE A	521	1	1	79
SUITE B ACCESSIBLE	643	1	1	27
SUITE B.1 ACCESSIBLE	643	1	1	6
SUITE C	781	1	2	45
SUITE C.1 ACCESSIBLE	769	1	2	10
SUITE C.2	769	1	2	2
SUITE D	966	1	3	12
SUITE E	561	1	1	7
SUITE F	1015	2	3	7
SUITE G	738	1	2	7
SUITE H	664	1	1	1
SUITE I	759	1	2	1
TOTAL				204

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

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
440 BRIDGE LAKE DRIVE(LOT 4)

WINNIPEG, MB

LEVEL-01 FLOOR PLAN

Drawn by: JS/CF Checked by: ZN

A2.2

Project No: 25003 Date: APRIL 2026

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

SCHEDULE "A" page 5 of 7

To Zoning Agreement: DASZ 39/2025

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Winnipeg

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District Planner		May 13/26
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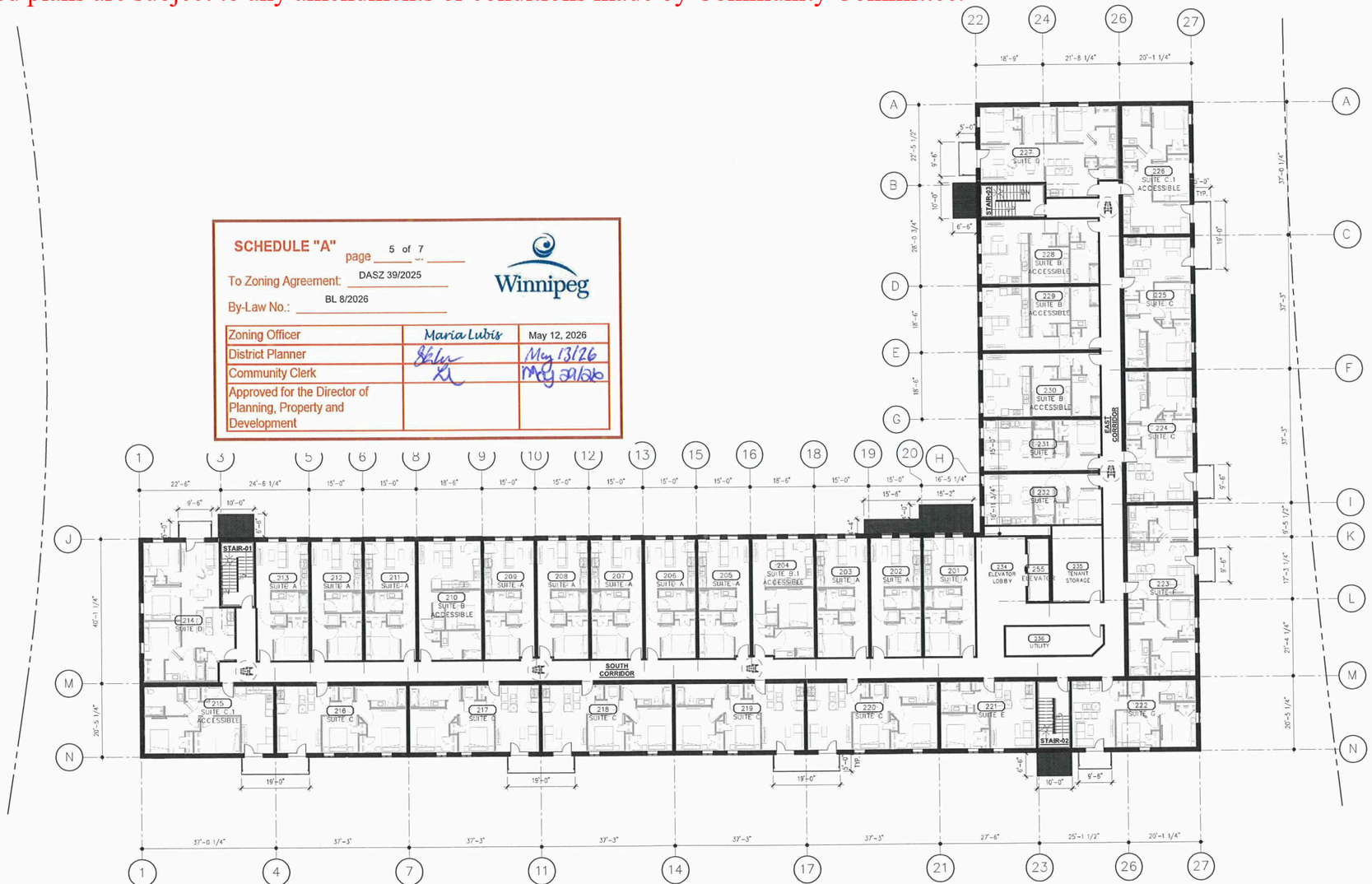

N

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

1/16" = 1'-0"

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.).
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KEYNOTES - FLOOR PLANS:

☐

SUITE SUMMARY

SUITE TYPE	SUITE AREA (SQ. FT.)	# OF BATHROOM	# OF BEDROOM	TOTAL
SUITE A	521	1	1	79
SUITE B ACCESSIBLE	643	1	1	27
SUITE B.1 ACCESSIBLE	643	1	1	6
SUITE C	781	1	2	45
SUITE C.1 ACCESSIBLE	769	1	2	10
SUITE C.2	769	1	2	2
SUITE D	966	1	3	12
SUITE E	561	1	1	7
SUITE F	1015	2	3	7
SUITE G	738	1	2	7
SUITE H	664	1	1	1
SUITE I	759	1	2	1
TOTAL				204

No:	Revision:	Date:	By:
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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
440 BRIDGE LAKE DRIVE(LOT 4)

WINNIPEG, MB

LEVEL-02 TO LEVEL-06 TYPICAL FLOOR PLAN

Drawn by: JS/CF Checked by: ZN

A2.3

Project No: 25003 Date: APRIL 2026

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

SCHEDULE "A" page 6 of 7

To Zoning Agreement: DASZ 39/2025

By-Law No.: BL 8/2026

Winnipeg

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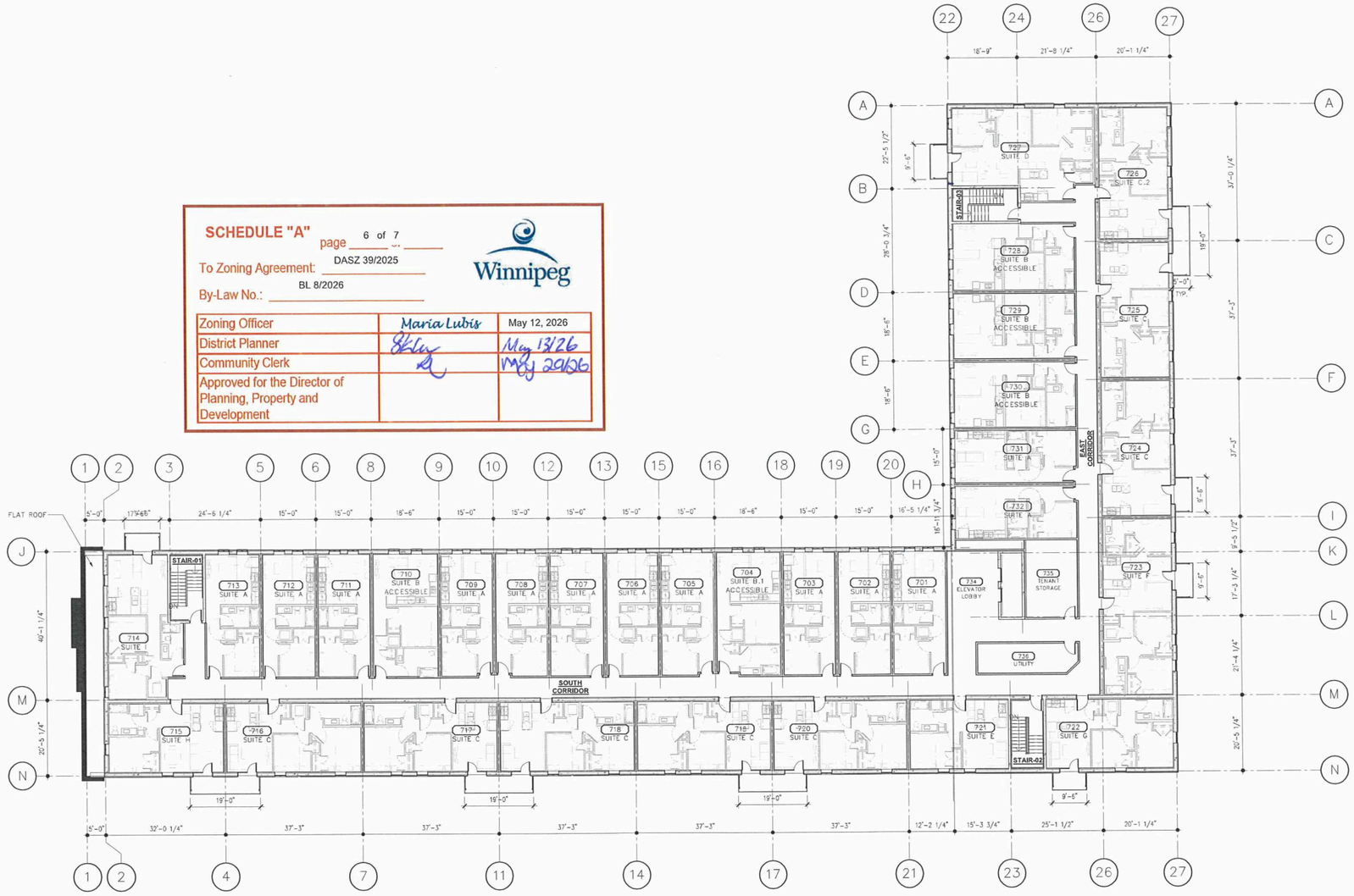
District Planner		May 13/26
Community Clerk		May 20/26
Approved for the Director of Planning, Property and Development		



N

1 / A2.4 LEVEL-07: TYPICAL FLOOR PLAN

1/16" = 1'-0"

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
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KEYNOTES - FLOOR PLANS:

☐

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SUITE E	561	1	1	7
SUITE F	1015	2	3	7
SUITE G	738	1	2	7
SUITE H	664	1	1	1
SUITE I	759	1	2	1
TOTAL				204

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

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
440 BRIDGE LAKE DRIVE(LOT 4)

WINNIPEG, MB

LEVEL-07 FLOOR PLAN

Drawn by: JS/CF Checked by: ZN

A2.4

Project No: 25003 Date: APRIL 2026

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



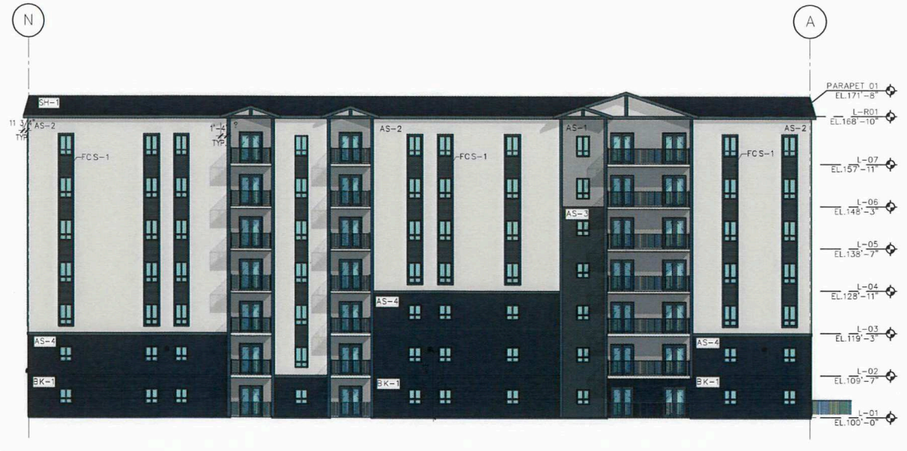
1 A4.1 NORTH ELEVATION
1/16" = 1'-0"



2 A4.1 SOUTH ELEVATION
1/16" = 1'-0"



3 A4.1 WEST ELEVATION
1/16" = 1'-0"



4 A4.1 EAST ELEVATION
1/16" = 1'-0"

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION FINISH SYSYEM
- EIFS-1 – EIFS - 1550-2W
- EIFS-2 – EIFS - 1510-1W
- EIFS-3 – EIFS - 1510-5W
- EIFS-4 – EIFS - 1510-5W
- EIFS-5 – EIFS - 1520-6W
- EIFS-6 – EIFS - 1520-6W, 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

SCHEDULE "A" page 7 of 7

To Zoning Agreement: DASZ 39/2025

By-Law No.: BL 8/2026

Winnipeg

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District Planner		May 13/26
Community Clerk		May 21/26
Approved for the Director of Planning, Property and Development		

No.	Revision:	Date:	By:
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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
440 BRIDGE LAKE DRIVE(LOT 4)

WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: CF Checked by: ZN

A4.1

Project No.: 25003 Date: APRIL 2026