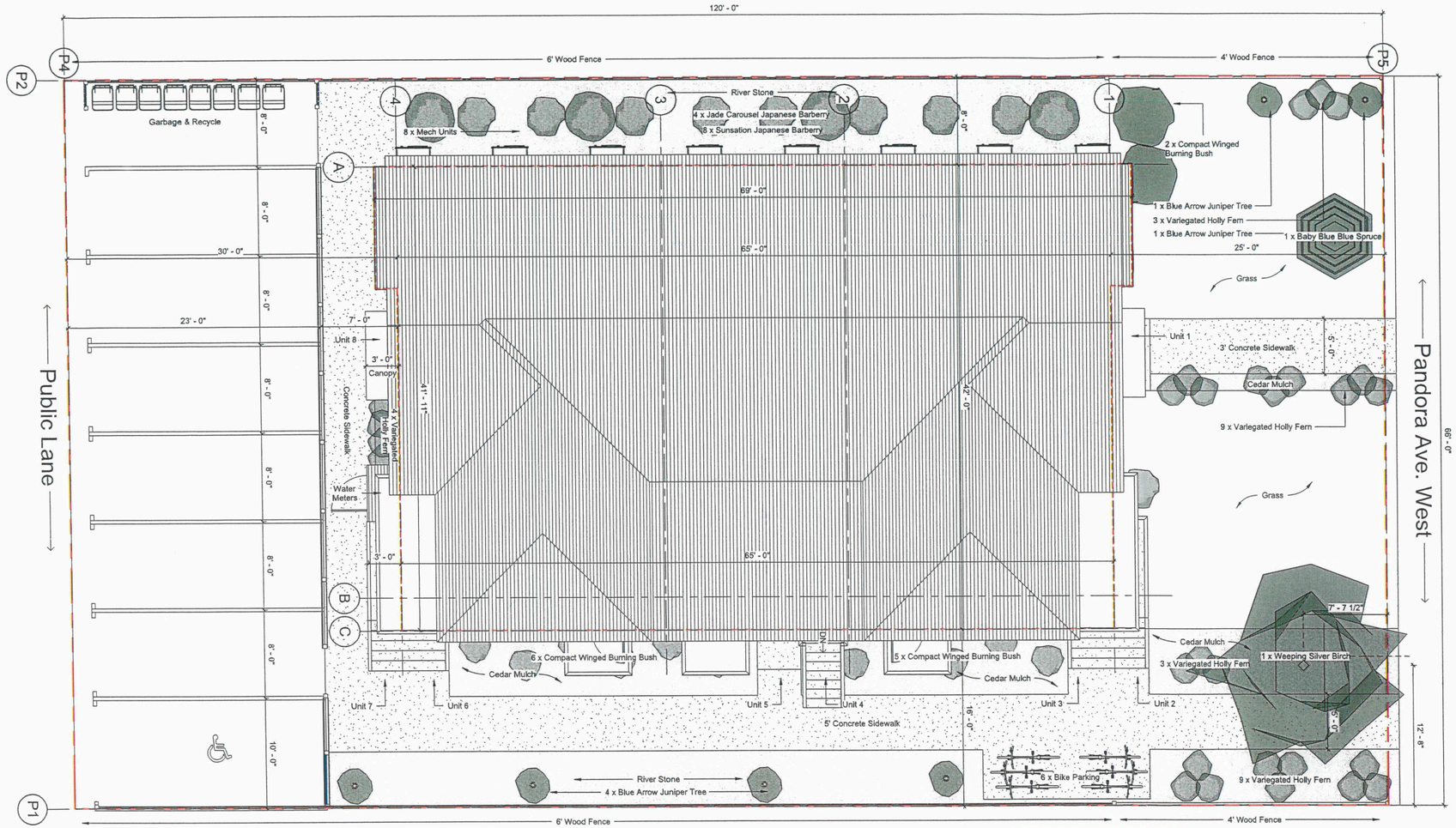


Current Zoning: R1-M
Proposed Zoning: R2
Lot Area: 7,920 sq/ft
Lot Coverage: 2,775 sq/ft
Height: 31' mid point
Units: 8
Parking stalls: 7
Exterior Bike Parking: 1
Bike Storage: In suite

Planting:

Required Planting:

Front yard
Street Edge Requirements: 3 trees / 10 shrubs
Foundation Buffering Requirements: 4 shrubs
Provided: 4 trees / 26 shrubs

Rear yard
Foundation Buffering Requirements: 4 shrubs
Provided: 1 tree / 4 shrubs

Supplemental Planting:

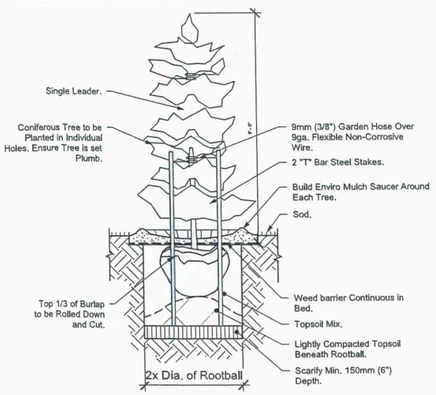
East Side yard
Provided: 10 shrubs

West Side yard
Foundation Buffering Requirements: 7 shrubs
Provided: 3 trees / 11 shrubs

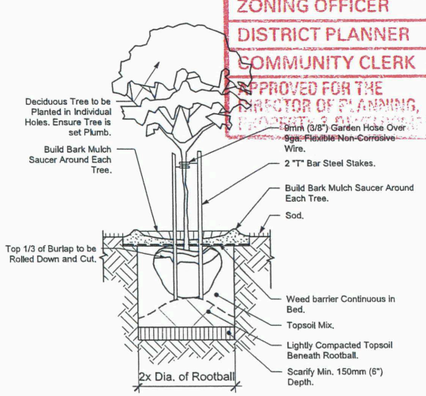
Note:

Secure "T" Bars to Tree @ Approx. 2/3 Total Tree Height Above Finished Grade.

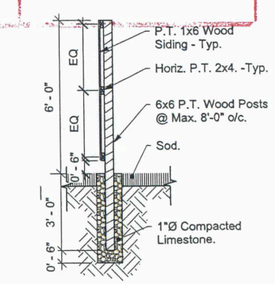
Contractor to Ensure "T" Bars do not Penetrate Rootball.



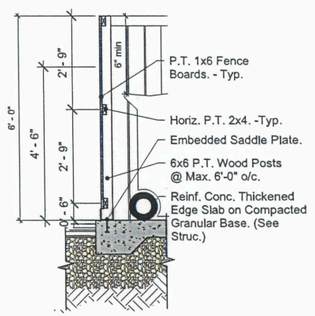
4 **Coniferous Tree**
3/8" = 1'-0"



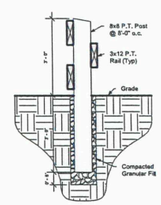
5 **Deciduous Tree**
3/8" = 1'-0"



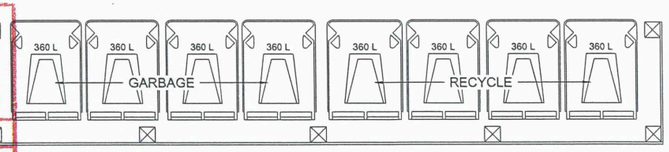
3 **6' wood fence detail**
3/8" = 1'-0"



6 **Garbage Enclosure Fence Detail**
1/2" = 1'-0"



2 **3' wood parking rail**
3/8" = 1'-0"



7 **Garbage Enclosure Plan**
1/2" = 1'-0"

SCHEDULE "A" page 1 of 4
To Zoning Agreement DAS2/14/2025
By-Law No. 87/2025
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COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING, DEVELOPMENT & BUILDING
Winnipeg
05/19/2026

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No.	REVISIONS	Date
v2	Zoning	11/14/24
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v5	Plan Approval	02/13/26
v6	Councillor Wyatt	03/03/26

Project:
621 Pandora Ave West

Site Plan

Page Number:	A100
Scale:	As indicated
Date:	May 15 2026
Drawn by:	Daniel

2026-05-15 9:03:36 AM

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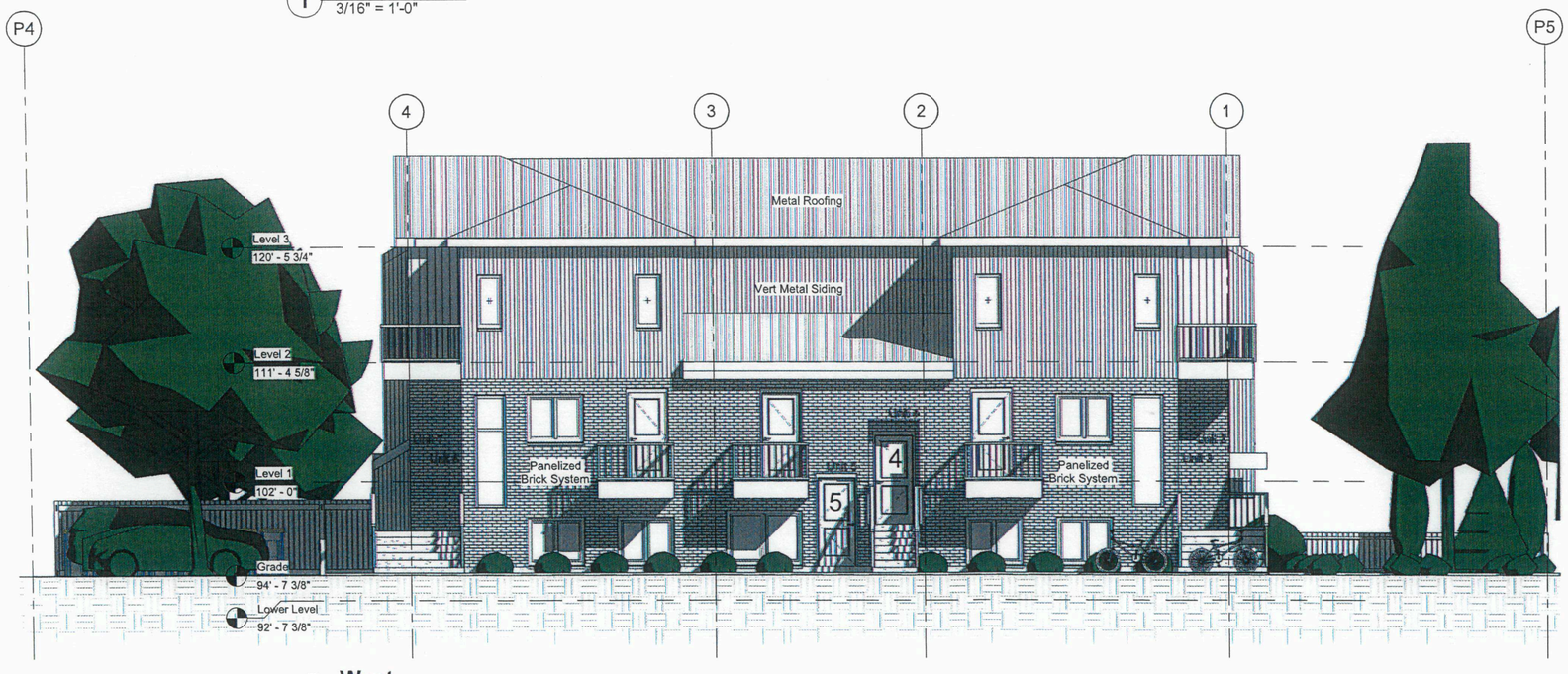
1 East
3/16" = 1'-0"



4 West
3/16" = 1'-0"

SCHEDULE "A" page 2 of 4
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Project:
621 Pandora Ave West

Elevations

Page Number:	A102
Scale:	3/16" = 1'-0"
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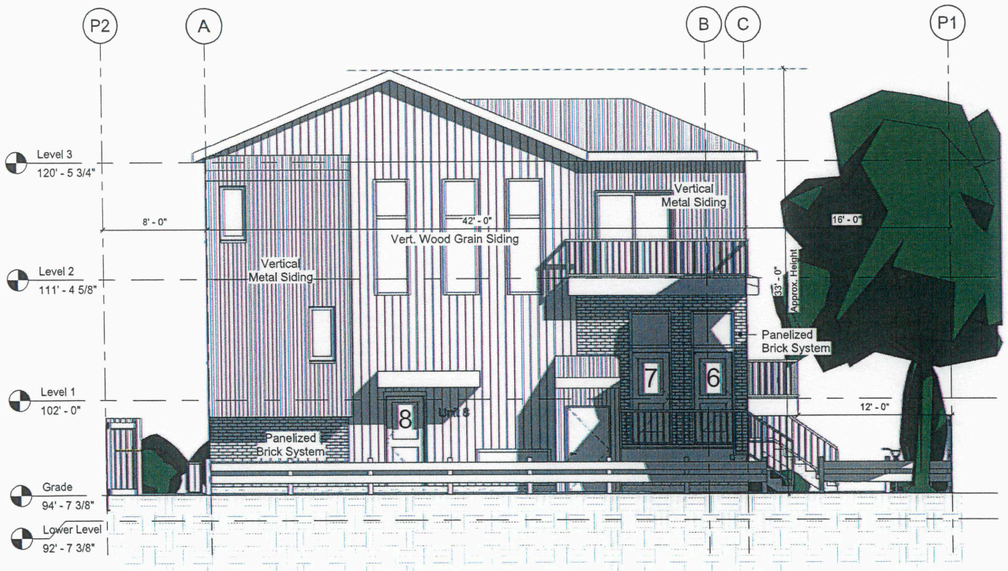
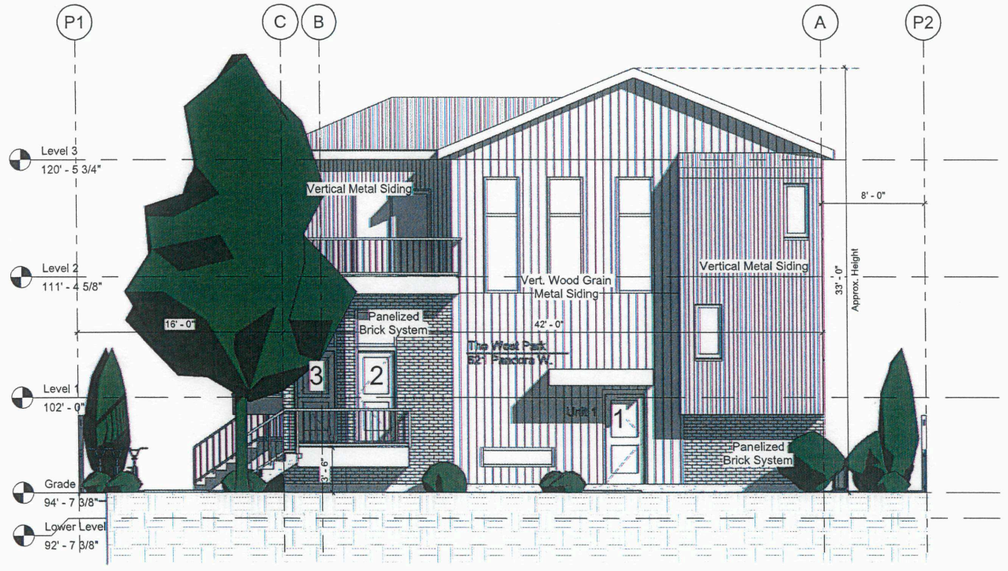


1 North
3/16" = 1'-0"



2 South
3/16" = 1'-0"

SCHEDULE "A" page 3 of 4
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Project:
621 Pandora Ave West

Elevations

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East



North



South



West

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Project:
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Rendered Elevations

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