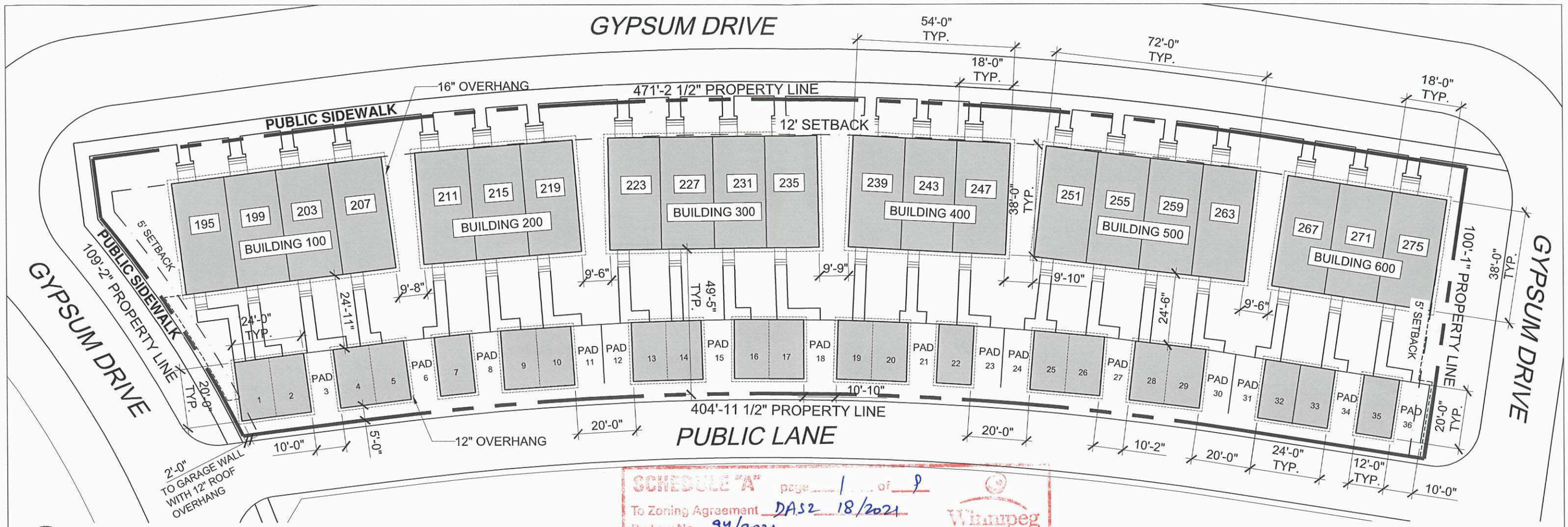

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To Zoning Agreement DA52 18/2021
By-Law No. 94/2021
ZONING OFFICER — April 1, 2026
DISTRICT PLANNER
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING

Winnipeg

SITE PLAN

1 / 2.0 SCALE: 1/32" = 1'-0"

LEGEND:

- PROPERTY LINE
- SETBACK LINE
- BUILDING FOOTPRINT
- 6'-6" TALL WOOD FENCE DEVELOPMENT FENCE

PROPOSED DEVELOPMENT:
21 UNIT BARELAND CONDOMINIUM DEVLOPMENT
PRIVATE TWO-STOREY TOWNHOMES WITH DETACHED GARAGES ON BARELAND LOTS

195-275 GYPSUM DRIVE
WINNIPEG, MANITOBA
POSTAL CODE: TBD

LEGAL DESCRIPTION :

BLOCK 48 PLAN 70960 WLTO IN LAMONTAGNE ROAD CLOSED BY INSTRUMENT NO. 433887, LOTS 181, 182, 183, 214 AND 215 ROMAN CATHOLIC MISSION PROPERTY AND RIVER LOTS 121 AND 122 PARISH OF ST. BONIFACE

LOT AREA:

44,068 SQ.FT (1.0 ACRES)

LOT DIMENSIONS:
N: 471'-2 1/2"
E: 100'-1"
S: 404'-11 1/2"
W: 109'-2"

MAXIMUM DENSITY: 35
DENSITY PROVIDED: 21

BUILDING CODE ANALYSIS:

DESIGN SPECIFICATIONS TO BE RESIDENTIAL AND IN ACCORDANCE WITH **PART 9 OF THE NATIONAL BUILDING CODE OF CANADA 2024 AND MANITOBA AMENDMENTS 9.25.6.1** FOR NEW BUILDING OF 3 STOREY OR LESS IN BUILDING HEIGHT AND AREA NOT EXCEEDING 600 SM (6459 SF).

ZONING:
RMF-S CITY OF WINNIPEG BY-LAW
N0. 200/2006, PART 5, TABLE 5-4:

FRONT YARD REQ'D: 20', PROVIDED: 12'
REAR YARD REQ'D: 25', PROVIDED: 49'-5"
CORNER SIDE YARD REQ'D: 5', PROVIDED: 5'
BLDG SEPARATION REQ'D: 8, PROVIDED: 9'-6" - 9'-10"
BLDG HEIGHT REQ'D: 35, PROVIDED: 26'

PARKING:
1.5 STALLS/DWELLING UNIT.
REQUIRED = 21X1.5 = 32 STALLS
PROPOSED = 36 STALLS
21 STALLS (GARAGE)
15 STALLS (PAD)

STREET PARKING ON GYPSUM DRIVE

GARBAGE & RECYCLING:
GARBAGE AND RECYCLING BINS TO BE STORED IN GARAGE AND PLACED OUT FOR WEEKLY COLLECTION BY CITY OF WINNIPEG WATER AND WASTE DEPARTMENT

NOTE:

NO PUBLIC AMENITIES OR SPACES; PRIVATE RESIDENCES ON BARELAND LOTS

SIDEWALK ACCESS TO DWELLING ENTRANCES LOCATED IN PRIVATE FRONT YARDS; STEPS AND LANDINGS WILL CONFORM TO NBC HEALTH AND SAFETY STANDARDS. ACCESS COMPLIANT WITH 2015 CITY OF WINNIPEG ACCESSIBILITY DESIGN STANDARD RELATING TO SEMI-DETACHED HOUSES, TOWNHOUSES AND ROW HOUSES (PAGE 24)

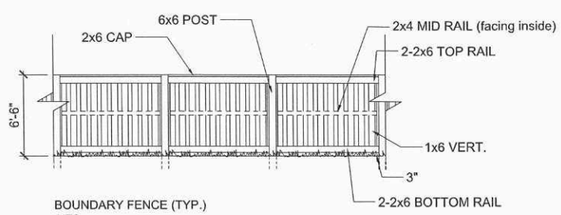
NO FENCES REQUIRED ON THIS DEVELOPMENT.

RISERS QTY TBD AS PER CIVIL PLAN.

* PRELIMINARY ADDRESSING ONLY - AS PER CITY OF WINNIPEG ADDRESSING DEPARTMENT.

UNIT INFORMATION:
NUMBER OF UNITS: 21
LIVING AREA PER UNIT: 1368 SF

BUILDING #	# OF UNITS	BUILDING FOOTPRINT AREA
100	4	2736 SF
200	3	2052 SF
300	4	2736 SF
400	3	2052 SF
500	4	2736 SF
600	3	2052 SF



BOUNDARY FENCE (TYP.)
NTS

StreetSide — A QUALICO Company

PROJECT TITLE: PROPOSED TOWNHOMES 195 - 275 GYPSUM DRIVE

SHEET TITLE: SITE PLAN

SEAL:

1	ISSUED FOR REVIEW	02.19.2026	WL						

SCALE: AS INDICATED
DRAWN BY: WL
DATE: 03.30.2026
PROJECT NO: 064.22

SHEET: 2.0



1 / 4.0 B100 ~ B600 STREET VIEW

SCALE: 1/30" = 1'-0"



2 / 4.0 B100 ~ B300 STREET VIEW

SCALE: 1/16" = 1'-0"



3 / 4.0 B400 ~ B600 STREET VIEW

SCALE: 1/16" = 1'-0"

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To Zoning Agreement DAS 18/2021
By-Law No. 94/2021
ZONING OFFICER April 1, 2026
DISTRICT PLANNER
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT

Winnipeg

StreetSide A QUALICO Company

PROJECT TITLE: PROPOSED TOWNHOMES 195 - 275 GYPSUM DRIVE

SHEET TITLE: STREET VIEW

SEAL:

1	ISSUED FOR REVIEW	02.19.2026	WL

SCALE: AS INDICATED
DRAWN BY: WL
DATE: 02.19.2026
PROJECT NO: 064.22

SHEET: 4.0

PROPOSED FINISH SCHEDULE:

1. DOMTECK PRO-LOCK - WHITE WHITE - VERTICAL
2. DOMTECK PRO-LOCK - IRON ORE LOW GLOSS - VERTICAL
3. MAC NORWOOD - CORK - HORIZONTAL
4. HARDIE TRIM 5/4x3.5" - MIDNIGHT BLACK
5. HARDIE PANEL SMOOTH - MIDNIGHT BLACK
6. CANOPY - HARDIE TRIM 4/4x11.25" - MIDNIGHT BLACK, RIPPED TO SUIT CANOPY FASCIA C/W BLACK ALUM TOP
7. FRONT SIDING TO WRAP 12" RETURN AT CORNER TO SIDE ELEVATION
8. TRI-PANE CLEAR WINDOW C/W BLACK FRAME EXTERIOR; WHITE INTERIOR
9. TRI-PANE OPAQUE ENSUITE WINDOW C/W BLACK FRAME EXTERIOR; WHITE INTERIOR
10. TRI-PANE CLEAR SIDELITE C/W BLACK FRAME EXTERIOR; WHITE INTERIOR
11. TRI-PANE OPAQUE FULL LITE C/W BLACK FRAME EXTERIOR; WHITE INTERIOR
12. TRI-PANE CLEAR WINDOW C/W WHITE FRAME INSIDE & OUTSIDE
13. LAFARGE PRECAST STAIR C/W BLACK METAL RAILING
14. PARGING
15. FASCIA, SOFFIT, EAVESTROUGH, DOWNPIPE & FOLD DOWN - PREFINISHED BLACK ALUMINUM
16. FLANGE - HARDIE PANEL SMOOTH TO FRONT & SIDES - MIDNIGHT BLACK C/W EASY REVEAL FOR SEAM @ INTERIOR UNIT SEPARATION ONLY
17. ONYX BLACK SHINGLES C/W BLACK R50 VENTS & DRIP EDGE
18. STUCCO - WINTER LACE #56-1P STUCCO KNOCK & DASH FINISH - REAR AND SIDES AS PER DRAWING SET
19. 9' X 7' GARAGE DOOR, RANCH STYLE LONG PANEL WHITE



1 / 5.0 B100 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE "A" page 3 of 9
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By-Law No. 94/2021
ZONING OFFICER April 1, 2026
DISTRICT PLANNER
COMMUNITY CLERK
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Winnipeg

StreetSide A GRAHAM Company

PROJECT TITLE:	SHEET TITLE:	SEAL:						
PROPOSED TOWNHOMES 195 - 275 GYPSUM DRIVE	4-PLEX FRONT ELEVATION		1	ISSUED FOR REVIEW	02.19.2026	WL	SCALE: AS INDICATED	SHEET: 5.0
							DRAWN BY: WL	
							DATE: 02.19.2026	
							PROJECT NO: 064.22	

PROPOSED FINISH SCHEDULE:

1. DOMTECK PRO-LOCK - WHITE WHITE - VERTICAL
2. DOMTECK PRO-LOCK - IRON ORE LOW GLOSS - VERTICAL
3. MAC NORWOOD - CORK - HORIZONTAL
4. HARDIE TRIM 5/4x3.5" - MIDNIGHT BLACK
5. HARDIE PANEL SMOOTH - MIDNIGHT BLACK
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1 / 6.0 B200 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

SCHEDULE "A" page 4 of 9
To Zoning Agreement DAS2 18/2021
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COMMUNITY CLERK
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Winnipeg

StreetSide A QUALICO Company

PROJECT TITLE: PROPOSED TOWNHOMES 195 - 275 GYPSUM DRIVE

SHEET TITLE: 3-PLEX FRONT ELEVATION

SEAL:

1	ISSUED FOR REVIEW	02.19.2026	WL								

SCALE: AS INDICATED
DRAWN BY: WL
DATE: 02.19.2026
PROJECT NO: 064.22

SHEET: 6.0

PROPOSED FINISH SCHEDULE:

1. DOMTECK PRO-LOCK - WHITE WHITE - VERTICAL
2. DOMTECK PRO-LOCK - IRON ORE LOW GLOSS - VERTICAL
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ZONING OFFICER		April 1, 2026
DISTRICT PLANNER		
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		



1 / 7.0 B100 REAR ELEVATION
SCALE: 3/32" = 1'-0"



2 / 7.0 B200 REAR ELEVATION
SCALE: 3/32" = 1'-0"

StreetSide A QUALICO Company

PROJECT TITLE: PROPOSED TOWNHOMES 195 - 275 GYPSUM DRIVE

SHEET TITLE: REAR ELEVATIONS

SEAL:

1	ISSUED FOR REVIEW	02.19.2026	WL						SCALE:	AS INDICATED	SHEET: 7.0
									DRAWN BY:	WL	
									DATE:	02.19.2026	
									PROJECT NO:	064.22	

PROPOSED FINISH SCHEDULE:

1. DOMTECK PRO-LOCK - WHITE WHITE - VERTICAL
2. DOMTECK PRO-LOCK - IRON ORE LOW GLOSS - VERTICAL
3. MAC NORWOOD - CORK - HORIZONTAL
4. HARDIE TRIM 5/4x3.5" - MIDNIGHT BLACK
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SCHEDULE "A" page 6 of 9
To Zoning Agreement DAS2 18/2021
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Winnipeg
ZONING OFFICER
DISTRICT PLANNER — April 1, 2026
COMMUNITY CLERK
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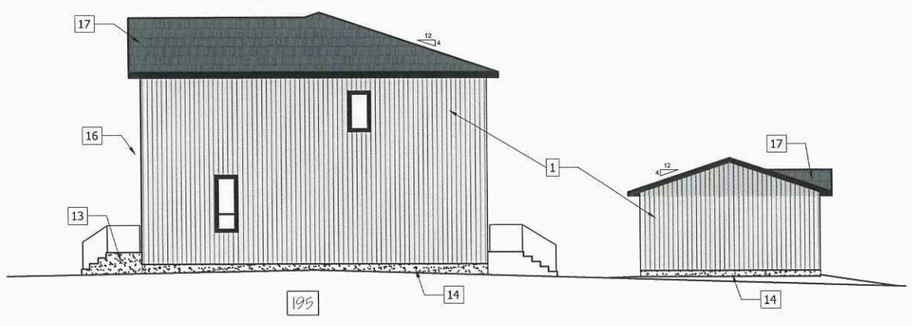
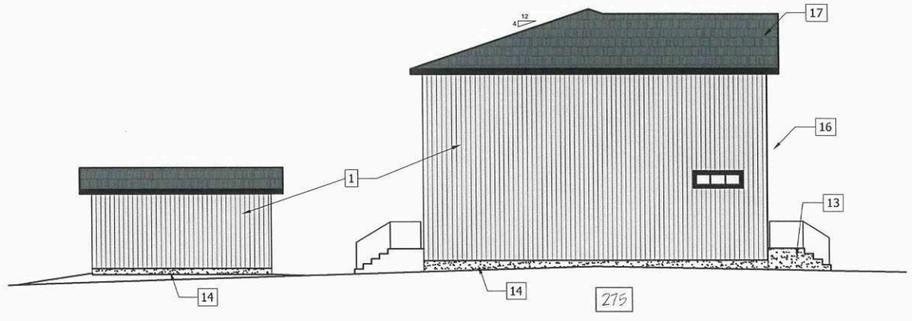


1 / 8.0 UNIT 195 SIDE ELEVATION (FACING GYPSUM DRIVE)
SCALE: 1/16" = 1'-0"



2 / 8.0 UNIT 275 SIDE ELEVATION (FACING GYPSUM DRIVE)
SCALE: 1/16" = 1'-0"

StreetSide — A QUALICO Company

PROJECT TITLE: PROPOSED TOWNHOMES 195 - 275 GYPSUM DRIVE

SHEET TITLE: SIDE ELEVATIONS

SEAL:

1	ISSUED FOR REVIEW	02.19.2026	WL						SCALE:	AS INDICATED
									DRAWN BY:	WL
									DATE:	02.19.2026
									PROJECT NO:	064.22

SHEET: 8.0

PROPOSED FINISH SCHEDULE:

1. DOMTECK PRO-LOCK - WHITE WHITE - VERTICAL
2. DOMTECK PRO-LOCK - IRON ORE LOW GLOSS - VERTICAL
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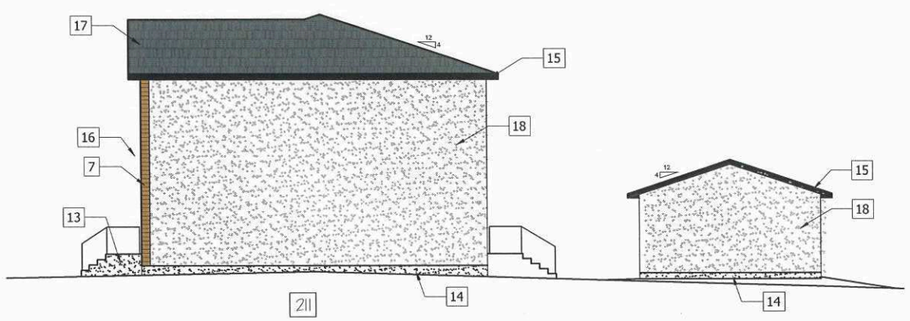
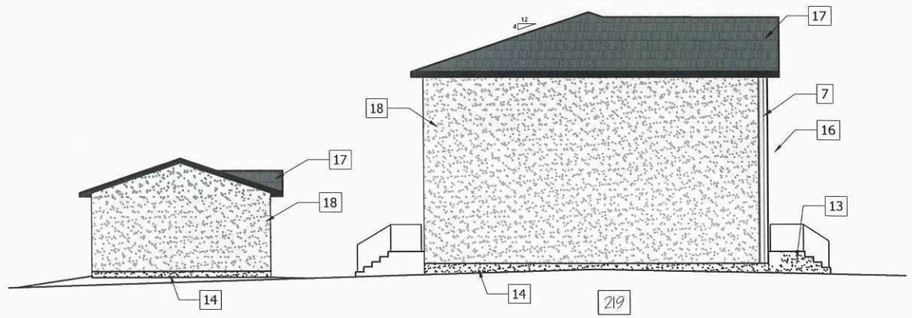
19. 9' X 7' GARAGE DOOR, RANCH STYLE LONG PANEL WHITE

SCHEDULE "A" page 7 of 9
To Zoning Agreement OAS2 18/2021
By-Law No. 94/2021
Winnipeg

ZONING OFFICER	[signature]	April 1, 2026
DISTRICT PLANNER		
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		



1 / 9.0 UNIT 205 SIDE ELEVATION (INTERIOR UNITS)
SCALE: 1/16" = 1'-0"



2 / 9.0 UNIT 219 SIDE ELEVATION (INTERIOR UNITS)
SCALE: 1/16" = 1'-0"

StreetSide A QUALICO Company

PROJECT TITLE: PROPOSED TOWNHOMES 195 - 275 GYPSUM DRIVE

SHEET TITLE: SIDE ELEVATIONS

SEAL:

1	ISSUED FOR REVIEW	02.19.2026	WL

SCALE:	AS INDICATED
DRAWN BY:	WL
DATE:	02.19.2026
PROJECT NO:	064.22

SHEET: 9.0

PROPOSED FINISH SCHEDULE:

1. DOMTECK PRO-LOCK - WHITE WHITE - VERTICAL
2. DOMTECK PRO-LOCK - IRON ORE LOW GLOSS - VERTICAL
3. MAC NORWOOD - CORK - HORIZONTAL
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19. 9' X 7' GARAGE DOOR, RANCH STYLE LONG PANEL WHITE



* NOTE - GARGE FRONT TO MATCH CORRESPONDING UNIT

1 / 10.0 TYP. LANE ELEVATION

SCALE: 1/8" = 1'-0"

SCHEDULE "A" page 8 of 9
To Zoning Agreement DAS2 18/2024
By-Law No. 84/2024
Winnipeg
ZONING OFFICER
DISTRICT PLANNER — April 1, 2026
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT

StreetSide — A QUALICO Company

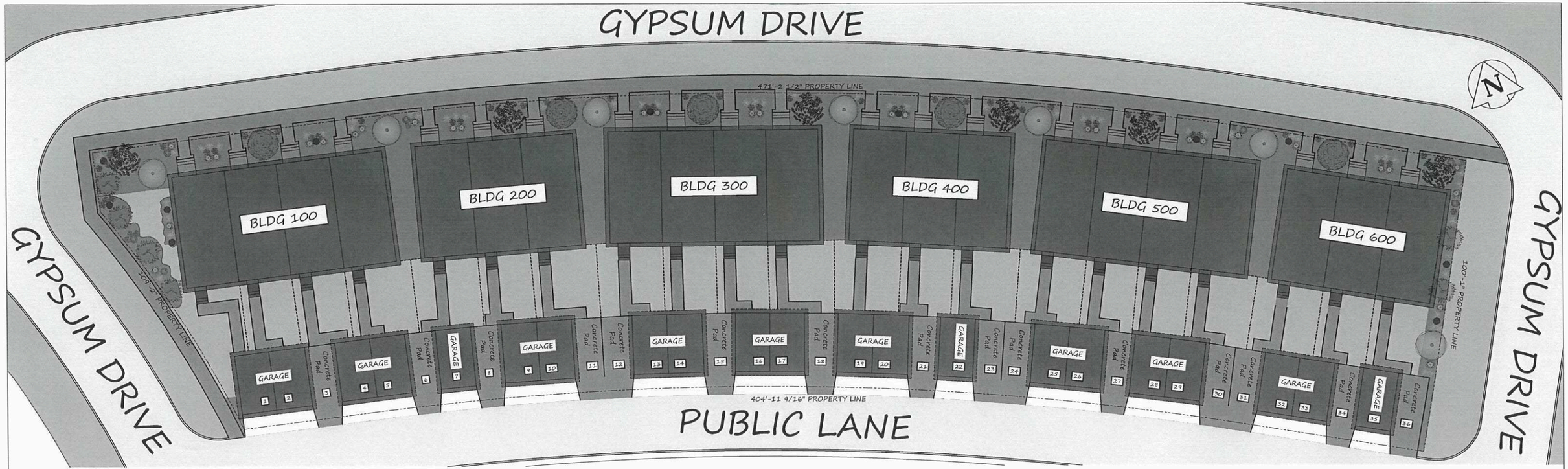
PROJECT TITLE: PROPOSED TOWNHOMES 195 - 275 GYPSUM DRIVE

SHEET TITLE: GARAGE ELEVATIONS

SEAL:

1	ISSUED FOR REVIEW	02.19.2026	WL						SCALE:	AS INDICATED
									DRAWN BY:	WL
									DATE:	02.19.2026
									PROJECT NO:	064.22

SHEET: 10.0



LANDSCAPE PLAN

1 / 3.0

SCALE: 1/32" = 1'-0"

GENERAL NOTES:

21 UNITS TWO-STOREY TOWNHOUSE CONDOMINIUMS WITH SINGLE CAR DETACHED GARAGE W/ OR W/OUT PARKING PAD.

CITY OF WINNIPEG LANDSCAPE REQUIREMENTS:

TOTAL AREA:

- 44,068 SQ FT (1.0 ACRE)

STREET EDGE LANDSCAPING (GYPSUM DRIVE NORTH):

- 471'-2" STREET FRONTAGE
- TREES REQUIRED: 16 ; PROVIDED: 16
- SHRUBS REQUIRED: 71; PROVIDED: 76

STREET EDGE LANDSCAPING (GYPSUM DRIVE WEST):

- 109'-2" STREET FRONTAGE
- TREES REQUIRED: 4; PROVIDED: 4
- SHRUBS REQUIRED: 17; PROVIDED: 17

STREET EDGE LANDSCAPING (GYPSUM DRIVE EAST):

- 100'-1" STREET FRONTAGE
- TREES REQUIRED: 4; PROVIDED: 4
- SHRUBS REQUIRED: 15; PROVIDED: 16

BUILDING FOUNDATION LANDSCAPING

- 378 ft FACADE FACING PUBLIC RIGHT OF WAY OR CONTAINING ENTRANCE
- SHRUBS REQUIRED: 38; PROVIDED: 42

TOTAL TREES REQUIRED FOR THIS DEVELOPMENT: 24 TREES (24 TREES PROVIDED)

TOTAL SHRUBS REQUIRED FOR THIS DEVELOPMENT: 141 SHRUBS (143 PROVIDED - SHRUBS & GRASSES COMBINED)

WHERE STANDARDS FOR LANDSCAPING OF TWO AREAS OVERLAP, OR ARE INCONSISTENT, THE STANDARD REQUIRING MORE LANDSCAPING GOVERNS. C.O.W. BYLAW 200.2006 190(1)

DRAWING NOTES:

MINIMUM PLANT SIZES:

- DECIDIOUS TREES LOCATED WITHIN 5 FEET OF A WALKWAY, PATH, OR PATHWAY: 2-1/2 INCH CALIPER, AND OF SPECIES THAT NORMALLY HAVE LOWER BRANCHES AT LEAST 6 FEET ABOVE GRADE AT MATURITY.
- DECIDIOUS TREES NOT LOCATED WITHIN 5 FEET OF WALKWAY, PATH OR PATHWAY: 1-3/4 INCH CALIPER.
- CONIFEROUS TREES: 6 FEET HIGH AT THE TIME OF PLANTING.
- ALL SHRUBS: 2 GALLON CONTAINER, AND OF SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED SO GROUND COVER, ANNUALS, AND PERENNIALS: NO MINIMUM SIZE.

PLANTING BEDS:

- MINIMUM SOIL DEPTH TO BE 450mm. PLANTING BEDS WITH TREES MINIMUM DEPTH TO BE 900 mm.
- BLACK PLASTIC EDGER ALONG ALL SODDED EDGES.
- 100mm DEPTH STONE BED ON FILTER FABRIC.
- PLANT SELECTIONS TO BE CONFIRMED BY CONTRACTOR TO MEET ALL CITY OF WINNIPEG REQUIREMENTS.

CONTRACTOR TO SUPPLY AND INSTALL SOD IN ALL AREAS INDICATED ON PLANTING PLAN TO CITY OF WINNIPEG SPECIFICATIONS ALONG BOULEVARD.

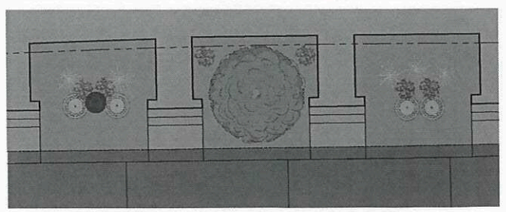
SOD MAINTENANCE:

- SUBSEQUENT TO INSTALLATION, AN INSPECTION SHALL BE MADE BY THE ADMINISTRATOR WHO WILL VERIFY SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL MAINTAIN THE SOD FOR 30 DAYS.
- THE CONTRACTOR SHALL MOW THE TURF AREA AT REGULAR INTERVALS TO A HEIGHT OF 50-60mm. NOT MORE THAN 30% OF THE GRASS HEIGHT TO BE CUT AT ANY ONE MOWING.
- THE CONTRACTOR SHALL WATER SODDED AREAS IN SUFFICIENT QUANTITIES AND FREQUENCY TO MAINTAIN SOIL CONTINUOUSLY MOIST TO MIN DEPTH OF 100mm.

- BOULEVARD SOD & TREES BY OTHERS.

Landscape Plan Legend

Symbol	Drawing Legend	Name	Qty.	Location
	Tree A	Flowering Crabapple (Malus 'DurLeo')	6	Gypsum Drive N
	Tree B	Klondike Amur Cherry (Prunus Maackii 'Jeddike')	5	Gypsum Drive N
	Tree C	Spring Snow Flowering Crabapple (Malus X 'Spring Snow')	7	Gypsum Drive N & E
	Tree D	Dwarf Alberta Spruce (Picea Glauca 'Conica')	6	Gypsum Drive W & E
		Total Trees: 24		
	Shrub A	Ivory Halo Dogwood (Cornus Alba)	11	Gypsum DriVE (W,N,E) & Building Foundation
	Shrub B	False Spirea (Sorbaria Sorbifolia 'Sem')	30	Gypsum DriVE (W,N,E) & Building Foundation
	Shrub C	Goldflame Spirea (Spiraea Bumalda)	7	Gypsum DriVE (W,N,E) & Building Foundation
	Shrub D	Royal Jubilee Ninebark (Physocarpus Opulifolius 'Jefroy')	51	Gypsum DriVE (W,N,E) & Building Foundation
	Shrub E	Karl Foerster Reed Grass (Calamagrostis x Acutiflora 'Karl Foerster')	52	Gypsum DriVE (W,N,E) & Building Foundation
		Total Shrubs: 151		
		Note: Stonebed around trees, shrubs and grasses typ.		



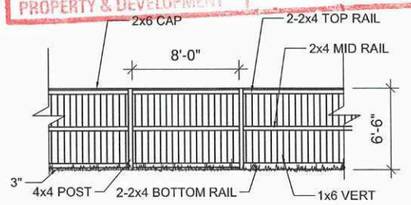
		Required as per Zoning bylaws		Provided	
		Trees	Shrubs	Trees	Shrubs
Street Edge Landscaping	Gypsum Drive North	16	71	16	76
Bldg. foundation landscaping	Along principal entries (All buildings)	/	38	/	42

SCHEDULE "A" page 9 of 9
To Zoning Agreement DAS2 18/2024
By-Law No. 94/2024
ZONING OFFICER
DISTRICT PLANNER
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
Winnipeg
May 1, 2026

Site Legend:

- Decorative Boulders
- Stonebed
- Grass
- Optional Privacy Fence

Detail:



OPTIONAL PRIVACY FENCE (TYP.)
NTS



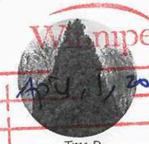
Tree A
Flowering Crabapple
Size: Wire Basket
65cm Cal., Even branching above 2M



Tree B
Klondike Amur Cherry
Size: Wire Basket
65cm Cal., Even branching above 2M



Tree C
Spring Snow Flowering Crabapple
Size: Wire Basket
65cm Cal., Even branching above 2M



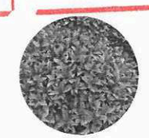
Tree D
Dwarf Alberta Spruce
Size: Wire Basket
65cm Cal., Even branching above 2M



Shrub A
Ivory Halo Dogwood
Size: #3 Container
Min. 30cm ht.



Shrub B
False Spirea
Size: #3 Container
Min. 30cm ht.



Shrub C
Goldflame Spirea
Size: #3 Container
Min. 30cm ht.



Shrub D
Royal Jubilee Ninebark
Size: #3 Container
Min. 30cm ht.



Shrub E
Karl Foerster Reed Grass
Size: #2 Gal. pot
Min. 30cm ht.

StreetSide
A QUALICO Company

PROJECT TITLE:	PROPOSED TOWNHOMES 195 - 275 GYPSUM DRIVE
SHEET TITLE:	LANDSCAPE PLAN
SEAL:	

1	ISSUED FOR REVIEW	02.19.2026	WL						SCALE:	AS INDICATED
									DRAWN BY:	WL
									DATE:	02.19.2026
									PROJECT NO:	064.22

SHEET: **3.0**