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PROPERTY STATISTICS

LEGAL ADDRESS:
LOT 4 BLOCK 2 PLAN 73311 WLTO IN LOTS 296, 297, 307, 308, 310, 311, AND G ROMAN CATHOLIC MISSION PROPERTY

PROPERTY SIZE:	72,826 FT^2 (1.67 ACRES)
ZONING:	CMU
PERMITTED DENSITY:	800 FT^2 / UNIT
MAX DWELLING UNITS:	91
FRONT YARD REQ'D:	67'-6" (EASEMENT)
PROVIDED:	67'-6"
CORNER SIDE YARD REQ'D:	20'-0"
PROVIDED:	20'-0"
SIDE YARD REQ'D:	18'-0"
PROVIDED:	18'-0"
REAR YARD REQ'D:	25'-0" (50' TO DWELLING)
PROVIDED:	50'-0" TO DWELLING 40'-5" TO STAIR

BUILDING DESCRIPTION:	
BUILDING HEIGHT:	70' TO MID TRUSS
STOREYS ABOVE GRADE:	5
STOREYS BELOW GRADE:	1
BUILDING AREA (FOOTPRINT):	24,000 FT^2 +/-
BASEMENT AREA:	24,000 FT^2 +/-
GROSS FLOOR AREA:	144,000 FT^2 +/-
MAIN FLOOR COMMER. AREA:	4,000 FT^2 +/-
DWELLING UNITS:	91

PARKING ANALYSIS:	
CAT. 3 (RESIDENT.) REQ'D:	137
CAT. 20 (COMMERC.) REQ'D:	9
TOTAL REQUIRED:	146
COMBIN. OF USES (-20%):	117
PARKING STALLS PROV'D:	138
INDOOR STALLS:	105
OUTDOOR STALLS:	33
ACCESSIBLE STALLS REQ'D:	6 (INC. 2 VAN)
ACCESSIBLE STALLS PROV'D:	6 (INC. 2 VAN)
VISITOR STALLS REQ'D:	14
VISITOR STALLS PROV'D:	33 (SHARED WITH COMMERCIAL)
BICYCLE PARKING REQ'D:	15
BICYCLE PARKING PROV'D:	28

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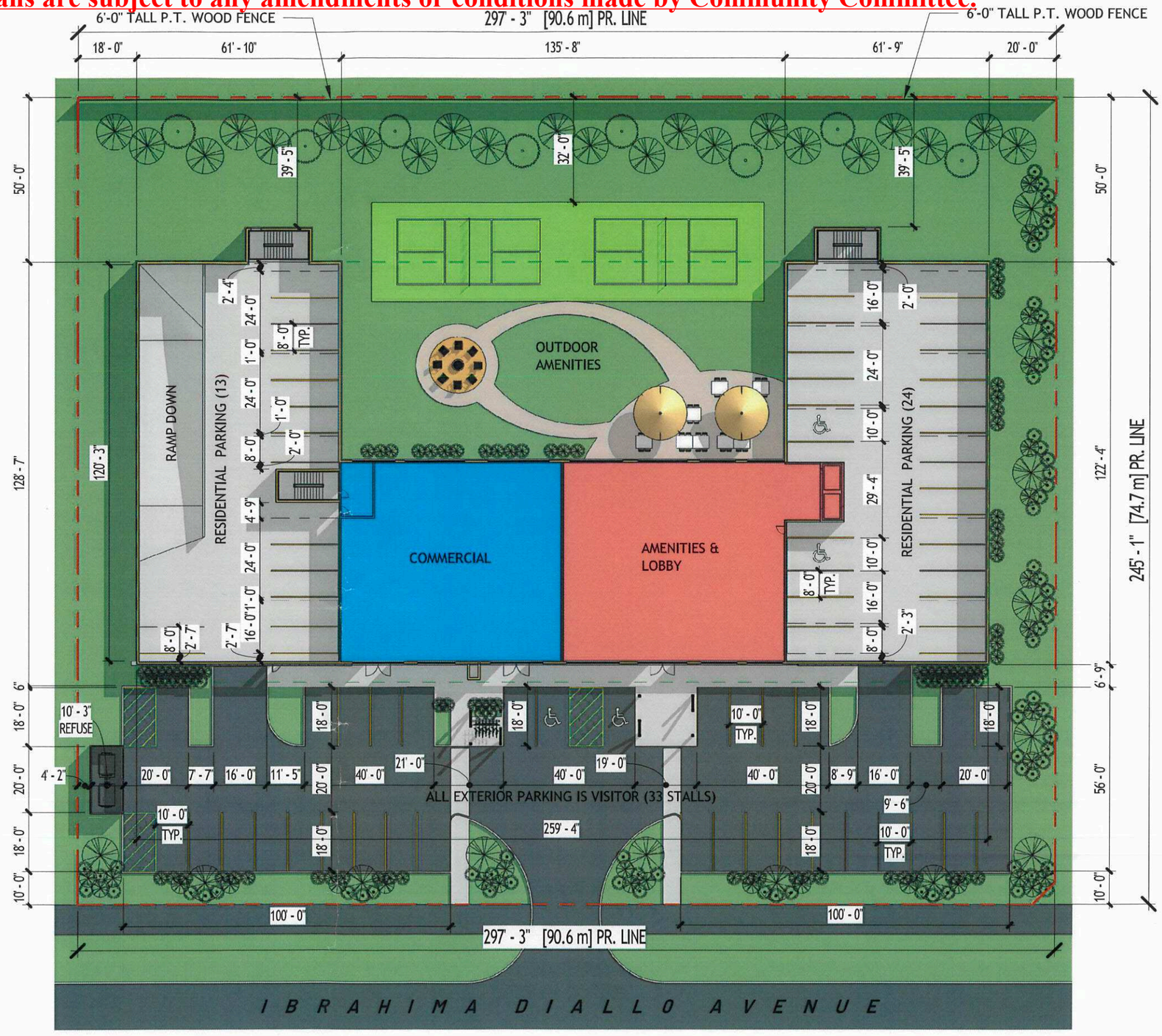
To Zoning Agreement: DASZ 30/2020

By-Law No.: B/L 26/2022

Winnipeg

Zoning Officer	Diana Lopez	Mar. 23. 2026
District Planner		April 6/26
Community Clerk		Apr 28/26
Approved for the Director of Planning, Property and Development		



ROCKPORT

URBANEDGE ARCHITECTURE

WATER TOWER MIXED-USE

SITE PLAN 03/23/2026

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

PLANTING SCHEDULE

SPECIES	DESCRIPTION	COUNT
Coniferous Trees		
Colorado Spruce	75mm CAL	8
		8
Deciduous Trees		
Amur Maple	75mm CAL	35
Japanese Tree Lilac	75mm CAL	30
		65
Shrubs		
Cardinal Dogwood	2 GAL POT	71
Centre Glow Ninebark	2 GAL POT	18
Karl Foerster Feather Reed Grass	2 GAL POT	76
		165

LANDSCAPING CALCULATIONS

STREET EDGE	REQD	PROVD
SOUTH (RENSHAW)		
• FRONTAGE:		297.25'
• TREES:	10	20
• SHRUBS:	45	46
EAST (PLAINVAL)		
• FRONTAGE:		245'
• TREES:	8	15
• SHRUBS	37	39

BUILDING FOUNDATION	REQD	PROVD
SOUTH (PRINC. ENTRANCE)		
• WALL LENGTH		259'
• SHRUBS	26	34
EAST (FACING PLAINVAL)		
• WALL LENGTH		122.3'
• SHRUBS	12	14
NORTH (PRINC. ENTRANCE)		
• WALL LENGTH		136'
• SHRUBS	14	14

PARKING LOT INTERIOR	REQD	PROVD
GROSS PARKING AREA (FT^2)		15,120
LANDSCAPING ISLANDS (FT^2)	756	1,354
TREES	3	8
SHRUBS	8	18

COLOUR LEGEND
- STREET EDGE TREES
- STREET EDGE SHRUB
- BUILDING FOUNDATION SHRUB
- PARKING LOT INTERIOR TREES
- PARKING LOT INTERIOR SHRUB

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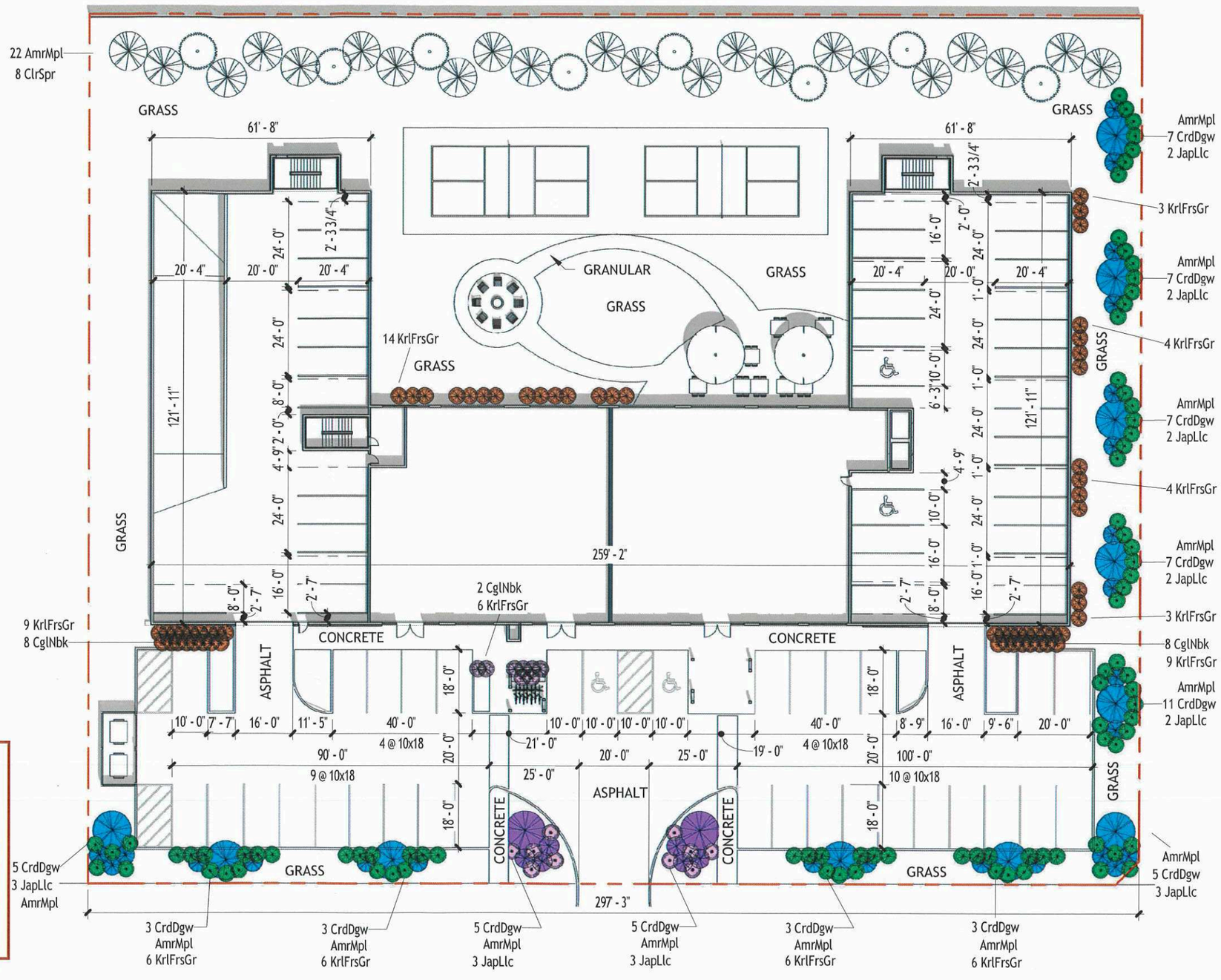

ROCKPORT

URBANEDGE ARCHITECTURE

WATER TOWER MIXED-USE

LANDSCAPING PLAN 03/19/2026

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SCHEDULE "A" page 3 of 6

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District Planner	[signature]	April 16/26
Community Clerk	[signature]	Apr 28/26
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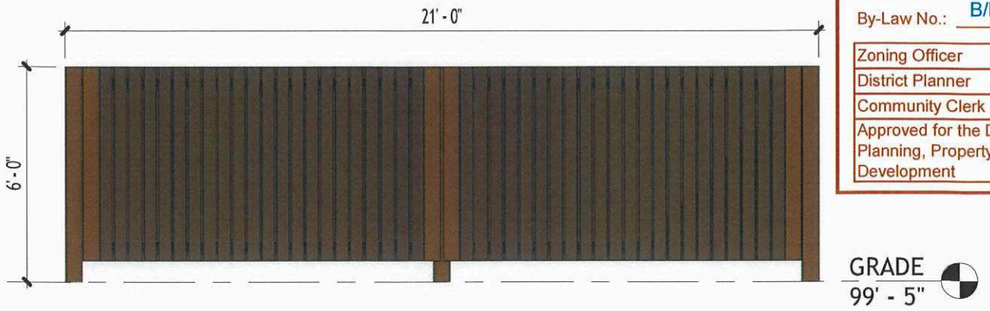
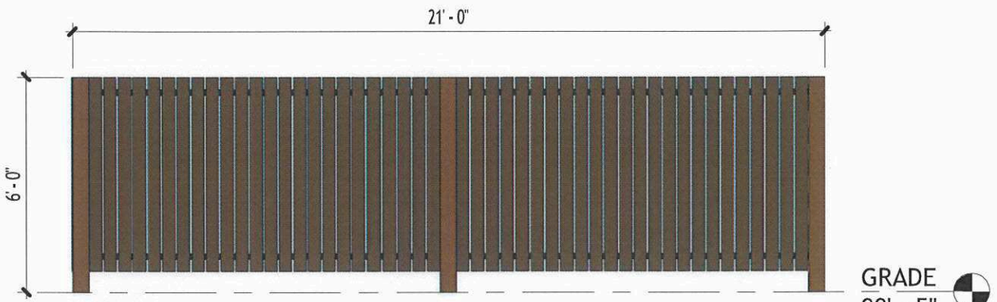
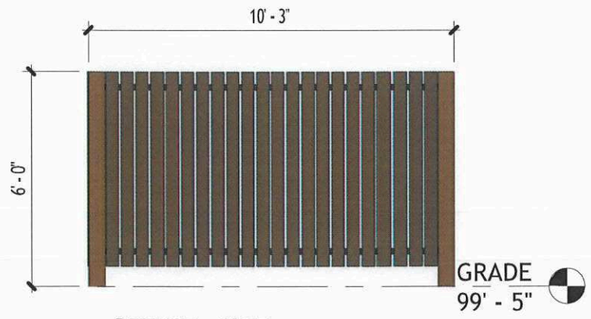


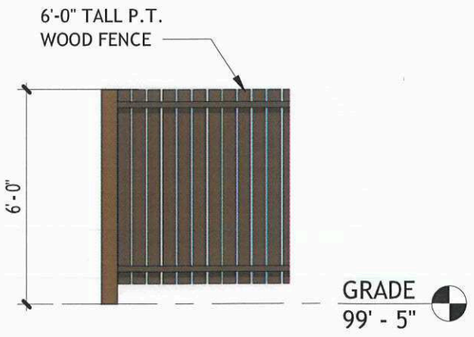
1 REFUSE - FRONT
1/4" = 1'-0"



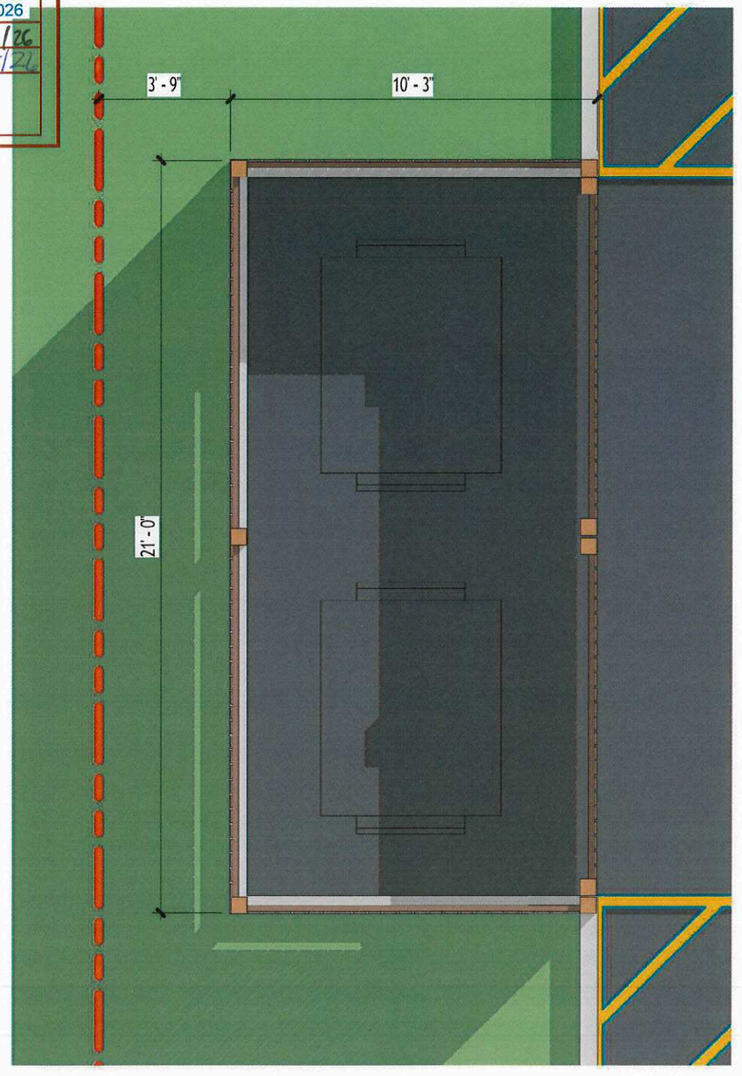
3 REFUSE - REAR
1/4" = 1'-0"



2 REFUSE - SIDE
1/4" = 1'-0"



5 REAR FENCE
1/4" = 1'-0"



4 REFUSE ENCLOSURE PLAN
1/4" = 1'-0"

ROCKPORT

URBANEDGE ARCHITECTURE

WATER TOWER MIXED-USE

FENCE ELEVATIONS 03/19/2026

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ROCKPORT

URBANEDGE ARCHITECTURE

WATER TOWER MIXED-USE

SCHEDULE "A" page 4 of 6

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3D RENDERING 03/19/2026

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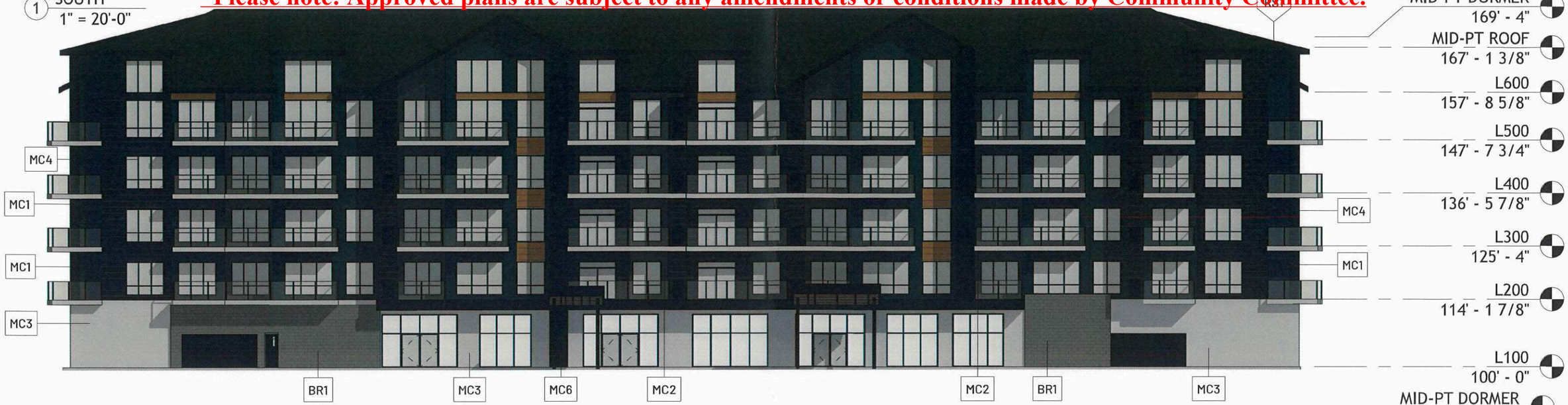
1 SOUTH
1" = 20'-0"



2 NORTH
1" = 20'-0"



ROCKPORT

URBAN ARCHITECTURE

SCHEDULE "A"
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EDGE WATER TOWER MIXED-USE

EXTERIOR FINISHES

MC1	METAL CLADDING - IRON ORE
MC2	METAL CLADDING - GREY
MC3	METAL CLADDING - WHITE
MC4	METAL CLADDING - LAP SIDING - BLACK
MC5	METAL CLADDING - LAP SIDING - WOOD
MC6	METAL CLADDING - BLACK
BR1	BRICK VENEER - BEIGE
RS1	ROOF SHINGLES - ASPHALT - CHARCOAL

ELEVATIONS 03/19/2026

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1 EAST EXT
1" = 20'-0"



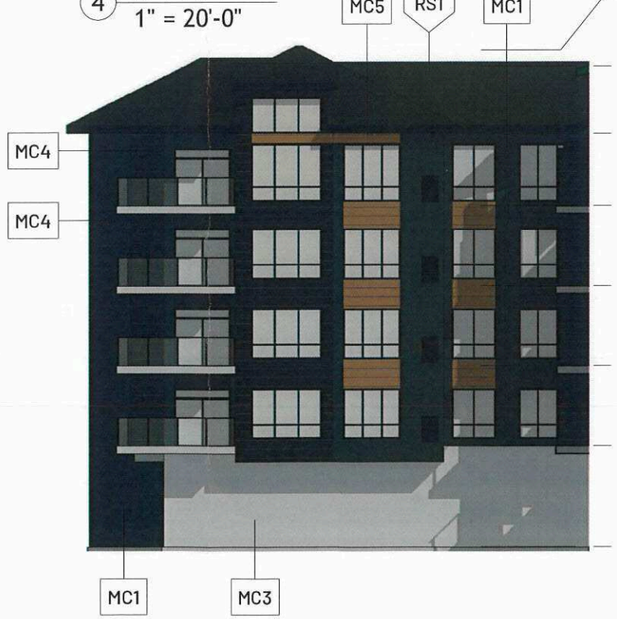
2 WEST EXT
1" = 20'-0"



3 EAST INT
1" = 20'-0"



4 WEST INT
1" = 20'-0"



EXTERIOR FINISHES

MC1	METAL CLADDING - IRON ORE
MC2	METAL CLADDING - GREY
MC3	METAL CLADDING - WHITE
MC4	METAL CLADDING - LAP SIDING - BLACK
MC5	METAL CLADDING - LAP SIDING - WOOD
MC6	METAL CLADDING - BLACK
BR1	BRICK VENEER - BEIGE
RS1	ROOF SHINGLES - ASPHALT - CHARCOAL

SCHEDULE "A" page 6 of 6
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ROCKPORT

URBANEDGE ARCHITECTURE

WATER TOWER MIXED-USE

ELEVATIONS 03/19/2026