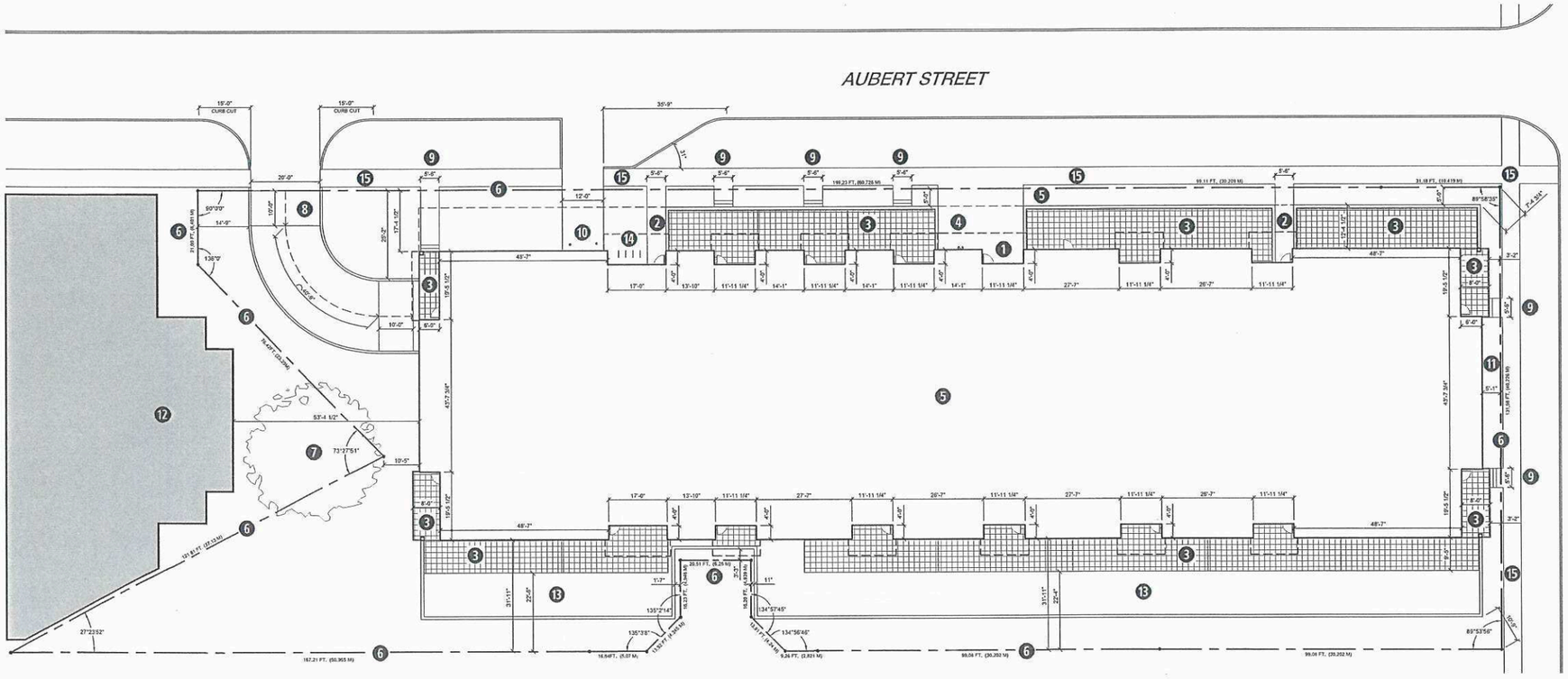
***Please note: Approved plans are subject to any amendments or conditions made by Community Committee.**



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

Property Details

Address: TBD

Assessed Land Area: 47,528 sq. ft. (4,415 sq.m.)

Proposed Development

Proposal: 115 unit multi-family condominium development

Building Size & Construction:

MBC 3.2.2.48. Group C, Up to 12 Storeys, Sprinklered

Current Zoning District: RMF-L per by-law no.93/2025

Building Area: 24,294 sq. ft. (2,257 sq. m.)

Proposed Principal Uses: Dwelling, multi-family residential (Permitted)

Dimensional, Parking & Landscape Standards:

RMF-L per DAV 137342/2025D

Minimum Lot Area: 20,000 ft² (47,528 ft² provided)

Minimum Lot Area / DU: 400 ft² (413 ft² / dwelling unit provided)

Front Yard: 5 ft.

North Corner Side Yard: 17 ft.

South Side Yard: 3 ft.

Rear Yard: 10 ft.

East Side Yard: 5 ft.

Min / Max Building Height: NA / 150 ft. (+/- 69 ft. provided) 72 ft. allowed as per development agreement

Parking Category: 3
1.5 stalls per dwelling unit: 115 x 1.5 = 173 stalls

Adjustment to parking requirements:
Urban infill area map 1: 1 parking space per dwelling unit for a multi-family dwelling = 115 stalls required
122 provided - Ratio: 1.06

Accessible Parking: 6 accessible stalls including 2 van accessible stalls required and provided.

Visitor Parking: none

Bicycle Parking: On-site bike rack and minimum of 27 indoor secure bicycle parking stalls provided

Landscaping: Refer to landscape plan

SCHEDULE "A" page 1 of 7
To Zoning Agreement NORTH ST. BONIFACE SECONDARY PLAN
By-Law No. 30/2017
Winnipeg

ZONING OFFICER		April 23, 2026
DISTRICT PLANNER		May 22/26
COMMUNITY CLERK		June 2/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

CIEL CONDOMINIUMS

SITE PLAN & ZONING ANALYSIS

PLAN APPROVAL PACKAGE

APRIL 7, 2026

sevenzeroone architecture inc.

Site Plan Keynotes

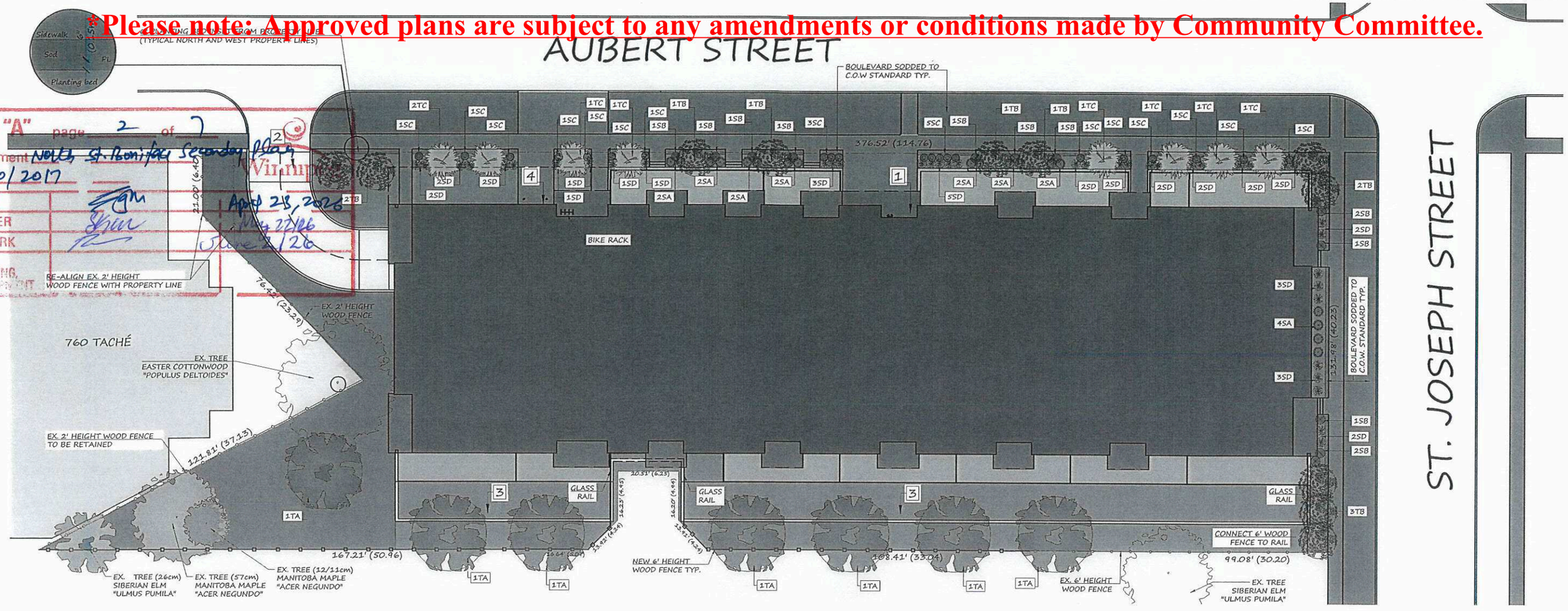
1. Primary Entrance
2. Building Exit
3. Main Floor Terrace
4. Canopy Above in Dashed Line
5. Signage Integrated into Terrace Wall
6. Property Line
7. Existing Tree
8. Ramp to Parkade
9. At-Grade Suite Access
10. Garbage Collection Overhead Door
11. Planting Bed - Refer to Landscape Plan
12. 760 Tache
13. Ballasted Assembly over Underground Parkade (All Structures Below Grade)
14. Outdoor Bicycle Storage
15. Existing Sidewalk

StreetSide
A QUALICO Company

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

SCHEDULE "A" page 2 of 7
To Zoning Agreement NOTES, St. Boniface Secondary Plan
By-Law No. 30/2017
ZONING OFFICER
DISTRICT PLANNER
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT

Apr 28, 2026
May 27/26
June 8/26



GENERAL NOTES:

AREAS UNDER CONSTRUCTION WILL BE FENCED OFF WITH TEMPORARY CHAIN LINK FENCING.

CITY OF WINNIPEG LANDSCAPE REQUIREMENTS:

TOTAL AREA:
- 47,626 SQ FT (1.09 ACRE)

STREET EDGE LANDSCAPING (ST JOSEPH STREET):
- 131.98 ft. STREET FRONTAGE
- TREES REQUIRED: 5 ; PROVIDED: 5

SHRUBS REQUIRED: 20; PROVIDED: 20

STREET EDGE LANDSCAPING (AUBERT STREET):
- 376.52 ft STREET FRONTAGE
- TREES REQUIRED: 13; PROVIDED: 14
- SHRUBS REQUIRED: 57; PROVIDED: 68

BUILDING FOUNDATION LANDSCAPING
- 391 ft FACADE FACING PUBLIC RIGHT OF WAY OR CONTAINING PRINCIPAL ENTRANCE

SHRUBS REQUIRED: 40; MORE STRINGENT STREET EDGE LANDSCAPE REQUIREMENTS GOVERN

TOTAL TREES REQUIRED FOR THIS DEVELOPMENT: 18 TREES (26 NEW + 3 EXISTING PROVIDED)

TOTAL SHRUBS REQUIRED FOR THIS DEVELOPMENT: 77 SHRUBS (88 SHRUBS PROVIDED)

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:
- DECIDUOUS 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.
- DECIDUOUS 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.
- PLANT MATERIALS TO BE No. 1 GRADE NURSERY STOCK, SUPPLIED AND INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF CANADA NURSERY LANDSCAPE ASSOCIATION "CANADIAN STANDARDS FOR NURSERY STOCK"

PLANTING BEDS:
- MINIMUM SOIL DEPTH TO BE 450mm. PLANTING BEDS WITH TREES SHALL HAVE A MINIMUM DEPTH OF 900 mm.
- BLACK PLASTIC EDGER ALONG ALL SODDED EDGES.
- 100mm DEPTH STONE BED ON FILTER FABRIC.

CONTRACTOR TO SUPPLY AND INSTALL SOD TO CITY OF WINNIPEG SPECIFICATIONS ON BOULEVARDS.

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 OR LONGER AS OTHERWISE REQUIRED.
- 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.

Site Legend:

1. Primary Entrance
2. Ramp to Parkade
3. Parkade Roof Assembly Below Grade Integrated With Site Stone Mulch
4. Garbage Collection Entrance

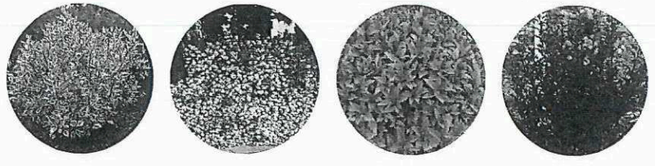
Stone Mulch / Planting Bed
Sod
New 6' height wood fence
Ex. wood fence
Property Line



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

Tree B
Hot Wings Tatarian Maple
Size: Wire Basket
65cm Cal., Even branching above 2M

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



Shrub A
Ivory Halo Dogwood
Size: #3 Container

Shrub B
Galahad Mockorange
Size: #3 Container

Shrub C
Goldflame Spirea
Size: #3 Container

Shrub D
Royal Jubilee Ninebark
Size: #3 Container

Landscape Plan Legend

Symbol	Drawing Legend	Name	Qty.	Location
	TA (Tree A)	Discovery Elm (Ulmus Davidiana)	7	South of building
	TB (Tree B)	Hot Wings Tatarian Maple (Acer Taricum 'GarAnn')	11	Aubert Street & St. Joseph Street
	TC (Tree C)	Spring Snow Flowering Crabapple (Malus X 'Spring Snow')	8	Aubert Street
	Existing tree to remain on site	Manitoba Maple (Acer 'Negundo')	2	Southwest of building
	Existing tree to remain on site	Siberian Elm (Ulmus Pumila)	1	Southwest of building
Total Trees: 29 (26 new + 3 existing)				
	SA (Shrub A)	Ivory Halo Dogwood (Cornus Alba)	14	Aubert Street, St Joseph Street & Building Foundation
	SB (Shrub B)	Galahad Mockorange (Philadelphus 'Galahad')	13	Aubert Street, St Joseph Street & Building Foundation
	SC (Shrub C)	Goldflame Spirea (Spiraea Bumalda)	21	Aubert Street, St Joseph Street & Building Foundation
	SD (Shrub D)	Royal Jubilee Ninebark (Physocarpus Opulifolius 'Jefroy')	40	Aubert Street, St Joseph Street & Building Foundation
Total Shrubs: 88				
Note: Stone mulch bed around trees and shrubs typ.				

StreetSide
A QUALICO Company

Aubert & St. Joseph
Condominium Development

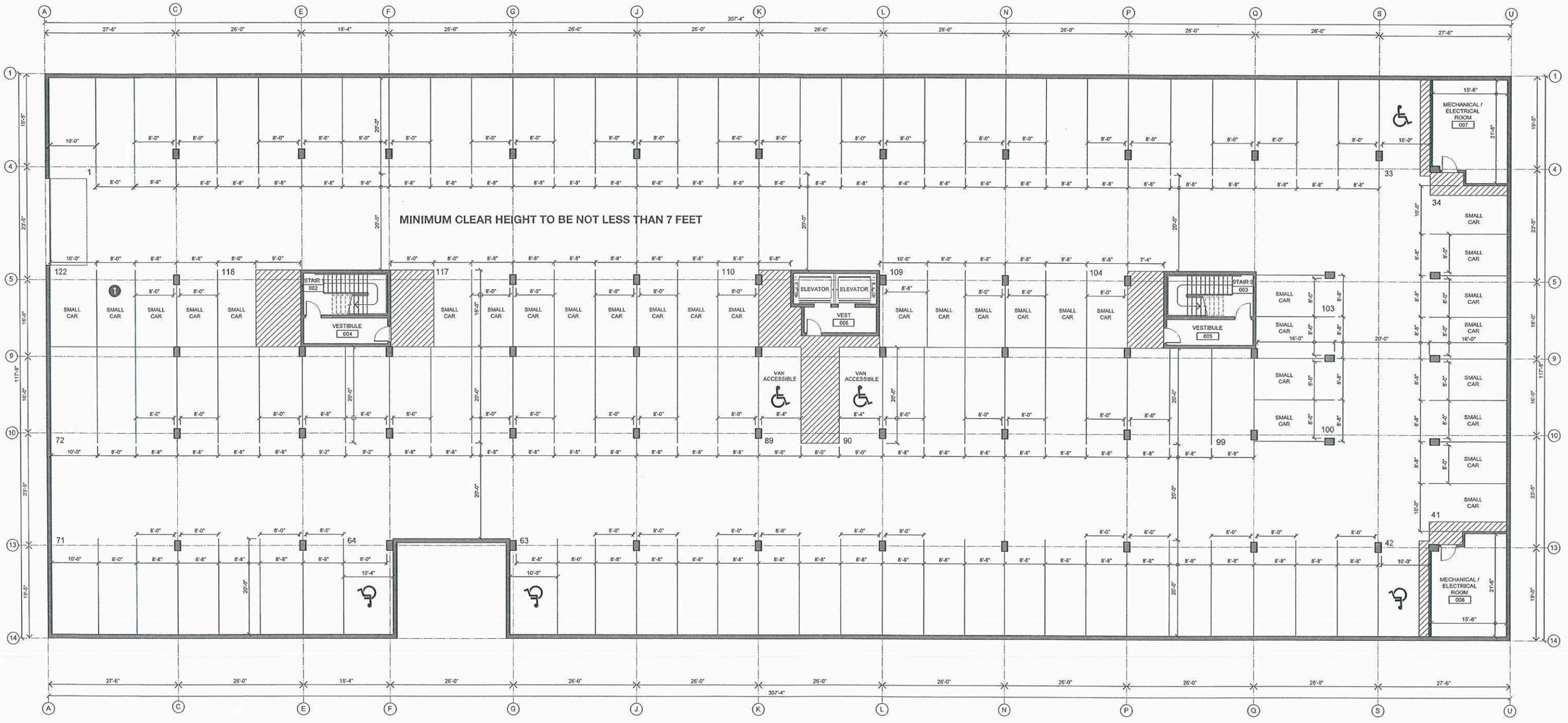
No	Description	Date
REV1	Updated for Rezoning App.	20/02/25
REV2	Updated for Plan Approval	09/02/26

Landscape Plan

Date: January 28, 2025
Designer: GL / JSO
01 of 01

L1

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



PARKADE PLAN
SCALE : 1" = 25'

CIEL CONDOMINIUMS

PARKADE PLAN

PLAN APPROVAL PACKAGE

APRIL 7, 2026

sevenzeroone architecture inc.

Parkade Plan Keynotes

1 Designated Car Share Stall

SCHEDULE "A" page 3 of 7
To Zoning Agreement North St. Boniface Secondary Plan
By-Law No. 30/2017 Winnipeg

ZONING OFFICER		April 23, 2026
DISTRICT PLANNER		May 22/26
COMMUNITY CLERK		June 2/26
APPROVED FOR THE DIRECTOR OF PLANNING		

StreetSide
A QUALICO Company

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



EAST EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION

SCHEDULE "A" page 4 of 7
To Zoning Agreement North St. Boniface Secondary Plan
By-Law No. 30/2017
Winnipeg

ZONING OFFICER		April 23, 2026
DISTRICT PLANNER		May 22/26
COMMUNITY CLERK		June 2/26
APPROVED [illegible]		

MATERIAL LEGEND

- JAMES HARDIE SMOOTH REVEAL PANEL SYSTEM - COLOUR: JET BLACK
- JAMES HARDIE SMOOTH REVEAL PANEL SYSTEM - COLOUR: NIGHT GREY
- JAMES HARDIE SMOOTH REVEAL PANEL SYSTEM - COLOUR: PEARL GREY
- DOMTEK 7/8" CORRUGATED METAL CLADDING - COLOUR: BONE WHITE
- DOMTEK 7/8" CORRUGATED METAL CLADDING - COLOUR: CHARCOAL
- DOMTEK 7/8" CORRUGATED METAL CLADDING - COLOUR: BLACK
- MAC METAL NORWOOD SIDING - COLOUR: CORK
- LIMESTONE VENEER CLADDING
- AL 13 ALUMINUM COMPOSITE PANEL SYSTEM - COLOUR: SD333 GALAXY BLACK

CIEL CONDOMINIUMS

EXTERIOR ELEVATIONS

PLAN APPROVAL PACKAGE

APRIL 7, 2026

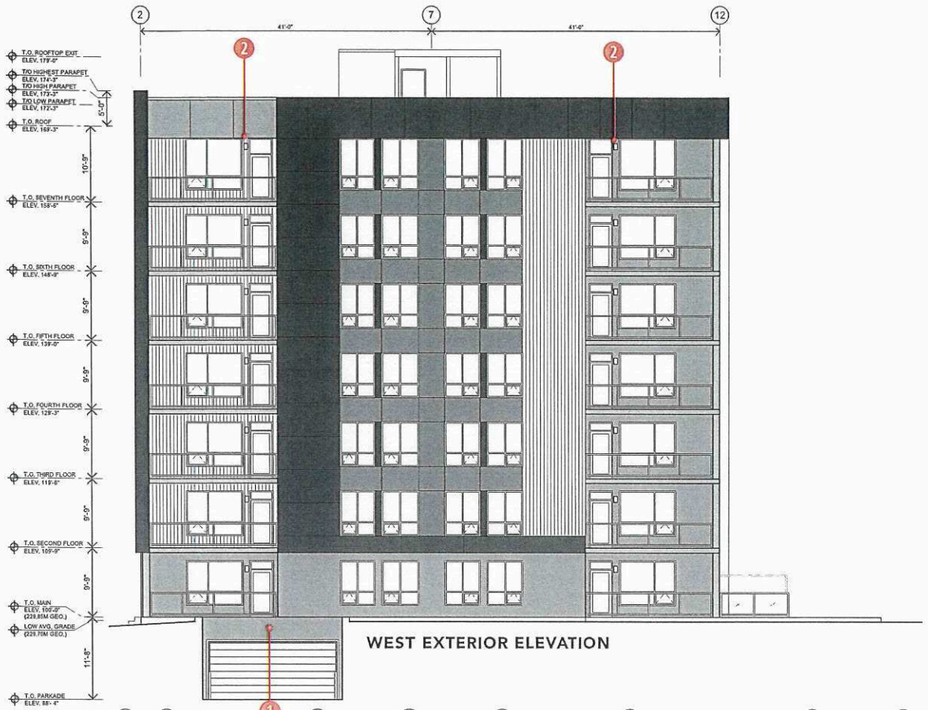
sevenzeroone architecture inc.

Elevation Keynotes

1. Exterior Lighting
2. Exterior Lighting on Balconies (Typical)
3. Soffit Lighting

StreetSide
A QUALICO Company

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



WEST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION

SCHEDULE "A" page 5 of 7
To Zoning Agreement North St. Boniface Secondary Plan
By-Law No. 30/2017

ZONING OFFICER		April 23, 2026
DISTRICT PLANNER		May 22/26
COMMUNITY CLERK		June 2/26
APPROVED FOR THE DIRECTOR PROPERTY		

Winnipeg

MATERIAL LEGEND

- JAMES HARDIE SMOOTH REVEAL PANEL SYSTEM - COLOUR: JET BLACK
- JAMES HARDIE SMOOTH REVEAL PANEL SYSTEM - COLOUR: NIGHT GREY
- JAMES HARDIE SMOOTH REVEAL PANEL SYSTEM - COLOUR: PEARL GREY
- DOMTEK 7/8" CORRUGATED METAL CLADDING - COLOUR: BONE WHITE
- DOMTEK 7/8" CORRUGATED METAL CLADDING - COLOUR: CHARCOAL
- DOMTEK 7/8" CORRUGATED METAL CLADDING - COLOUR: BLACK
- MAC METAL NORWOOD SIDING - COLOUR: CORK
- LIMESTONE VENEER CLADDING
- AL 13 ALUMINUM COMPOSITE PANEL SYSTEM - COLOUR: SD333 GALAXY BLACK

CIEL CONDOMINIUMS

EXTERIOR ELEVATIONS

PLAN APPROVAL PACKAGE

APRIL 7, 2026

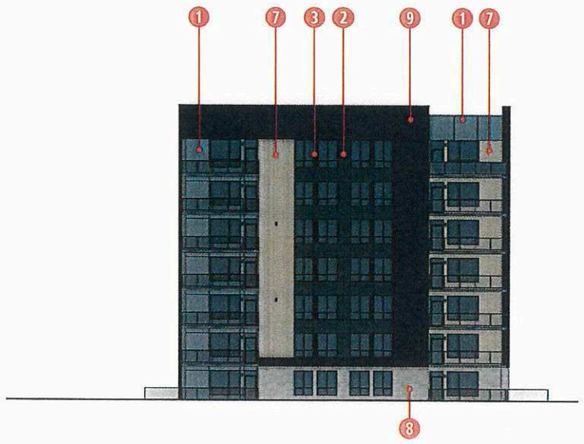
sevenzeroone architecture inc.

Elevation Keynotes

1. Exterior Lighting
2. Exterior Lighting on Balconies (Typical)

StreetSide
A QUALICO Company

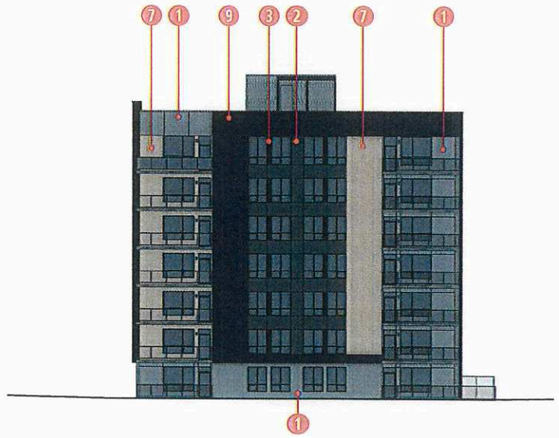
<u>*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.</u>



EAST



NORTH



WEST



SOUTH

MATERIALS:

1. James Hardie Panel - Pearl Gray
2. James Hardie Panel - Night Gray
3. James Hardie Panel - Jet Black
4. Corrugated Metal Cladding - Colour: Bone White
5. Corrugated Metal Cladding - Colour: Black
6. Corrugated Metal Cladding - Colour: Charcoal
7. MAC Metal Norwood Siding - Cork
8. Tyndall Stone Veneer Cladding
9. AL13 Aluminum Panel - Galaxy Black

SCHEDULE "A" page 6 of 7
To Zoning Agreement North St. Boniface Secondary Plan
By-Law No. 30/2017
City of Winnipeg

ZONING OFFICER		April 27, 2026
DISTRICT PLANNER		May 22/26
COMMUNITY CLERK		June 2/26
APPROVED FOR ...		

CIEL CONDOMINIUMS

BUILDING COLORED ELEVATIONS

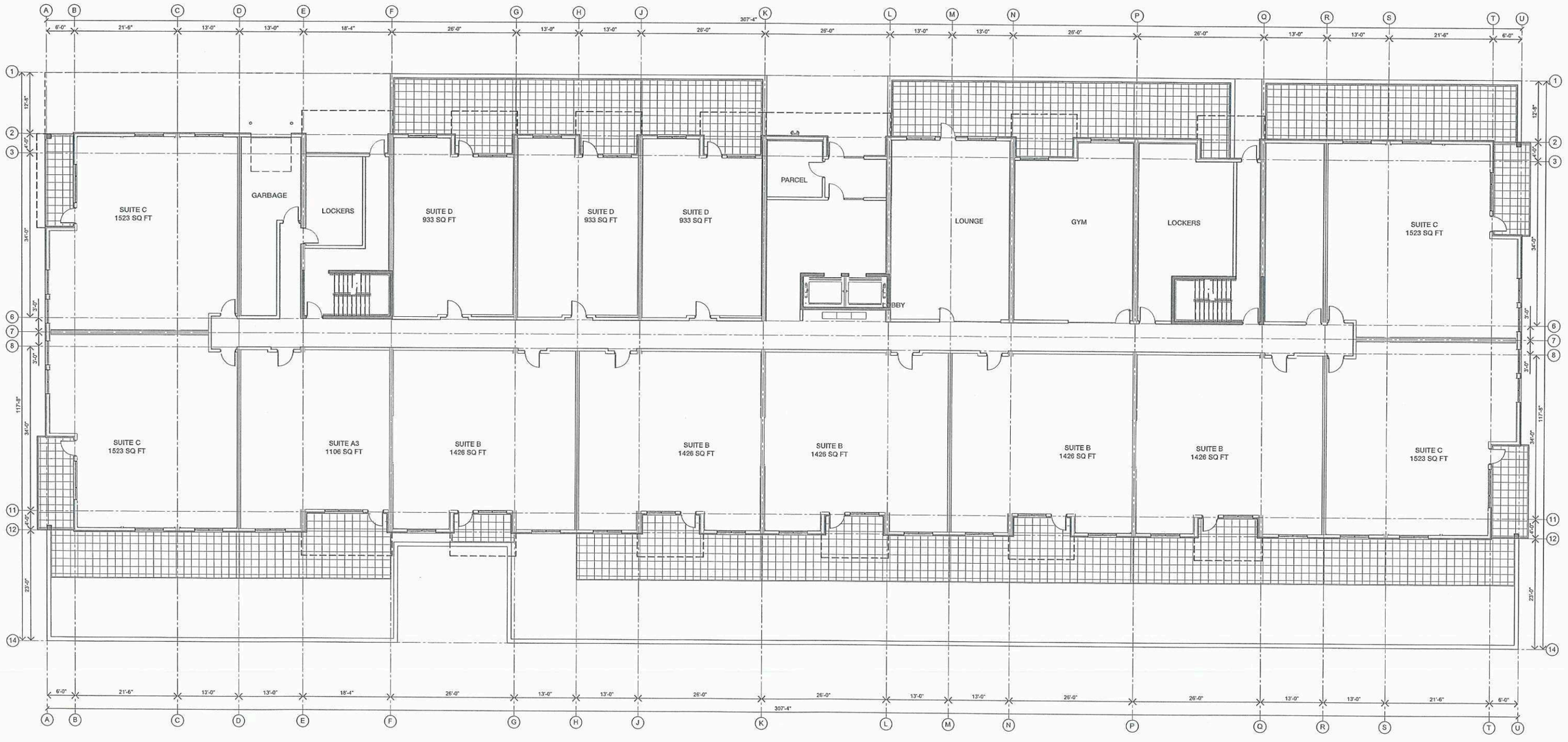
PLAN APPROVAL PACKAGE

APRIL 7, 2026

sevenzeroone architecture inc.

StreetSide
A QUALICO Company

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



25 OF THE TOTAL DWELLING UNITS SHALL BE CONSTRUCTED AS 3-BEDROOM UNITS

MAIN FLOOR PLAN
SCALE : 1" = 25'

CIEL CONDOMINIUMS

MAIN FLOOR PLAN

PLAN APPROVAL PACKAGE

APRIL 7, 2026

sevenzeroone architecture inc.

SCHEDULE "A" page 7 of 7
To Zoning Agreement North St Boniface Secondary Plan
By-Law No. 30/2017

Winnipeg

ZONING OFFICER		April 23, 2026
DISTRICT PLANNER		May 22/26
COMMUNITY CLERK		June 2/26
APPROVED FOR [illegible]		

StreetSide
A QUALICO Company