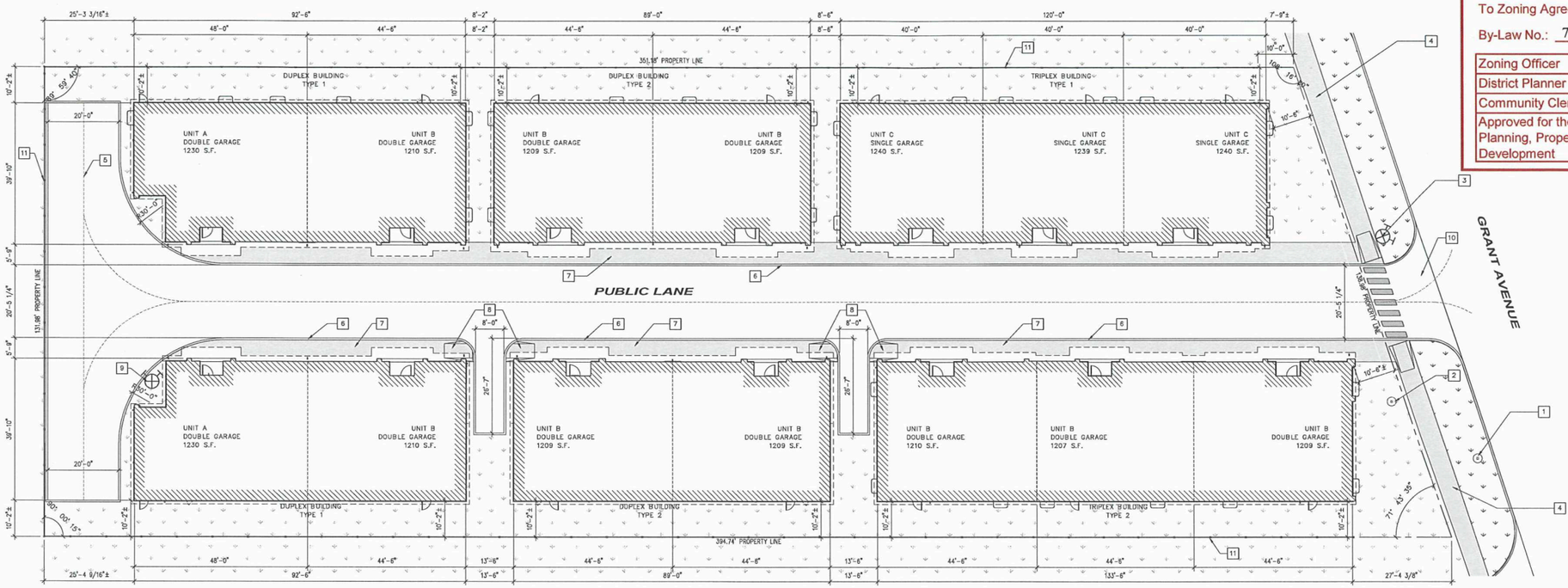


1 / A1.1 SITE PLAN
1/16" = 1'-0"

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).

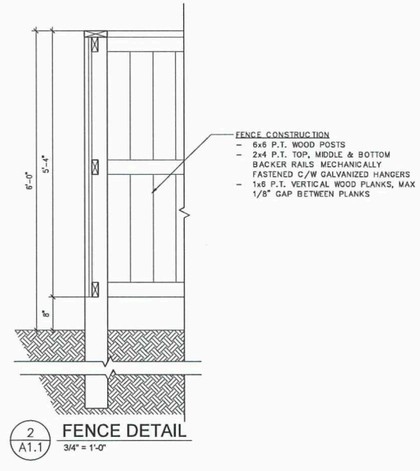
SITE STATISTICS:

CURRENT ZONING DISTRICT	RMF-S	
URBAN INFILL AREA:	YES	
UTILITY EASEMENT TO BE CONFIRMED		
SERVICE CAPACITY TO BE CONFIRMED		
BUILDING DESCRIPTION:		
RIVER LOT 45, PARISH OF ST. CHARLES. LOTS 21 AND 22, PLAN No. 20355		
1 STOREY TOWNHOUSE BUILDINGS		
14 UNITS TOTAL		
	REQ'D	PROV'D
LOT AREA MIN	9,000 SF	49,220 SF
DWELLING COUNT	14	14
LOT AREA/DU MIN		3,505 SF/UNIT
BUILDING FOOTPRINTS (COMBINED)		16,568 SF
SETBACKS		
FRONT:	20'-0"	10'-6"
REAR:	25'-0"	25'-6"
SIDE:	4'-0"	10'-0"
BUILDING SEPERATION		8'-2"
BUILDING HEIGHT:	35'-0"	16'-3"±
PARKING:	21 STALLS	27 STALLS
STALLS/DU:	1.5:1	1.9:1
BIKES:		
VISITOR (V)		2 STALLS

SITE PLAN KEYNOTES:

1. EXISTING LIGHT.
2. EXISTING POWER POLE.
3. EXISTING FIRE HYDRANT.
4. EXISTING SIDEWALK.
5. OUTLINE OF FIRETRUCK HAMMERHEAD TURN-AROUND
6. 6" CONCRETE CURB
7. NEW SIDEWALK.
8. BARRIER FREE CURB RAMP.
9. NEW FIRE HYDRANT.
10. NEW APPROACH - REFER TO CIVIL
11. 6' HIGH WOOD FENCE

SUITE TYPE	SUITE AREA	# OF BATHROOMS	# OF BEDROOMS	COUNT
UNIT A	1729 S.F.	3	4	2
UNIT B	1707 S.F.	3	4	9
UNIT C	1532 S.F.	3	3	3
TOTAL				14



2 / A1.1 FENCE DETAIL
3/4" = 1'-0"

SCHEDULE "A" page 1 of 9

To Zoning Agreement: DASZ 26/2025

By-Law No.: 79/2025

Zoning Officer	Jaspreet Bhullar	June 11, 2026
District Planner	R. Gabiota	06/11/2026
Community Clerk		
Approved for the Director of Planning, Property and Development		

Winnipeg

No.	Revision:	Date:	By:
1	ISSUED FOR PLAN APPROVAL	26-04-20	ZN

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Consultants:

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PROGRESSIVE
REAL ESTATE
GRANT TOWNHOUSES

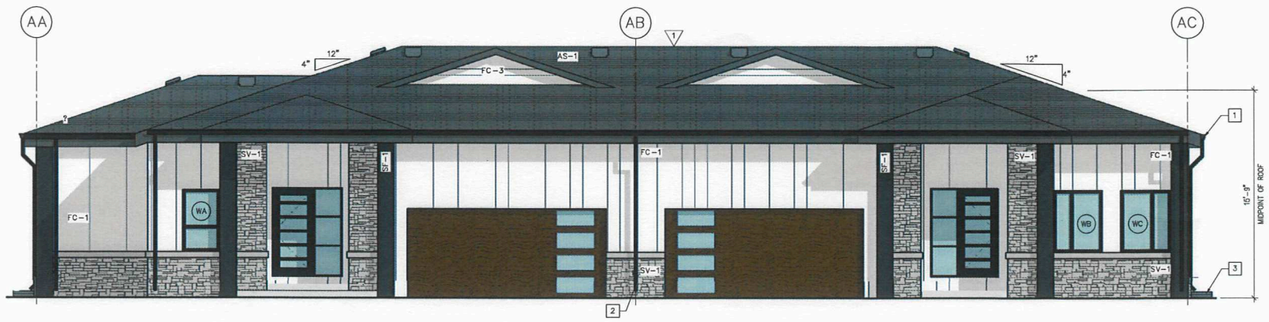
MULTIFAMILY DEVELOPMENT
4506 GRANT AVE
WINNIPEG, MB

SITE PLAN

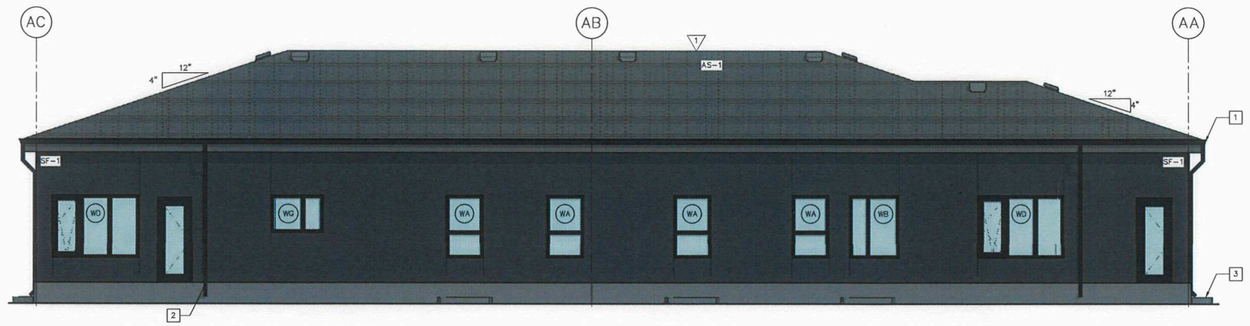
Drawn by: ESH/ZN/JS Checked by: ZN

A1.1

Project No: 24007 Date: APRIL 2026



1 A-A4.1 DUPLEX 1 - EAST ELEVATION
3/16" = 1'-0"



2 A-A4.1 DUPLEX 1 - WEST ELEVATION
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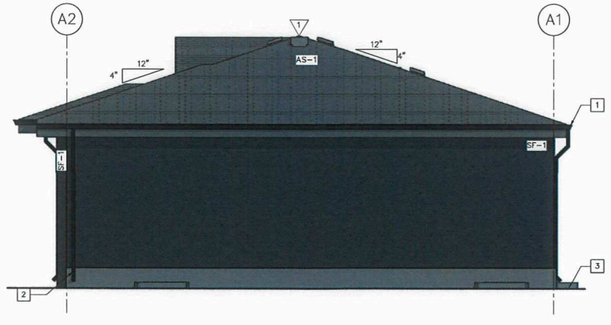
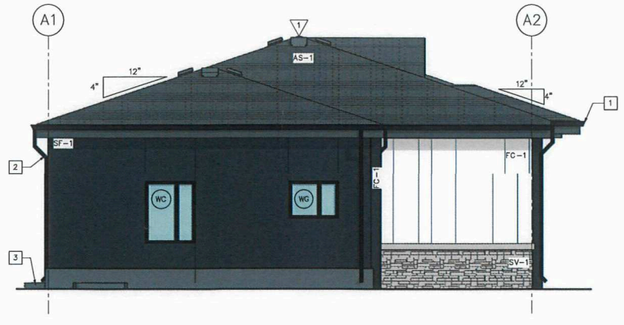


3 A-A4.1 DUPLEX 1 - NORTH ELEVATION
3/16" = 1'-0"



4 A-A4.1 DUPLEX 1 - SOUTH ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH LEGEND:

ASPHALT SHINGLES
- AS-1 –ARCHITECTURAL SHINGLES, BLACK

STONE VENEER
- SV-1 –VERSETTA STONE, MISSION POINT

FIBRE CEMENT BOARD
- FC-1 –FIBRE CEMENT BOARD & BATTEN SIDING, WHITE
- FC-2 –FIBRE CEMENT BOARD & BATTEN SIDING, BLACK
- FC-3 –FIBRE CEMENT LAP SIDING, WHITE
- FC-4 –FIBRE CEMENT LAP SIDING, BLACK

STUCCO FINISH
- SF-1 –CHARCOAL

GENERAL NOTES - ELEVATIONS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR METALS (SUCH AS DOORS AND STRUCTURAL ANGLES) SHALL BE GALVANIZED AND SHALL BE PAINTED WHERE EXPOSED TO VIEW (TYPICAL).

KEYNOTES - ELEVATIONS:

1. PREFINISHED METAL GUTTER, BLACK
2. PREFINISHED METAL RAIN WATER LEADER C/W SPLASH PAD
3. PREFABRICATED AREA WELL

SCHEDULE "A" page 2 of 9

To Zoning Agreement: DASZ 26/2025

By-Law No.: 79/2025

Winnipeg

Zoning Officer	Jaspreet Bhullar	June 11, 2026
District Planner	R. Galston	06/11/2026
Community Clerk		
Approved for the Director of Planning, Property and Development		

No:	Revision:	Date:	By:
3	ISSUED FOR 90%	26-05-08	ZN
2	ISSUED FOR PLAN APPROVAL	26-03-03	ZN
1	ISSUED FOR 33%	25-10-17	ZN

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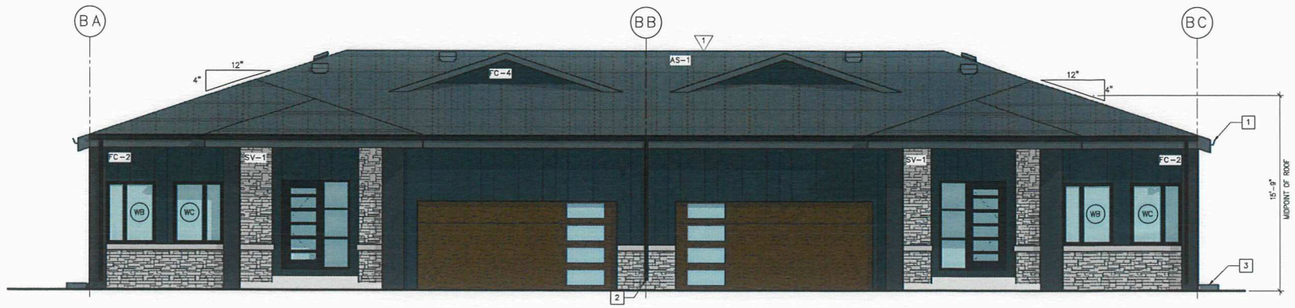
PROGRESSIVE
BUILDING 1 & 2
GRANT TOWNHOUSES
BUILDING 1 & 2
MULTIFAMILY DEVELOPMENT
4506 GRANT AVE
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

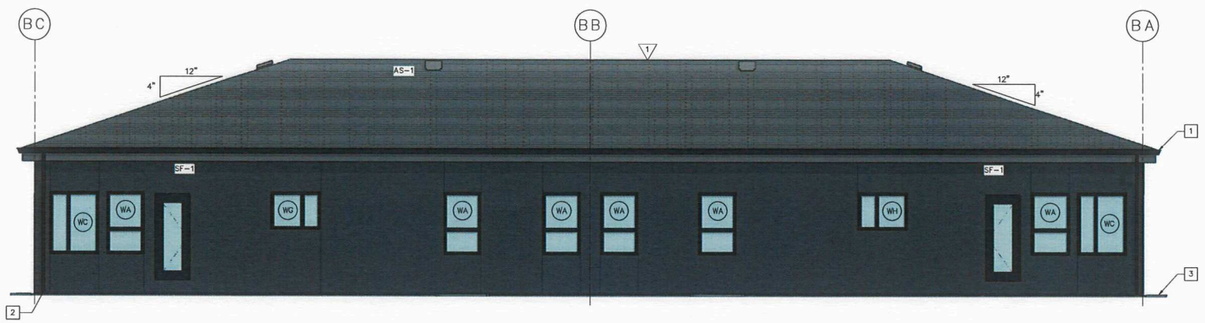
Drawn by: ESH/ZN/JS Checked by: ZN

A-A4.1

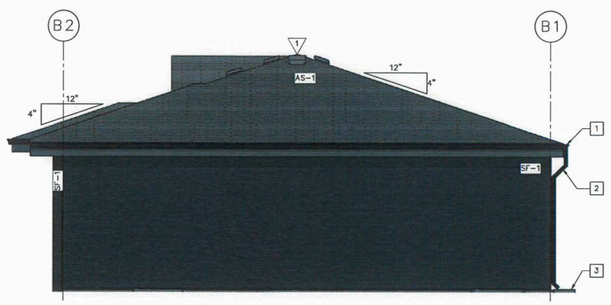
Project No.: 24007 Date: FEBRUARY 2026



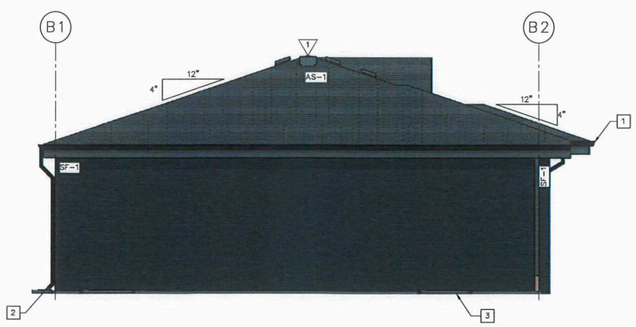
1 B-A4.1 DUPLEX 2 - EAST ELEVATION
3/16" = 1'-0"



2 B-A4.1 DUPLEX 2 - WEST ELEVATION
3/16" = 1'-0"



3 B-A4.1 DUPLEX 2 - NORTH ELEVATION
3/16" = 1'-0"



4 B-A4.1 DUPLEX 2 - SOUTH ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH LEGEND:

ASPHALT SHINGLES
- AS-1 –ARCHITECTURAL SHINGLES, BLACK

STONE VENEER
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GENERAL NOTES - ELEVATIONS:

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3. PREFABRICATED AREA WELL

SCHEDULE "A" page 3 of 9

To Zoning Agreement: DASZ 26/2025

By-Law No.: 79/2025

Winnipeg

Zoning Officer	Jaspreet Bhuller	June 11, 2026
District Planner	R. Galston	06/11/2026
Community Clerk		
Approved for the Director of Planning, Property and Development		

No.	Revision:	Date:	By:
3	ISSUED FOR 90%	26-05-08	ZN
2	ISSUED FOR PLAN APPROVAL	26-03-03	ZN
1	ISSUED FOR 33%	25-10-17	ZN

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PROGRESSIVE
REAL ESTATE
GRANT TOWNHOUSES
BUILDING 3 & 4
MULTIFAMILY DEVELOPMENT
4506 GRANT AVE
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

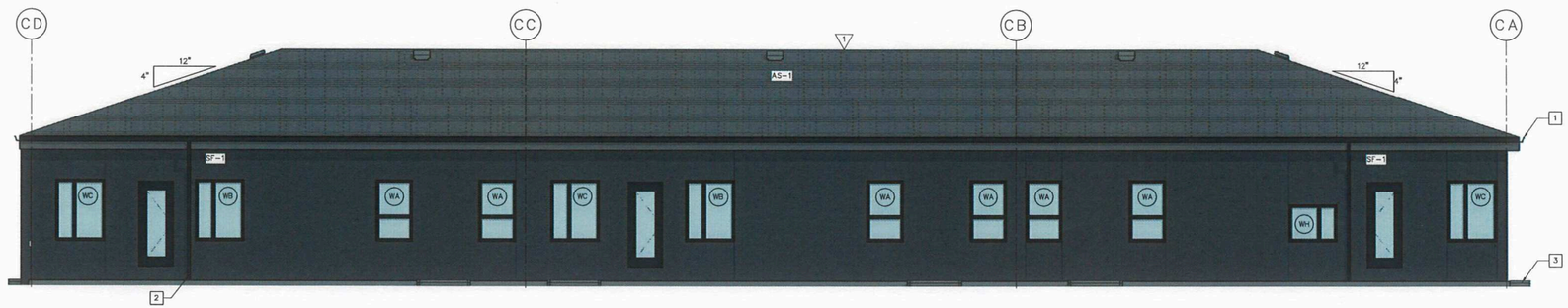
Drawn by: ESH/ZN/JS Checked by: ZN

B-A4.1

Project No.: 24007 Date: FEBRUARY 2026



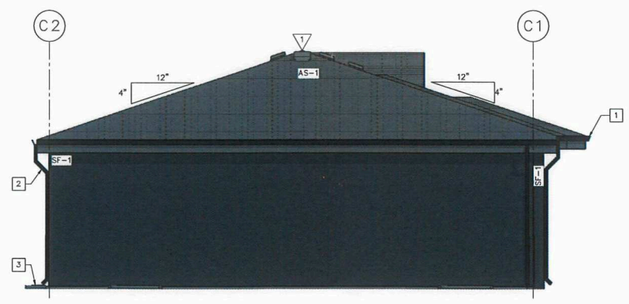
1 / C-A4.1 TRIPLEX 1 - EAST ELEVATION
3/16" = 1'-0"



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



3 / C-A4.1 TRIPLEX 1 - NORTH ELEVATION
3/16" = 1'-0"



4 / C-A4.1 TRIPLEX 1 - SOUTH ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH LEGEND:

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SCHEDULE "A" page 4 of 9

To Zoning Agreement: DASZ 26/2025

By-Law No.: 79/2025

Zoning Officer	Jaspreet Bhullar	June 11, 2026
District Planner	R. Gabston	06/11/2026
Community Clerk		
Approved for the Director of Planning, Property and Development		

Winnipeg

No.	Revision:	Date:	By:
3	ISSUED FOR 90%	26-05-08	ZN
2	ISSUED FOR PLAN APPROVAL	26-03-03	ZN
1	ISSUED FOR 33%	25-10-17	ZN

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PROGRESSIVE
REAL ESTATE
GRANT TOWNHOUSES
BUILDING 5
MULTIFAMILY DEVELOPMENT
4506 GRANT AVE
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

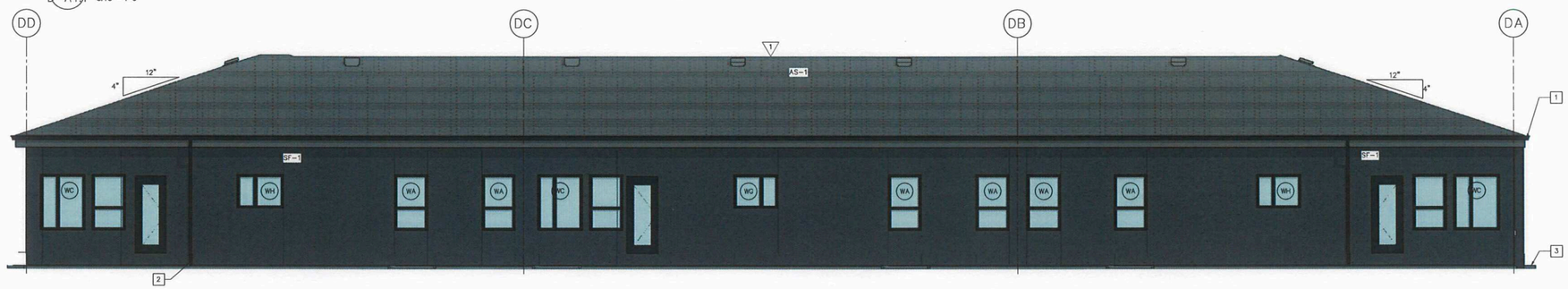
Drawn by: ESH/ZN/JS Checked by: ZN

C-A4.1

Project No.: 24007 Date: FEBRUARY 2026



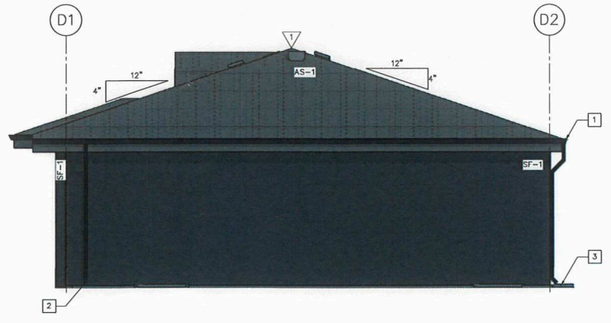
1 D-A4.1 TRIPLEX 2 - WEST ELEVATION
3/16" = 1'-0"



2 D-A4.1 TRIPLEX 2 - EAST ELEVATION
3/16" = 1'-0"



3 D-A4.1 TRIPLEX 2 - NORTH ELEVATION
3/16" = 1'-0"



4 D-A4.1 TRIPLEX 2 - SOUTH ELEVATION
3/16" = 1'-0"

SCHEDULE "A" page 5 of 9

To Zoning Agreement: DASZ 26/2025

By-Law No.: 79/2025

Winnipeg

Zoning Officer	Jaspreet Bhuller	June 11, 2026
District Planner	R. Gabiola	06/11/2026
Community Clerk		
Approved for the Director of Planning, Property and Development		

EXTERIOR FINISH LEGEND:

ASPHALT SHINGLES
- AS-1 –ARCHITECTURAL SHINGLES, BLACK

STONE VENEER
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FIBRE CEMENT BOARD
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No.:	Revision:	Date:	By:
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PROGRESSIVE
REAL ESTATE
GRANT TOWNHOUSES
BUILDING 6
MULTIFAMILY DEVELOPMENT
4506 GRANT AVE
WINNIPEG, MB

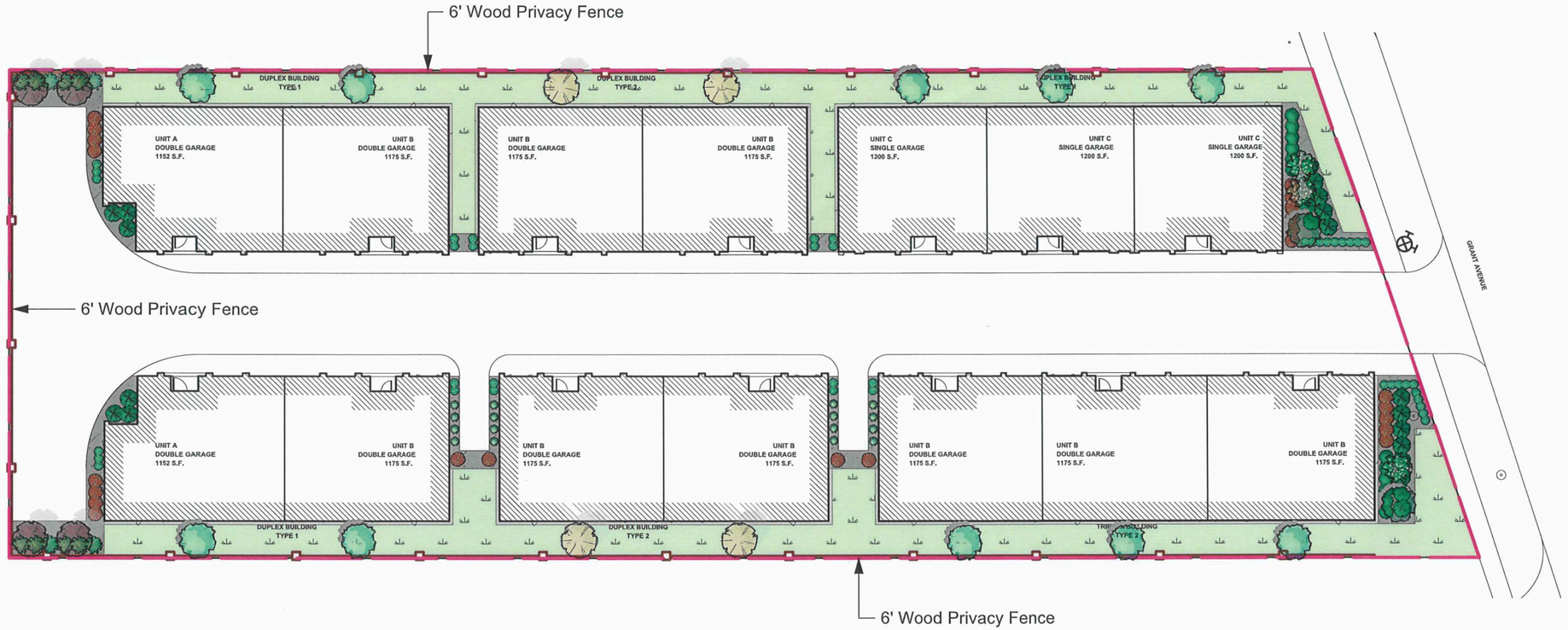
EXTERIOR BUILDING ELEVATIONS

Drawn by: ESH/ZN/JS Checked by: ZN

D-A4.1

Project No: 24007 Date: FEBRUARY 2026

Preliminary



N

1 L-PA-1 **Landscape Scope Plan** Scale: 1:400

0 5 10 15 m

SCHEDULE "A" page 6 of 9
To Zoning Agreement: DASZ 26/2025
By-Law No.: 79/2025

Winnipeg

Zoning Officer	Jaspreet Bhuller	June 11, 2026
District Planner	R. Galston	06/11/2026
Community Clerk		
Approved for the Director of Planning, Property and Development		

Surface Material Legend

Sod & Topsoil
703 sm

Decorative Stone Mulch Planting Bed
212 sm

Decorative Stone Mulch Paving (Course)
89 sm

No.	Date	Issue Notes
A	2025-11-28	Issued for Review

Drawing No.

L-PA-1 *of* 4

4506 GRANT AVE
WINNIPEG, MB
Landscape Plan

LAND FORUM
LANDSCAPE ARCHITECTS

Preliminary

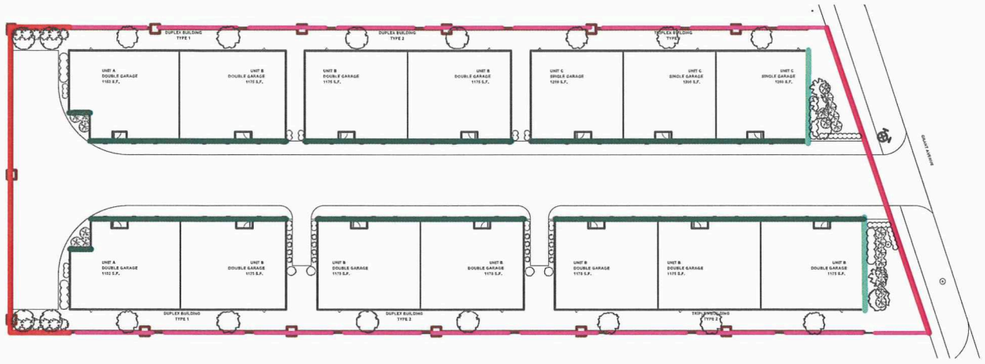
SCHEDULE "A" page 7 of 9

To Zoning Agreement: DASZ 26/2025

By-Law No.: 79/2025

Winnipeg

Zoning Officer	Jaspreet Bhullar	June 11, 2026
District Planner	R. Galston	05/11/2026
Community Clerk		
Approved for the Director of Planning, Property and Development		



N

1 L-PA-2 **Zoning Analysis Plan**

Scale: 1:750

0 5 10 15 m

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

Grant Ave — 138 Lin ft.

	Required	Proposed
Trees	5	5
Shrubs	21	31

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

Principle Facade

Facing Interior — 617 Lin Ft.

	Required	Proposed
Shrubs	62	70

Facade Facing Street

Facing North — 80 Lin Ft.

	Required	Proposed
Shrubs	8	12

190 (6) Parking lot Interior Landscaping

Fewer than 20 stalls — N/A

190 (7)a Buffering of Residential Uses from Non-Residential Impacts

Single Family — 182 Lin ft.

RMF — 0 Lin ft.

		Required	Proposed
Option 1: Plant Buffer	Trees	5	4
	Shrubs	27	12

+ Option 2: 6' Privacy Fence

No.	Date	Issue Notes
A	2025-11-28	Issued for Review

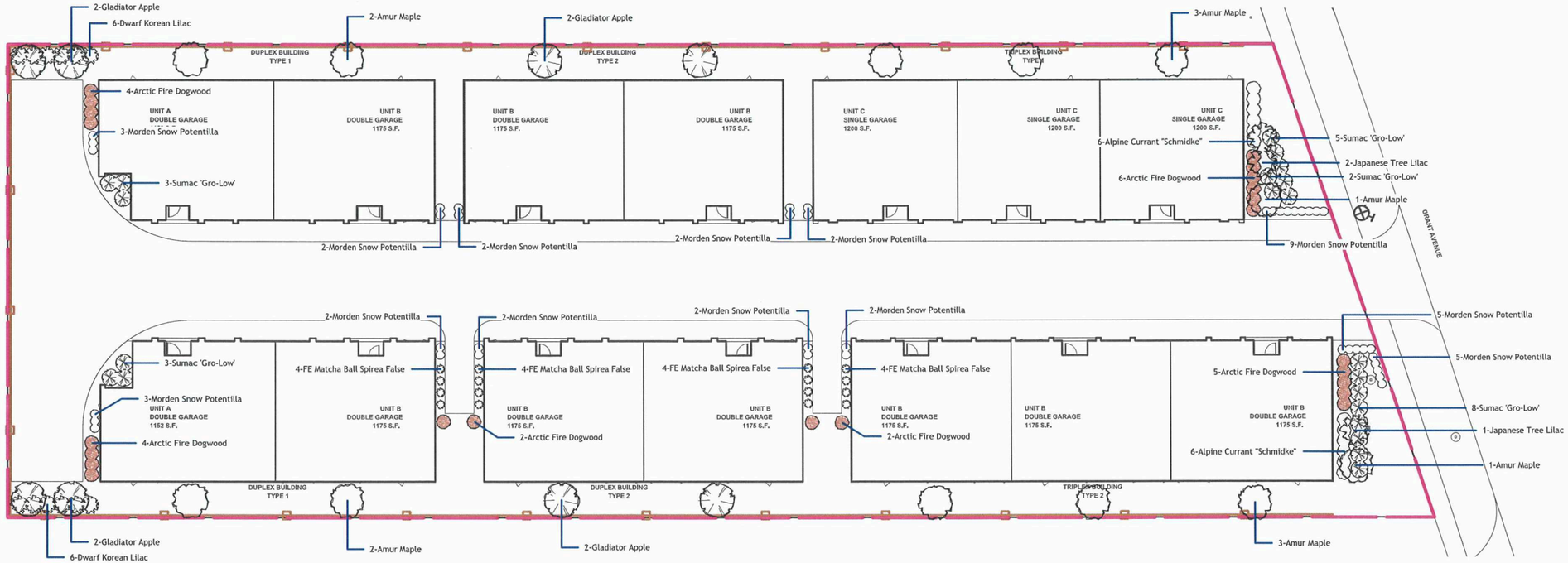
Drawing No.

L-PA-2 *of* 4

4506 GRANT AVE
WINNIPEG, MB
Landscape Zoning Analysis

LAND FORUM
LANDSCAPE ARCHITECTS

Preliminary



N

1 **Planting Plan**
L-PA-3 Scale: 1:400

0 5 10 15 m

SCHEDULE "A" page 8 of 9
To Zoning Agreement: DASZ 26/2025
By-Law No.: 79/2025
Winnipeg

Zoning Officer	Jaspreet Bhullar	June 11, 2026
District Planner	R. Galston	06/11/2026
Community Clerk		
Approved for the Director of Planning, Property and Development		

No.	Date	Issue Notes
A	2025-11-28	Issued for Review

Drawing No.

L-PA-3 *of* 4

4506 GRANT AVE
WINNIPEG, MB
Planting Plan

LAND FORUM
LANDSCAPE ARCHITECTS

Preliminary

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
Trees			
Amur Maple	Acer ginnala	12	50 mm ø 2.4-3.0m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Gladiator Apple	Malus x adstringens 'Durleo'	8	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Japanese Tree Lilac	Syringa reticulata	3	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs			
Arctic Fire Dogwood	Cornus stolonifera 'Farrow'	23	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Morden Snow Potentilla	Potentilla fruticosa 'Morden Snow'	41	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Sumac 'Gro-Low'	Rhus aromatica 'Gro-Low'	21	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Alpine Currant "Schmidke"	Ribes alpinum	12	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
FE Matcha Ball Spirea False	Sorbaria sorbifolia 'Levgreen'	16	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dwarf Korean Lilac	Syringa meyeri 'Palibin'	12	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Perennials			
Ornamental Grasses			
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		148	
Total Plants in Drawing		148	

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To Zoning Agreement: DASZ 26/2025
By-Law No.: 79/2025
Winnipeg

Zoning Officer	Jaspreet Bhullar	June 11, 2026
District Planner	R. Galston	06/11/2026
Community Clerk		
Approved for the Director of Planning, Property and Development		

No.	Date	Issue Notes
A	2025-11-28	Issued for Review

Drawing No.

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4506 GRANT AVE
WINNIPEG, MB
Plant Schedule

LAND FORUM
LANDSCAPE ARCHITECTS