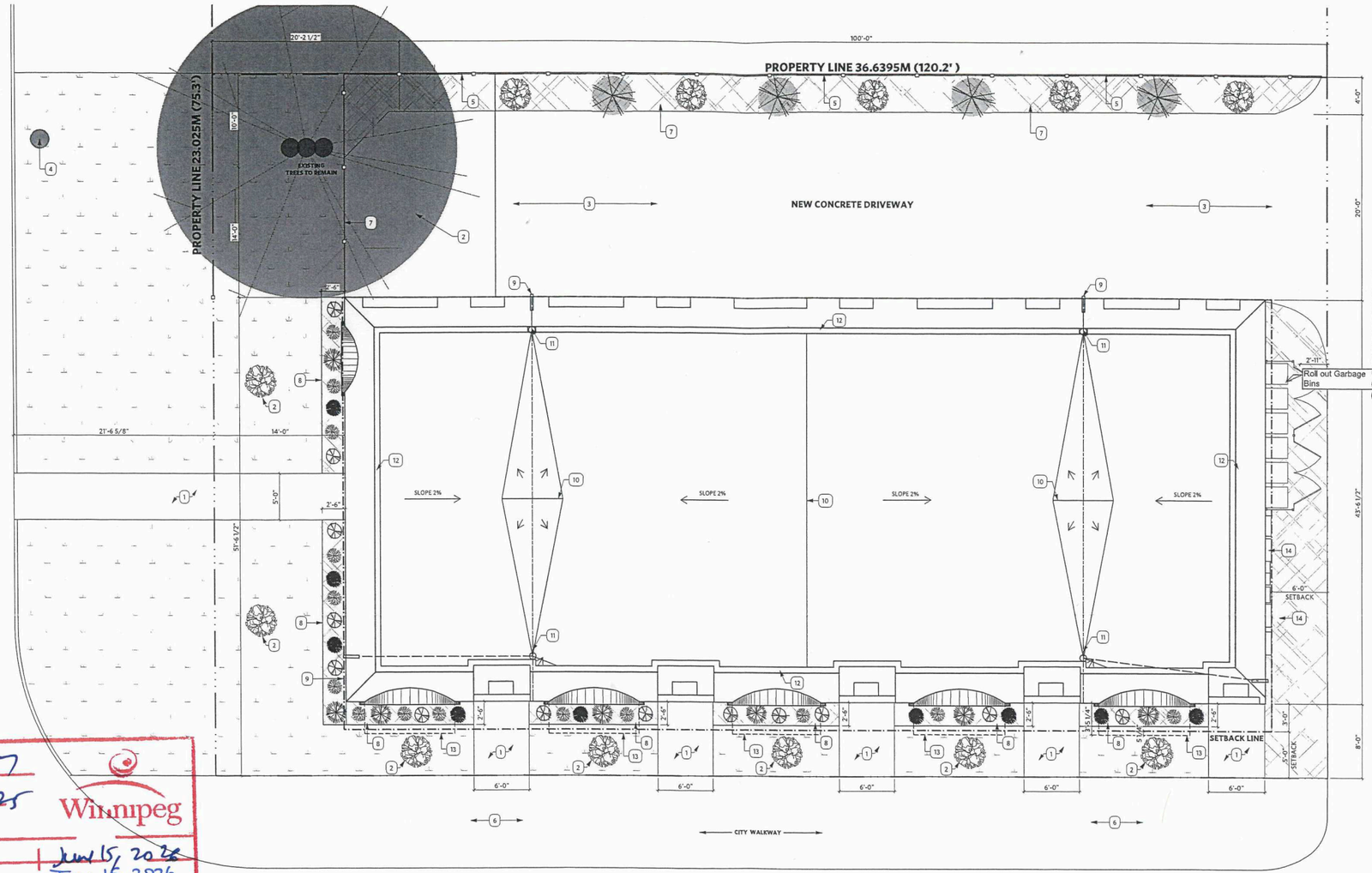


3 SITE PLAN
A1.2 Scale: 3/16" = 1'-0"

SCHEDULE "A" page 1 of 7
To Zoning Agreement DA2 : 228/2025
By-Law No. 42/2026

ZONING OFFICER	DCL	June 15, 2026
DISTRICT PLANNER		June 15, 2026
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

ZONNING INFORMATION

CURRENT ZONING DESIGNATION:	RESIDENTIAL R1-LARGE
PROPOSED ZONING DESIGNATION:	RMF-SMALL
MAX. BUILDING HEIGHT (RMF-S):	35 FT.
PROPERTY AREA:	9,074 SQFT (843.0 SQ.M)
MAX. ALLOWABLE LOT COVERAGE:	50% (4,537 SQFT)(421.5 SQ.M.)
PROPOSED BUILDING FOOTPRINT:	4,450.44 SQFT (413.46 SQ.M.)
AREA REMAINING:	4,623.56 SQFT (429.54 SQ.M.)
PROPOSED BUILDING HEIGHT:	33' 21/8" FT
% PROPOSED BUILDING COVERAGE:	48.5%

SET BACKS

BYLAW	
RMF-S FRONT YARD SETBACK:	20 FT.
RMF-S REAR YARD SETBACK:	25 FT.
RMF-S INTERIOR SIDE YARD:	4 FT.
RMF-S CORNER SIDE YARD:	5 FT.
FRONT YARD ALIGNMENT STUDY:	39 FT.
PROPOSED	
FRONT YARD SETBACK	14 FT.
REAR YARD SETBACK	6 FT.
INTERIOR SIDE YARD	24FT.
CORNER SIDE YARD	8 FT.

SITE PLAN KEYNOTES

1. NEW CONCRETE HALLWAY
2. NEW TREES COLUMNAR NORWAY MAPLE
3. NEW CONCRETE FINISH DRIVEWAY
4. EXISTING LAMP POST TO REMAIN
5. NEW WOOD PRIVACY FENCE TO BE INSTALLED
6. EXISTING SIDEWALK TO REMAIN
7. NEW TREES COLUMNAR NORWAY MAPLE AND SWEDISH ASPEN 16
8. NEW PLANTING KARL FOERSTER FEATHER REED GRASS. PRAIRIE DROPSEED, B OXWOOD, SPIREA 43
9. DOWNSPOUT
10. HIGH POINT ROOF SLOPE CONTROL
11. LOW POINT - DRAINAGE FLOW CONTROL
12. PARAPET (SEE DETAILS)
13. LINE OF BALCONY ABOVE
14. ELECTRICAL EQUIPMENT (REFER TO ELECTRICAL) 8" MAX PROJECTION

FENCE LINE TYPE
PROPERTY LINE
NEW TOPSOIL AND SEED
PLANTING BED 4" TOPSOIL, WEED FABRIC, BLACK GRANITE MULCH

NEW PLANTING SYMBOLS

COLUMNAR NORWAY MAPLE :	12
SWEDISH ASPEN :	4
SPIREA:	13
B OXWOOD:	14
KARL FOERSTER FEATHER REED GRASS:	7
PRAIRIE DROPSEED:	9

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This Plan Approval is being processed in advance of the registration of the Rezoning Application or/and Zoning Agreement. If the finalized Zoning Agreement results in provisions that differ from those at the time of this approval and results in the approved plans being non-compliant, the owner shall be required to obtain a new variance application and/or Plan Approval.

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ISSUE / REV.

2026-04-28	ISSUED FOR REVIEW
2026-05-01	ISSUED FOR COORDINATION
2026-05-15	ISSUED FOR CLIENT REVIEW

PROFESSIONAL SEALS

for review not for construction

PROJECT NAME & ADDRESS

ASH PROPOSED RESIDENTIAL

160 ASH STREET

CLIENT INFORMATION

160 ASH STREET GP INC

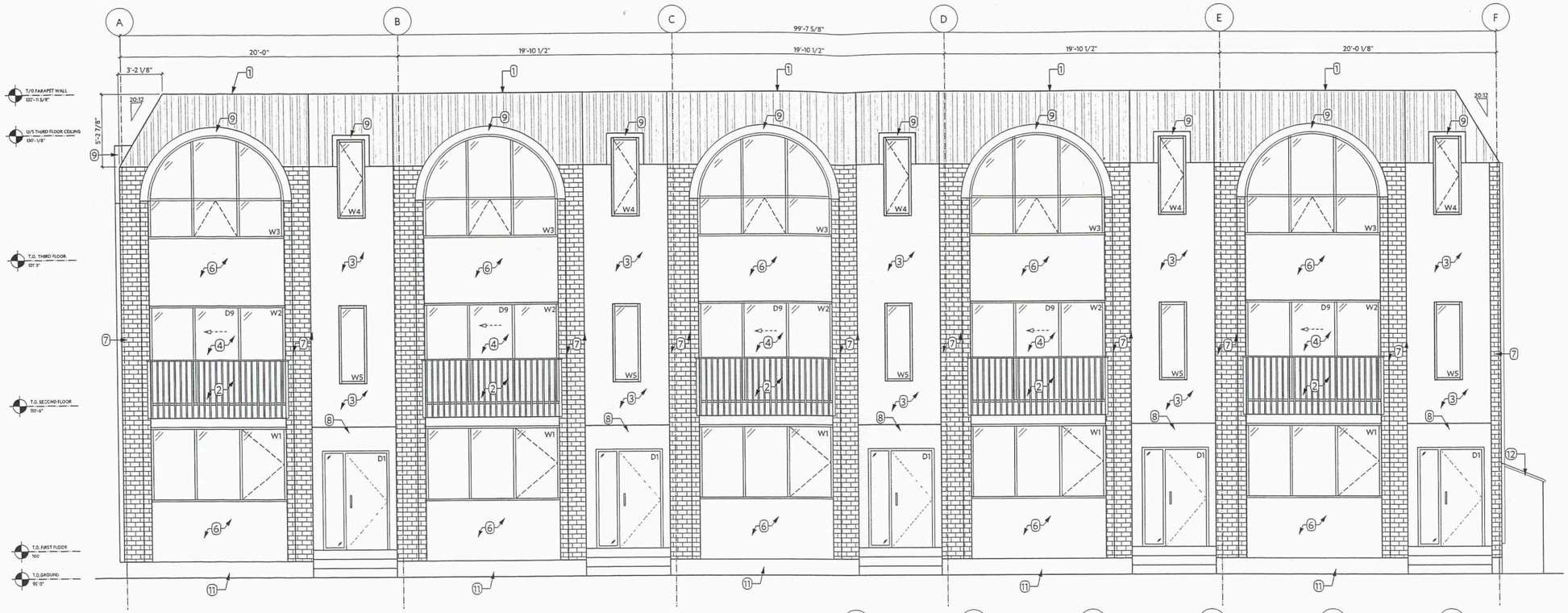
615 WATERLOO STREET, WINNIPEG, MB R3N 0T2

DRAWING INFORMATION

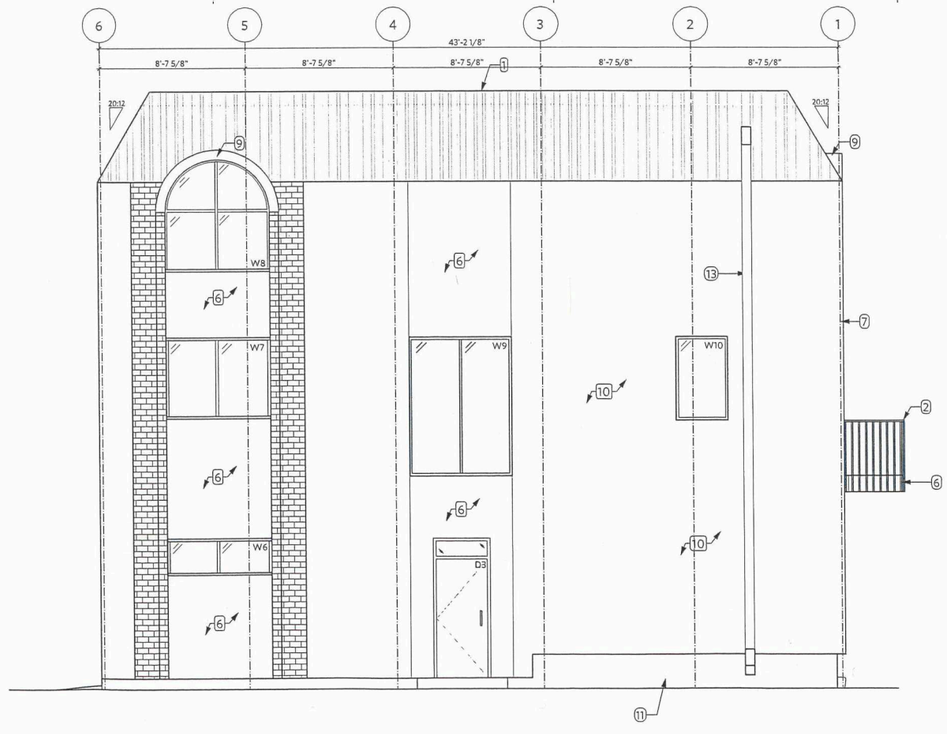
SCALE: AS NOTED
PROJ. #: L25314
REV. #:

SITE PLAN

A1.2



1 SOUTH ELEVATION
A3.0 Scale: 1/4" = 1'-0"



3 WEST ELEVATION
A3.0 Scale: 1/4" = 1'-0"

SCHEDULE "A" page 2 of 7
To Zoning Agreement DAZ: 228/2025
By-Law No. 42/2026
ZONING OFFICER — June 15, 2026
DISTRICT PLANNER — DCL — June 15, 2026
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Winnipeg

T/O PARAPET WALL 131'-2 5/8"
T/O THIRD FLOOR CEILING 130'-6 1/2"
T.O. THIRD FLOOR 121'-3"
T.O. SECOND FLOOR 110'-4"
T.O. FIRST FLOOR 100'
T.O. FIRST FLOOR 98'-9"

FLOOR PLAN KEYNOTES

1. PRE-FINISHED METAL ROOF CLADDING
2. BLACK METAL RAILING
3. EIFS / STUCCO - CHARCOAL COLOUR
4. RECESSED BALCONY
5. BLACK METAL RAILING ##
6. EIFS / ACRYLIC STUCCO - BLACK COLOUR
7. THIN BRICK VENEER - CREME COLOUR
8. RECESSED PORTICO
9. BLACK METAL CLADDING / FLASHING
10. STUCCO — CREME COLOUR TO MATCH BRICK VENEER
11. CEMENTITIOUS PARGING ON EXPANDED METAL LATH
12. ELECTRICAL EQUIPMENT ENCLOSURE, 3'-0" D x 15'-5" L x 6'-8" H. REFER TO ELECTRICAL
13. PREFINISHED 6X6" METAL RAIN WATER LEADER OPEN FACE
14. WASTE AND RECYCLING CART ENCLOSURE, 16'-0" W x 4'-6" D x 6'-0" H, FOR SIX (6) 240 L CARTS

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ISSUE / REV.

2026-04-28 ISSUED FOR REVIEW

PROFESSIONAL SEALS

for review
not for construction

PROJECT NAME & ADDRESS

ASH PROPOSED RESIDENTIAL

160 ASH STREET

CLIENT INFORMATION

160 ASH STREET GP INC

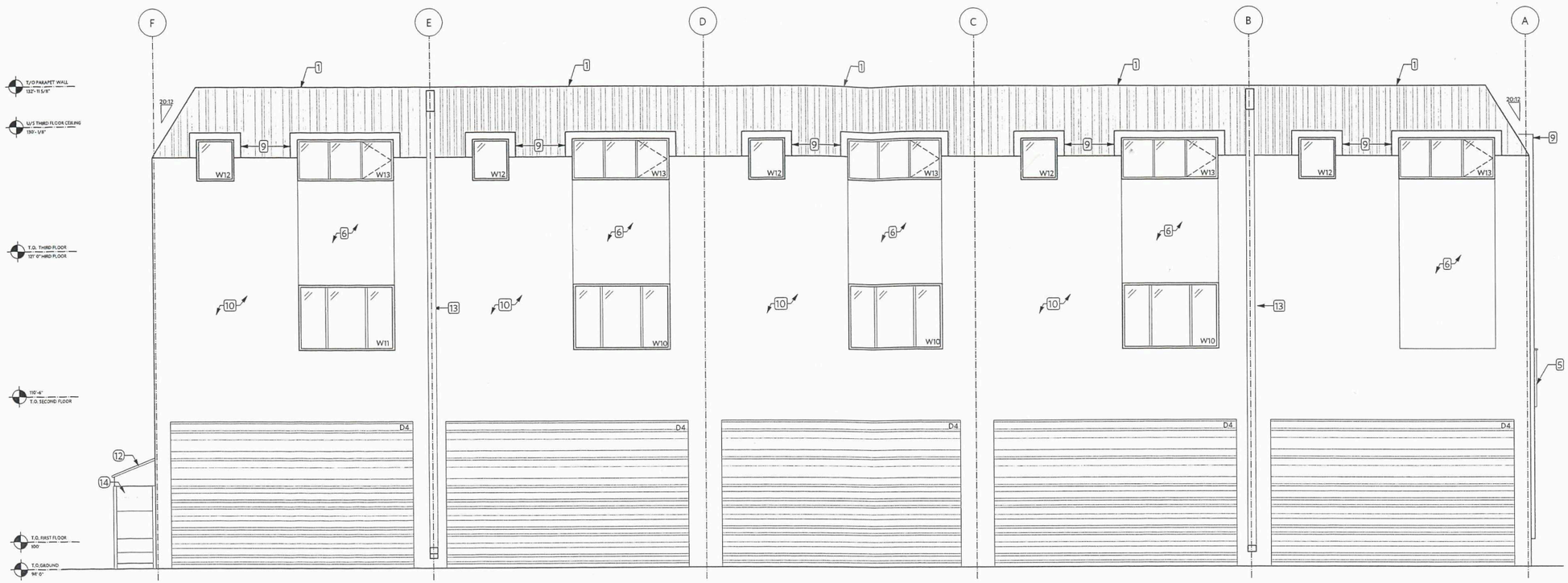
615 WATERLOO STREET, WINNIPEG, MB, R3N 0T2

DRAWING INFORMATION

SCALE: AS NOTED
PROJ. #: L25314
REV. #:

BUILDING ELEVATIONS

A3.0



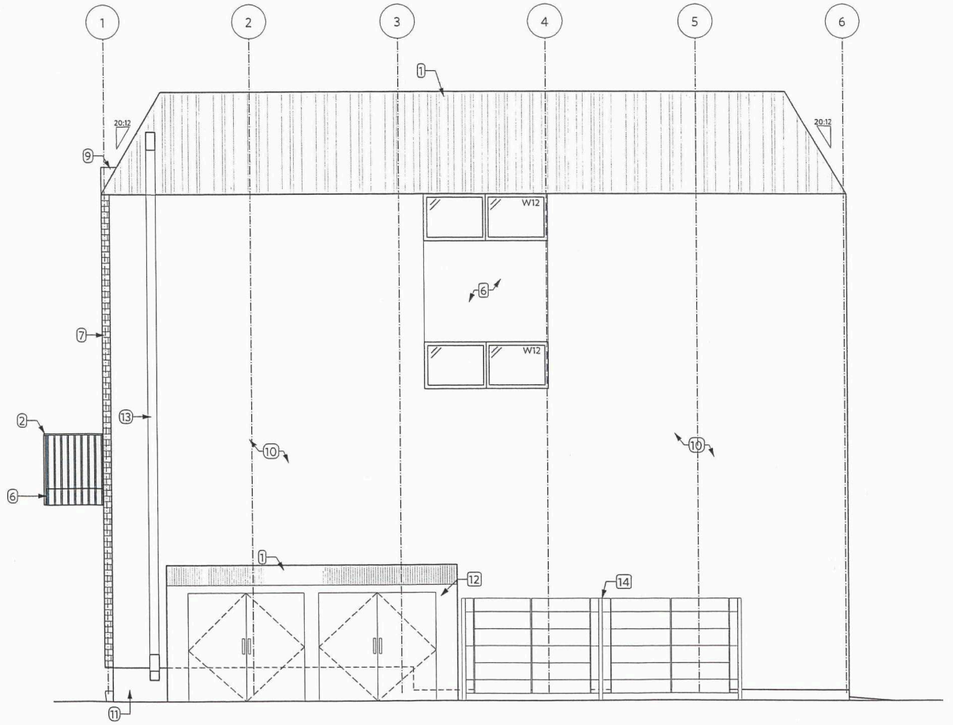
3 NORTH ELEVATION
A3.1 Scale: 1/4" = 1'-0"

SCHEDULE "A" page 3 of 7
To Zoning Agreement DA2: 228/2025
By-Law No. 42/2026
Winnipeg
ZONING OFFICER — DCL — June 15, 2026
DISTRICT PLANNER — June 15, 2026
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT

137'-8 5/8" T/O PARAPET WALL
130'-8 1/2" U/S THIRD FLOOR CEILING
121'-0" T.O. THIRD FLOOR
110'-4" T.O. SECOND FLOOR
100' T.O. FIRST FLOOR
98'-0" T.O. FIRST FLOOR

FLOOR PLAN KEYNOTES

1. PRE-FINISHED METAL ROOF CLADDING
2. BLACK METAL RAILING
3. EIFS / STUCCO - CHARCOAL COLOUR
4. RECESSED BALCONY
5. BLACK METAL RAILING ###
6. EIFS / ACRYLIC STUCCO - BLACK COLOUR
7. THIN BRICK VENEER - CREME COLOUR
8. RECESSED PORTICO
9. BLACK METAL CLADDING / FLASHING
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14. WASTE AND RECYCLING CART ENCLOSURE, FOR SIX (6) 240 L CARTS



1 EAST ELEVATION
A3.1 Scale: 1/4" = 1'-0"

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ISSUE / REV.

2026-04-28 ISSUED FOR REVIEW

PROFESSIONAL SEALS

for review
not for construction

PROJECT NAME & ADDRESS

ASH PROPOSED RESIDENTIAL

160 ASH STREET

CLIENT INFORMATION

160 ASH STREET GP INC

615 WATERLOO STREET, WINNIPEG, MB, R3N 0T2

DRAWING INFORMATION

SCALE: AS NOTED
PROJ. #: L25314
REV. #:

BUILDING ELEVATIONS

A3.1

160 Ash - Five-Unit Townhouse Development



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DRAWING LIST:

GENERAL

G0.0 TITLE & GENERAL NOTES
G0.1 ASSEMBLIES, DOORS & WINDOW SCHEDULES

CIVIL DRAWINGS

C1.0 LOT GRADING PLAN
C2.0 SERVICING PLAN

ARCHITECTURAL DRAWINGS

A1.0 SITEPLAN-DEMO
A1.2 SITEPLAN

A2.0 GENERAL FLOOR PLANS
A2.1 GENERAL FLOOR PLANS

A3.0 BUILDING ELEVATIONS
A3.1 BUILDING ELEVATIONS

A4.0 BUILDING RENDERS
A4.1 BUILDING RENDERS
A4.2 BUILDING RENDERS
A4.3 SUN/SHADOW STUDY

A6.0 INTERIOR ELEVATIONS
A6.1 INTERIOR ELEVATIONS
A6.2 INTERIOR ELEVATIONS
A6.2 INTERIOR ELEVATIONS
A6.3 INTERIOR ELEVATIONS
A6.4 DOOR SCHEDULE
A6.5 FINISH SCHEDULE

STRUCTURAL DRAWINGS

S-0 GENERAL NOTES
S-1 FOUNDATION PLAN
S-2 SECOND FLOOR FRAMING PLAN
S-3 THIRD FLOOR FRAMING PLAN
S-4 ROOF FLOOR FRAMING PLAN

MECHANICAL DRAWINGS

M0.0 MECHANICAL GENERAL NOTES LEGENDS AND SCHEDULES
M0.1 MECHANICAL DETAILS
M1.0 CRAWLSPACE AND MAIN FLOOR PLAN- PLUMBING
M1.1 THIRD FLOOR PLAN- PLUMBING
M2.0 CRAWL SPACE AND MAIN FLOOR PLAN - HVAC
M2.1 SECOND AND THIRD FLOOR PLAN - HVAC
M2.2 ROOF PLAN - HVAC
M3.0 MECHANICAL SPECIFICATION

ELECTRICAL DRAWINGS

E0.0 SYMBOLS AND LEGENDS
E0.1 SINGLE LINE DIAGRAM ANS SCHEDULES
E0.2 SPECIFICATIONS
E0.3 SITE PLAN
E0.4 CRAWL SPACE AND DETAILS
E1.0 LIGHTING PLAN
E2.0 POWER AND COMMUNICATION

SCHEDULE "A"
To Zoning Agreement DA2-228/2025
By-Law No. 42/2026
Winnipeg
ZONING OFFICER — DCL — June 15, 2026
DISTRICT PLANNER — June 15, 2026
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT

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ISSUE / REV.

2026-04-28 ISSUED FOR REVIEW

PROFESSIONAL SEALS

for review
not for construction

PROJECT NAME & ADDRESS

ASH PROPOSED RESIDENTIAL

160 ASH STREET

CLIENT INFORMATION

160 ASH STREET GP INC

615 WATERLOO STREET, WINNIPEG, MB, R3N 0T2

DRAWING INFORMATION

SCALE: AS NOTED
PROJ. #: L25314
REV. #:

COVER ASSEMBLIES SCHEDULE

G0.0



SCHEDULE "A" page 5 of 7
To Zoning Agreement DA2 228/2025
By-Law No. 42/2026

Winnipeg

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DISTRICT PLANNER	DCL	June 15, 2026
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ISSUE / REV.

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PROFESSIONAL SEALS

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not for construction

PROJECT NAME & ADDRESS

ASH PROPOSED RESIDENTIAL

160 ASH STREET

CLIENT INFORMATION

160 ASH STREET GP INC

615 WATERLOO STREET, WINNIPEG, MB, R3N 0T2

DRAWING INFORMATION

SCALE: AS NOTED
PROJ. #: L25314
REV. #:

RENDERS

A4.0



SCHEDULE "A" page 6 of 7

To Zoning Agreement DA7: 228/2025

By-Law No. 42/2026

Winnipeg

ZONING OFFICER		June 15, 2026
DISTRICT PLANNER	DCL	June 15, 2026
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PROFESSIONAL SEALS

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PROJECT NAME & ADDRESS

ASH PROPOSED RESIDENTIAL

160 ASH STREET

CLIENT INFORMATION

160 ASH STREET GP INC

615 WATERLOO STREET, WINNIPEG, MB, R3N 0T2

DRAWING INFORMATION

SCALE: AS NOTED
PROJ. #: L25314
REV. #:

RENDERS

A4.1

SCHEDULE "A" page 7 of 7

To Zoning Agreement DA2: 228/2025

By-Law No. 42/2026

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ZONING OFFICER	DCL	June 15, 2026
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ASH PROPOSED RESIDENTIAL

160 ASH STREET

CLIENT INFORMATION

160 ASH STREET GP INC

615 WATERLOO STREET, WINNIPEG, MB, R3N 0T2

DRAWING INFORMATION

SCALE: AS NOTED
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REV. #:

RENDERS

A4.2