Minutes – Assiniboia Community Committee – June 22, 2026

PUBLIC HEARINGS

Item No. 5 Variance – 585 Sterling Lyon Parkway (Charleswood-Tuxedo-Westwood Ward) File DAV 149748/2026D

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the construction of a multi-family dwelling to permit a west side yard of 6.5 feet (1.98 metres) as previously approved under DAV 221094/24D, subject to the following condition:

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

DECISION MAKING HISTORY:

The Winnipeg Public Service advised that all statutory requirements with respect to this application have been complied with.

The Chairperson called Councillor Lukes to the Chair in order to move the following motions:

Moved by Councillor Duncan,

That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Duncan,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Duncan,

That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance:

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by–law required to relieve the injurious effect of the zoning by–law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. This is in proximity to utilities that come within, I suppose, four feet which is reasonable.

2. The development will look to mitigate any visual obtrusiveness.

DECISION MAKING HISTORY (continued):

3. It is supported by the Public Service.

Carried

Moved by Councillor Duncan,

That the recommendation of the Winnipeg Public Service be concurred in and the Variance be approved.

Carried

Moved by Councillor Duncan,

That the public hearing with respect to this application be concluded.

Carried

Councillor Duncan resumed the Chair.

THE CITY OF WINNIPEG
VARIANCE ORDER
ASSINIBOIA COMMUNITY COMMITTEE

DAV 149748/2026D

Before:	Assiniboia Community Committee Councillor Duncan, Chairperson Councillor Dobson Councillor Lukes
Hearing:	June 22, 2026 Council Building, 510 Main Street
Applicant:	Paragon Design Build (Christopher Gibson)
Premises Affected:	Sterling Lyon Parkway
Legal Description:	LOT 1 PLAN 75295, hereinafter called "the land"
Property Zoned:	"C4 Malls and Corridors PDO" (Commercial Regional, Malls and Corridors, Planned Development Overlay)
Nature of Application:	To vary the "CMU" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 for the construction of a multi-family dwelling to permit a west side yard of 6.5 feet (1.98 metres) instead of 10 feet (3.05 metres) as previously approved under DAV 221094/24D.

It is the opinion of the Assiniboia Community Committee that subject to the conditions listed below, if any, this Variance meets the statutory criteria as outlined in Subsection 247(3) of the City of Winnipeg Charter in that it:

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. This is in proximity to utilities that come within, I suppose, four feet which is reasonable.

2. The development will look to mitigate any visual obtrusiveness.

3. It is supported by the Public Service.

ORDER:

The Assiniboia Community Committee orders that the provisions of the "CMU" Dimensional Standards of the Winnipeg Zoning By-law No. 200/2006 are varied on "the land" for the construction of a multi-family dwelling to permit a west side yard of 6.5 feet (1.98 metres) as previously approved under DAV 221094/24D, subject to the following conditions, which the Assiniboia Community Committee considers necessary to ensure compliance with criteria (a) to (d) in Subsection 247(3) of the City of Winnipeg Charter, namely:

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: June 24, 2026

CERTIFIED BY:



L. Cowan
Senior Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

(a) be in writing;

(b) contain your name, mailing address, and phone number;

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on July 13, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 149748/2026D; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address:	City Clerk, City of Winnipeg c/o Appeal Committee Susan A. Thompson Building Main Floor, 510 Main Street Winnipeg, Manitoba, R3B 1B9
Fax:	204-947-3452
Email:	CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Christopher Gibson

In Opposition:

Nil

For Information:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
S. Klassen, Urban Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 149748/2026D

1. Application dated May 26, 2026
2. Notification of Public Hearing dated June 5, 2026
3. Manitoba Status of Title 3367686/1
4. Letter of authorization dated December 12, 2025, from Seasons Retail Corp. to Paragon Design Build (Christopher Gibson)
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to 10 inclusive, for File DAV 149748/2026D dated May 26, 2026
7. Report from the Urban Planning Division dated June 9, 2026
8. Inspection Report
9. Communication dated June 19, 2026, from Christopher Gibson in support of the application

Exhibit "7" referred to in File DAV 149748/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-149748/D – 585 Sterling Lyon Parkway

Issue: For consideration of a Variance associated with the construction of a multi-family residential building

Critical Path: Assiniboia Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the "CMU" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 for the construction of a multi-family dwelling to permit a west side yard of 6.5 feet (1.98 metres) instead of 10 feet (3.05 metres) as previously approved under DAV 221094/24D.

Subject to the following condition(s):

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

REASON FOR THE REPORT

- The applicant is proposing to build a multi-family residential building and requires a Variance for requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE: **DAV 26-149748/D**
RELATED FILES: ZR 26-126436
COMMUNITY: Assiniboia Committee
NEIGHBOURHOOD #: 2.668 (Tuxedo Industrial)

SUBJECT:	To vary the "CMU" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 for the construction of a multi family dwelling to permit a west side yard of 6.5 feet (1.98 metres) instead of 10 feet (3.05 metres) as previously approved under DAV 221094/24D.
LOCATION:	Sterling Lyon Parkway
LEGAL DESCRIPTION:	LOT 1 PLAN 75295
APPLICANT:	Christopher Gibson (Paragon Design Build) 45 South Landing Drive Oak Bluff, MB R4G 0C4
OWNER:	Seasons Retail Corporation 201 Portage Avenue, Unit 590 Winnipeg, MB R3B 3K6

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on the north side of Sterling Lyon Parkway. It is in the Tuxedo Industrial Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.
- The subject property has a total area of approximately 2.7 acres. It is currently vacant.
- The subject property is located at a Regional Mixed-Use Centre under the *Complete Communities Direction Strategy 2.0* Urban Structure Map. It is zoned "CMU" Commercial Mixed Use, which was approved under file no. DASZ 38/2024.



Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A mix of commercial uses zoned “C4” Commercial Regional.

South: Private street, then vacant land zoned a mix of “CMU” Residential Mixed Use and “C4” Commercial Regional.

East: A mix of commercial uses zoned commercial uses zoned “C4” Commercial Regional.

West: Private road, then vacant land zoned “CMU” Commercial Mixed Use.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to construct a seven-storey building with a maximum height of approximately 71 feet to the top of the parapet. The building will contain 258 dwelling units, which will include a mix of 1, 2, and 3-bedroom units.
- A total of 298 parking stalls are provided on-site.

DASZ 38/2024

- The proposed mult-family development described above was approved by the Assiniboia Community Committee on January 7, 2025, under file no. DASZ 38/2024.
- Minor site plan modifications have resulted in the current Variance application. See below for further discussion of this Variance.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant spoke with the Urban Planning and Design Division prior to submitting their application.

With the Public

- Given that this Variance application is caused by minor changes to the site design, no additional public consultation was undertaken, beyond what public consultation occurred prior to submitting the application under DASZ 38/2024.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As noted above, the subject property is classified as a Transformative Area – Regional Mixed Use Centre under *Complete Communities 2.0*. Key policies for Regional Mixed Use Centres include:

  Commercial Areas and Mixed Use Centres

  1.1 Encourage the redevelopment, infill and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while still providing local commercial opportunities in new neighbourhoods.

  2.1 Prioritize the commercial intensification of existing commercial areas in Established Neighbourhoods, Mixed Use Centres, Corridors, and Downtown over the creation of new Mixed Use Centres while being mindful of differences in commercial scale permitted in each of these designations.

  Goal 5

  5.0 Allow for the long-term, residential mixed-use intensification of Mixed Use Centres.

  5.1 Where compatible with surrounding land uses, direct the highest multi-family residential densities to areas within Mixed Use Centres that provide the best transit service.

5.1.1 Direct the highest multi-family residential densities to the areas in closest proximity to rapid transit, Corridors, and the Primary Transit Network in accordance with Policy 3.1 of the General Growth section, at a height and scale compatible with surrounding land uses. Densities should then decrease with distance from transit stops.

5.3 Require that proposals to add residential uses in Mixed Use Centres be accompanied by a demonstrable commitment to establish a pedestrian-oriented residential neighbourhood, by:

a. Establishing a fine-grained network of local streets with sidewalks and street trees;

b. Designing ground-floor building frontages to reinforce a pedestrian scale; and

c. Encouraging the extension of adjacent local roads and paths into the site to enhance permeability and to enable future connection opportunities, where possible.

5.4 Require that proposals to add residential uses in Mixed Use Centres limit negative shadow impacts experienced by rear- and side-adjacent residential properties, by ensuring adequate sunlight penetration through appropriate building massing, setbacks, and building design

5.5 Require that, where appropriate, the introduction of residential uses be designed in a way that will not create land use conflicts with existing commercial uses.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- Per the Winnipeg Zoning By-law, multi-family residential buildings in the “CMU” zoning district are required to have minimum side yard setbacks of 20 feet. The applicant was granted a west side yard setback of 10 feet under file no. DAV 24-221094/D. The applicant is now proposing a west side yard of 6.5 feet instead of the previously approved 10 feet.
- As such, a Variance is required.

ANALYSIS OF VARIANCE

- It should be noted that the reduced side yard setback of 6.5 feet applies to a portion of the west property line where the corner of the adjacent lot sits at an angle. This adjacent lot, which is approximately 915 square feet in area, accommodates existing utility boxes. No future development is anticipated for this adjacent lot. As such, the reduced west side yard will not have any adverse impact on the use or enjoyment of any adjacent property. Please refer to Figure 3, below.
- Moreover, the reduced setback of 6.5 feet instead of the previously approved setback of 10 feet will enable a more compact urban form while providing sufficient space for street edge landscaping.

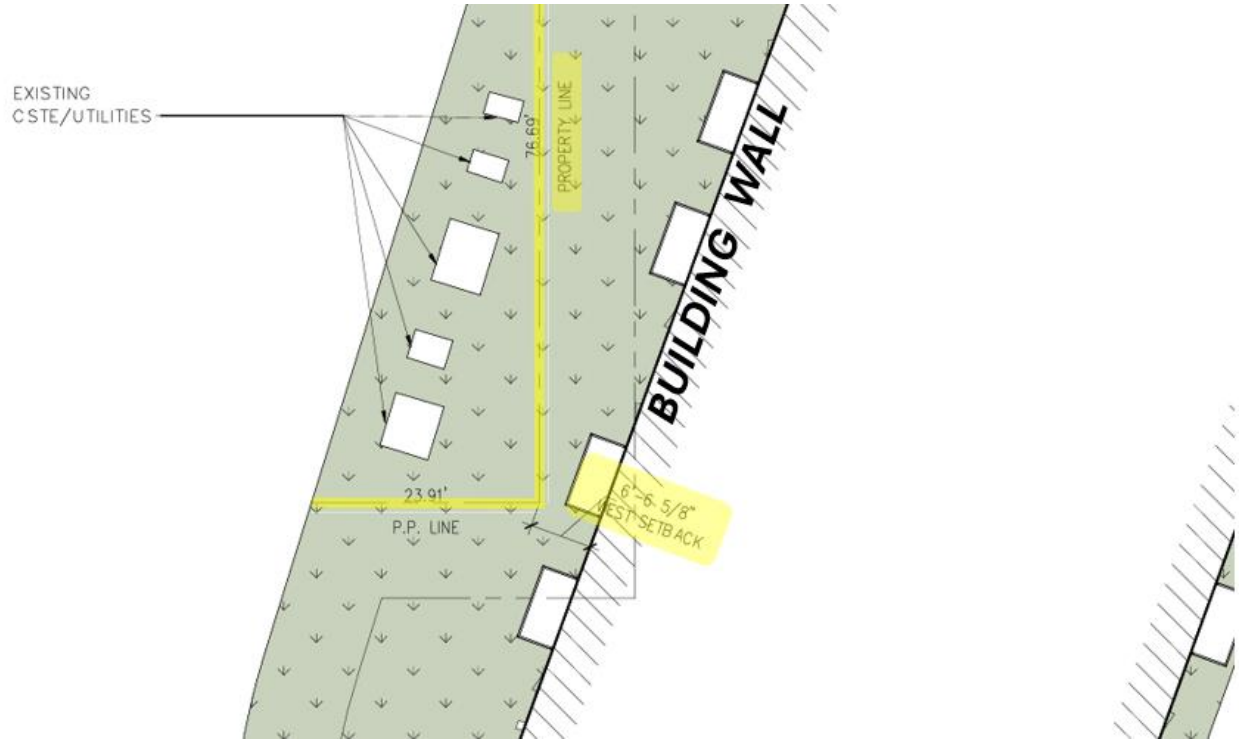


Figure 3: Site plan detail showing area where building setback from the property line is reduced to 6.5 feet. (Provided by the applicant)

REASONS FOR THE RECOMMENDATIONS

In the context of Section 247(3), the Urban Planning and Design Division recommends **approval** of the application for the following reasons:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, *the proposed multi-family development is consistent with applicable policies in the* Complete Communities Direction Strategy 2.0.

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, *the surrounding area is characterized by a mix of uses, and the proposed reduced side yard setback will not adversely affect adjacent properties.*

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, *the Variance will enable a multi-family development on zoning lots in a manner that meets the policies of* Complete Communities Direction Strategy 2.0*.*

(d) is compatible with the area in which the property to be affected is situated.

In that, *the surrounding area is characterized by a mix of uses, including multi-family residential uses.*

CONSULTATION

In preparing this report there was internal consultation with: N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

6.25 Mixed Use Centres

- *Designate Mixed Use Centres within the Urban Structure, representing the largest commercial areas in the city with the ability to accommodate major retail uses, and become pedestrian-oriented environments connected by integrated and sustainable transportation options, and offering a variety of house, employment, amenities and services.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- *Ensure new areas of growth are designed according to the principles of Complete Communities.*

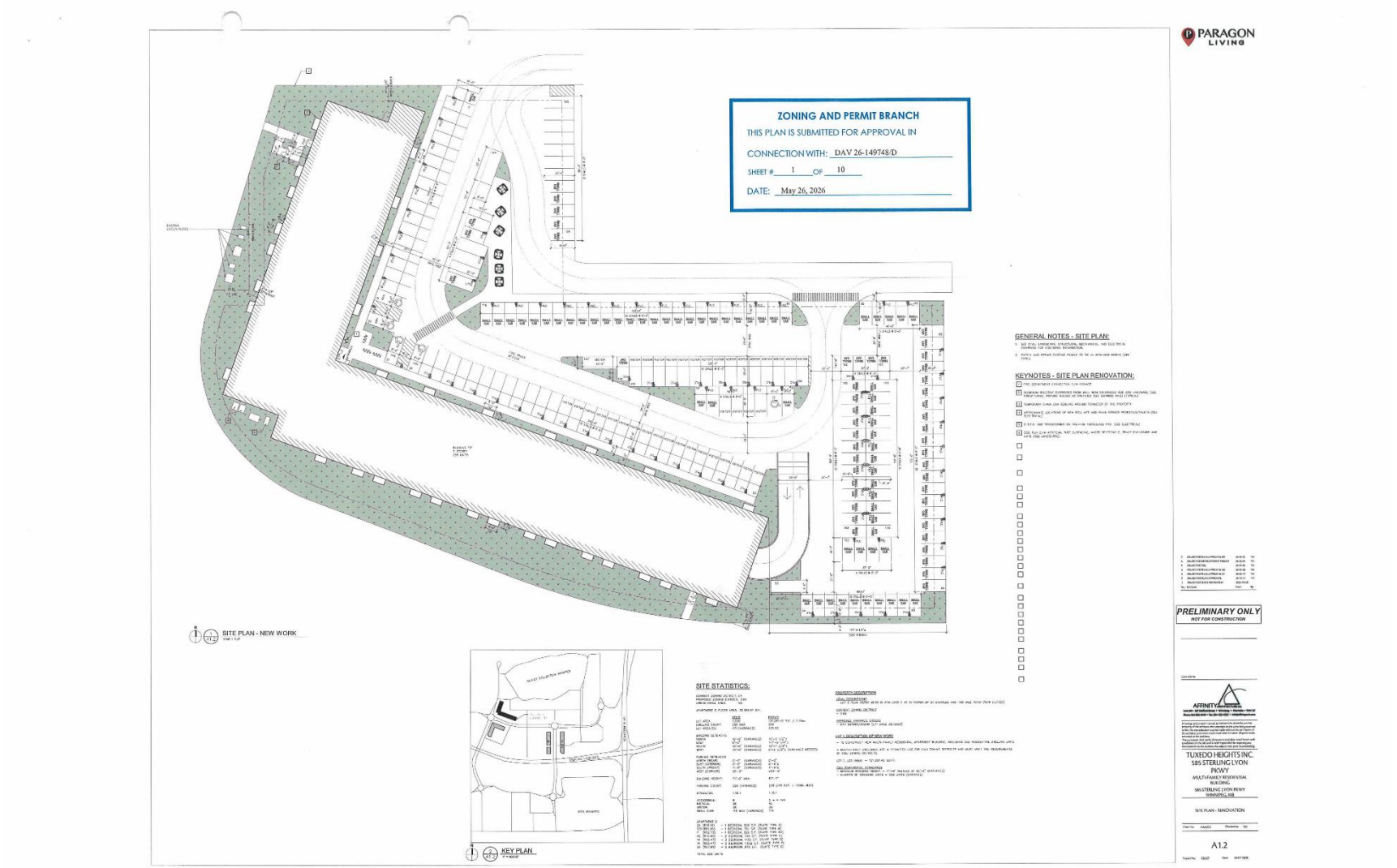
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

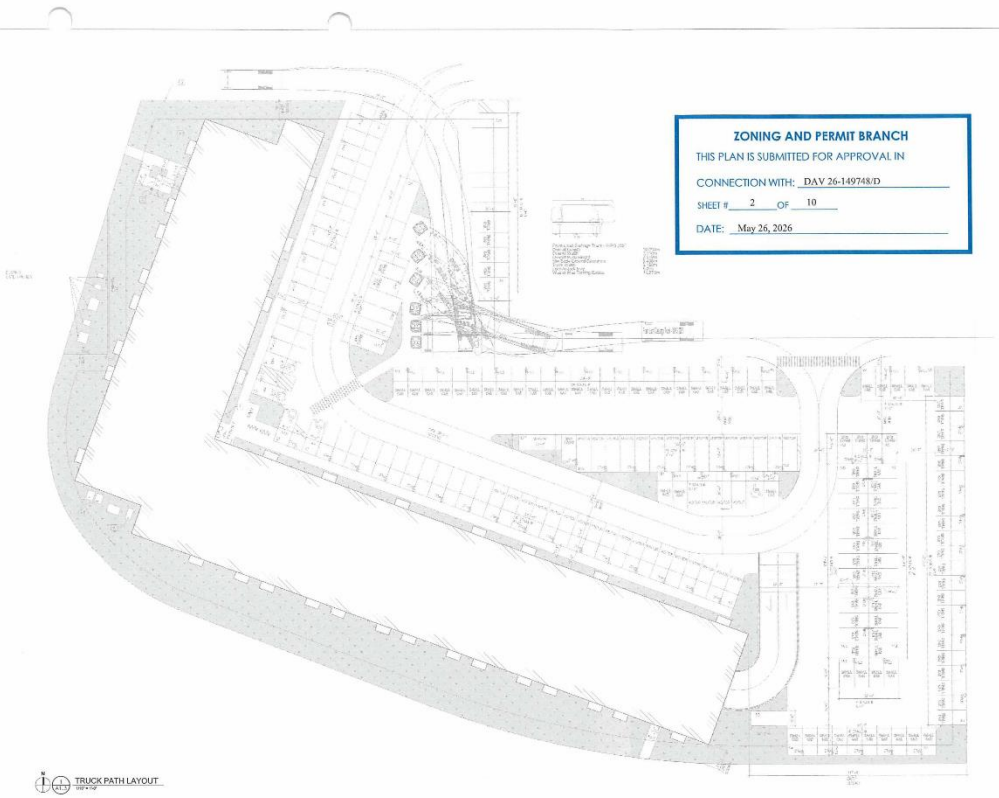
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Robert Galston, MCP
Date:	Tuesday, June 9, 2026
File No.	DAV 26-149748/D

Exhibit “6” referred to in File DAV 149748/2026D





ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 26-149748/D

SHEET # 2 OF 10

DATE: May 26, 2026

TRUCK PATH LAYOUT

GENERAL NOTES - SITE PLAN:

KEYNOTES - SITE PLAN RENOVATION:

SITE STATISTICS:

PARAGON LIVING

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

AFFINITY

TUXEDO HEIGHTS INC
585 STERLING LYON PKWY
MULTI-FAMILY RESIDENTIAL BUILDING
585 STERLING LYON PKWY
WINNIPEG, MB

TRUCK PATH LAYOUT

A1.3

PARAGON LIVING

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

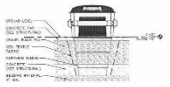
CONNECTION WITH: DAV 26-149748/D

SHEET # 3 OF 10

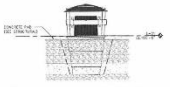
DATE: May 26, 2026



ENLARGED SITE PLAN - TRUCK PATH



EARTH BIN - FRONT ELEVATION



EARTH BIN - SIDE ELEVATION

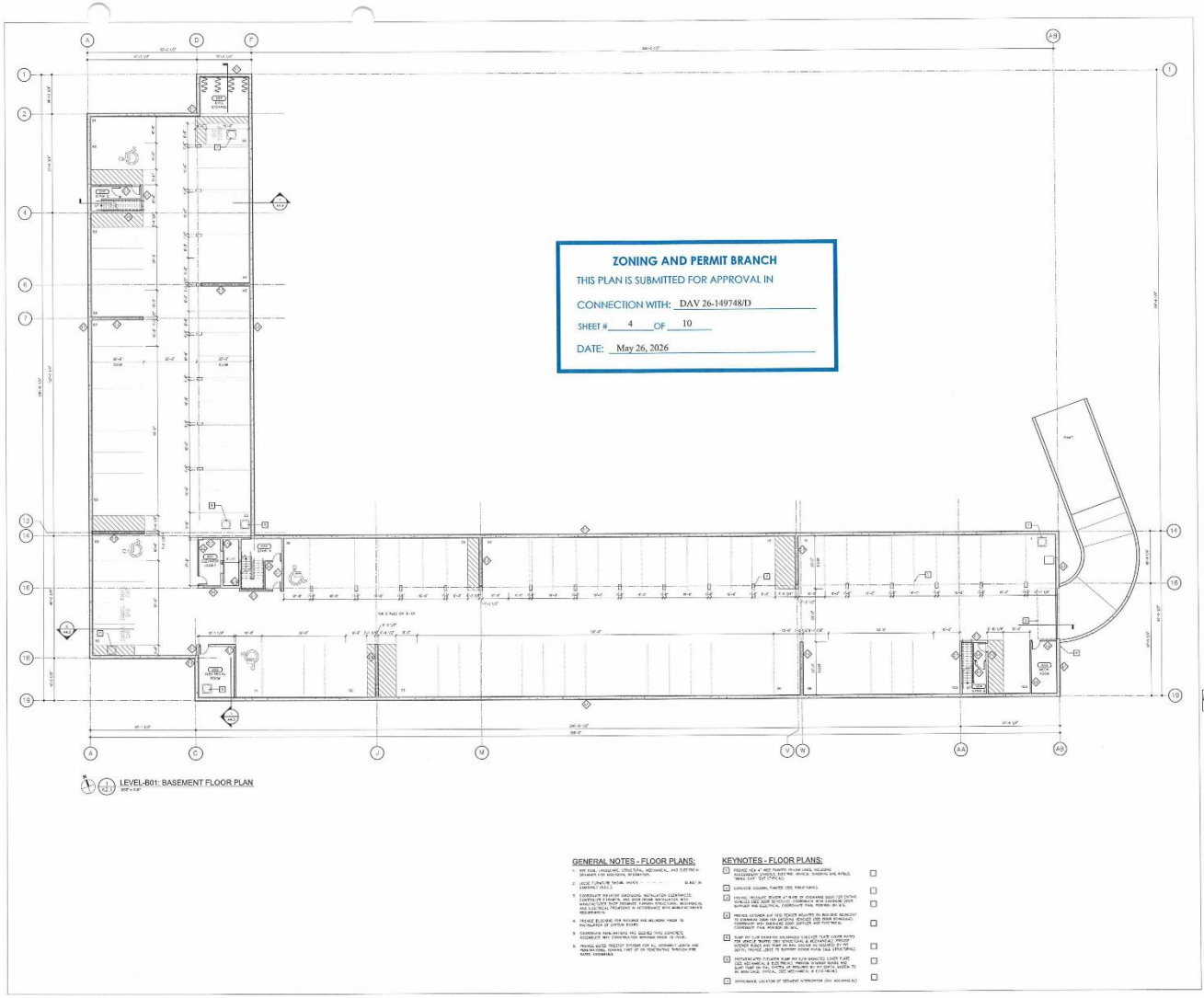
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

AFFINITY

TUXEDO HEIGHTS INC.
585 STERLING LYON PKWY
MULTI-FAMILY RESIDENTIAL BUILDING
585 STERLING LYON PKWY
WINNIPEG, MB

SITE DETAILS

A1.4



LEVEL-B01: BASEMENT FLOOR PLAN

GENERAL NOTES - FLOOR PLANS:

KEYNOTES - FLOOR PLANS:

PARAGON LIVING

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

AFFINITY

TUXEDO HEIGHTS INC.
585 STERLING LYON PKWY
MULTI FAMILY RESIDENTIAL BUILDING
585 STERLING LYON PKWY
WINNIPEG, MB

LEVEL B01 (BASEMENT) FLOOR PLAN

A2.1



EXTERIOR BUILDING ELEVATION - SOUTH



EXTERIOR BUILDING ELEVATION - WEST

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 26-149748/D

SHEET # 5 OF 10

DATE: May 26, 2026

GENERAL NOTES - SITE PLAN RENOVATION:

KEYNOTES - EXTERIOR ELEVATION:

EXTERIOR FINISH LEGEND:

PARAGON LIVING

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

AFFINITY

TUXEDO HEIGHTS INC.
585 STERLING LYON PKWY
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585 STERLING LYON PKWY
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

A4.1



EXTERIOR BUILDING ELEVATION - NORTH



EXTERIOR BUILDING ELEVATION - EAST

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 26-149748/D

SHEET # 6 OF 10

DATE: May 26, 2026

GENERAL NOTES - SITE PLAN RENOVATION:

KEYNOTES - EXTERIOR ELEVATION:

EXTERIOR FINISH LEGEND:

PARAGON LIVING

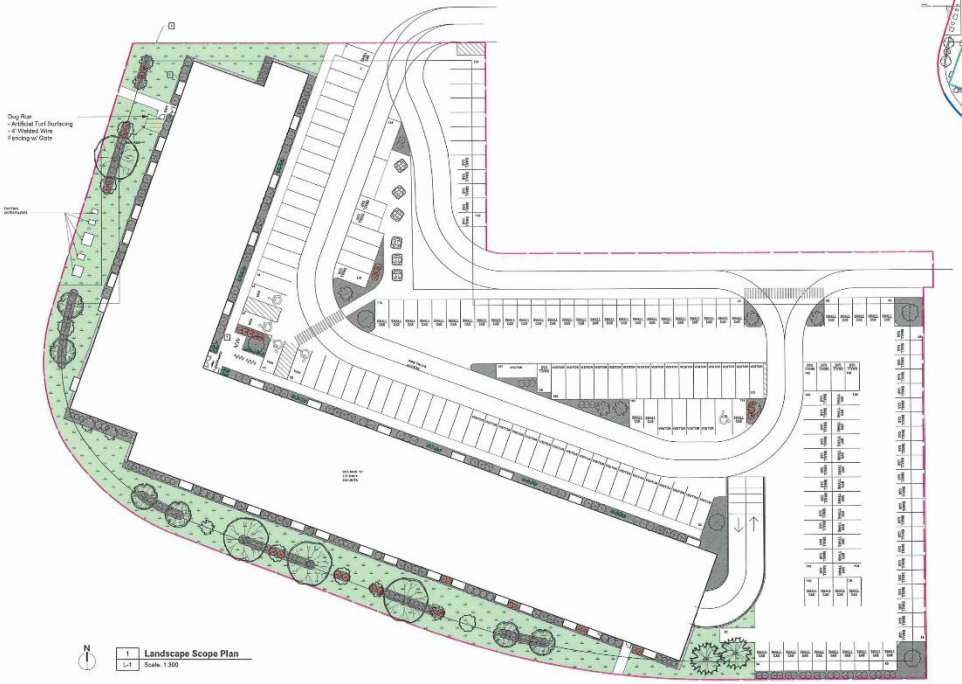
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

AFFINITY

TUXEDO HEIGHTS INC.
585 STERLING LYON PKWY
MULTI-FAMILY RESIDENTIAL BUILDING
585 STERLING LYON PKWY
WINNIPEG, MB

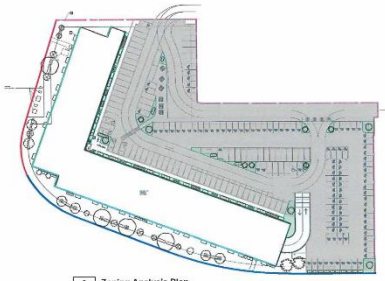
EXTERIOR BUILDING ELEVATIONS

A4.2



1 Landscape Scope Plan
L-1 Scale: 1:300

0 5 10 15 m



2 Zoning Analysis Plan
L-1 Scale: 1:750

0 5 10 15 20 25 m

Surface Material Legend

- Sod & Topsoil 1309 sm
- Decorative Stone Mulch Planting Bed 197 sm
- Decorative Stone Mulch Paving (Course) 23 sm
- Artificial Turf (Dog Run) 7.5 sm

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

		Required	Proposed
West	225 Lin ft.		
	Trees	5	6
	Shrubs	33	34
South	524 Lin ft.		
	Trees	17	17
	Shrubs	78	78

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

Principle Facade

		Required	Proposed
Building D	478 Lin Ft.		
	Shrubs	48	48

Facade Facing Street

		Required	Proposed
West Facade	237 Lin Ft.		
	Shrubs	24	24
South Facade	366 Lin Ft.		
	Shrubs	37	38

190 (6) Parking lot Interior Landscaping

		Required	Proposed
Gross Parking Lot Area	65807 Sq. Ft.		
Required Landscape Area		3294	4990
	Trees	11	11
	Shrubs	33	39

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-149748/D
SHEET # 7 OF 10
DATE: May 26, 2026

LANDFORUM
LANDSCAPE ARCHITECTS

General Notes

1. All work to conform to Canadian Landscape Standard (Current Edition)
2. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
3. All work is to be warranted for a period of not less than 1 year.
4. Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense.
5. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
6. All dimensions are in metres unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.
9. All material depths in details are shown after compaction.

Permitting

1. This drawing shall not be used for construction unless signed and sealed by Landscape Architect.
2. Variations and modifications to the work shown will not be allowed without prior written consent of Landscape Architect.
3. Drawing and Specifications, as instruments of service, are the property of the Landscape Architect. All rights are reserved in the name of the Landscape Architect. No reproduction may be made without the prior written consent of the Landscape Architect.
4. Contractors/bidders are hereby granted a limited license to reproduce these drawings for the purposes of bidding. Such reproductions are not to be used for construction.

No.	Date	Issue Notes
C	2026-04-28	Development Permit

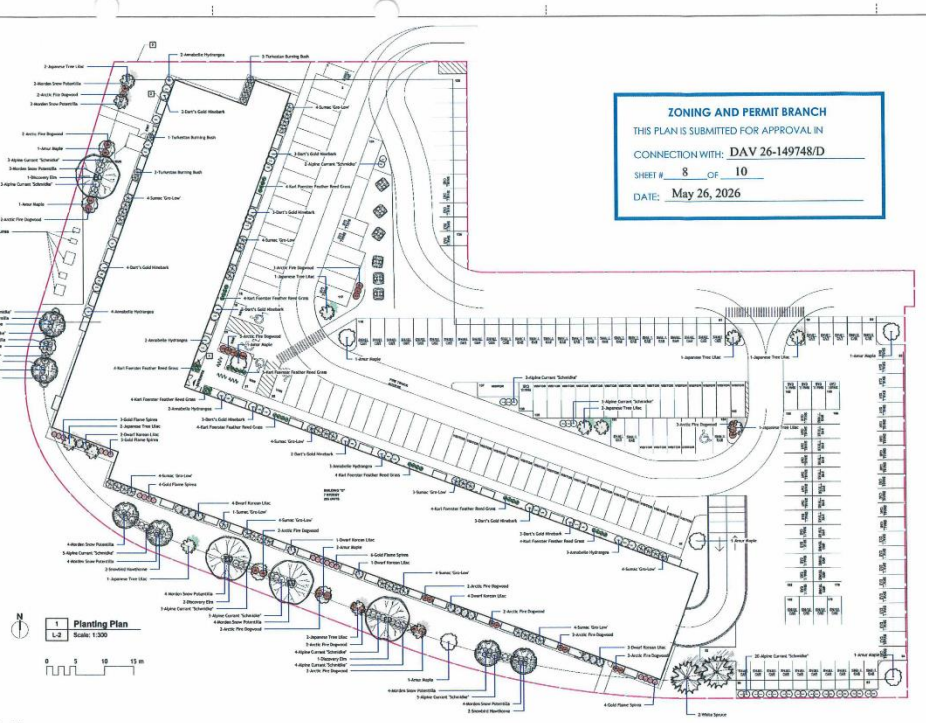
Consultant

Project Title
TUXEDO HEIGHTS INC.
MULTI-FAMILY RESIDENTIAL BUILDING
585 STERLING LYON PKWY (Bldg D)
WINNIPEG MB

Drawing Title
Landscape Scope Plan

Drawing No.
L-1
of 4

Seasons Bldg D_Marking.vwx



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-149748/D
SHEET # 8 OF 10
DATE: May 26, 2026

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
White Spruce	Picea glauca	2	2.4 m ht. 90 cm dia. root ball., evenly branched, full bushy trees, no broken leaders, well branched to grade, balled & burlapped or tree mover; wire basket. Guy wire
Trees			
Amur Maple	Acer ginnala	11	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.
Snowbird Hawthorne	Crataegus x mordenensis 'Snowbird'	6	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	13	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.
Discovery Elm	Ulmus davidiania japonica 'Discovery'	4	65 mm ø 4.0-4.5m 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'	33	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Turkestan Burning Bush	Euonymus nana 'Turkestanica'	8	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	16	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dart's Gold Ninebark	Physocarpus opulifolius 'Dart's Gold'	25	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Mordan Snow Potentilla	Potentilla fruticosa 'Mordan Snow'	38	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Sumac 'Gro-Low'	Rhus aromatica 'Gro-Low'	40	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Alpine Currant "Schmidtii"	Ribes alpinum	66	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Gold Flame Spirea	Spirea bumalda 'Goldflame'	26	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dwarf Korean Lilac	Syringa meyeri 'Palibin'	15	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Perennials			
Ornamental Grasses			
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	37	Large Pot 2 yr. plant
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		334	
Total Plants in Drawing		334	

Seasons Bldg D_Working.vwx

Planting Notes

1. All plant material, including trees, shrubs, perennials and sod, shall conform to Canadian Standards for Nursery Stock, 8th edition as published by the Canadian Nursery and Landscape Association.
2. All planting shall conform to the Canadian Landscape Standard (CLS) Current Edition
3. As per CLS 8.3.4.3 h, Wire baskets should not be removed from rootballs. Any visible portion should be folded down away from the rootball and buried. Where the wire basket is oversized such that the top wire is higher than the grade, any visible portions should be folded down away from the rootball or the basket shall be cut back to a minimum of 10cm (4in.) below the surface of the growing medium.
4. As per CLS 8.3.4.1,
   a. All planting hole depths should only be dug deep enough to accommodate the root system or root mass at the desired depth relative to the surrounding grade.
   b. Root balls shall be placed on the undisturbed subgrade to prevent settling.
   c. With the exception of woody plants, plants shall be planted so that after settlement the level of the adjacent growing medium surface matches the level of the original growing medium surface in the nursery. The growing medium mark on the stem is an indication of planting depth, and it shall be maintained on the finished level, allowing for settling of the growing medium after planting. The total depth of rootballs shall be planted in the growing medium.
   d. Woody plants shall be planted with the root flare(2.5-5cm(1-2in.) above finish grade.
   e. Plants shall be set plumb in the planting beds or in the centre of the pits, except where the plant's character requires variation from this.
5. No substitutions for plant material will be allowed without prior written consent of the Landscape Architect.
6. All plants are to be installed as per the details provided.
7. Minimum trees spacing to be 7 m for deciduous trees and 4 m for coniferous trees
8. All plants shall be located or proposed locations staked out prior installation. Street Tree locations are schematic only. Trees shall be planted 1.8 m from curb and a minimum of 1.8 m from driveway aprons and 4 m from street lights. Confirm shall be located min 4 m from sidewalks. Landscape Architect is to approve location prior to digging. Landscape Architect reserves the right to adjust locations of proposed plant material prior to installation.
9. Contractor to review and accept planting locations as appropriate culturally for the species specified prior to installing plant material. Installation of plant material shall be considered acceptance of the suitability of the location.
10. Contractor shall guarantee new plant material for a period of two calendar years from the date of owner acceptance. Warranty shall only begin after the installation and acceptance of all landscape materials. The Landscape Architect reserves the right to extend the wtc)
11. Contractor shall replace material found to be dead or in poor condition within two weeks of being notified by the Landscape Architect.

Landscape Maintenance Notes

1. Landscape Maintenance work shall conform to the Canadian Landscape Standard (Current Edition) to the "Level 3 - moderate" level.
2. Establishment maintenance (30 day following Install) shall be included in the base bid and not itemised separately. One year maintenance shall be included in the base bid from the installation and shall be provided as a separate price as per the bid documents.
3. One Year Maintenance shall extend for a period of one year after the recognized completion date and until acceptance (end of maintenance) by the Contract Administrator. Should the recognized completion (end of maintenance) date occur after September 15 their will be a further 30 day maintenance period beginning on May 1 of the following year.
4. Contractor is to control pests and diseases as required. Contractor shall inform the Contract Administrator prior to applying pesticides and use only those pesticides of low mammalian toxicity. Persons applying pesticides shall have a valid pesticide applicators license and strictly follow manufacturers instructions regarding the application of the chemicals and the safety precautions required to apply them.
5. Contractor shall maintain tree pits and planting beds in a weed free condition throughout the maintenance period. Weed should be removed frequently and not left to establish for a period greater than 10 days.
6. Pruning shall be done by persons with a valid qualification (ie. Tree Pruners License) from the local authority. Pruning shall be as necessary to remove dead or damaged limbs as well as maintain species typical form and healthy growth. Pruning shall be done in accordance with industry accepted methods to standard good practice. In the event of a disagreement the opinion of the Contract Administrator as to what constituted standard good practice shall be considered final.
7. The replacement of any new deciduous or coniferous plant material shall initiate the start of an additional 2 year maintenance on the replaced plant.
8. Tree support and stakes are to be inspected at each weeding/watering to ensure that they are properly adjusted.
9. Water shall be applied as required to maintain optimum conditions. During dry weather the Contractor should expect to water on a weekly basis. Each tree is to be thoroughly watered when it is watered (40 liters per 25 mm of caliper). Contractor is to avoid over watering by reducing the frequency during wet weather.
10. Sod shall be watered as necessary to maintain in a green and healthy condition. Sod shall be cut minimum once every week during May and June and once every 10 days during July to October or more frequently if growing conditions are such as to require added cutting to keep the grass in good and neat condition.
11. Sod and Planting beds shall be fertilized not less than three times per growing season.
12. At the end of each growing season Contractor is to ensure that tree is properly fitted with rodent protection as per the planting detail.

LANDFORUM
LANDSCAPE ARCHITECTS

General Notes

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9. All material depths in details are shown after compaction.

Permitting

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No.	Date	Issue Notes
C	2026-04-28	Development Permit

Consultant

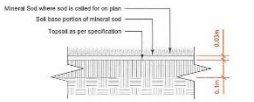
Project Title
TUXEDO HEIGHTS INC.
MULTI-FAMILY RESIDENTIAL BUILDING
585 STERLING LYON PKWY (Bldg D)
WINNIPEG MB

Drawing Title
Planting Plan

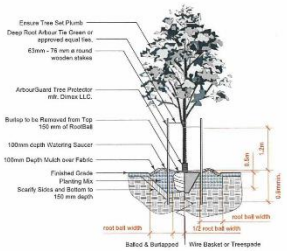
Drawing No.
L-2
of
4

LANDFORUM
LANDSCAPE ARCHITECTS

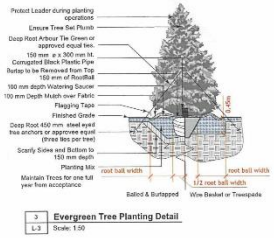
Topsoil Spec:
All topsoil required for Sod or Seed shall consist of a screened clay-textured or loam-textured dark topsoil, a fertile, friable material neither of heavy clay nor of very light sandy nature containing by volume, a minimum of four (4%) percent for clay loams and two (2%) percent for sandy loams to a maximum twenty-five (25%) percent organic matter. The topsoil shall be capable of supporting healthy vegetation of the kind specified for the project. It shall be free of subsoil contamination, roots, stones over 25mm in diameter, toxic herbs or subsoil clay lumps over 25mm in diameter and other extraneous matter. Topsoil shall not contain quackgrass rhizomes, Canada thistle roots or other noxious weeds. Upon delivery or thirty (30) days following delivery, salinity rating shall be less than 4.0mm hoticm on a saturated paste basis. The pH range shall be between 6.0 - 8.0.



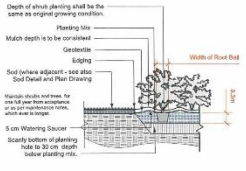
1 Sod Detail
L-3 Scale: 1:10



2 Deciduous Tree Planting Detail
L-3 Scale: 1:50



3 Evergreen Tree Planting Detail
L-3 Scale: 1:50



4 Shrub Planting Detail
L-3 Scale: 1:50

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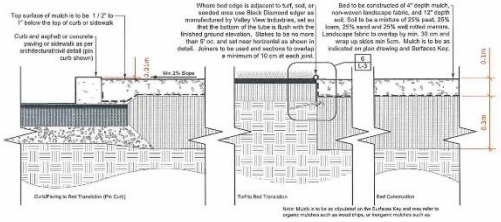
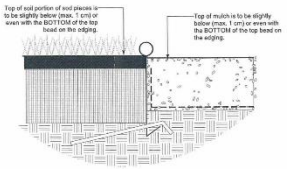


5 Mulched Planting Bed c.w. Fabric
L-3 Scale: 1:10



6 landscape Edging Height
L-3 Scale: 1:10

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-149748/D
SHEET # 9 OF 10
DATE: May 26, 2026

Permitting

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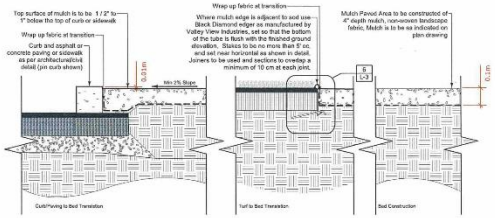
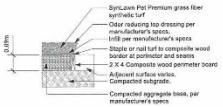


7 Mulched Paved Area c.w. Fabric
L-3 Scale: 1:10



8 Synthetic Turf
L-3 Scale: 1:10

Product:

SynLawn Pet Premium

https://www.synlawn.ca/product/pet-premium/



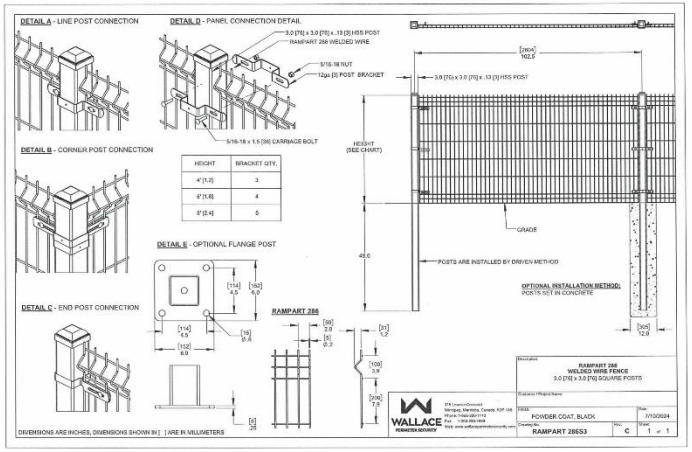
No.	Date	Issue Notes
C	2026-04-28	Development Permit

TUXEDO HEIGHTS INC.
MULTI-FAMILY RESIDENTIAL BUILDING
585 STERLING LYON PKWY (Bldg D)
WINNIPEG MB

Details 1/2

L-3
of 4

Seasons Bldg D_Working.vwx



1 L-4 **4' Rampart Welded Wire Fencing**
Scale: 1:20

Product Notes:

Rampart 286
Welded Wire Fencing, Galvanized
3" Square Posts, Driven Installation
4' Height
1 Gate

https://www.wallaceperimetersecurity.com/welded-wire/rampart-286

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-149748/D
SHEET # 10 OF 10
DATE: May 26, 2026

LANDFORUM
LANDSCAPE ARCHITECTS

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Consultant

Project Title
TUXEDO HEIGHTS INC.
MULTI-FAMILY RESIDENTIAL BUILDING
585 STERLING LYON PKWY (Bldg D)
WINNIPEG MB

Drawing Title
Details 2/2

Drawing No.
L-4
of
4

Seasons Bldg D_Working.vwx