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



PROPOSED STACKED TOWNHOMES

185 Frontier Trail

LIST OF DRAWINGS:

A-01	COVER
A-02	SITE PLAN
A-03	LANDSCAPE PLAN
A-04	PLANTING REFERENCE
A-05	PROPOSED FRONT ELEVATION
A-06	PROPOSED REAR ELEVATION
A-07	PROPOSED SIDE ELEVATIONS
A-08	FLOOR PLANS (BLDG. 100)
A-09	FLOOR PLANS (BLDG. 200 & 300)
A-10	TYPICAL FLOOR PLAN

SCHEDULE "A" page 1 of 7

To Zoning Agreement: DASZ 43/2019

By-Law No.: B/L No. 110/2020

Winnipeg

Zoning Officer	Diana Lopez	April 29, 2026
District Planner		June 8/26
Community Clerk		June 22/26
Approved for the Director of Planning, Property and Development		

StreetSide
A QUALICO Company

PROJECT TITLE: ESPRIT HEIGHTS PH 2
185 Frontier Trail

SHEET TITLE: COVER

1	FOR REVIEW	FEB. 10, 2026	JM	SCALE:	NTS
				DRAWN BY:	JM
				DATE:	DEC.22.2025
				PROJECT NO.	000

SHEET: A-01

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

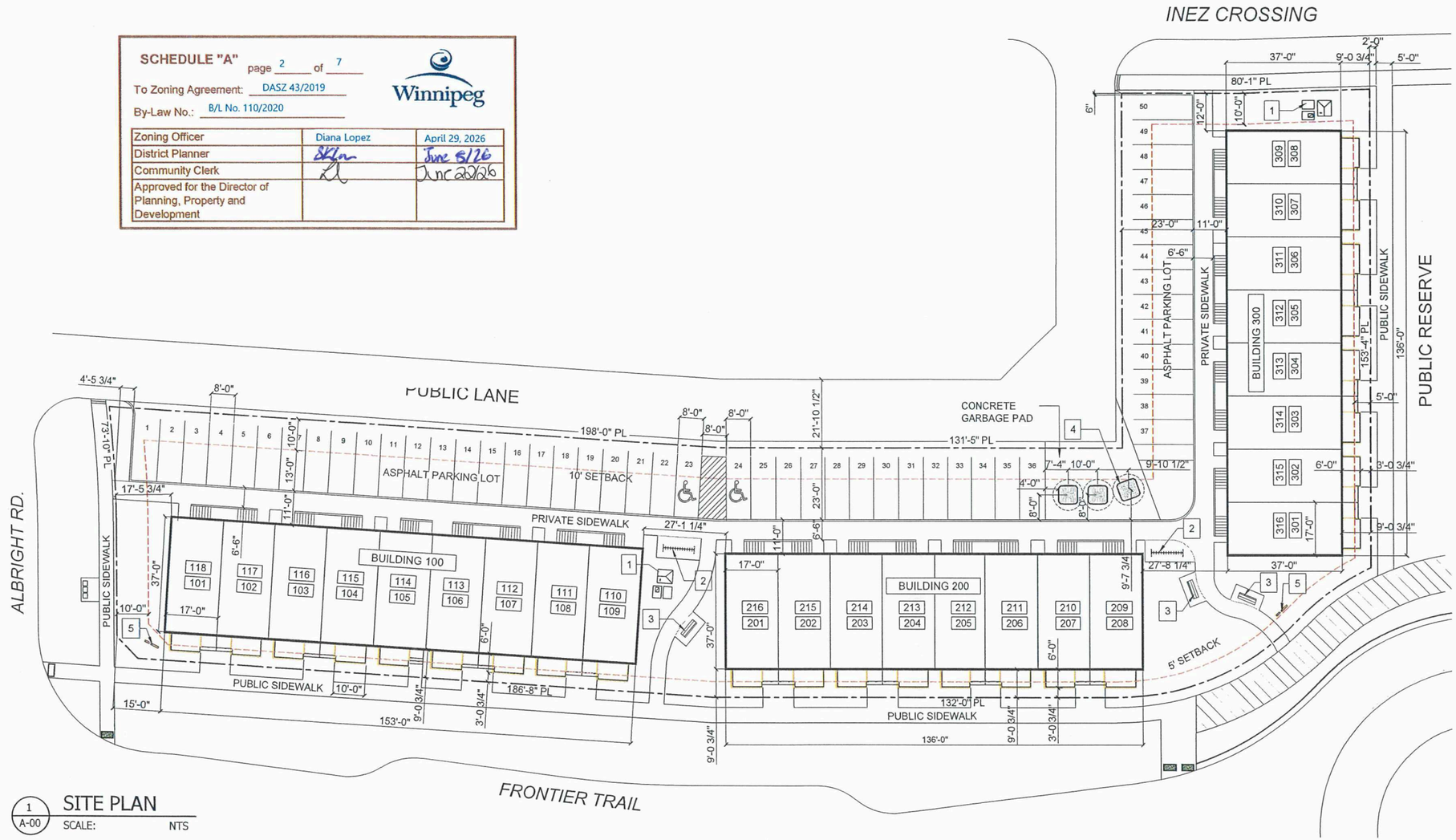
SCHEDULE "A" page 2 of 7

To Zoning Agreement: DASZ 43/2019

By-Law No.: B/L No. 110/2020

Winnipeg

Zoning Officer	Diana Lopez	April 29, 2026
District Planner		June 8/26
Community Clerk		June 2026
Approved for the Director of Planning, Property and Development		



1 A-00 SITE PLAN
SCALE: NTS

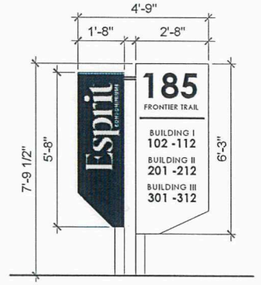


LEGEND:

- PROPERTY LINE
- SETBACK LINE
- BUILDING FOOTPRINT

NOTES:

1. SERVICE UTILITIES
2. 13-POSITION BIKE RACK
3. BENCH (TYPICAL)
4. GARBAGE/ RECYCLING
5. PROJECT SIGNAGE



PROJECT SIGN DESIGN TBD.

PROPOSED DEVELOPMENT:

50 STACKED TOWNHOMES
185 FRONTIER TRAIL
WINNIPEG, MANITOBA

LEGAL DESCRIPTION

LOT 1, BLOCK 11 PLAN 70195 WLTO
IN OTM LOTS 1 TO 7 PARISH OF ST. VITAL

LOT AREA: 40,493 SF (0.92 ACRES)

BUILDING CODE ANALYSIS

DESIGN SPECIFICATIONS TO BE RESIDENTIAL AND IN ACCORDANCE WITH PART 9 OF THE MANITOBA BUILDING CODE 2024 FOR NEW BUILDINGS OF 3 STOREY OR LESS IN BUILDING HEIGHT AND AREA NOT EXCEEDING 600 SQ.M (6455 SQ.FT.)

ZONING:

RMU VARIANCES AS PER DAV216033/2019.
TABLE 5-4: CITY OF WINNIPEG BY-LAW NO. 200/2006, PART 5

FRONT YARD: 5'
REAR YARD: 10'
NORTH CORNER SIDE YARD: 10'
EAST CORNER SIDE YARD: 10'

MINIMUM BUILDING SEPARATION: 8'
PROVIDED: 27'-1" (MIN.)
MAXIMUM BUILDING HEIGHT: 100'
PROVIDED: 38'-0"

PARKING:

1.5 STALLS/DWELLING UNIT.
REQUIRED= 50 x 1.5 = 75 STALLS
PROPOSED = 50 STALLS, VARIANCE REQ'D

ACCESSIBLE PARKING:

REQUIRED= 3 STALLS
1 VAN ACCESSIBLE STALL
PROVIDED= 2 STALLS
2 VAN ACCESSIBLE STALL

VISITOR PARKING:

REQUIRED= 6 STALLS
PROVIDED= 0
VARIANCE REQUIRED.

BICYCLE STORAGE :

REQUIRED= 8
PROVIDED= 26

GARBAGE:

2 IN-GROUND GARBAGE BINS & 1 IN-GROUND RECYCLE BIN FOR WEEKLY COLLECTION BY CITY OF WINNIPEG WATER & WASTE DEPARTMENT.

NOTES:

AREAS UNDER CONSTRUCTION WILL BE FENCED OFF WITH TEMPORARY METAL FENCE.

NUMBER OF UNITS: 50

BUILDING #	*# OF UNITS*	*FOOTPRINT AREA*
100	18	5661 SF
200	16	5032 SF
300	16	5032 SF

UNIT INFORMATION:

TYPE	*LIVING AREA*	*# OF UNITS*
A	1298 SF	25 UNITS
B	1218 SF	25 UNITS

StreetSide
A GUARDIAN Company

PROJECT TITLE: ESPRIT HEIGHTS PH 2
185 Frontier Trail

SHEET TITLE: SITE PLAN

1	FOR REVIEW	FEB. 10, 2026	JM	SCALE:	NTS
2	FOR REVIEW	MAR. 26, 2026	JM	DRAWN BY:	JM
3	FOR REVIEW	APR. 28, 2026	JM	DATE:	DEC.22.2025
				PROJECT NO:	065.22

SHEET: A-02

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

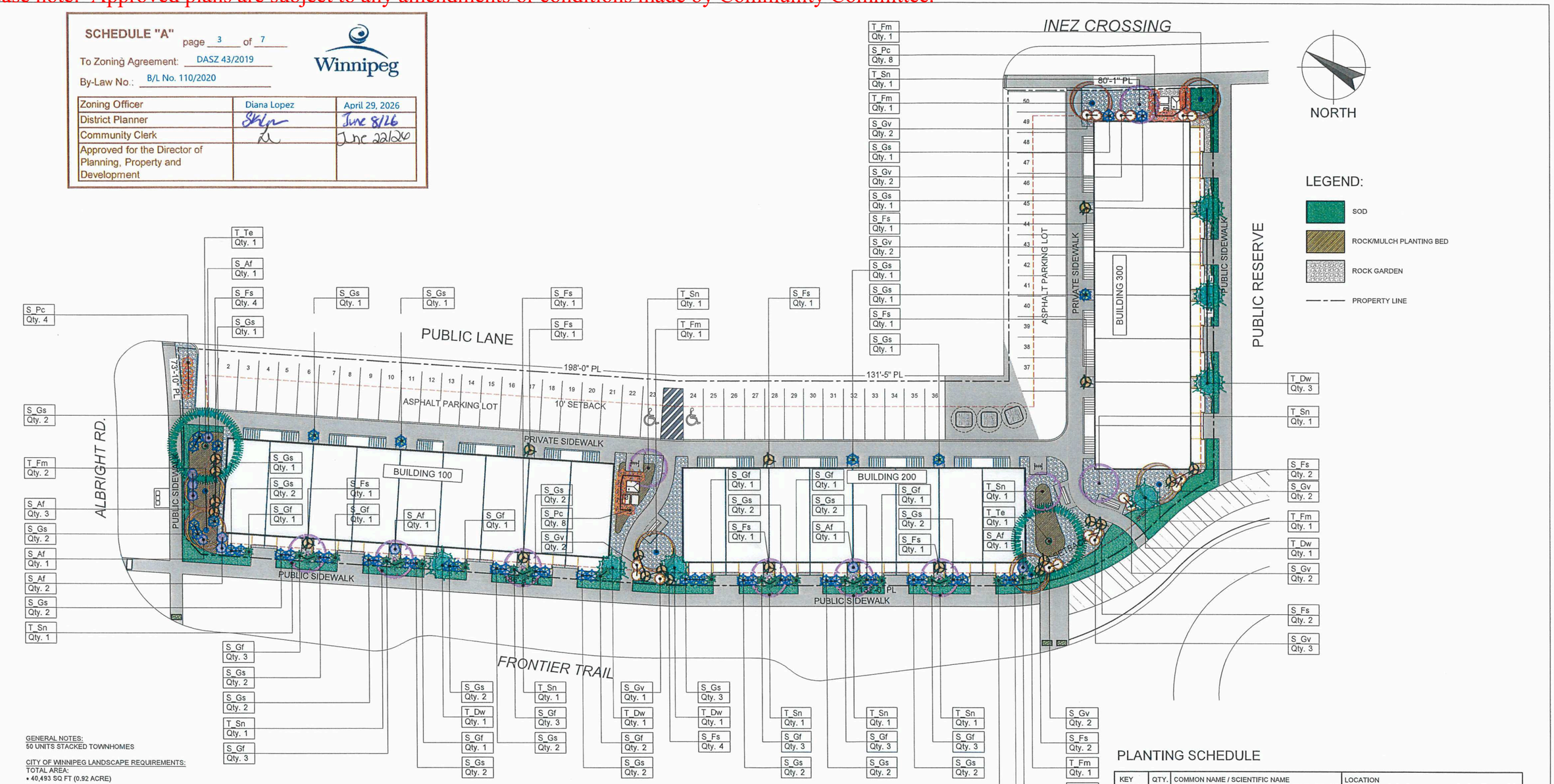
SCHEDULE "A" page 3 of 7

To Zoning Agreement: DASZ 43/2019

By-Law No.: B/L No. 110/2020

Winnipeg

Zoning Officer	Diana Lopez	April 29, 2026
District Planner		June 8/26
Community Clerk		June 22/26
Approved for the Director of Planning, Property and Development		



GENERAL NOTES:
50 UNITS STACKED TOWNHOMES

CITY OF WINNIPEG LANDSCAPE REQUIREMENTS:
TOTAL AREA:
- 40,493 SQ FT (0.92 ACRE)

STREET EDGE LANDSCAPING (FRONTIER TRAIL):
- 413 ft. STREET FRONTAGE
- TREES REQUIRED: 14 ; PROVIDED: 14

SHRUBS REQUIRED: 62; PROVIDED: 63

STREET EDGE LANDSCAPING (ALBRIGHT RD.):
- 84 ft. STREET FRONTAGE
- TREES REQUIRED: 3; PROVIDED: 3

SHRUBS REQUIRED: 13; PROVIDED: 17

STREET EDGE LANDSCAPING (INEZ CROSSING):
- 80 ft. STREET FRONTAGE
- TREES REQUIRED: 3; PROVIDED: 3

SHRUBS REQUIRED: 12; PROVIDED: 12

BUILDING FOUNDATION LANDSCAPING
37' FACADE FACING ALBRIGHT RD.
SHRUBS REQUIRED: 4; PROVIDED: 4

BUILDING FOUNDATION LANDSCAPING
37' FACADE FACING INEZ CROSSING
SHRUBS REQUIRED: 4; PROVIDED: 4

BUILDING FOUNDATION LANDSCAPING
289' FACADE FACING FRONTIER TRAIL
SHRUBS REQUIRED: 29; PROVIDED: 29

PARKING LANDSCAPING :
TREES REQUIRED: 3; PROVIDED: 3
SHRUBS REQUIRED: 8; PROVIDED: 17

TOTAL TREES REQUIRED FOR THIS DEVELOPMENT: 23
TREES (26 TREES PROVIDED)
TOTAL SHRUBS REQUIRED FOR THIS DEVELOPMENT: 132
SHRUBS (146 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:

- DECIDIOUS 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.
- DECIDIOUS 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.
- ALL SHRUBS: 2 GALLON CONTAINER, AND OF SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED SO GROUND COVER, ANNUALS, AND PERENNIALS: NO MINIMUM SIZE.

PLANTING BEDS:
- MINIMUM SOIL DEPTH TO BE 450mm. PLANTING BEDS WITH TREES MINIMUM DEPTH TO BE 900 mm.
- BLACK PLASTIC EDGER ALONG ALL SODDED EDGES.
- 100mm DEPTH STONE BED ON FILTER FABRIC.
- PLANT SELECTIONS TO BE CONFIRMED BY CONTRACTOR TO MEET ALL CITY OF WINNIPEG REQUIREMENTS.

CONTRACTOR TO SUPPLY AND INSTALL SOD IN ALL AREAS INDICATED ON PLANTING PLAN TO CITY OF WINNIPEG SPECIFICATIONS ALONG BOULEVARD.

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.
- 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.
- BOULEVARD SOD & TREES BY OTHERS.

PLANTING SCHEDULE

KEY	QTY.	COMMON NAME / SCIENTIFIC NAME	LOCATION
DECIDUOUS TREES			
T_Dw	7	Dwarf Korean Lilac - Tree Form	Frontier Trail, Public Reserve
T_Fm	7	Flame Amur Maple	Inez Crossing, Frontier Trail, Albright Rd.
T_Sn	10	Spring Snow Flowering Crabapple/ Malus 'Spring Snow'	Inez Crossing, Frontier Trail, Parking
T_Te	2	Triumph Elm	Frontier Trail, Albright Rd.
DECIDUOUS SHRUBS			
S_Af	10	Aurora False Spirea	Frontier Trail, Albright Rd.
S_Fs	22	Froebelii Spirea	Frontier Trail, Parking
S_Gf	29	Goldflame Spirea	Frontier Trail
S_Gs	47	Goldmound Spirea/ Spiraea japonica 'Goldmound'	Frontier Trail, Albright Rd., Parking
S_Gv	18	Golden Variegated Dogwood	Inez Crossing, Frontier Trail
S_Pc	20	Pygmy peashrub	Inez Crossing, Frontier Trail, Parking

StreetSide
A QUALICO Company

PROJECT TITLE: ESPRIT HEIGHTS PH 2
185 Frontier Trail

SHEET TITLE: LANDSCAPE PLAN

1	FOR REVIEW	FEB. 10, 2026	JM	SCALE:	NTS
2	FOR REVIEW	MAR. 26, 2026	JM	DRAWN BY:	JM
				DATE:	DEC.22.2025
				PROJECT NO:	000

SHEET: A-03

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TREES:



TRIUMPH ELM



DWARF KOREAN LILAC - TREE FORM



FLAME AMUR MAPLE CRABAPPLE



SPRING SNOW FLOWERING CRABAPPLE

SHRUBS:



AURORA FALSE SPIREA



FROEBELII SPIREA



GOLDFLAME SPIREA



GOLDMOUND SPIREA



GOLDEN VARIEGATED DOGWOOD



PYGMY PEASHRUB

PLANTING SCHEDULE

KEY	QTY.	COMMON NAME / SCIENTIFIC NAME	LOCATION
DECIDUOUS TREES			
T_Dw	7	Dwarf Korean Lilac - Tree Form	Frontier Trail, Public Reserve
T_Fm	7	Flame Amur Maple	Inez Crossing, Frontier Trail, Albright Rd.
T_Sn	10	Spring Snow Flowering Crabapple/ Malus 'Spring Snow'	Inez Crossing, Frontier Trail, Parking
T_Te	2	Triumph Elm	Frontier Trail, Albright Rd.
DECIDUOUS SHRUBS			
S_Af	10	Aurora False Spirea	Frontier Trail, Albright Rd.
S_Fs	22	Froebelii Spirea	Frontier Trail, Parking
S_Gf	29	Goldflame Spirea	Frontier Trail
S_Gs	46	Goldmound Spirea/ Spiraea japonica 'Goldmound'	Frontier Trail, Albright Rd., Parking
S_Gv	18	Golden Variegated Dogwood	Inez Crossing, Frontier Trail
S_Pc	16	Pygmy peashrub	Inez Crossing, Frontier Trail

SCHEDULE "A" page 4 of 7

To Zoning Agreement: DASZ 43/2019

By-Law No.: B/L No. 110/2020

Winnipeg

Zoning Officer	Diana Lopez	April 29, 2026
District Planner		June 8/26
Community Clerk		June 22/26
Approved for the Director of Planning, Property and Development		

PROJECT TITLE: ESPRIT HEIGHTS PH 2
185 Frontier Trail

SHEET TITLE: PLANTING REFERENCE

1	FOR REVIEW	FEB. 10, 2026	JM	SCALE:	NTS
2	FOR REVIEW	MAR. 25, 2026	JM	DRAWN BY:	JM
				DATE:	DEC.22.2025
				PROJECT NO:	000

SHEET: A-04

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

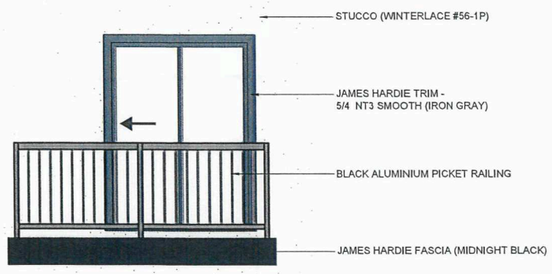
FINISHES COLOR REFERENCE IMAGE



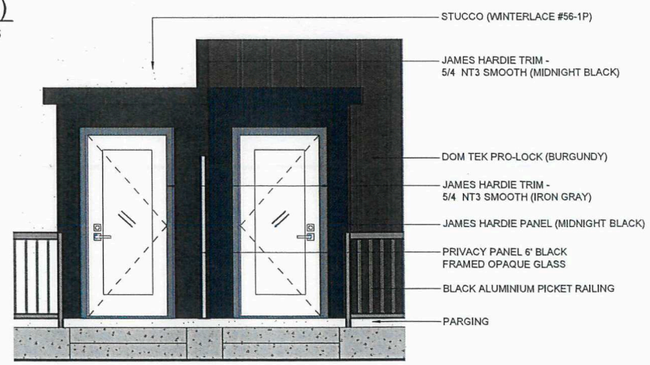
DOM TEK PRO-LOCK (BURGUNDY) | STUCCO (WINTER LACE #56-1P) | JAMES HARDIE (MIDNIGHT BLACK) | JAMES HARDIE TRIM (IRON GRAY) | OWENS CORNING (ONYX BLACK)



1 CD-2.1 FRONT ELEVATION (ALONG FRONTIER TRAIL)
SCALE: NTS



2 CD-2.1 BLOW-UP 1
SCALE: 3/16" = 1'-0"



3 CD-2.1 BLOW-UP 1
SCALE: 3/16" = 1'-0"



4 CD-2.1 DOM TEK PRO-LOCK PROFILE
SCALE: NTS

SCHEDULE "A" page 5 of 7
To Zoning Agreement: DASZ 43/2019
By-Law No.: B/L No. 110/2020

Winnipeg

Zoning Officer	Diana Lopez	April 29, 2026
District Planner		June 8/26
Community Clerk		June 22/26
Approved for the Director of Planning, Property and Development		

StreetSide A GENUCO Company

PROJECT TITLE: ESPRIT HEIGHTS PH 2
185 Frontier Trail

SHEET TITLE: PROPOSED FRONT ELEVATION
BLDG. 100 (18-PLEX)

1	FOR REVIEW	FEB. 10, 2026	JM	SCALE:	NTS
				DRAWN BY:	JM
				DATE:	JANUARY 2026
				PROJECT NO.	000

SHEET: A-05

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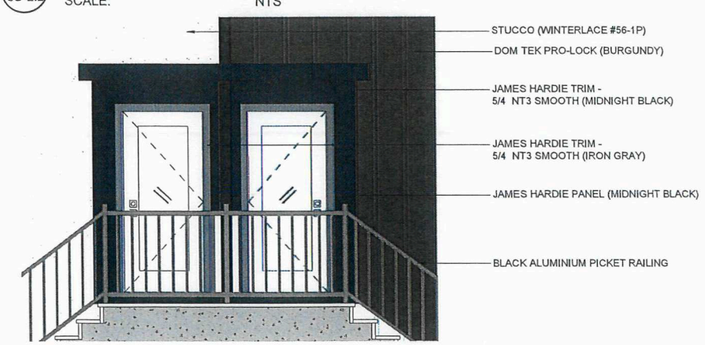
FINISHES COLOR REFERENCE IMAGE



DOM TEK PRO-LOCK (BURGUNDY) | STUCCO (WINTER LACE #56-1P) | JAMES HARDIE (MIDNIGHT BLACK) | JAMES HARDIE TRIM (IRON GRAY) | OWENS CORNING (ONYX BLACK)



1 CD-2.2 REAR ELEVATION
SCALE: NTS



2 CD-2.2 BLOW-UP 1
SCALE: 3/16" = 1'-0"



3 CD-2.2 SIDING & TRIM DETAIL
SCALE: NTS

SCHEDULE "A" page 6 of 7
To Zoning Agreement: DASZ 43/2019
By-Law No.: B/L No. 110/2020

Winnipeg

Zoning Officer	Diana Lopez	April 29, 2026
District Planner		June 8/26
Community Clerk		June 22/26
Approved for the Director of Planning, Property and Development		

StreetSide A QUALICO Company

PROJECT TITLE: ESPRIT HEIGHTS PH 2
185 Frontier Trail

SHEET TITLE: PROPOSED REAR ELEVATION
BLDG. 100 (18-PLEX)

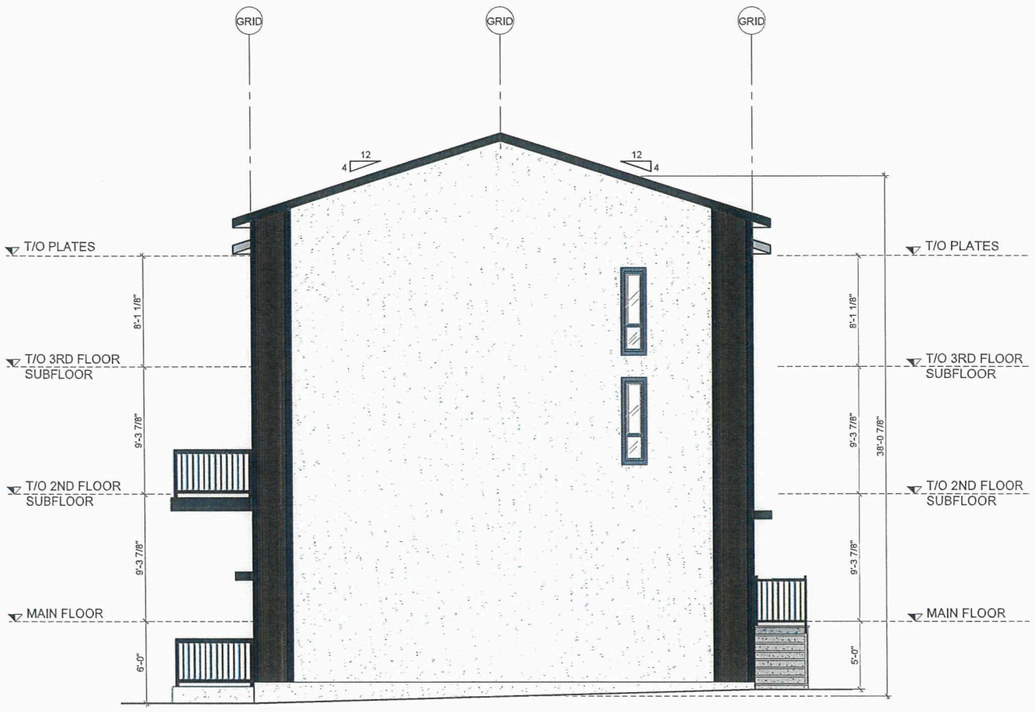
R REVIEW	FEB. 10, 2026	JM	SCALE:	NTS	SHEET: A-06
			DRAWN BY:	JM	
			DATE:	JANUARY 2026	
			PROJECT NO:	000	

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

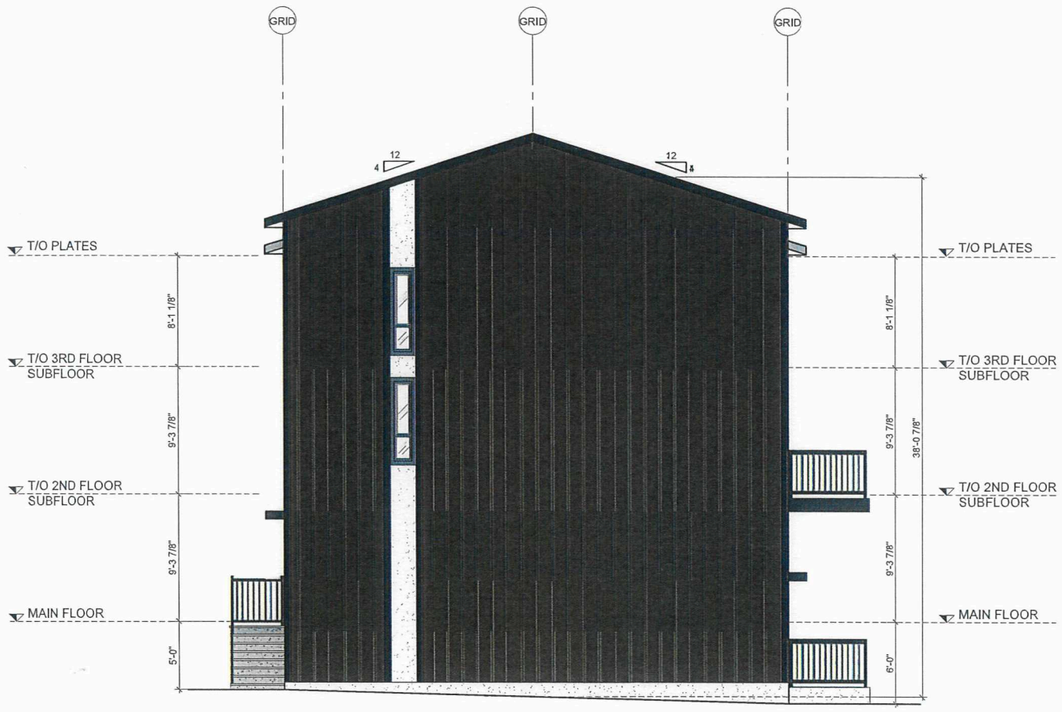
FINISHES COLOR REFERENCE IMAGE



DOM TEK PRO-LOCK (BURGUNDY) | STUCCO (WINTER LACE #56-1P) | JAMES HARDIE (MIDNIGHT BLACK) | JAMES HARDIE TRIM (IRON GRAY) | OWENS CORNING (ONYX BLACK)



1 CD-2.3 RIGHT SIDE ELEVATION (FACING BLDG. 200)
SCALE: NTS



2 CD-2.3 LEFT SIDE ELEVATION (FACING ALBRIGHT RD.)
SCALE: NTS

NOTE:
THIS ENHANCED ELEVATION APPLIES TO SOUTH WALL OF BUILDING 200, AND TO THE EAST & WEST WALL OF BUILDING 300.

SCHEDULE "A" page 7 of 7

To Zoning Agreement: DASZ 43/2019

By-Law No.: B/L No. 110/2020

Winnipeg

Zoning Officer	Diana Lopez	April 29, 2026
District Planner		June 5/26
Community Clerk		
Approved for the Director of Planning, Property and Development		



3 CD-2.3 DOM TEK PRO-LOCK PROFILE
SCALE: NTS

StreetSide A GENESIS Company

PROJECT TITLE: ESPRIT HEIGHTS PH 2
185 Frontier Trail

SHEET TITLE: PROPOSED SIDE ELEVATIONS
BLDG. 100 (18-PLEX)

1	FOR REVIEW	FEB. 10, 2026	JM	SCALE:	NTS
				DRAWN BY:	JM
				DATE:	JANUARY 2026
				PROJECT NO:	000

SHEET: A-07