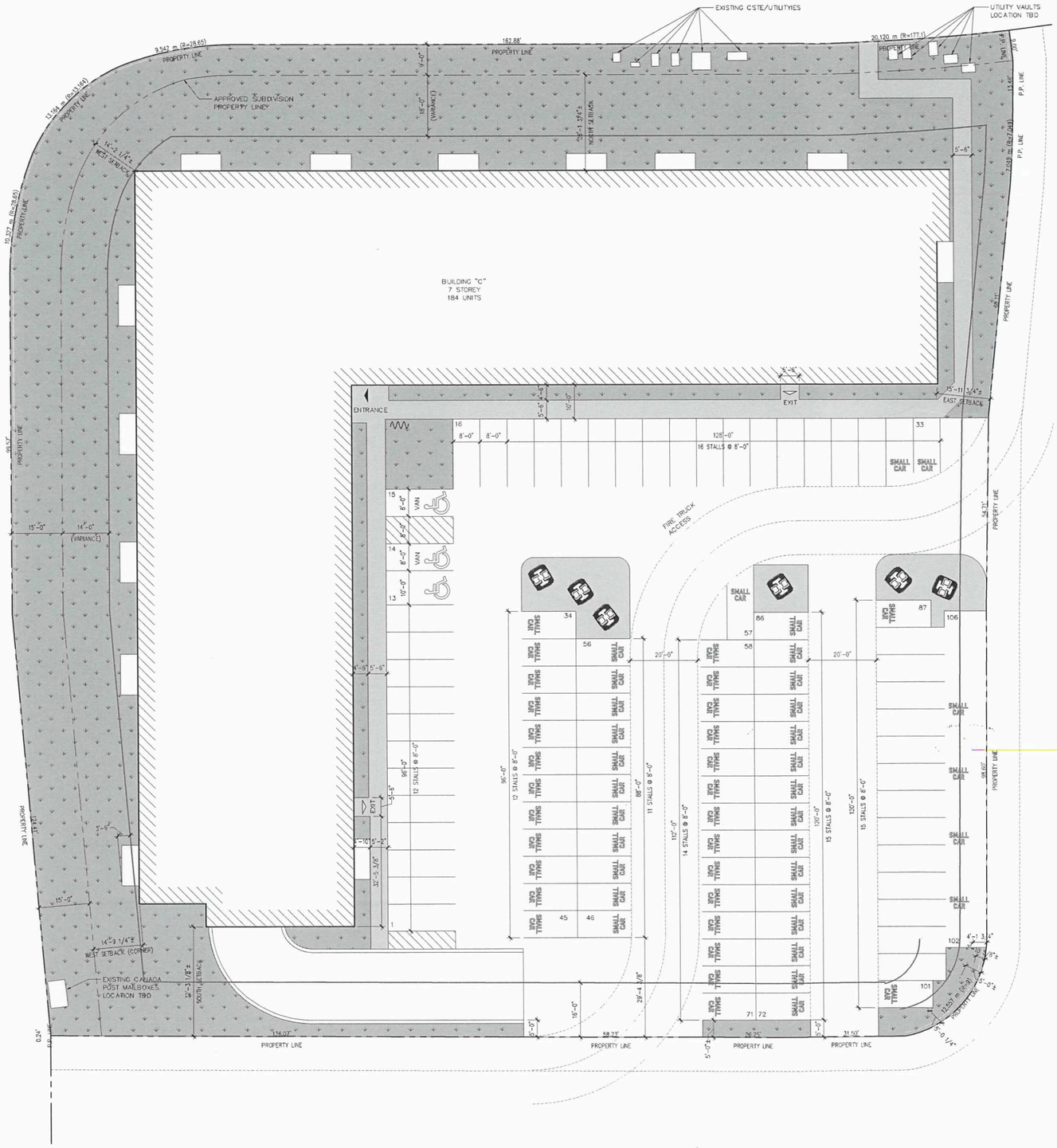
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



SITE STATISTICS:

CURRENT ZONING DISTRICT: C4
PROPOSED ZONING DISTRICT: CMU
URBAN INFILL AREA: NO

APARTMENT A FLOOR AREA: 24,819.20 S.F.

	REQ'D	PROV'D
LOT AREA	9,000	83,018 S.F. / 1.9ac
DWELLING COUNT	200 MAX	184
LOT AREA/DU	414 (VARIANCE)	451.18
BUILDING SETBACKS		
NORTH (REAR)	18'-0" (VARIANCE)	28'-1 3/4"±
EAST (INTERIOR)	8'-0"	15'-11 3/4"±
SOUTH (FRONT)	16'-0" (VARIANCE)	32'-3 1/8"±
WEST (CORNER)	14'-0" (VARIANCE)	14'-2 1/4"±
PARKING SETBACKS		
NORTH (REAR)	25'-0"	>25'-0"
EAST (INTERIOR)	2'-5" (VARIANCE)	2'-10 5/8"±
SOUTH (FRONT)	5'-0" (VARIANCE)	5'-0 1/8"±
WEST (CORNER)	20'-0"	>20'-0"
BUILDING HEIGHT:	70'-0" MAX	67'-7"
PARKING COUNT:	185 (VARIANCE)	185 (106 EXT. + 79 U/G)
STALLS/DU:	1:1 (VARIANCE)	1.01:1
ACCESSIBLE:	7	5 + 2 VAN
BICYCLE:	27	28
VISITOR:	19	19
SMALL CAR:	61 MAX	61

APARTMENT C
18 (%09.78) – 1 BEDROOM, 500 S.F. (SUITE TYPE A)
77 (%41.85) – 1 BEDROOM, 732 S.F. (SUITE TYPE B)
49 (%26.63) – 2 BEDROOM, 794 S.F. (SUITE TYPE C)
13 (%07.07) – 2 BEDROOM, 772 S.F. (SUITE TYPE E)
14 (%07.61) – 2 BEDROOM, 908 S.F. (SUITE TYPE G)
7 (%03.80) – 3 BEDROOM, 1,187 S.F. (SUITE TYPE D)
6 (%03.26) – 3 BEDROOM, 1,043 S.F. (SUITE TYPE F)

TOTAL 184 UNITS

PROPERTY DESCRIPTION

LEGAL DESCRIPTIONS
– *LOT 9, PLAN 56280 WLTO IN OTM LOTS 1 TO 11 PARISH OF ST CHARLES AND TWO MILE ROAD (NOW CLOSED)*

CURRENT ZONING DISTRICT
– CMU

APPROVED VARIANCE ORDERS
– DAV 221094/2024D [c/r DASZ 38/2024]

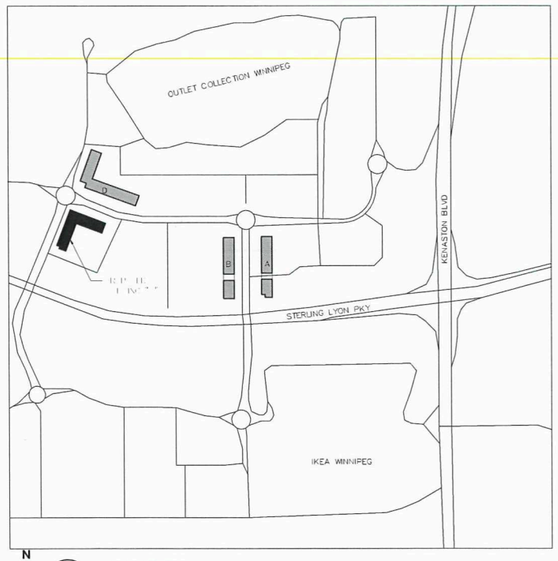
LOT 1, DESCRIPTION OF NEW WORK

– TO CONSTRUCT NEW MULTI–FAMILY RESIDENTIAL APARTMENT BUILDING, INCLUDING 184 RESIDENTIAL DWELLING UNITS

– MULTI–FAMILY DWELLINGS ARE A PERMITTED USE FOR CMU ZONING DISTRICTS AND MUST MEET THE REQUIREMENTS OF CMU ZONING DISTRICTS.

LOT 4, LOT AREA: = 83,018 SQ.FT. / 1.9ac

CMU DIMENSIONAL STANDARDS
– MAXIMUM BUILDING HEIGHT = 71'–0" INSTEAD OF 60'–0" (VARIANCE)
– NUMBER OF DWELLING UNITS = 184 UNITS (VARIANCE)



N
2 A1.2 KEY PLAN
1" = 400'-0"

N
1 A1.2 SITE PLAN - NEW WORK
1/16" = 1'-0"

SCHEDULE "A" page 1 of 9
To Zoning Agreement DAS2-37/2008
By-Law No. 81/2009

ZONING OFFICER	R Galston	June 10, 2026
DISTRICT PLANNER		06/11/2026
COMMUNITY CLERK		June 22/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

No:	Revision:	Date:	By:
1	ISSUED FOR PLAN APPROVAL	2025-12-08	YH

PRELIMINARY ONLY
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Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

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

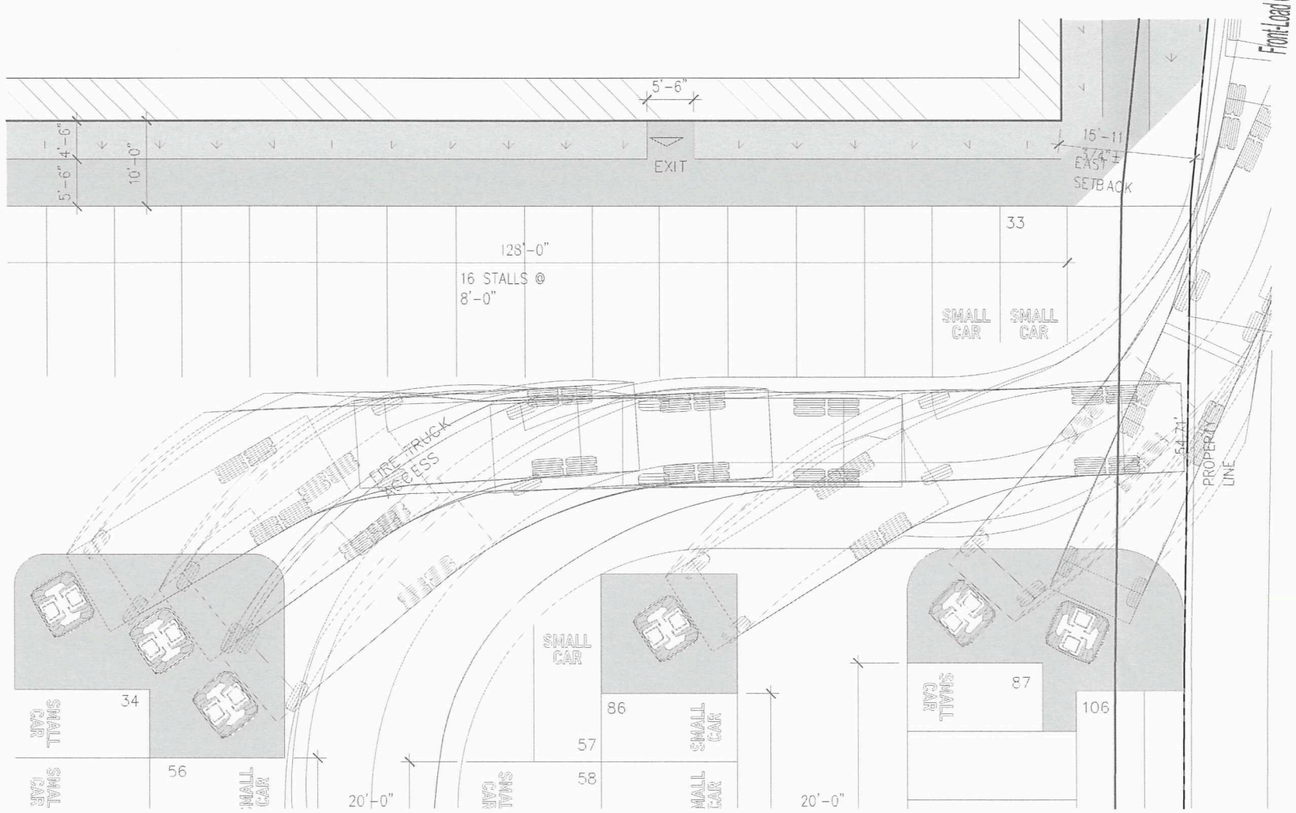
SITE PLAN - RENOVATION

Drawn by: CF Checked by: YH

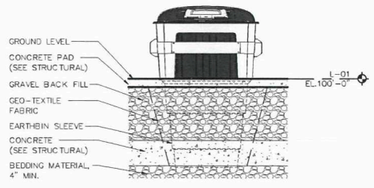
A1.2

Project No: 23027 Date: OCTOBER 2025

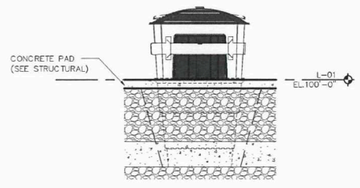
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



3 / A1.3 ENLARGED SITE PLAN - TRUCK PATH
1/8" = 1'-0"



1 / A1.3 EARTH BIN - FRONT ELEVATION
1/4" = 1'-0"



2 / A1.3 EARTH BIN - SIDE ELEVATION
1/4" = 1'-0"

SCHEDULE "A" page 2 of 9
To Zoning Agreement DAS2: 37/2008
By-Law No. 89/2009

ZONING OFFICER	R. Galston	June 10, 2026
DISTRICT PLANNER		06/11/2026
COMMUNITY CLERK		June 22/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

No:	Revision:	Date:	By:
1	ISSUED FOR PLAN APPROVAL	2025-12-08	YH

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

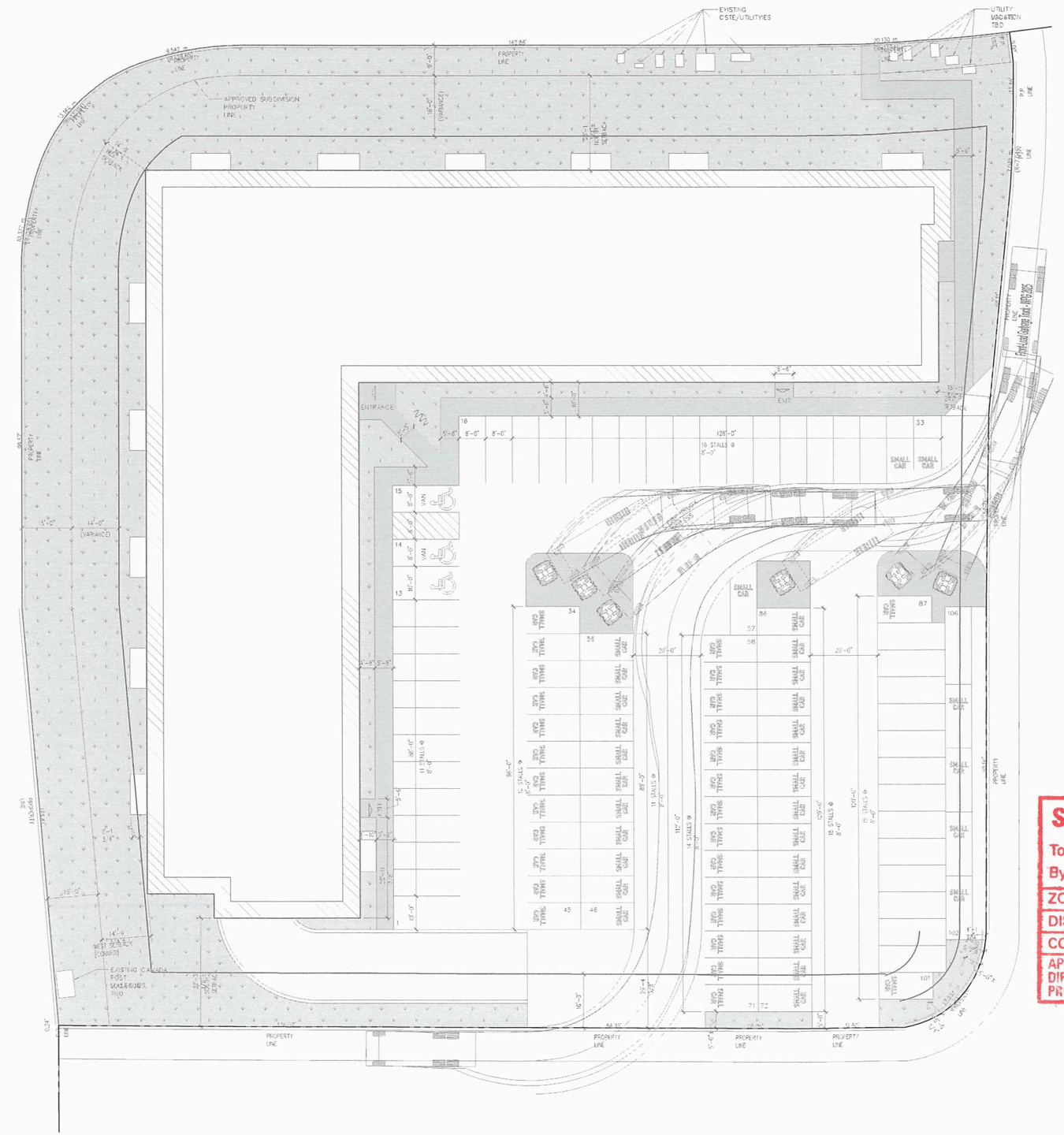
SITE DETAILS

Drawn by: Checked by: EH

A1.3

Project No: 23027 Date: NOVEMBER 2021

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



N

1 / A1.5 SITE PLAN - TRUCK PATH
1/16" = 1'-0"

SITE STATISTICS:

CURRENT ZONING DISTRICT: C4
PROPOSED ZONING DISTRICT: CMU
URBAN INFILL AREA: NO

APARTMENT A FLOOR AREA: 24,819.20 S.F.

	REQ'D	PROV'D
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BICYCLE:	27	28
VISITOR:	19	19
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77 (%41.85) – 1 BEDROOM, 732 S.F. (SUITE TYPE B)
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CURRENT ZONING DISTRICT
– CMU

APPROVED VARIANCE ORDERS
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– NUMBER OF DWELLING UNITS = 184 UNITS (VARIANCE)

SCHEDULE "A" page 3 of 9
To Zoning Agreement DAS2: 37/2008
By-Law No. 81/2009

ZONING OFFICER	R. Galston	June 10, 2026
DISTRICT PLANNER		06/11/2026
COMMUNITY CLERK		June 22/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

No: Revision: Date: By:

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Consultants:

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

TRUCK PATH LAYOUT

Drawn by: HM Checked by: YH

A1.5

Project No: 23027 Date: OCTOBER 2025

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

PARAGON LIVING



1 A4.1 EXTERIOR BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM

EFS-01
-ADEX, 1620-1W, WHITE

EFS-02
-ADEX, 1520-2W LIGHT GREY

EFS-03
-ADEX, 1520-4W DARK GREY

EFS-04
-ADEX, 1520-6W, BLACK

EFS-05
-ADEX, 1520-6W, BLACK BRICKTEX FINISH

EXTERIOR PAINT

XP-1
-SHERWIN WILLIAMS, TRICORN BLACK, 6258, SATIN
-ALL EXTERIOR HOLLOW METAL DOORS

XP-2
-SHERWIN WILLIAMS, TRICORN BLACK, 6258, FLAT
-STRUCTURAL STEEL AND GUARDS

PREFINISHED METAL FLASHINGS
NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.

PF-01
-MCWEST, BLACK
-ROOF AND CANOPY FASCIA

GENERAL NOTES - SITE PLAN RENOVATION:

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 - EXTERIOR ELEVATION:

1 PROVIDE PARGING AT BASE OF BUILDING WHERE EXPOSED (TYPICAL)

2 ALUMINUM BALCONY SUSPENDED FROM WALL WITH GALVANIZED ROD AND HARDWARE (SEE STRUCTURAL). PROVIDE RAILING AS SPECIFIED (SEE DRAWING A4.5) (TYPICAL)

3 EMERGENCY OVERFLOW SCUPPER (TYPICAL SEE ROOF PLAN)

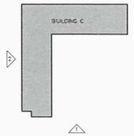
SCHEDULE "A" page 4 of 9
To Zoning Agreement DAS2: 32/2008
By-Law No. 81/2009

ZONING OFFICER	R. Gaylston	June 10 2026
DISTRICT PLANNER		06/11/2026
COMMUNITY CLERK		June 22/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg



2 A4.1 EXTERIOR BUILDING ELEVATION - WEST
1/8" = 1'-0"



3 A4.1 KEY PLAN
1" = 100'-0"

No.	Revision:	Date:	By:
6	ISSUED FOR DEVELOPMENT PERMIT R1	26-05-27	YH
5	ISSUED FOR PLAN APPROVAL R2	26-05-27	YH
4	ISSUED FOR DEVELOPMENT PERMIT	26-03-02	YH
3	ISSUED FOR 33%	26-01-02	YH
2	ISSUED FOR PLAN APPROVAL	2025-12-08	YH
1	ISSUED FOR SUITE MIX REVIEW	2025-10-03	CS

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NOT FOR CONSTRUCTION

Consultants

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Bradford Street • Winnipeg • Manitoba • R3H 3J1
Phone 204-982-6940 • Fax 204-453-4056 • info@affinityarch.com

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

EXTERIOR BUILDING ELEVATIONS

Drawn by: HM/CF Checked by: YH

A4.1

Project No: 23027 Date: MAY 2026

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

PARAGON LIVING



1 A4.2 EXTERIOR BUILDING ELEVATION - NORTH
1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM

EFS-01
-ADEX, 1620-1K, WHITE

EFS-02
-ADEX, 1520-2W LIGHT GREY

EFS-03
-ADEX, 1520-4W DARK GREY

EFS-04
-ADEX, 1520-6W, BLACK

EFS-05
-ADEX, 1520-6W, BLACK BRICKTEX FINISH

EXTERIOR PAINT

KP-1
-SHERWIN WILLIAMS, TRICORN BLACK, 6258, SATIN
-ALL EXTERIOR HOLLOW METAL DOORS

KP-2
-SHERWIN WILLIAMS, TRICORN BLACK, 6258, FLAT
-STRUCTURAL STEEL AND GUARDS

PREFINISHED METAL FLASHINGS

NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.

PF-01
-MCAWEST, BLACK
-ROOF AND CANOPY FASCIA

GENERAL NOTES - SITE PLAN RENOVATION:

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 - EXTERIOR ELEVATION:

1 EMERGENCY OVERFLOW SCUPPER (TYPICAL, SEE ROOF PLAN)

2 PROVIDE PARGING AT BASE OF BUILDING WHERE EXPOSED (TYPICAL)

3 ALUMINUM BALCONY SUSPENDED FROM WALL WITH GALVANIZED ROD AND HANDRAIL (SEE STRUCTURAL). PROVIDE RAILING AS SPECIFIED (SEE DRAWING A4.6) (TYPICAL)

SCHEDULE "A" page 5 of 9
To Zoning Agreement DAS2: 37/2008
By-Law No. 81/2009

ZONING OFFICER	R. Galston	July 19 2026
DISTRICT PLANNER		06/11/2026
COMMUNITY CLERK		June 22/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg



2 A4.2 EXTERIOR BUILDING ELEVATION - EAST
1/8" = 1'-0"



3 A4.2 KEY PLAN
1" = 100'-0"

No.	Revision	Date	By
6	ISSUED FOR DEVELOPMENT PERMIT R1	26-05-27	YH
5	ISSUED FOR PLAN APPROVAL R2	26-05-27	YH
4	ISSUED FOR DEVELOPMENT PERMIT	26-03-02	YH
3	ISSUED FOR 35%	26-01-02	YH
2	ISSUED FOR PLAN APPROVAL	2025-12-08	YH
1	ISSUED FOR SUITE MIX REVIEW	2025-10-03	DS

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

EXTERIOR BUILDING ELEVATIONS

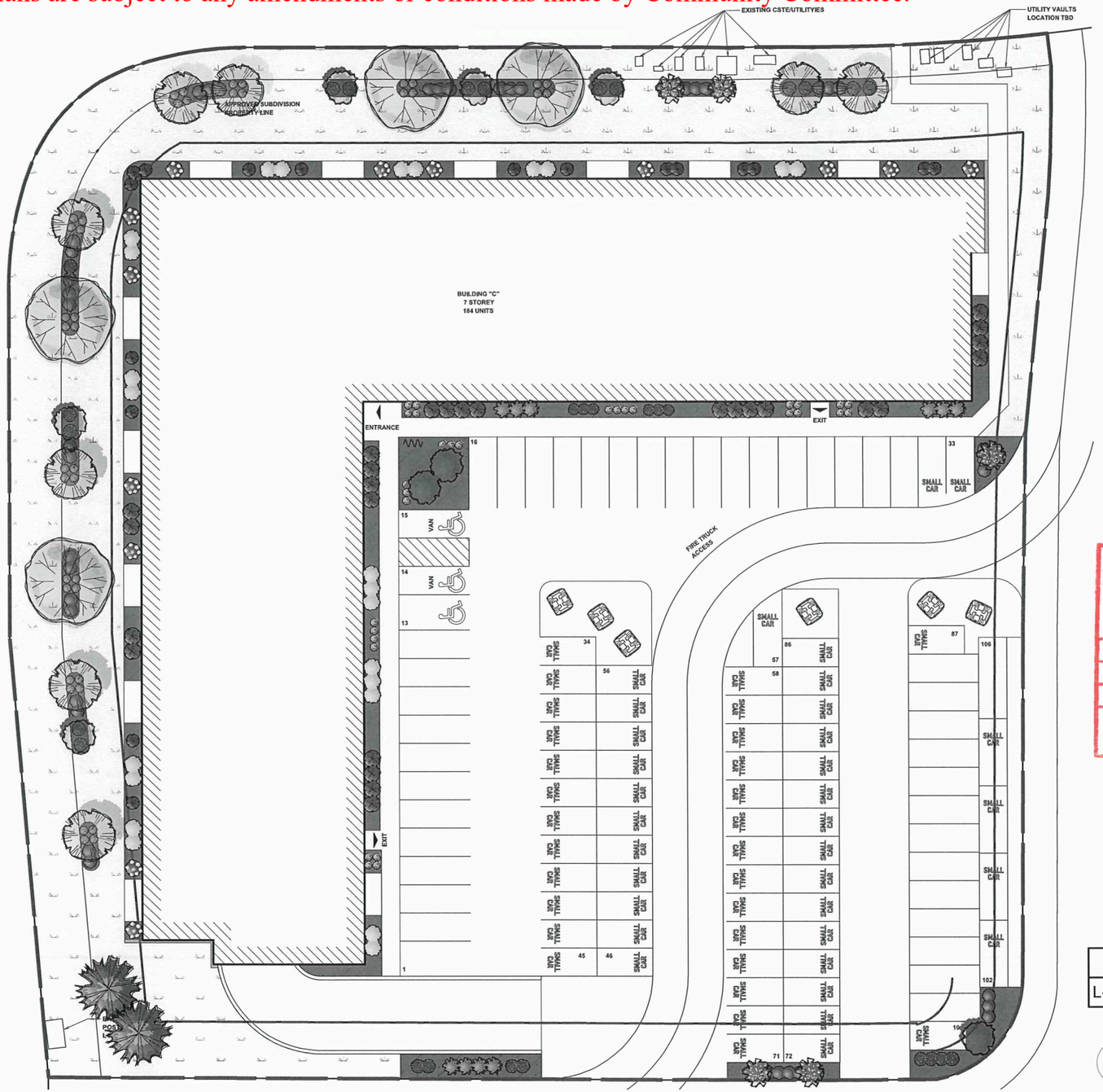
Drawn by: HM/CF Checked by: YH

A4.2

Project No. 23027 Date: MAY 2026

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

Preliminary



Surface Material Legend

- Sod & Topsoil
  1573 sm
- Decorative Stone Mulch Planting Bed
  542 sm
- Decorative Stone Mulch Paving (Course)
  6 sm

SCHEDULE "A" page 6 of 9
To Zoning Agreement DAS2/37/2008
By-Law No. B1/2005
Winnipeg

ZONING OFFICER		June 19 20 26
DISTRICT PLANNER	R. Galston	06/11/2025
COMMUNITY CLERK		Increase
APPROVED FOR THE DIRECTOR OF PLANNING PROPERTY & DEVELOPMENT		

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

N 0 5 10 15 m

No.	Date	Issue Notes
B	2025-12-11	Plan Approval
A	2025-11-27	Issued for Review

Drawing No.

L-PA-1 *of* 4

TUXEDO HEIGHTS SOUTH - BLDG C

665 Sterling Lyon Pkwy

Landscape Plan

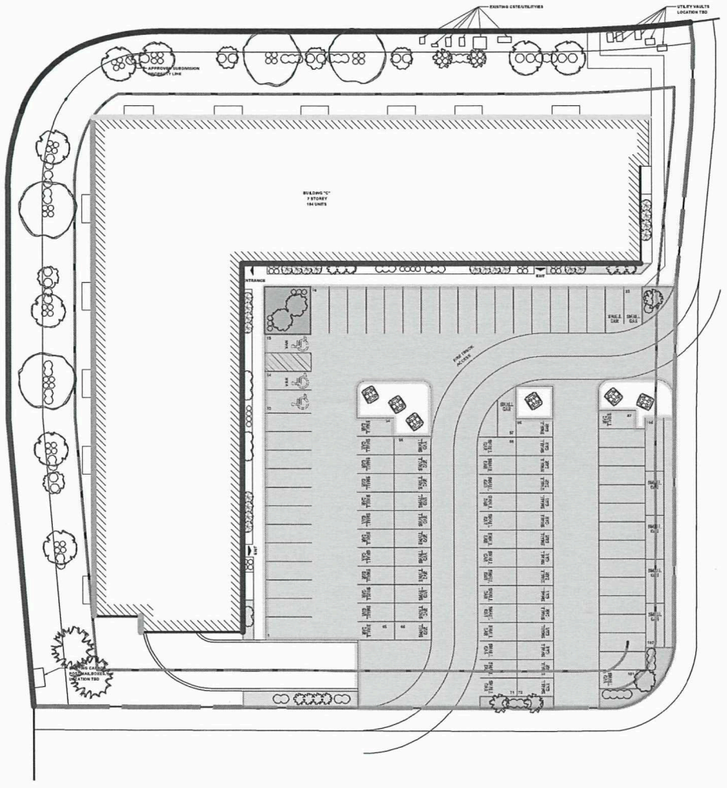
LANDFORUM
LANDSCAPE ARCHITECTS

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

SCHEDULE "A" page 7 of 9
To Zoning Agreement DAS2: 37/2008
By-Law No. ~~39~~ 81/2009
Winnipeg

ZONING OFFICER	[signature]	Jun 10, 2026
DISTRICT PLANNER	R. Galston	06/11/2026
COMMUNITY CLERK	[signature]	June 22/26
APPROVED FOR THE DIRECTOR OF PLANNING PROPERTY & DEVELOPMENT		

Preliminary



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

West — 257 Lin ft.

	Required	Proposed
Trees	9	10
Shrubs	39	44

North — 303 Lin ft.

	Required	Proposed
Trees	10	11
Shrubs	45	49

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

Principle Facade

Building C — 332 Lin Ft.

	Required	Proposed
Shrubs	33	38

Facade Facing Street

West Facade — 221 Lin Ft.

	Required	Proposed
Shrubs	22	25

North Facade — 239 Lin Ft.

	Required	Proposed
Shrubs	24	25

190 (6) Parking lot Interior Landscaping

Gross Parking Lot Area — 29592 Sq. Ft.

	Required	Proposed
Required Landscape Area	1479	1687
Trees	5	6
Shrubs	15	22

No.	Date	Issue Notes
B	2025-12-11	Plan Approval
A	2025-11-27	Issued for Review

Drawing No.

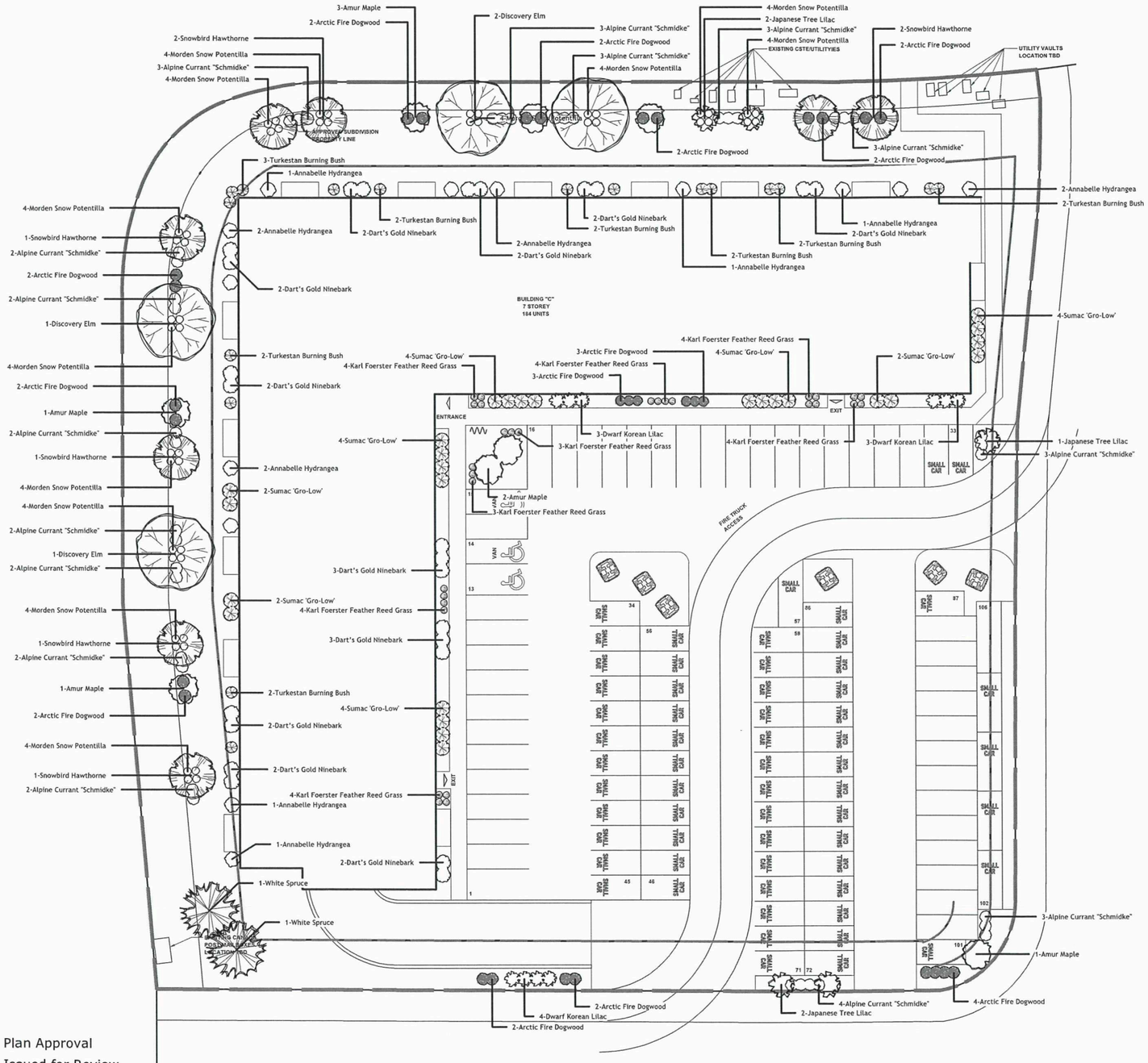
L-PA-2 of 4

TUXEDO HEIGHTS SOUTH - BLDG C
665 Sterling Lyon Pkwy
Landscape Zoning Analysis

LANDFORUM
LANDSCAPE ARCHITECTS

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

Preliminary



SCHEDULE "A" page 8 of 9
To Zoning Agreement DAS2/37/2008
By-Law No. 81/2009

ZONING OFFICER		June 10, 2026
DISTRICT PLANNER	R. Galston	06/11/2026
COMMUNITY CLERK		June 22/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

1 **Planting Plan**
L-PA-3 Scale: 1:450

N 0 5 10 15 m

No.	Date	Issue Notes
B	2025-12-11	Plan Approval
A	2025-11-27	Issued for Review

Drawing No.

L-PA-3 *of* 4

TUXEDO HEIGHTS SOUTH - BLDG C

665 Sterling Lyon Pkwy

Planting Plan

LAND FORUM
LANDSCAPE ARCHITECTS

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SCHEDULE "A" page 9 of 9
To Zoning Agreement DAS2: 37/2008
By-Law No. 81/2009
Winnipeg
ZONING OFFICER — June 10, 2026
DISTRICT PLANNER — R. Galston — 06/11/2026
COMMUNITY CLERK — June 22/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT

Preliminary

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	8	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'	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	5	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'	30	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Turkestan Burning Bush	Euonymus nana 'Turkestanica'	17	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	13	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'	24	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Morden Snow Potentilla	Potentilla fruticosa 'Morden Snow'	48	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Sumac 'Gro-Low'	Rhus aromatica 'Gro-Low'	26	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Alpine Currant "Schmidke"	Ribes alpinum	39	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dwarf Korean Lilac	Syringa meyeri 'Palibin'	10	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'	30	Large Pot 2 yr. plant
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		264	
Total Plants in Drawing		264	

No.	Date	Issue Notes
B	2025-12-11	Plan Approval
A	2025-11-27	Issued for Review

Drawing No.

L-PA-4 of 4

TUXEDO HEIGHTS SOUTH - BLDG C
665 Sterling Lyon Pkwy
Plant Schedule

LANDFORUM
LANDSCAPE ARCHITECTS