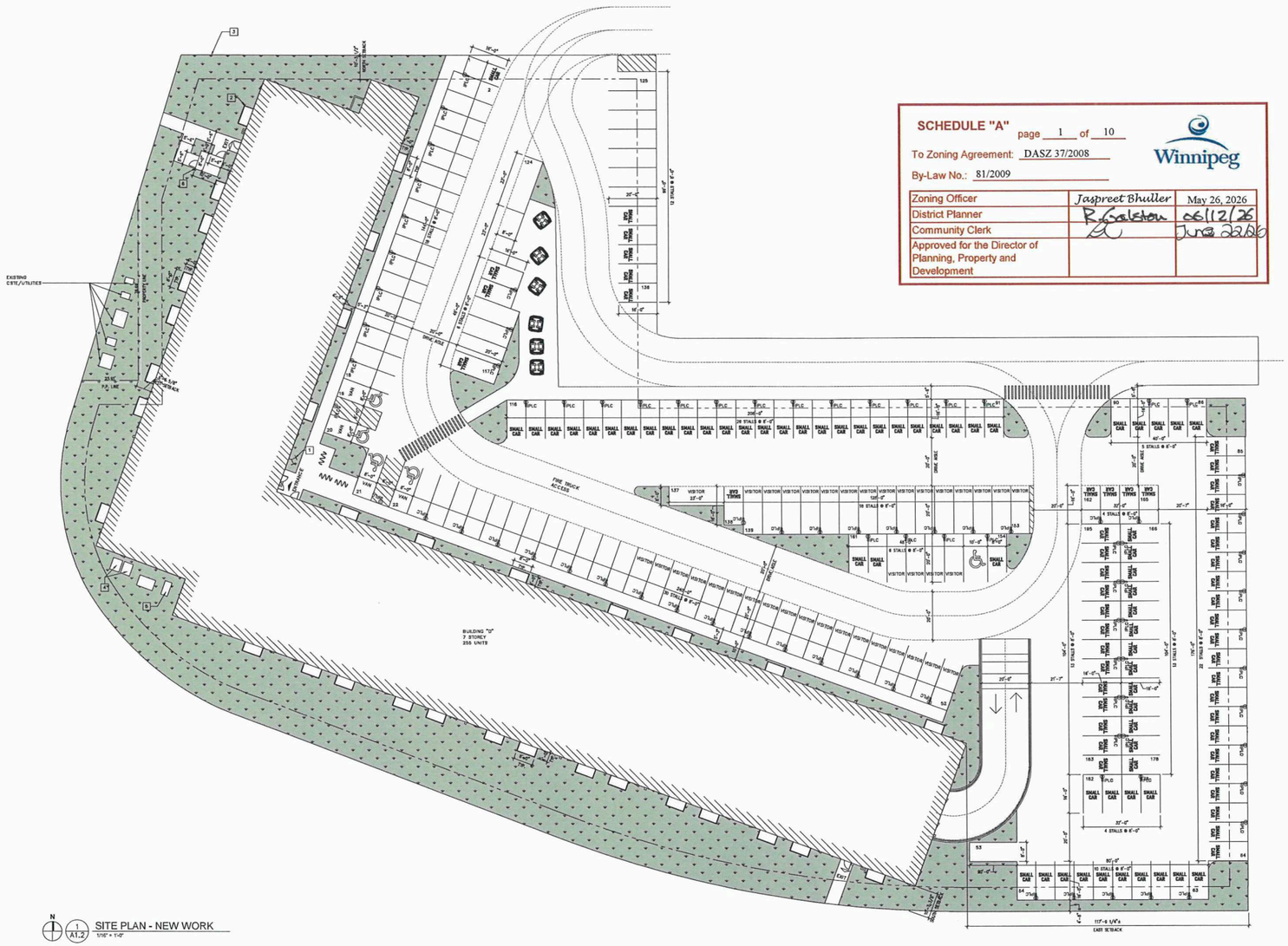
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.

PARAGON LIVING

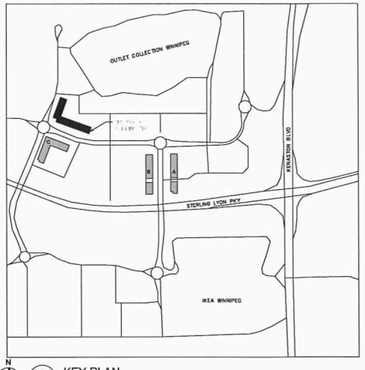


N 1 A1.2 SITE PLAN - NEW WORK
1/16" = 1'-0"

SCHEDULE "A"
page 1 of 10
To Zoning Agreement: DASZ 37/2008
By-Law No.: 81/2009

Winnipeg

Zoning Officer	Jaspreet Bhullar	May 26, 2026
District Planner	R. Coleton	06/12/26
Community Clerk		June 22/26
Approved for the Director of Planning, Property and Development		



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

SITE STATISTICS:

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

APARTMENT D FLOOR AREA: 32,955.81 S.F.

	REQ'D	PROV'D
LOT AREA	5,000	131,281.43 S.F. / 2.78ac
DWELLING COUNT	255 MAX	255
LOT AREA/DU	471 (VARIANCE)	470.83
BUILDING SETBACKS		
NORTH	10'-0" (VARIANCE)	10'-3 1/2"±
EAST	8'-0"	117'-6 1/4"±
SOUTH	10'-0" (VARIANCE)	10'-7 3/8"±
WEST	10'-0" (VARIANCE)	8'-8 5/8"± (VARIANCE NEEDED)
PARKING SETBACKS		
NORTH (SLAB)	0'-0" (VARIANCE)	0'-0"
EAST (INTERIOR)	0'-0" (VARIANCE)	0'-0"±
SOUTH (FRONT)	4'-8" (VARIANCE)	4'-8"±
WEST (CORNER)	20'-0"	>20'-0"
BUILDING HEIGHT:	71'-0" MAX	67'-7"
PARKING COUNT:	295 (VARIANCE)	298 (195 EXT. + 103UG-B01)
STALLS/DU:	1.16:1	1.16:1
ACCESSIBLE:	8	5 + 4 VAN
BICYCLE:	38	42
VISITOR:	38	38
SMALL CAR:	115 MAX (VARIANCE)	114

APARTMENT D
26 (X10,16) - 1 BEDROOM, 500 S.F. (SUITE TYPE A)
133 (X01,06) - 1 BEDROOM, 731 S.F. (SUITE TYPE B)
7 (X02,73) - 1 BEDROOM, 820 S.F. (SUITE TYPE B2)
42 (X16,40) - 2 BEDROOM, 784 S.F. (SUITE TYPE C)
14 (X05,47) - 3 BEDROOM, 1150 S.F. (SUITE TYPE D)
14 (X05,67) - 3 BEDROOM, 1,033 S.F. (SUITE TYPE F)
20 (X07,81) - 2 BEDROOM, 870 S.F. (SUITE TYPE G)

TOTAL 256 UNITS

PROPERTY DESCRIPTION

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

CURRENT ZONING DISTRICT
- CMU

APPROVED VARIANCE ORDERS
- DAV 221094/2024D [a/r DASZ 35/2024]

LOT 1 DESCRIPTION OF NEW WORK
- TO CONSTRUCT NEW MULTI-FAMILY RESIDENTIAL APARTMENT BUILDING, INCLUDING 255 RESIDENTIAL DWELLING UNITS
- MULTI-FAMILY DWELLINGS ARE A PERMITTED USE FOR CMU ZONING DISTRICTS AND MUST MEET THE REQUIREMENTS OF CMU ZONING DISTRICTS.

LOT 1, LOT AREA= ~ 131,281.43 SQ.FT.

CMU DIMENSIONAL STANDARDS
- MAXIMUM BUILDING HEIGHT = 71'-0" INSTEAD OF 60'-0" (VARIANCE)
- NUMBER OF DWELLING UNITS = 256 UNITS (VARIANCE)

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).

KEYNOTES - SITE PLAN RENOVATION:

1 FIRE DEPARTMENT CONNECTION C/W SIGNAGE.
2 ALUMINUM BALCONY SUSPENDED FROM WALL WITH GALVANIZED ROD AND HARDWARE (SEE STRUCTURAL). PROVIDE RAILING AS SPECIFIED (SEE DRAWING A4.6) (TYPICAL)
3 TEMPORARY CHAIN LINK FENCING AROUND PERIMETER OF THE PROPERTY
4 APPROXIMATE LOCATIONS OF NEW BELL MTS AND SHAW SERVICE PEDESTALS/VAULTS (SEE ELECTRICAL)
5 G.S.T.E. AND TRANSFORMER ON PRE-FAB FIBREGLASS PAD. (SEE ELECTRICAL)
6 DOG RUN C/W ARTIFICIAL TURF SURFACING, WASTE RECEPTACLE, FENCE ENCLOSURE AND GATE (SEE LANDSCAPE).

No.	Revision:	Date:	By:
7	ISSUED FOR PLAN APPROVAL R3	26-05-21	YH
6	ISSUED FOR DEVELOPMENT PERMIT	26-05-01	YH
5	ISSUED FOR SITE	26-04-30	YH
4	ISSUED FOR PLAN APPROVAL R2	26-04-22	YH
3	ISSUED FOR PLAN APPROVAL R1	25-02-17	YH
2	ISSUED FOR PLAN APPROVAL	25-12-17	YH
1	ISSUED FOR SUITE MIX REVIEW	2025-10-03	

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Sutherland Street • Winnipeg • Manitoba • R2W 3E1
Phone 204-582-6940 • Fax 204-453-4558 • info@affinityarch.com

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The contractor shall verify dimensions and data noted hereon with conditions on the site and is held responsible for reporting any discrepancies in the archtiect for adjustment, prior to proceeding.

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

SITE PLAN - RENOVATION

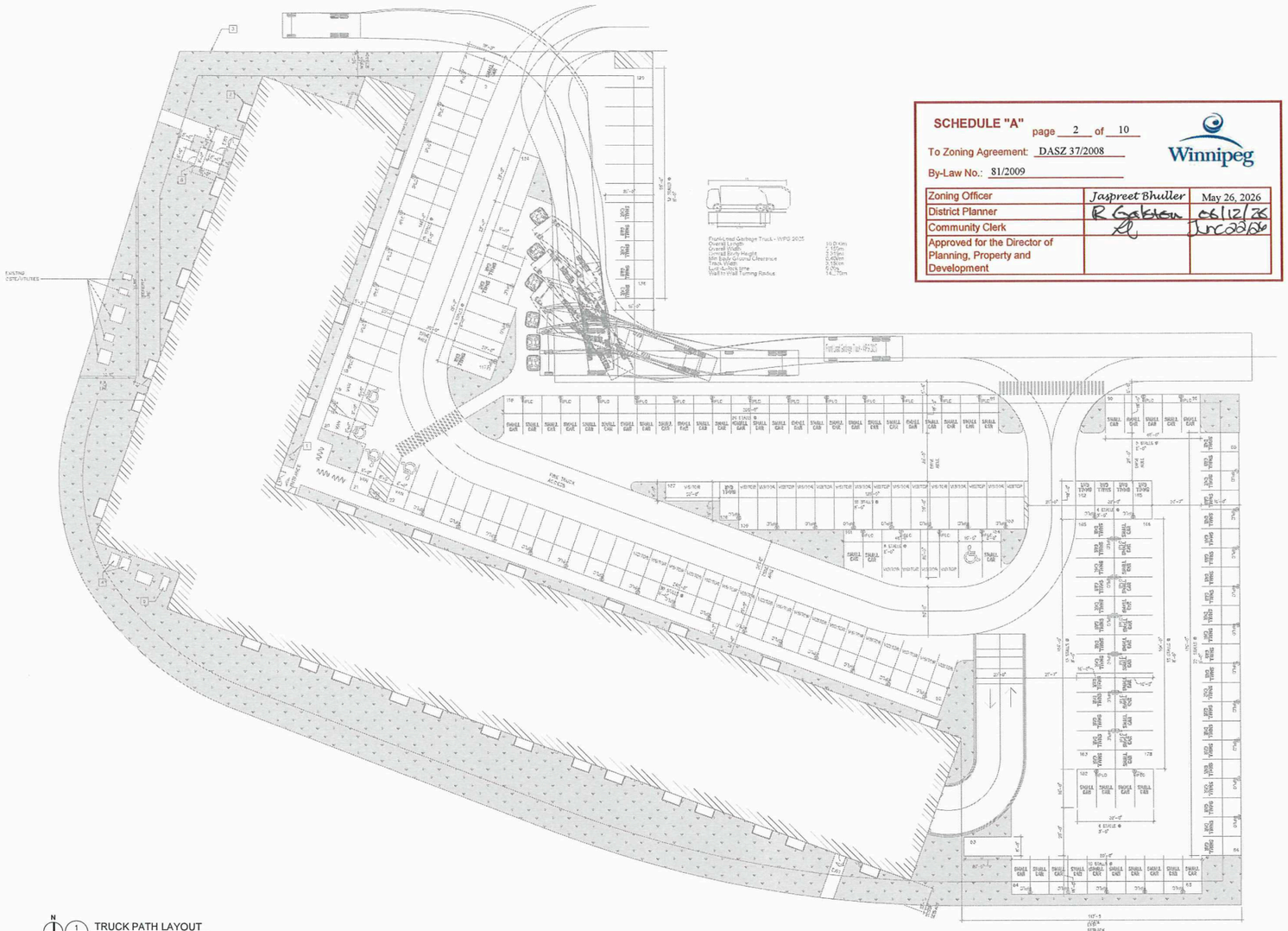
Drawn by: HM/CF Checked by: YH

A1.2

Project No.: 23027 Date: MAY 2026

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

PARAGON LIVING



SCHEDULE "A" page 2 of 10

To Zoning Agreement: DASZ 37/2008

By-Law No.: 81/2009

Winnipeg

Zoning Officer	Jaspreet Bhuller	May 26, 2026
District Planner	R Gakhar	06/12/26
Community Clerk		June 23/26
Approved for the Director of Planning, Property and Development		

N

A1.3 TRUCK PATH LAYOUT
1/16" = 1'-0"

SITE STATISTICS:

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

APARTMENT D FLOOR AREA: 32,955.81 S.F.

	REQ'D	PROV'D
LOT AREA	9,000	121,281.42 S.F. / 2.78ac
DWELLING COUNT	256 MAX	256
LOT AREA/DU	471 (VARIANCE)	473.83
BUILDING SETBACKS		
NORTH	10'-0" (VARIANCE)	10'-3 1/2"±
EAST	8'-0"	117'-6 1/4"±
SOUTH	10'-0" (VARIANCE)	10'-7 3/8"±
WEST	10'-0" (VARIANCE)	6'-8 5/8"± (VARIANCE NEEDED)
PARKING SETBACKS		
NORTH (REAR)	0'-0" (VARIANCE)	0'-0"
EAST (INTERIOR)	0'-0" (VARIANCE)	0'-8"±
SOUTH (FRONT)	4'-8" (VARIANCE)	4'-8"±
WEST (DOMAIN)	20'-0"	>20'-0"
BUILDING HEIGHT:	71'-0" MAX	67'-7"
PARKING COUNT:	298 (VARIANCE)	298 (189 EXT. + 109BL-B01)
STALLS/DU:	1.16:1	1.16:1
ACCESSIBLE:	8	5 + 4 VAN
BICYCLE:	38	42
VISITOR:	38	38
SMALL CAR:	115 MAX (VARIANCE)	88

APARTMENT D
26 (10.16) – 1 BEDROOM, 500 S.F. (SUITE TYPE A)
133 (51.96) – 1 BEDROOM, 731 S.F. (SUITE TYPE B)
7 (02.73) – 1 BEDROOM, 825 S.F. (SUITE TYPE B2)
42 (16.40) – 2 BEDROOM, 784 S.F. (SUITE TYPE C)
14 (05.47) – 3 BEDROOM, 1,055 S.F. (SUITE TYPE C2)
31 (12.11) – 2 BEDROOM, 1,025 S.F. (SUITE TYPE F)
20 (07.81) – 3 BEDROOM, 870 S.F. (SUITE TYPE G)

TOTAL 256 UNITS

PROPERTY DESCRIPTION

LEGAL DESCRIPTIONS
– LOT 9 PLAN 26250 WLTO IN OTM LOTS 1 TO 11 PARISH OF ST CHARLES AND TWO MILE ROAD (NOW CLOSED)

CURRENT ZONING DISTRICT
– C4U

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

LOT 1 DESCRIPTION OF NEW WORK

– TO CONSTRUCT NEW MULTI-FAMILY RESIDENTIAL APARTMENT BUILDING, INCLUDING 255 RESIDENTIAL DWELLING UNITS

– MULTI-FAMILY DWELLINGS ARE A PERMITTED USE FOR C4U ZONING DISTRICTS AND MUST MEET THE REQUIREMENTS OF C4U ZONING DISTRICTS.

LOT 1: LOT AREA: = 121,281.42 SQ.FT.

C4U DIMENSIONAL STANDARDS
– MAXIMUM BUILDING HEIGHT = 71'-0" INSTEAD OF 60'-0" (VARIANCE)
– NUMBER OF DWELLING UNITS = 256 UNITS (VARIANCE)

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).

KEYNOTES - SITE PLAN RENOVATION:

No.	Revision	Date	By
8	ISSUED FOR PLAN APPROVAL R3	26-05-21	YH
5	ISSUED FOR DEVELOPMENT PERMIT	26-05-01	YH
4	ISSUED FOR 33%	26-04-30	YH
3	ISSUED FOR PLAN APPROVAL R1	25-02-17	YH
2	ISSUED FOR PLAN APPROVAL	25-12-12	YH
1	ISSUED FOR SUITE MIX REVIEW	2025-10-03	

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE INC.
Unit 201 – 227 Bonifface Street • Winnipeg • Manitoba • R3H 0T1
Phone 204-982-6940 • Fax 204-453-4256 • info@affinityarch.com

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Contractor shall verify dimensions and data noted therein with conditions on the site and is held responsible for reporting any discrepancies in the architect for adjustment, prior to proceeding.

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

TRUCK PATH LAYOUT

Drawn by: HM/CF Checked by: YH

A1.3

Project No: 23027 Date: MAY 2026

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

PARAGON LIVING

SCHEDULE "A" page 3 of 10

To Zoning Agreement: DASZ 37/2008

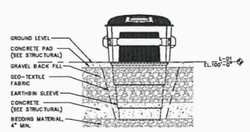
By-Law No.: 81/2009

Winnipeg

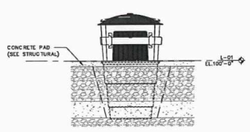
Zoning Officer	Jaspreet Bhuller	May 26, 2026
District Planner	R Galston	06/12/26
Community Clerk	[illegible]	June 22/26
Approved for the Director of Planning, Property and Development		



1 A1.4 ENLARGED SITE PLAN - TRUCK PATH
1/8" = 1'-0"



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



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

No.	Revision	Date	By
5	ISSUED FOR PLAN APPROVAL R3	26-05-21	YH
4	ISSUED FOR DEVELOPMENT PERMIT	26-04-01	YH
3	ISSUED FOR SPA	26-04-30	YH
2	ISSUED FOR PLAN APPROVAL R1	26-02-17	YH
1	ISSUED FOR PLAN APPROVAL	25-12-17	YH

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE INC.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2E1
Phone 204-952-4900 • Fax 204-453-4556 • info@affinityarch.com

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The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies in the architect for adjustment, prior to proceeding.

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

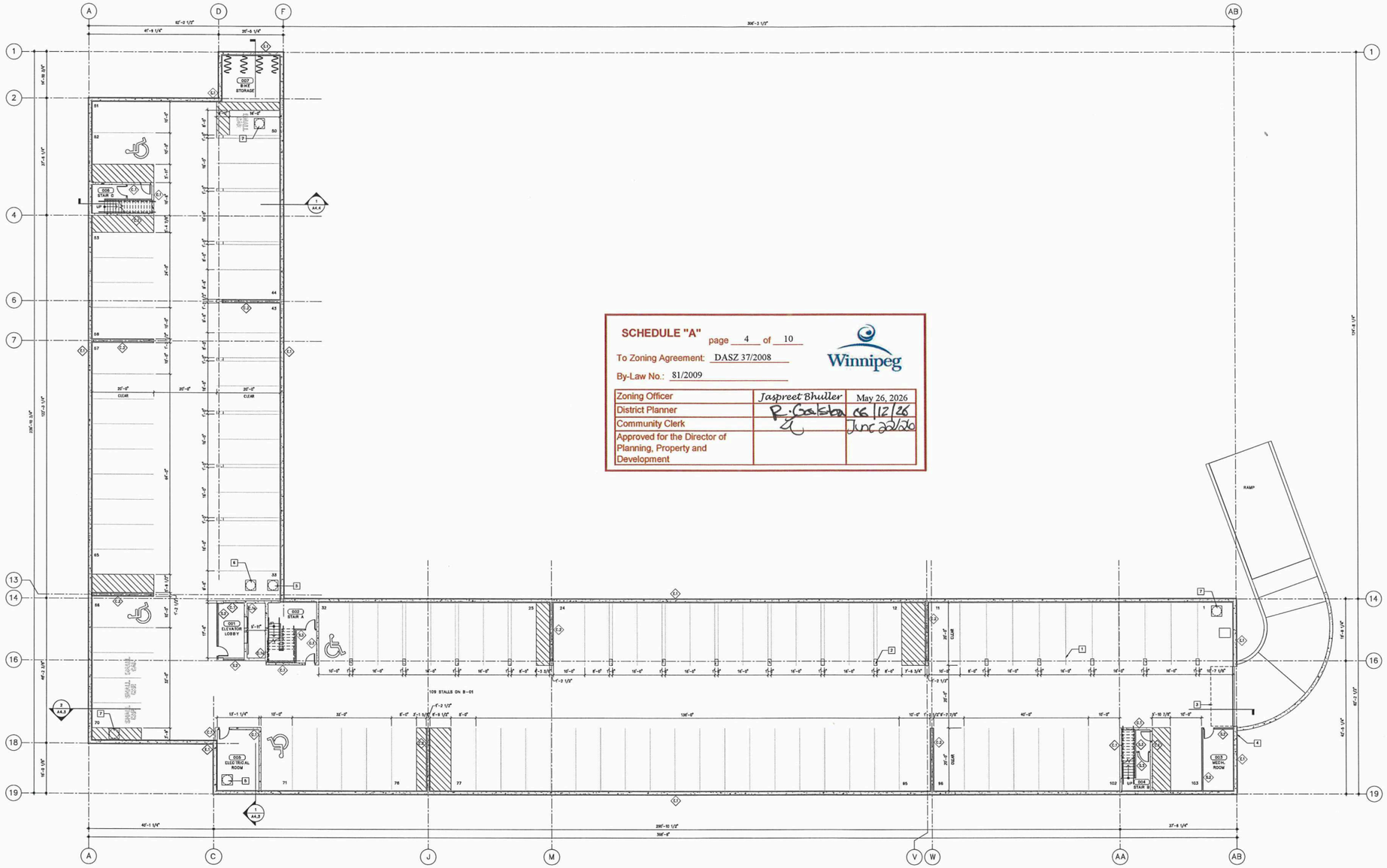
SITE DETAILS

Drawn by: HM/CF Checked by: YH

A1.4

Project No.: 23027 Date: MAY 2026

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



N

1 / A2.1 LEVEL-B01: BASEMENT FLOOR PLAN
3/32" = 1'-0"

SCHEDULE "A" page 4 of 10

To Zoning Agreement: DASZ 37/2008

By-Law No.: 81/2009

Winnipeg

Zoning Officer	Jaspreet Bhullar	May 26, 2026
District Planner	R. Gaetan	06/12/26
Community Clerk		June 22/26
Approved for the Director of Planning, Property and Development		

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. LOOSE FURNITURE SHOWN THUS(LF) IS NOT IN CONTRACT (N.I.C.).
3. COORDINATE ELEVATOR DIMENSIONS, INSTALLATION CLEARANCES, CONTROLLER CABINETS, AND DOOR FRAME INSTALLATION WITH MANUFACTURER SHOP DRAWINGS. FURNISH STRUCTURAL, MECHANICAL, AND ELECTRICAL PROVISIONS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
5. COORDINATE PENETRATIONS AND SLEEVES THRU CONCRETE ASSEMBLIES WITH CONSTRUCTION MANAGER PRIOR TO POUR.
6. PROVIDE LISTED FIRESTOP SYSTEMS FOR ALL ASSEMBLY JOINTS AND PENETRATIONS, FORMING PART OF OR PENETRATING THROUGH FIRE RATED ASSEMBLIES.

KEYNOTES - FLOOR PLANS:

1. PROVIDE NEW 4" WIDE PAINTED YELLOW LINES, INCLUDING ACCESSIBILITY SYMBOLS, ELECTRIC VEHICLE, DIAGONAL LINE INFILL, "SMALL CAR" TEXT (TYPICAL).
2. CONCRETE COLUMN, PAINTED (SEE STRUCTURAL).
3. PROVIDE PRESSURE SENSOR AT BASE OF OVERHEAD DOOR FOR EXITING VEHICLES (SEE DOOR SCHEDULE). COORDINATE WITH OVERHEAD DOOR SUPPLIER AND ELECTRICAL. COORDINATE FINAL POSITION ON SITE.
4. PROVIDE EXTERIOR UHF RFID READER MOUNTED ON BUILDING ADJACENT TO OVER-HEAD DOOR FOR ENTERING VEHICLES (SEE DOOR SCHEDULE). COORDINATE WITH OVERHEAD DOOR SUPPLIER AND ELECTRICAL. COORDINATE FINAL POSITION ON SITE.
5. SUMP PIT C/W GASKETED GALVANIZED CHECKER PLATE COVER RATED FOR VEHICLE TRAFFIC (SEE STRUCTURAL & MECHANICAL). PROVIDE INTERIOR RUNGS AND SUMP ON RAIL SYSTEM AS REQUIRED BY PIT DEPTH, PROVIDE LEDGE TO SUPPORT COVER PLATE (SEE STRUCTURAL).
6. PREFABRICATED ELEVATOR SUMP PIT C/W GASKETED COVER PLATE (SEE MECHANICAL & ELECTRICAL). PROVIDE INTERIOR RUNGS AND SUMP PUMP ON RAIL SYSTEM AS REQUIRED BY PIT DEPTH, SYSTEM TO BE MONITORED. TYPICAL. (SEE MECHANICAL & ELECTRICAL)
7. APPROXIMATE LOCATION OF SEDIMENT INTERCEPTOR (SEE MECHANICAL)

PARAGON LIVING

No.	Revisions	Date	By
7	ISSUED FOR PLAN APPROVAL R3	26-05-21	YH
6	ISSUED FOR DEVELOPMENT PERMIT	25-05-01	YH
5	ISSUED FOR DPA	26-04-30	YH
4	ISSUED FOR PLAN APPROVAL R2	26-04-22	YH
3	ISSUED FOR PLAN APPROVAL R1	26-02-19	YH
2	ISSUED FOR PLAN APPROVAL	25-12-19	YH
1	ISSUED FOR SUITE MIX REVIEW	3125-10-03	

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Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 127 Sutherland Ave • Winnipeg • Manitoba • R2W 3C1
Phone 204-925-4040 • Fax 204-925-4050 • info@affinityarch.com

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

LEVEL-B01 (BASEMENT) FLOOR PLAN

Drawn by: HM/CF Checked by: YH

A2.1

Project No.: 23017 Date: MAY 2026

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

PARAGON LIVING



1 A4.1 EXTERIOR BUILDING ELEVATION - SOUTH
3/32" = 1'-0"



2 A4.1 EXTERIOR BUILDING ELEVATION - WEST
3/32" = 1'-0"

SCHEDULE "A" page 5 of 10

To Zoning Agreement: DASZ 37/2008

By-Law No.: 81/2009

Winnipeg

Zoning Officer	Jaspreet Bhuller	May 26, 2026
District Planner	R. Galston	06/12/26
Community Clerk	[signature]	June 22/26
Approved for the Director of Planning, Property and Development		

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 HARDWARE (SEE STRUCTURAL). PROVIDE RAILING AS SPECIFIED (SEE DRAWING A4.6) (TYPICAL)

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, 1520-8W, BLACK

EFS-05
- ADEX, 1520-8W, BLACK BRICKTEK 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
- VICWEST, BLACK
- ROOF AND CANOPY FASCIA

No.	Revision	Date	By
6	ISSUED FOR PLAN APPROVAL R3	26-05-21	YH
5	ISSUED FOR DEVELOPMENT PERMIT	26-05-01	YH
4	ISSUED FOR 32%	26-04-20	YH
3	ISSUED FOR PLAN APPROVAL R2	26-04-22	YH
2	ISSUED FOR PLAN APPROVAL R1	26-03-17	YH
1	ISSUED FOR PLAN APPROVAL	25-12-17	YH

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 3T1
Phone 204-982-6940 • Fax 204-982-6956 • info@affinityarch.com

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TUXEDO HEIGHTS INC.
585 STERLING LYON PKWY
MULTI-FAMILY RESIDENTIAL BUILDING
585 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
3/32" = 1'-0"



2 A4.2 EXTERIOR BUILDING ELEVATION - EAST
3/32" = 1'-0"

SCHEDULE "A" page 6 of 10

To Zoning Agreement: DASZ 37/2008

By-Law No.: 81/2009

Winnipeg

Zoning Officer	Jaspreet Bhuller	May 26, 2026
District Planner	A. Galston	06/12/26
Community Clerk	[signature]	Jun. 22/26
Approved for the Director of Planning, Property and Development		

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 HARDWARE (SEE STRUCTURAL). PROVIDE RAILING AS SPECIFIED (SEE DRAWING A4.8) (TYPICAL)

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM

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

EIFS-02
- ADEX, 1530-2W LIGHT GREY

EIFS-03
- ADEX, 1530-4W DARK GREY

EIFS-04
- ADEX, 1530-6W, BLACK

EIFS-05
- ADEX, 1530-6W, 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
- VICWEST, BLACK
- ROOF AND CANOPY FASCIA

No.	Revision	Date	By
6	ISSUED FOR PLAN APPROVAL R3	26-05-21	YH
5	ISSUED FOR DEVELOPMENT PERMIT	26-05-01	YH
4	ISSUED FOR 33%	26-04-30	YH
3	ISSUED FOR PLAN APPROVAL R2	26-04-22	YH
2	ISSUED FOR PLAN APPROVAL R1	26-03-17	YH
1	ISSUED FOR PLAN APPROVAL	25-12-17	YH

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 237 Stafford Street • Winnipeg • Manitoba • R3H 0Z1
Phone 204-982-4040 • Fax 204-982-4050 • info@affinityarch.com

Drawings and project manual as instruments of service are the property of the architect, the copyright in the same being reserved to him. No reproduction may be made without the permission of the architect, and when made must bear his name. All prints to be returned to the architect.
The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies in the architect for adjustment, prior to proceeding.

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

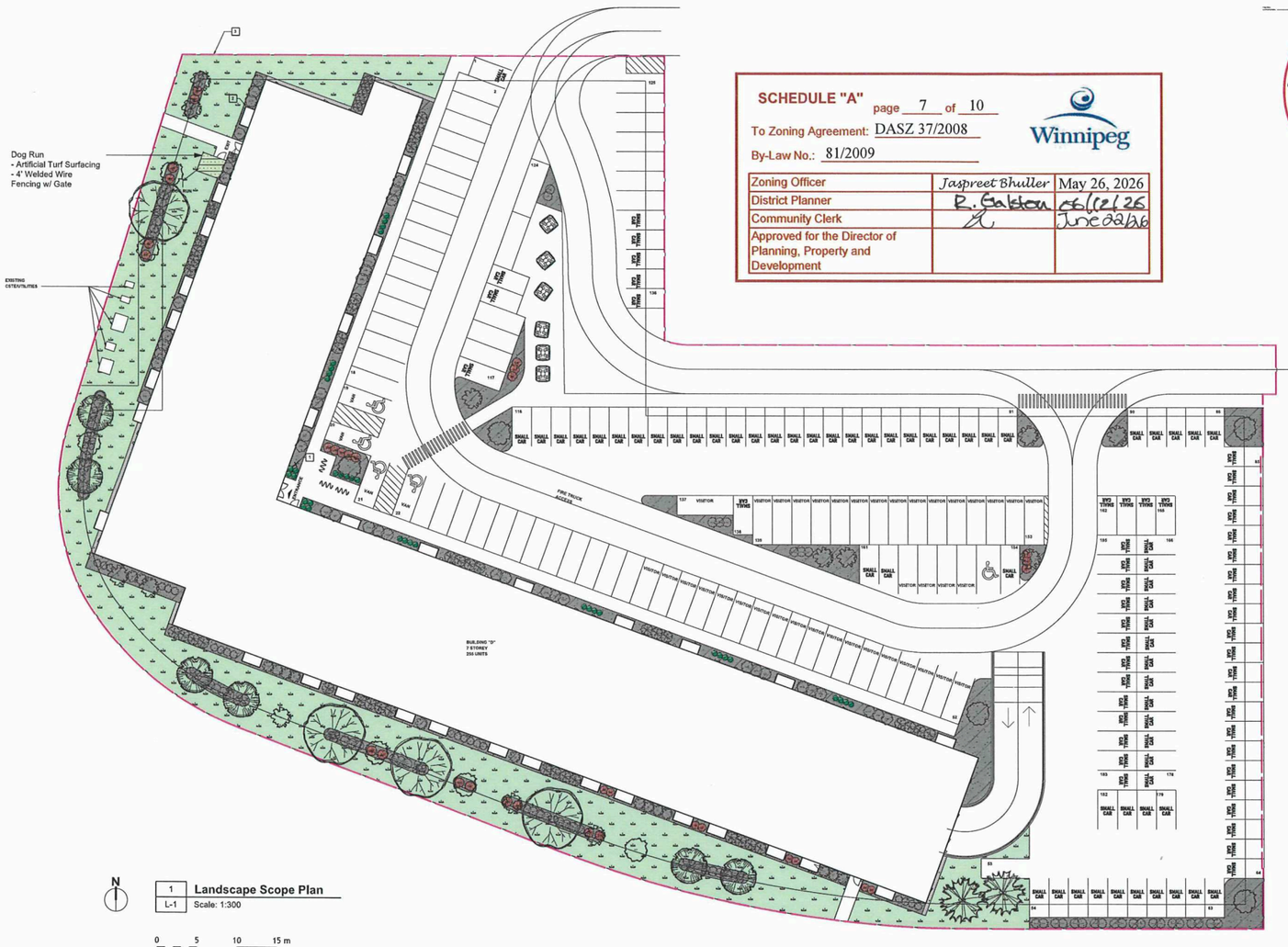
EXTERIOR BUILDING ELEVATIONS

Drawn by: HM/CF Checked by: YH

A4.2

Project No.: 33027 Date: MAY 2026

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


Dog Run
- Artificial Turf Surfacing
- 4' Welded Wire
Fencing w/ Gate
EXISTING CATCH BASIN
EXISTING CATCH BASIN
EXISTING CATCH BASIN

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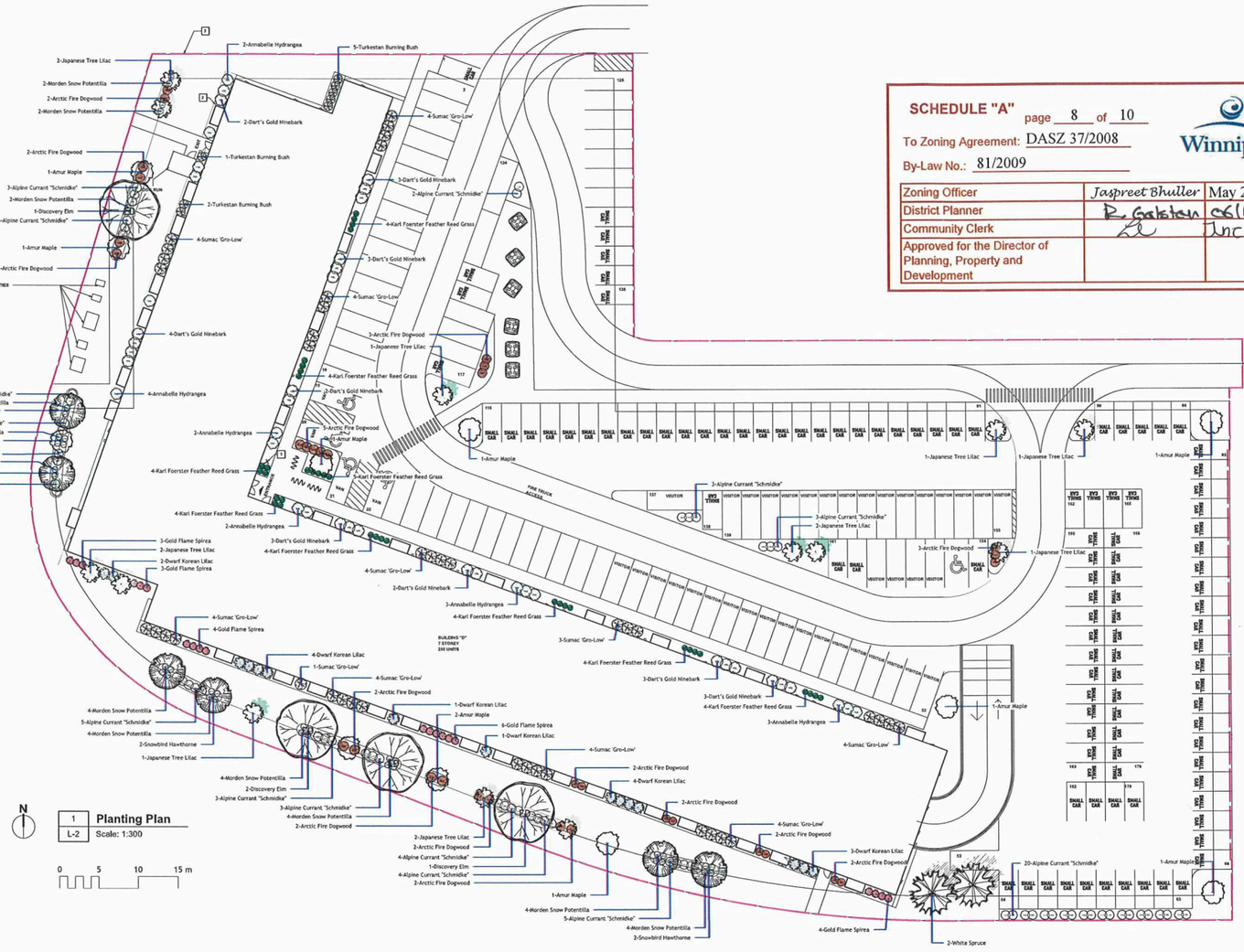

N

1 Planting Plan
L-2 Scale: 1:300

0 5 10 15 m

SCHEDULE "A" page 8 of 10

To Zoning Agreement: DASZ 37/2008

By-Law No.: 81/2009

Winnipeg

Zoning Officer	Jaspreet Bhuller	May 26, 2026
District Planner	R. Gabston	06/12/26
Community Clerk		June 22/26
Approved for the Director of Planning, Property and Development		

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.
Morden Snow Potentilla	Potentilla fruticosa 'Morden 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 "Schmidtke"	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'	20	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	

Planting Notes

1. All plant material, including trees, shrubs, perennials and sod, shall conform to Canadian Standards for Nursery Stock, 9th 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 9.3.4.3 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 9.3.4.1,
   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 flare2.5-5cm(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. Conifers 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 wa□
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 weading/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 calliper). 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.

LAND FORUM
LANDSCAPE ARCHITECTS

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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

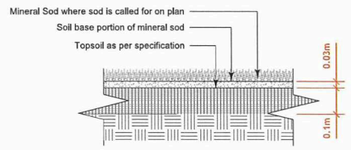
Drawing No.

L-2
of 4

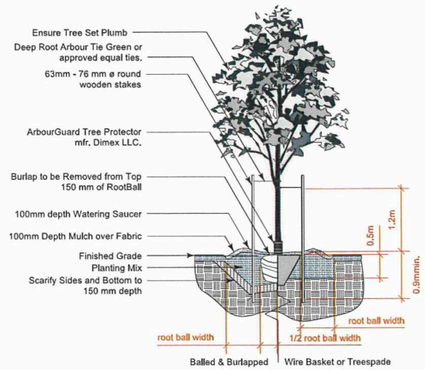
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.

LAND FORUM
LANDSCAPE ARCHITECTS

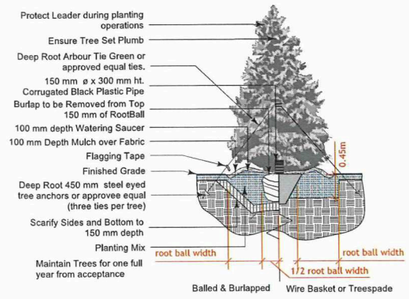
Topsoil Spec;
All topsoil required for Sod or Seed shall consist of a screened clay-textured or loam-textured dark topsoil, a fertile, friable material neither of heavy clay nor of very light sandy nature containing by volume, a minimum of four (4%) percent for clay loams and two (2%) percent for sandy loams to a maximum twenty-five (25%) percent organic matter (peat, rotted manure or composted material) and capable of sustaining vigorous plant growth. Topsoil shall be free of subsoil contamination, roots, stones over 25mm in diameter, baler twine 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 hos/cm on a saturated paste basis. The pH range shall be between 6.0 - 8.0.



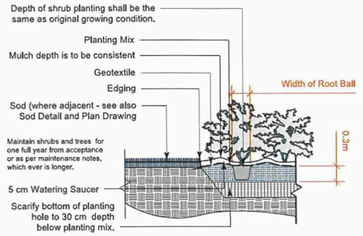
1 Sod Detail
L-3 Scale: 1:10



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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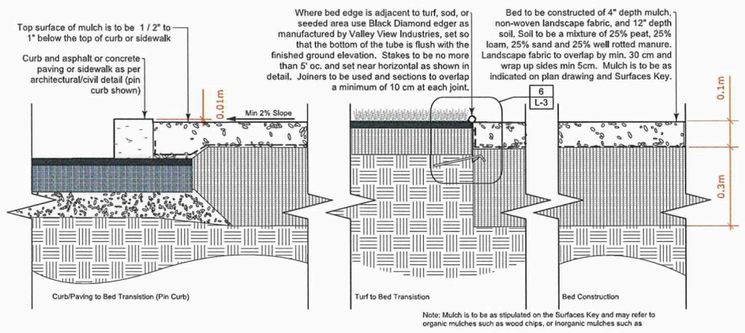
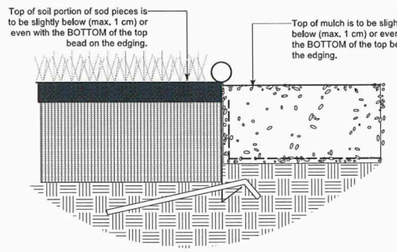
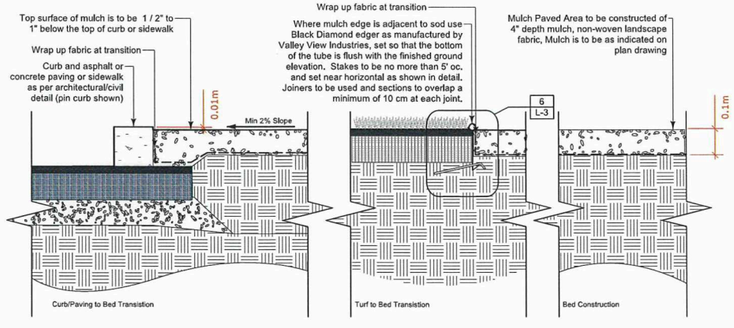


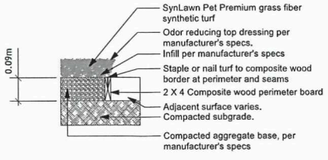
5 Mulched Planting Bed c.w. Fabric
L-3 Scale: 1:10



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



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/



SCHEDULE "A" page 9 of 10
To Zoning Agreement: DASZ 37/2008
By-Law No.: 81/2009
Winnipeg

Zoning Officer	Jaspreet Bhullar	May 26, 2026
District Planner	R. Galston	26/12/26
Community Clerk		June 22/26
Approved for the Director of Planning, Property and Development		

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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
Details 1/2

Drawing No.
L-3
of 4

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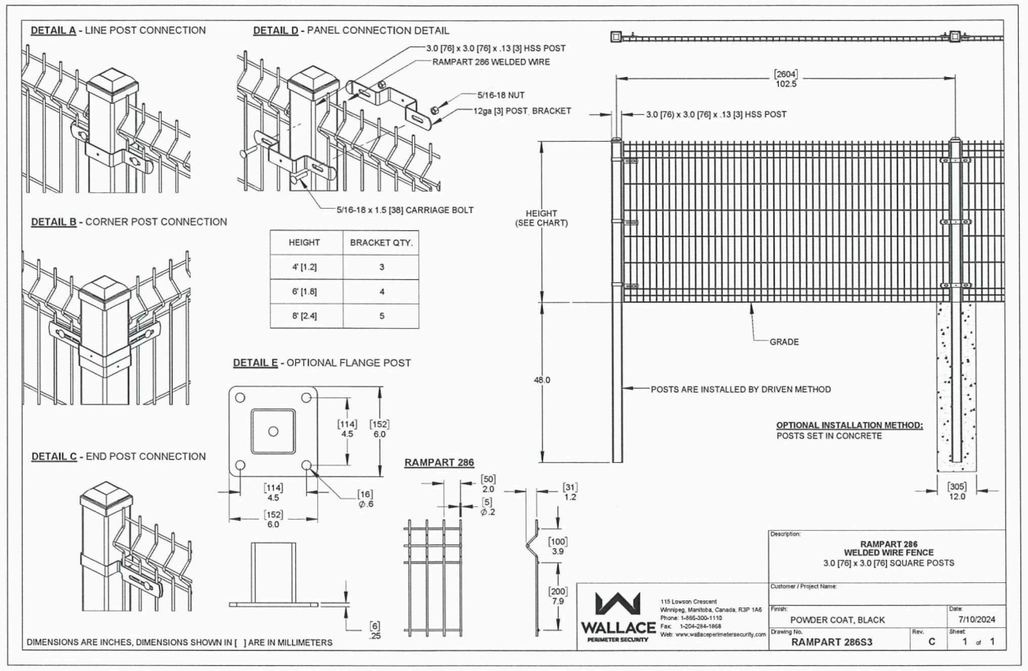

1 | L-4 — 4' Rampart Welded Wire Fencing
Scale: 1:20

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

SCHEDULE "A" page 10 of 10

To Zoning Agreement: DASZ 37/2008

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Winnipeg

Zoning Officer	Jaspreet Bhullar	May 26, 2026
District Planner	R. Galston	06/12/26
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LANDFORUM
LANDSCAPE ARCHITECTS

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MULTI-FAMILY RESIDENTIAL BUILDING
585 STERLING LYON PKWY (Bldg D)
WINNIPEG MB

Drawing Title
Details 2/2

Drawing No.
L-4
of
4