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To Zoning Agreement: DASZ 18/2021

By-Law No.: BL 94/2021

Zoning Officer

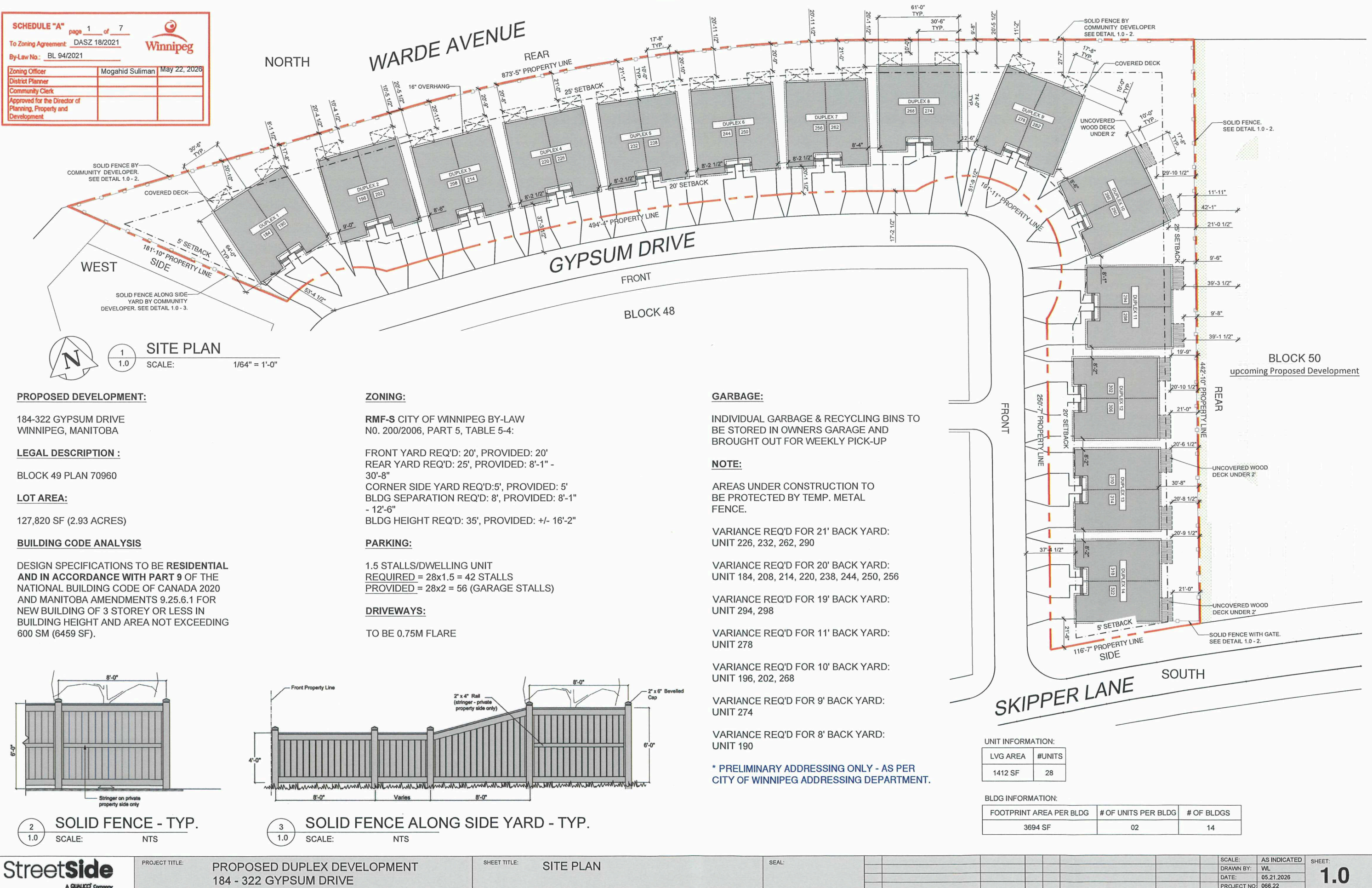
District Planner

Community Clerk

Approved for the Director of Planning, Property and Development

Mogahid Suliman

May 22, 2026



PROPOSED DEVELOPMENT:

184-322 GYPSUM DRIVE
WINNIPEG, MANITOBA

LEGAL DESCRIPTION :

BLOCK 49 PLAN 70960

LOT AREA:

127,820 SF (2.93 ACRES)

BUILDING CODE ANALYSIS

DESIGN SPECIFICATIONS TO BE RESIDENTIAL AND IN ACCORDANCE WITH PART 9 OF THE NATIONAL BUILDING CODE OF CANADA 2020 AND MANITOBA AMENDMENTS 9.25.6.1 FOR NEW BUILDING OF 3 STOREY OR LESS IN BUILDING HEIGHT AND AREA NOT EXCEEDING 600 SM (6459 SF).

ZONING:

RMF-S CITY OF WINNIPEG BY-LAW NO. 200/2006, PART 5, TABLE 5-4:

FRONT YARD REQ'D: 20', PROVIDED: 20'
REAR YARD REQ'D: 25', PROVIDED: 8'-1" - 30'-8"
CORNER SIDE YARD REQ'D: 5', PROVIDED: 5'
BLDG SEPARATION REQ'D: 8', PROVIDED: 8'-1" - 12'-6"
BLDG HEIGHT REQ'D: 35', PROVIDED: +/- 16'-2"

PARKING:

1.5 STALLS/DWELLING UNIT
REQUIRED = 28x1.5 = 42 STALLS
PROVIDED = 28x2 = 56 (GARAGE STALLS)

DRIVEWAYS:

TO BE 0.75M FLARE

GARBAGE:

INDIVIDUAL GARBAGE & RECYCLING BINS TO BE STORED IN OWNERS GARAGE AND BROUGHT OUT FOR WEEKLY PICK-UP

NOTE:

AREAS UNDER CONSTRUCTION TO BE PROTECTED BY TEMP. METAL FENCE.

VARIANCE REQ'D FOR 21' BACK YARD:
UNIT 226, 232, 262, 290

VARIANCE REQ'D FOR 20' BACK YARD:
UNIT 184, 208, 214, 220, 238, 244, 250, 256

VARIANCE REQ'D FOR 19' BACK YARD:
UNIT 294, 298

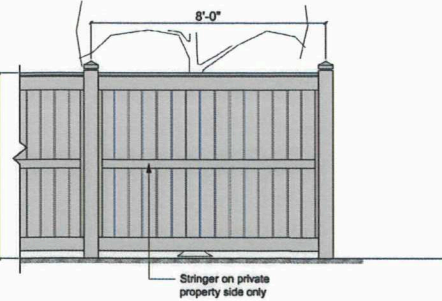
VARIANCE REQ'D FOR 11' BACK YARD:
UNIT 278

VARIANCE REQ'D FOR 10' BACK YARD:
UNIT 196, 202, 268

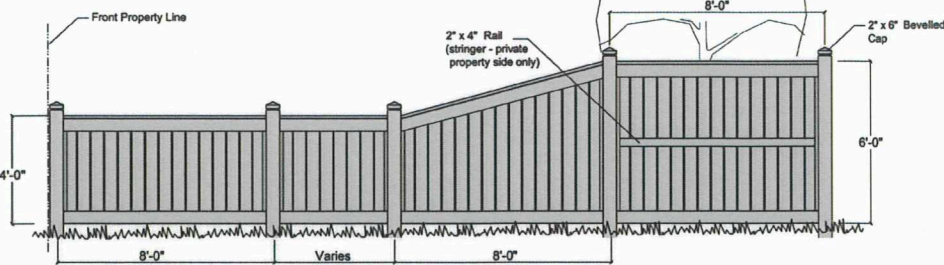
VARIANCE REQ'D FOR 9' BACK YARD:
UNIT 274

VARIANCE REQ'D FOR 8' BACK YARD:
UNIT 190

* PRELIMINARY ADDRESSING ONLY - AS PER CITY OF WINNIPEG ADDRESSING DEPARTMENT.



2 SOLID FENCE - TYP.
SCALE: 1.0 NTS



3 SOLID FENCE ALONG SIDE YARD - TYP.
SCALE: 1.0 NTS

BLOCK 50
upcoming Proposed Development

UNIT INFORMATION:

LVG AREA	#UNITS
1412 SF	28

BLDG INFORMATION:

FOOTPRINT AREA PER BLDG	# OF UNITS PER BLDG	# OF BLDGS
3694 SF	02	14

1. Developer 5' height Fence - Ornamental Black Metal
2. Private concrete sidewalk;



 Grass
 River Rock (Smoothed)
 Decorative Boulders

WARDE AVENUE

SOLID FENCE BY
COMMUNITY DEVELOPER.
SEE DETAIL S-1 - 1.

SOLID FRENCH.
SHEATHING 2x4.

**SOLID FENCE BY
COMMUNITY DEVELOPER
SHE DETAIL 2.1-1**

SCAFFOLD DESIGN

SOLID FENCE ALONG SIDE
WARDEN'S COMMUNITY
DEVELOPER. SEE DETAIL 3-1-2.

GYPSUM DRIVE

FRONT

BLOCK 4B

Filter/Factor:
Score 1-100

LANDSCAPE PLAN

20 SCALE: 1/64" = 1'-0"

GENERAL NOTES:

AREAS UNDER CONSTRUCTION WILL BE FENCED OFF WITH TEMPORARY CHAIN LINK FENCING
GARBAGE TO BE ROLL OUT.

CITY OF WINNIPEG LANDSCAPE REQUIREMENTS:

TOTAL AREA:

- 137-318 SQ FT (2.30 ACRES)
- STREET EDGE LANDSCAPING (GRANDEM DRIVE):
- 506-117' STREET FRONTAGE
- TREES REQUIRED: 31; PROVIDED: 40
- SHRUBS REQUIRED: 140; PROVIDED: 140
- STREET EDGE LANDSCAPING (SKIPPER LAKE):
- 116-37' STREET FRONTAGE
- TREES REQUIRED: 4; PROVIDED: 4
- SHRUBS REQUIRED: 18; PROVIDED: 18

TOTAL TREES REQUIRED FOR THIS DEVELOPMENT: 35 TREES (44 TREES PROVIDED)

TOTAL SHIFTS REQUIRED FOR THIS DEVELOPMENT: 150 SHIFTS (150 SHIFTS PROVIDED)

WHERE STANDARDS FOR LANDSCAPING OF TWO AREAS OVERLAP, OR ARE INCONSISTENT, THE STANDARD REQUIRING MORE LANDSCAPING GOVERNS. (C.O.W. BYLAW 2001 2006 18011)

TRAINING NOTES:

MINI PLANT GLOSS:

- * DECIDUOUS 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 8 FEET ABOVE GRADE AT MATURITY.
- * DECIDUOUS TREES NOT LOCATED WITHIN 5 FEET OF WALKWAY, PATH OR PATHWAY: 1-3/4 INCH CALIPER.
- * CONIFEROUS TREES: 8 FEET HIGH AT THE TIME OF PLANTING.
- * ALL SHRUBS: 2 GALLON CONTAINER, AND OF SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED TO GROUND COVER, ANNUALS, AND PERENNIALS: NO MINIMUM SIZE.

PLANTING DEEDS:

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

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

SOIL 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 SOODER AREAS IN SUFFICIENT QUANTITIES AND FREQUENCY TO MAINTAIN SOD CONTINUOUSLY MOIST TO A MINIMUM DEPTH OF 100mm.
- * BOULEVARD SOD & TREES BY OTHERS.

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To Zoning Agreement: D452 1502021

By-Law No.: EL 0402021

 **Winnipeg**

Zoning Officer	Wagehrit Sullivan	May 22, 2021
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

BLOCK 50

MYLINE HEAR

— LINED OVERHEAD WOOD
DRAIN LANDING: 3'

ENGINEERED WOOD
TRUCK LUMBER

SHOULD PROCEED WITH GATEL
SEE ENTRY 3:1-1.

SKIPPER LANE

FINISH SCHEDULE:

- 1

JAMES HARDIE FLAT PANEL "COBBLE STONE"® COLOUR
- 2

12" BOARD & BATTEN HARDIE LAP SIDING "COBBLE STONE"® COLOUR
- 3

JAMES HARDIE FLAT PANEL "KHAKI BROWN"® COLOUR
- 4

12" BOARD & BATTEN HARDIE LAP SIDING "KHAKI BROWN"® COLOUR
- 5

JAMES HARDIE FLAT PANEL "TIMBER BARK"® COLOUR
- 6

12" BOARD & BATTEN HARDIE LAP SIDING "TIMBER BARK"® COLOUR

7

JAMES HARDIE FLAT PANEL "IRON GRAY"® COLOUR

8

12" BOARD & BATTEN HARDIE LAP SIDING "IRON GRAY"® COLOUR

9

NORTHRIDGE STONE "WHITE PEARL"® COLOUR

10

NORTHRIDGE STONE "SCOTIA SAND"® COLOUR

11

NORTHRIDGE STONE "BLACK BEACH"® COLOUR

12

FLAT PANEL GARAGE DOOR "BLACK"® COLOUR

13

TWO TONE BLACK SHINGLES

14

GENTEK BLACK (FASCIA CLADDING, SOFFIT, EAVESTROUGH)

15

BLACK METAL CAP TO MATCH FASCIA TRIM

16

WOOD STAIRS

SCHEDULE "A"

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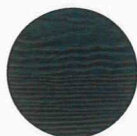
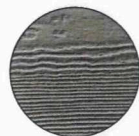
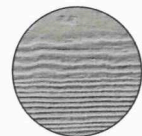
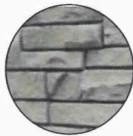
Zoning Officer: Modahid Suliman

District Planner: May 22 2026

Community Clerk:

Approved for the Director of Planning, Property and Development:

Winnipeg



NORTHRIDGE STONE
"WHITE PEARL"®

NORTHRIDGE STONE
"SCOTIA SAND"®

NORTHRIDGE STONE
"BLACK BEACH"®

HARDIE FLAT PANEL
"COBBLE STONE"®

HARDIE FLAT PANEL
"KHAKI BROWN"®

HARDIE FLAT PANEL
"TIMBER BARK"®

HARDIE FLAT PANEL
"IRON GRAY"®

STREET VIEW GYPSUM DRIVE NORTH



DUPLEX 1



DUPLEX 2



DUPLEX 3



DUPLEX 4



DUPLEX 5



DUPLEX 6



DUPLEX 7

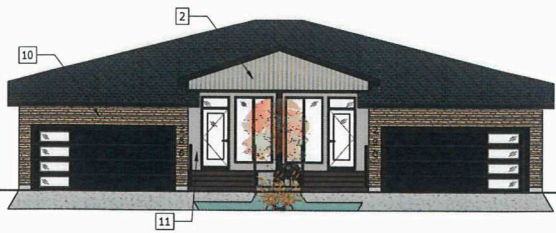


DUPLEX 8



DUPLEX 9

STREET VIEW GYPSUM DRIVE EAST



DUPLEX 10



DUPLEX 11



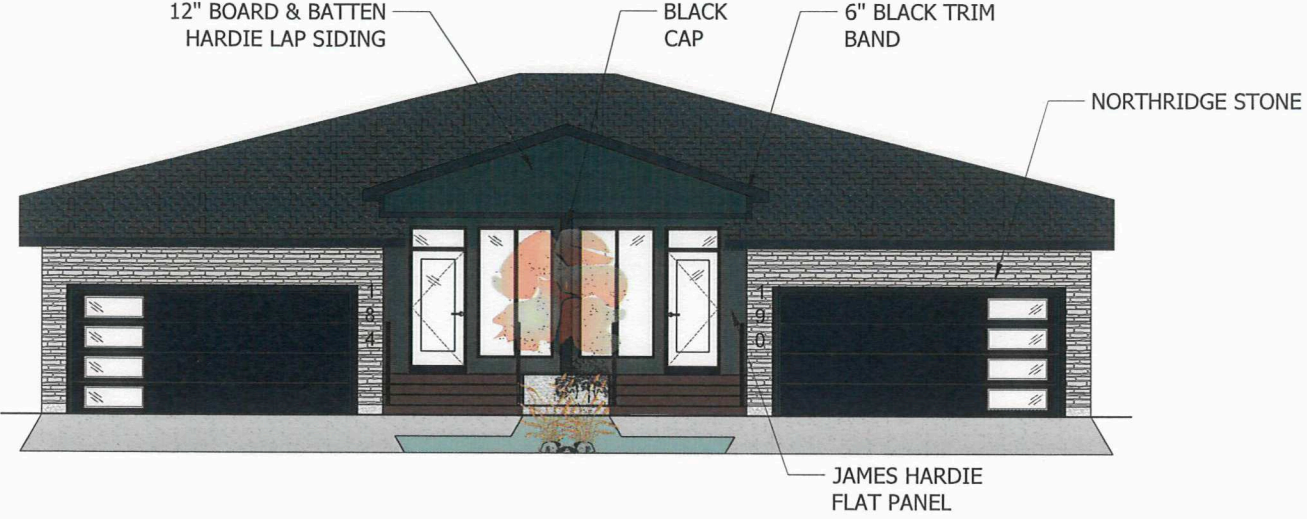
DUPLEX 12



DUPLEX 13



DUPLEX 14



ELEVATION "A" - DUPLEX 1



ELEVATION "B" - DUPLEX 8



ELEVATION "C" - DUPLEX 3

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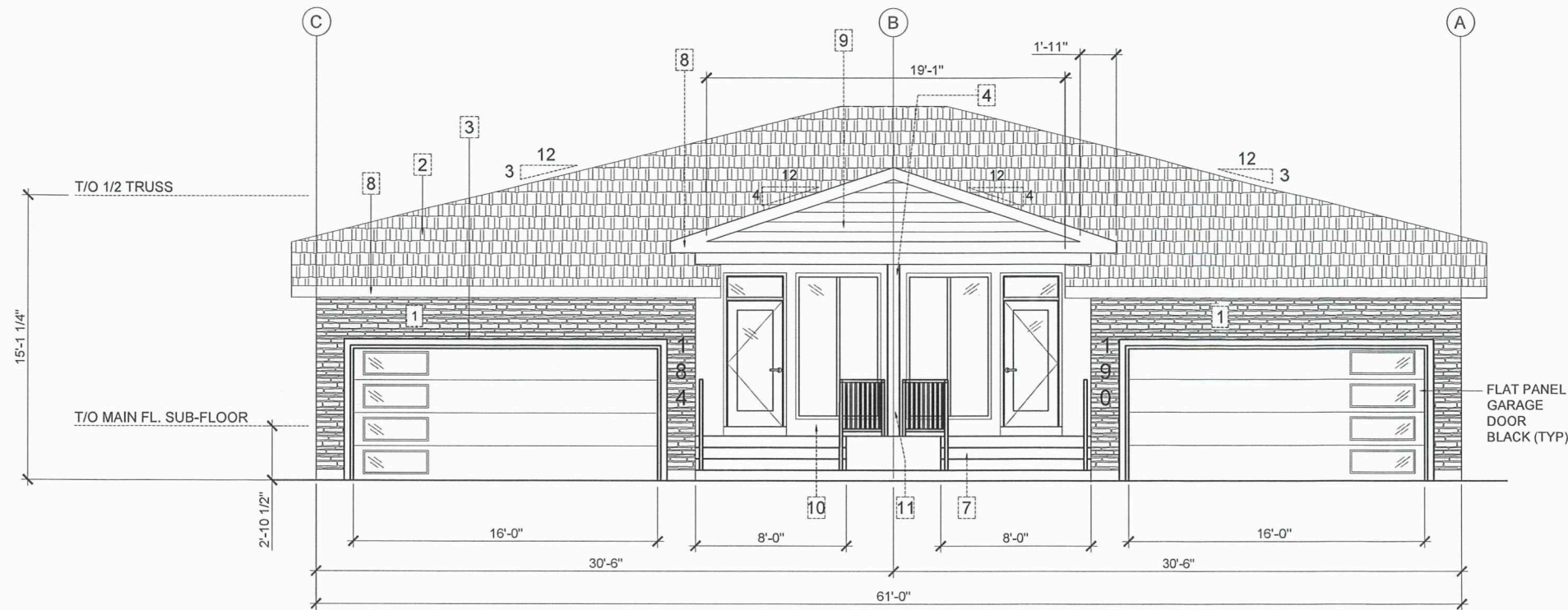
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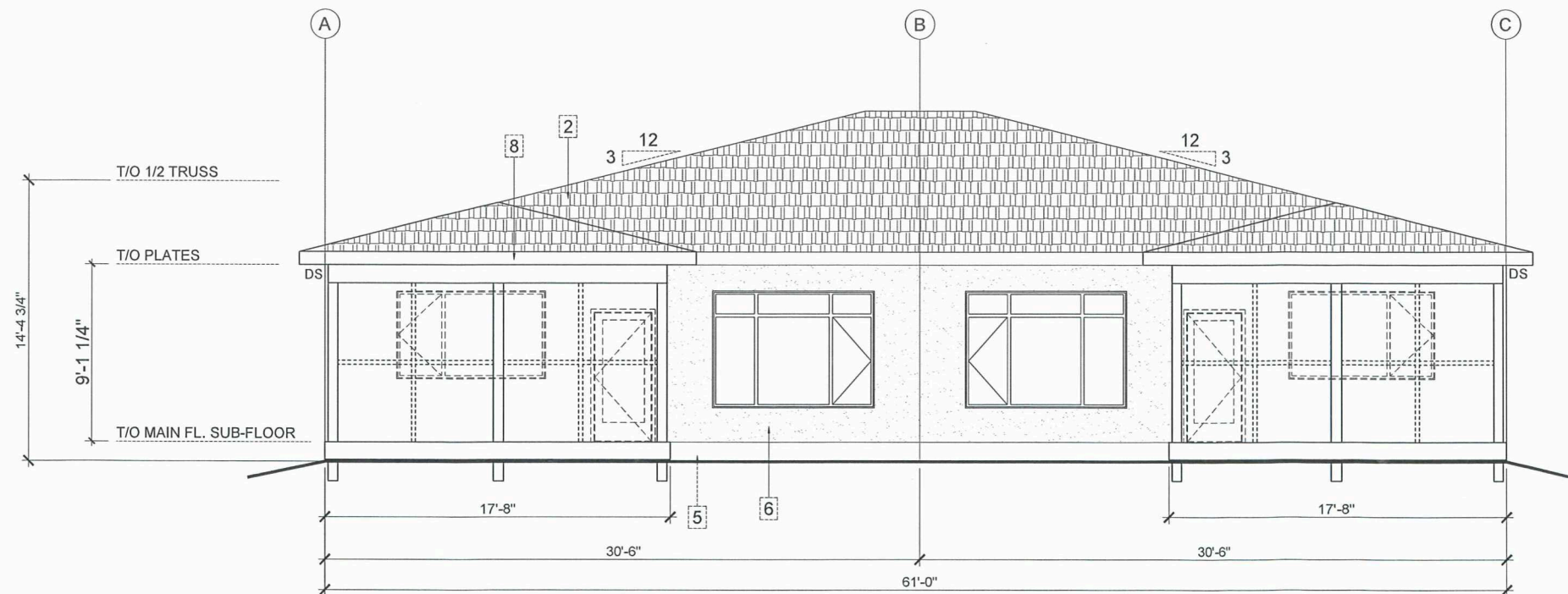
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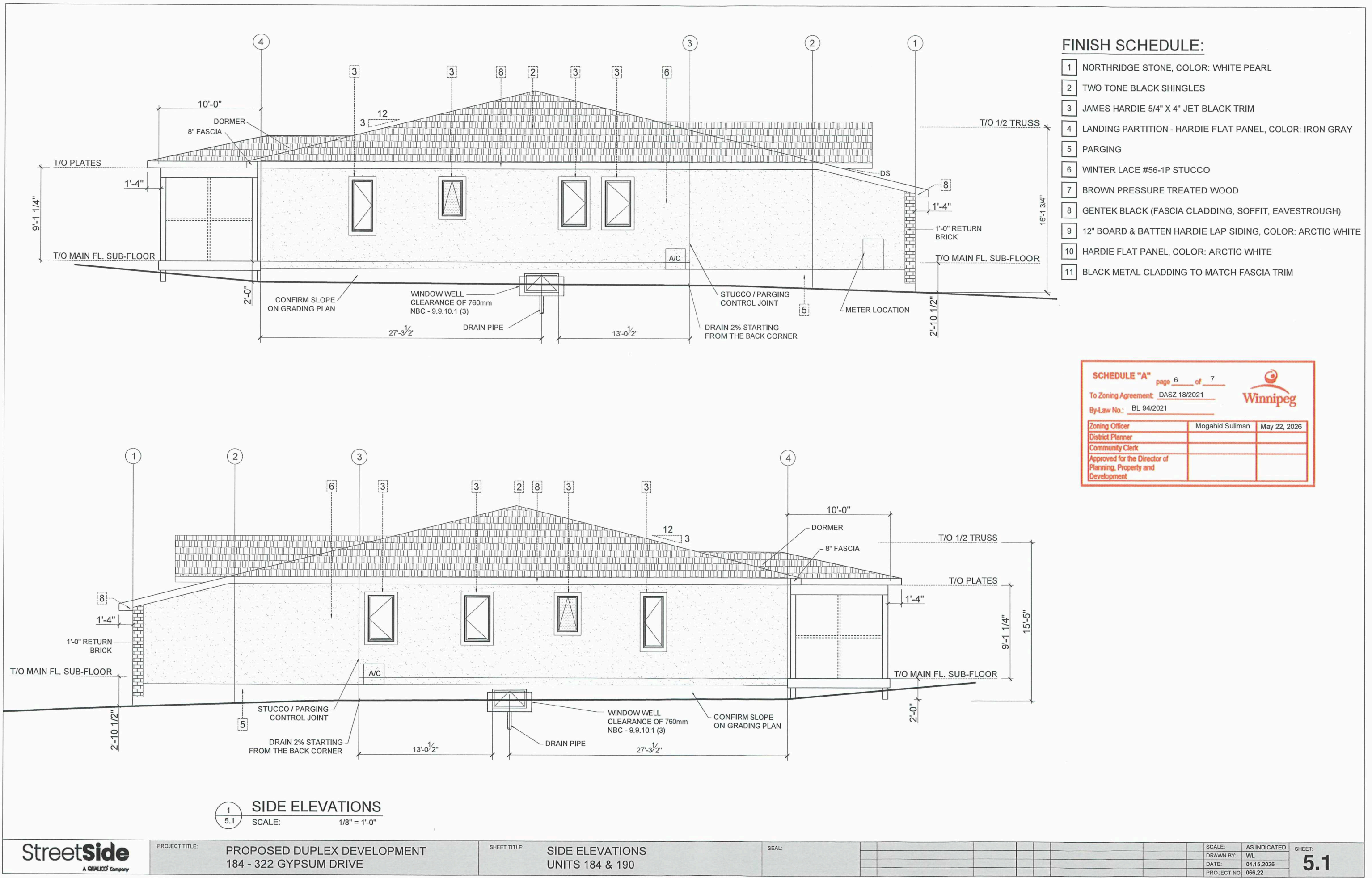
FINISH SCHEDULE:

- 1 NORTHRIDGE STONE, COLOR: WHITE PEARL
- 2 TWO TONE BLACK SHINGLES
- 3 JAMES HARDIE 5/4" X 4" JET BLACK TRIM
- 4 LANDING PARTITION - HARDIE FLAT PANEL, COLOR: IRON GRAY
- 5 PARGING
- 6 WINTER LACE #56-1P STUCCO
- 7 BROWN PRESSURE TREATED WOOD
- 8 GENTEK BLACK (FASCIA CLADDING, SOFFIT, EAVESTROUGH)
- 9 12" BOARD & BATTEN HARDIE LAP SIDING, COLOR: ARCTIC WHITE
- 10 HARDIE FLAT PANEL, COLOR: ARCTIC WHITE
- 11 BLACK METAL CLADDING TO MATCH FASCIA TRIM

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1 FRONT AND REAR ELEVATIONS
5.0 SCALE: 1/8" = 1'-0"



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Structural View



Enclosed Option