

Site Development Plan Keynotes

- 1 Existing Building
- 2 New Hydro owned transformer & CSTE max 3m away
- 3 Fire department connection
- 4 Loading space
- 5 6.5 yd³ EarthBin waste and recycling containers
- 6 Grocery garbage compactor
- 7 New pole mounted LED area luminaire
- 8 Existing fire hydrant
- 9 New fire hydrant
- 10 Existing wood fence
- 11 Shopping cart corral
- 12 Painted pedestrian crossing
- 13 Raised pedestrian crossing
- 14 Existing street light
- 15 New vehicle approach not included within the scope of work of this application - to be completed by others
- 16 Lockable bicycle storage
- 17 Concrete patio pad
- 18 Existing sidewalk
- 19 New pedestrian connection to existing sidewalk - 60" wide per 206.1 Standard "A"

SCHEDULE "A" page <u>1</u> of <u>12</u>		NOT FOR CONSTRUCTION Winnipeg
To Zoning Agreement <u>DAS2 24/2014</u> By-Law No. <u>46/2015</u>		
ZONING OFFICER	<i>[Signature]</i>	<u>June 09, 2026</u>
DISTRICT PLANNER	<i>[Signature]</i>	<u>June 16, 2026</u>
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		Project Sage Creek Village North - Phase 4 55 Sage Creek Boulevard Winnipeg, Manitoba

Plan Approval Submission

Project Number 26-242

Date April 17, 2026

General Notes

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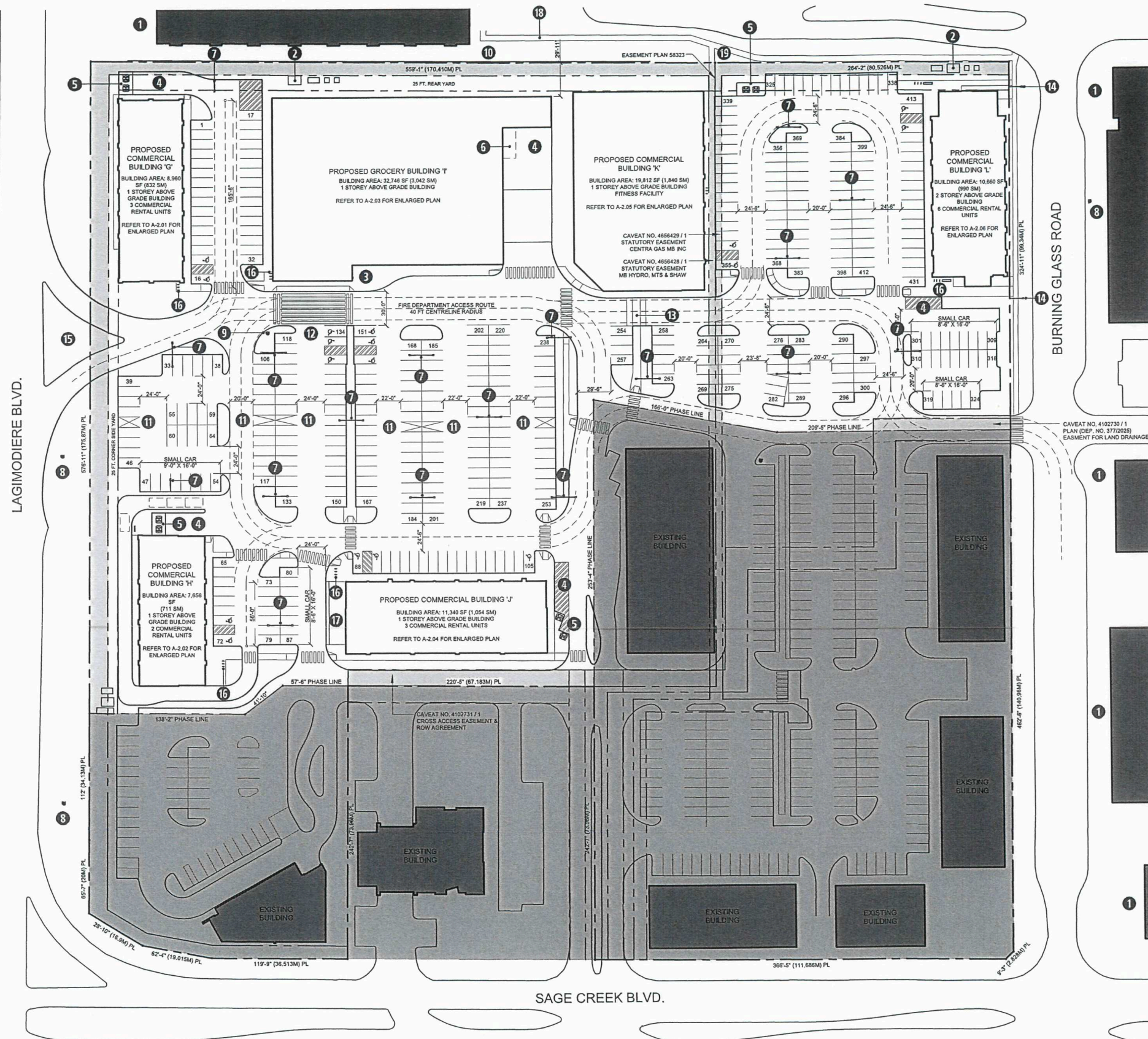
Scale N/A

Drawing

Site Development Plan

A-1.02

sevenzeroone architecture inc.



1 Site Development Plan
A-1.02 Scale: 1" = 100'

NOT FOR
CONSTRUCTION

Project _____
Sage Creek Village North - Phase 4
55 Sage Creek Boulevard
Winnipeg, Manitoba
Plan Approval Submission
Project Number 26-242
Date April 17, 2026
General Notes

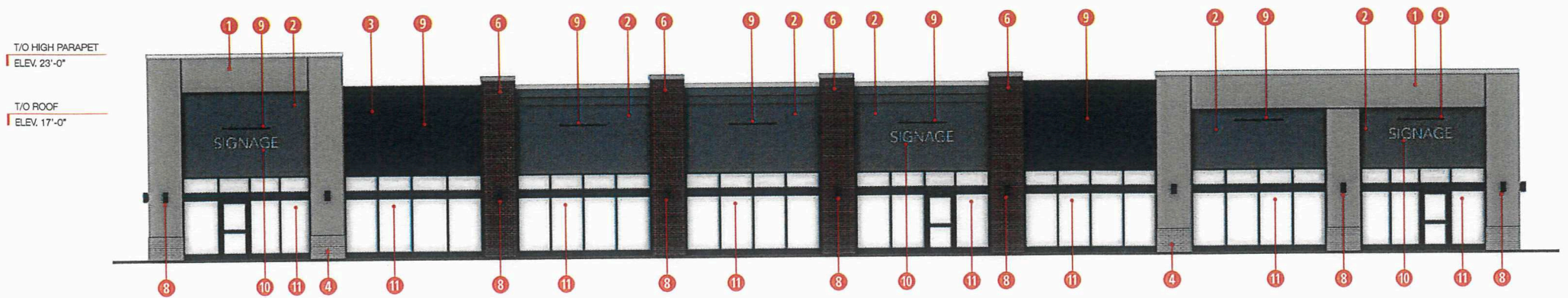
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Scale _____ N/A

Drawing _____

Building G Exterior Elevations

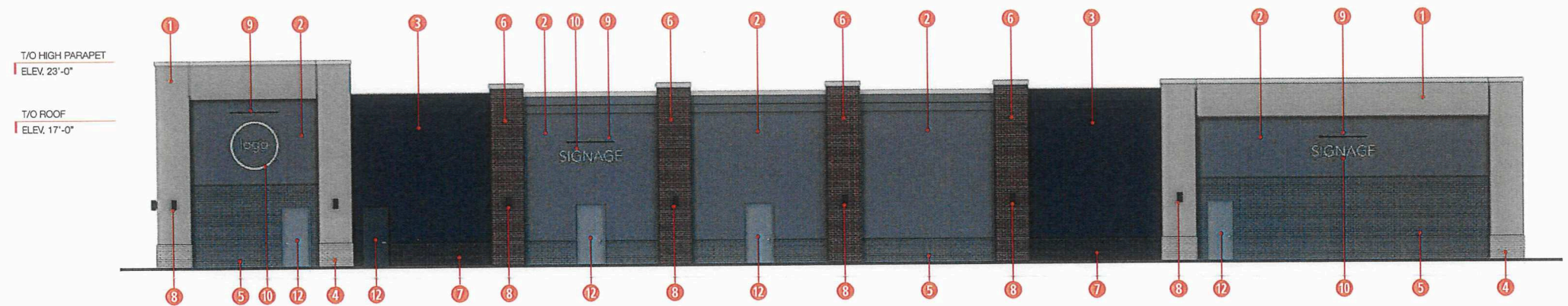
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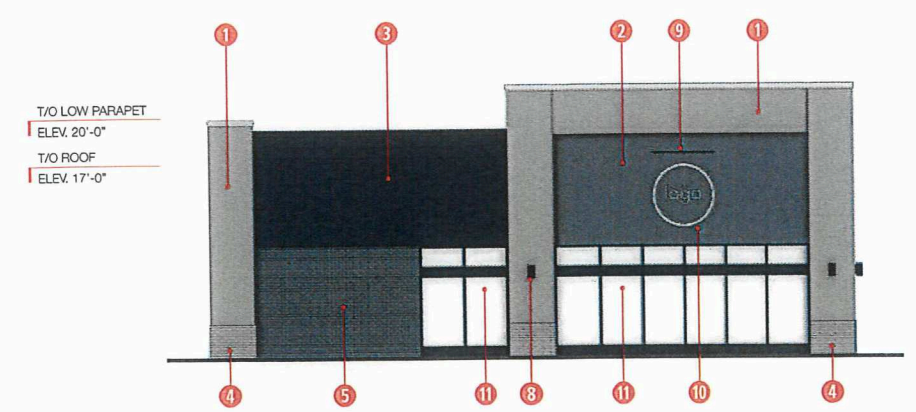
East Elevation
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Elevation Keynotes

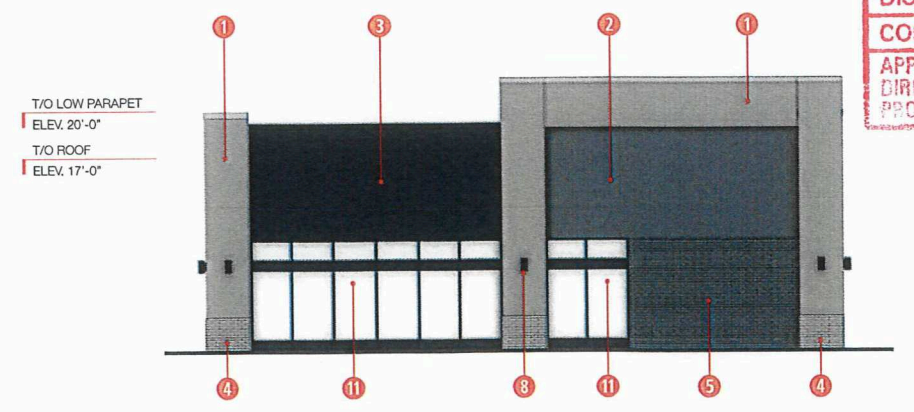
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- 2 EIFS - Color 2 dark beige
- 3 EIFS - Color 3 charcoal
- 4 Masonry - Color 1 light beige
- 5 Masonry - Color 2 dark beige
- 6 Masonry - Color 3 "Medium Ironspot 77" or similar
- 7 Masonry - Color 4 "Dark Sandstone" or similar
- 8 Wall Sconce
- 9 External Signage Illumination
- 10 Designated Signage Area < 25% of Wall
- 11 Black Anodized Aluminum Storefront Glazing c/w Transparent Glass
- 12 Hollow Metal Insulated Door



West Elevation
Scale: 3/16"=1'-0"



South Elevation
Scale: 3/16"=1'-0"



North Elevation
Scale: 3/16"=1'-0"

SCHEDULE "A" page 2 of 12
To Zoning Agreement DAS2: 24/2014
By-Law No. 46/2015
ZONING OFFICER _____
DISTRICT PLANNER _____
COMMUNITY CLERK _____
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DIRECTOR OF PLANNING,
PROPERTY & DEVELOPMENT
Winnipeg
June 09, 2026
June 16, 2026

NOT FOR
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Project

Sage Creek Village North - Phase 4
55 Sage Creek Boulevard
Winnipeg, Manitoba

Plan Approval Submission

Project Number 26-242

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Scale N/A

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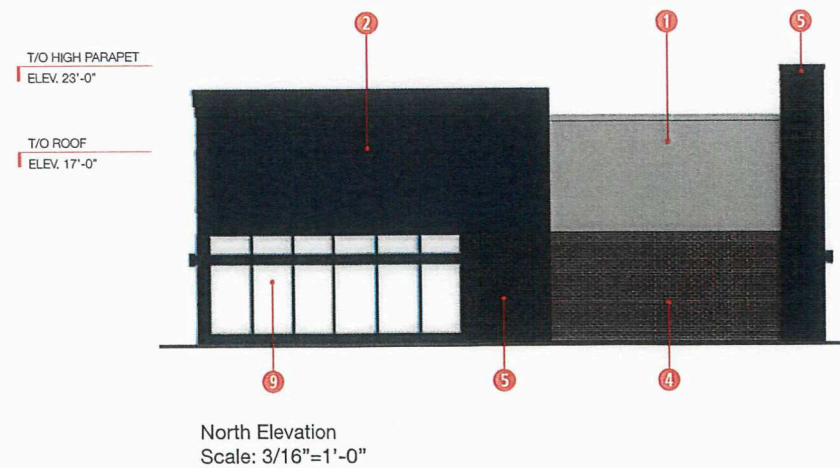
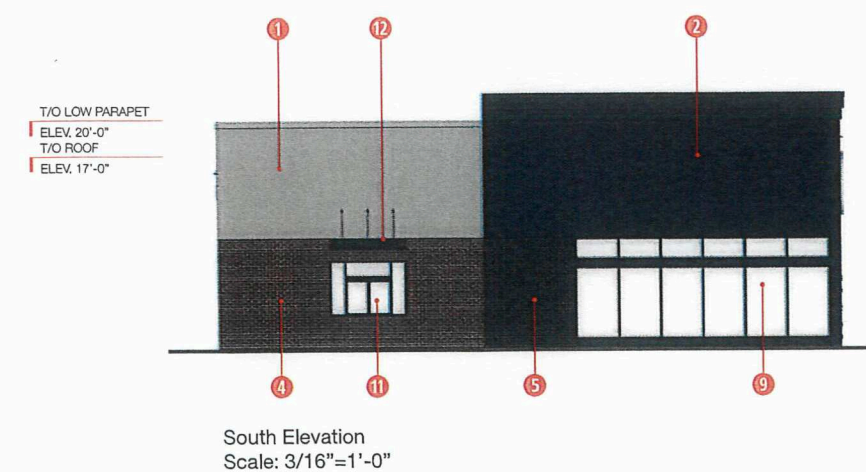
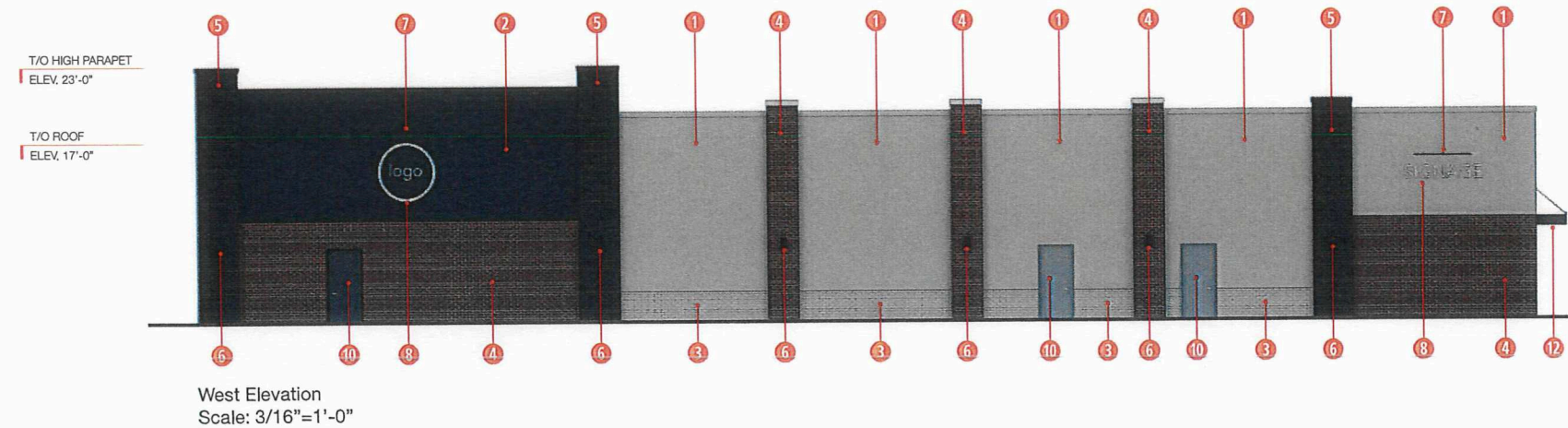
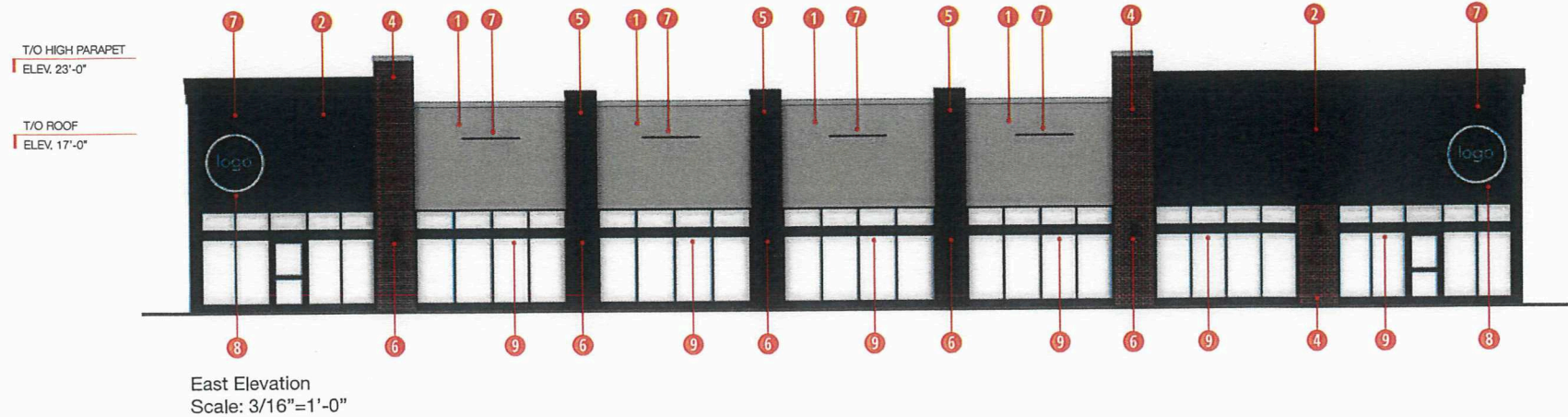
Building H Exterior Elevations

A-4.02

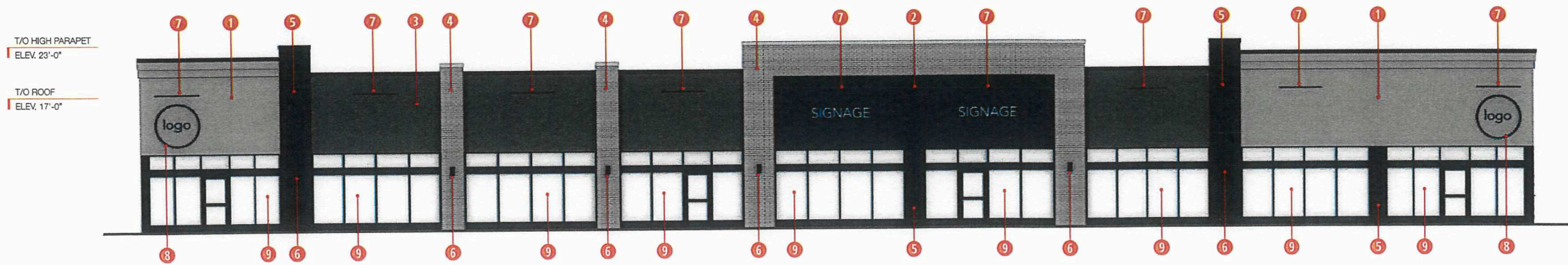
sevenzeroone architecture inc.

Elevation Keynotes

- 1 EIFS - Color 1 light beige
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- 4 Masonry - Color 3 "Medium Ironspot 77" or similar
- 5 Masonry - Color 4 "Dark Sandstone" or similar
- 6 Wall Sconce
- 7 External Signage Illumination
- 8 Designated Signage Area < 25% of Wall
- 9 Black Anodized Aluminum Storefront Glazing c/w Transparent Glass
- 10 Hollow Metal Insulated Door
- 11 Drive Through Pickup Window
- 12 Drive Through Canopy



SCHEDULE "A" page <u>3</u> of <u>12</u>	
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<u>June 09, 2026</u> <u>June 16, 2026</u>	



North Elevation
Scale: 3/16"=1'-0"

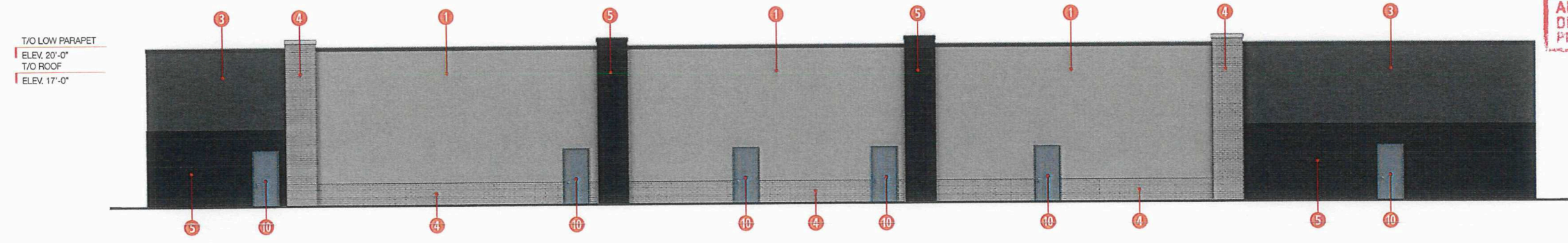
SCHEDULE "A" page 5 of 12
To Zoning Agreement DAS.2: 24/2014
By-Law No. 46/2015

Winnipeg

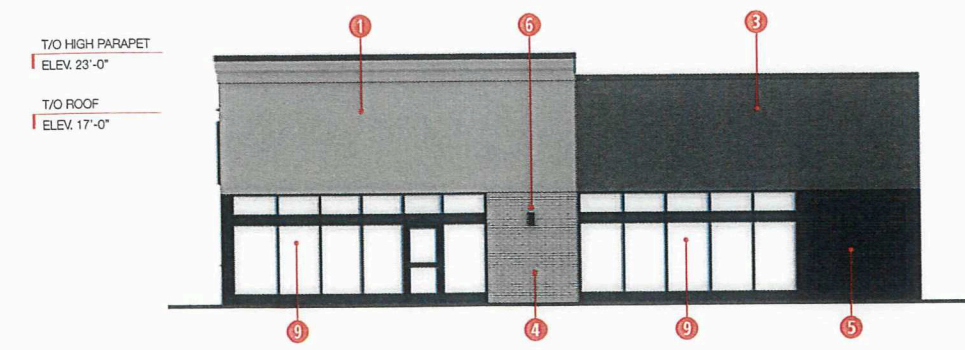
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DISTRICT PLANNER	<i>[Signature]</i>	<u>June 16, 2026</u>
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Architect Seal _____

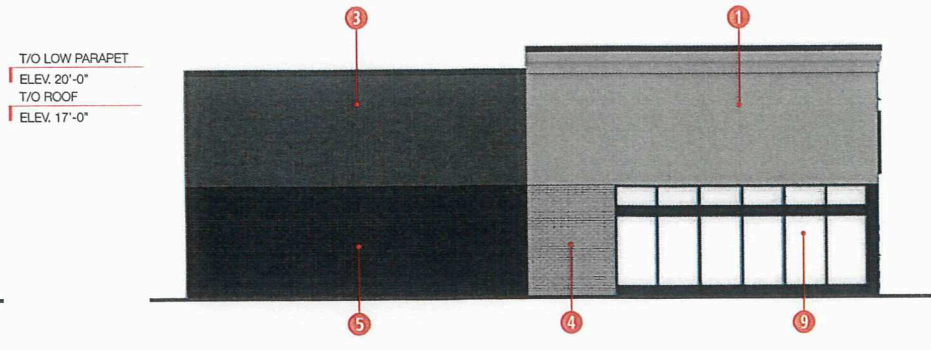
NOT FOR
CONSTRUCTION



South Elevation
Scale: 3/16"=1'-0"



West Elevation
Scale: 3/16"=1'-0"



East Elevation
Scale: 3/16"=1'-0"

- Elevation Keynotes**
- ① EIFS - Color 1 light beige
 - ② EIFS - Color 3 charcoal
 - ③ EIFS - Color 4 bronze
 - ④ Masonry - Color 1 light beige
 - ⑤ Masonry - Color 4 "Dark Sandstone" or similar
 - ⑥ Wall Sconce
 - ⑦ External Signage Illumination
 - ⑧ Designated Signage Area < 25% of Wall
 - ⑨ Black Anodized Aluminum Storefront Glazing c/w Transparent Glass
 - ⑩ Hollow Metal Insulated Door

Project _____

Sage Creek Village North - Phase 4
55 Sage Creek Boulevard
Winnipeg, Manitoba

Plan Approval Submission

Project Number 26-242

Date April 17, 2026

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Scale N/A

Drawing _____

Building J Exterior Elevations

A-4.04

NOT FOR
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Project
Sage Creek Village North - Phase 4
55 Sage Creek Boulevard
Winnipeg, Manitoba

Plan Approval Submission
Project Number 26-242
Date April 17, 2026

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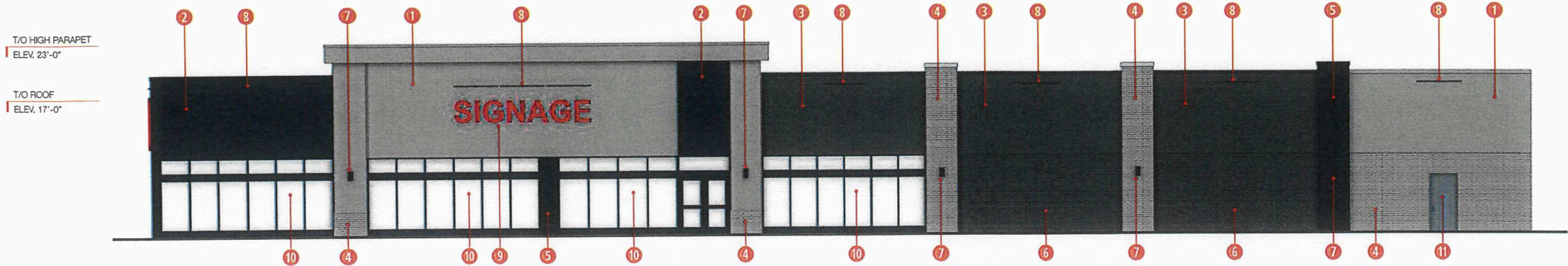
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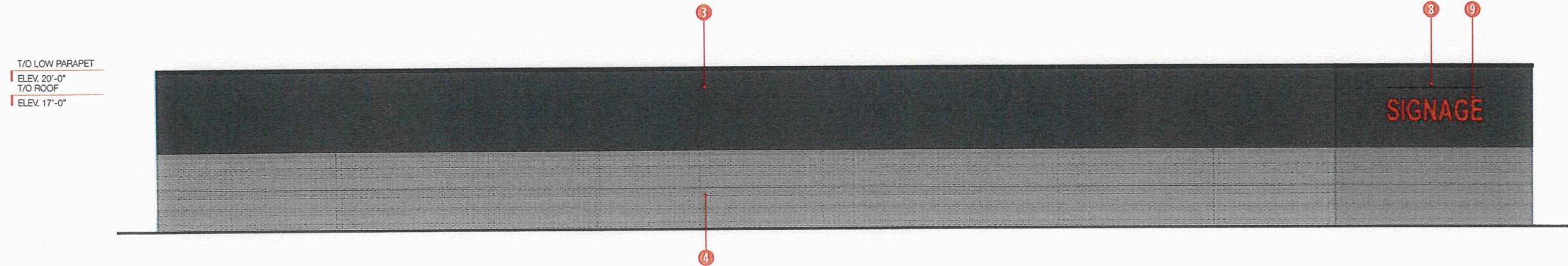
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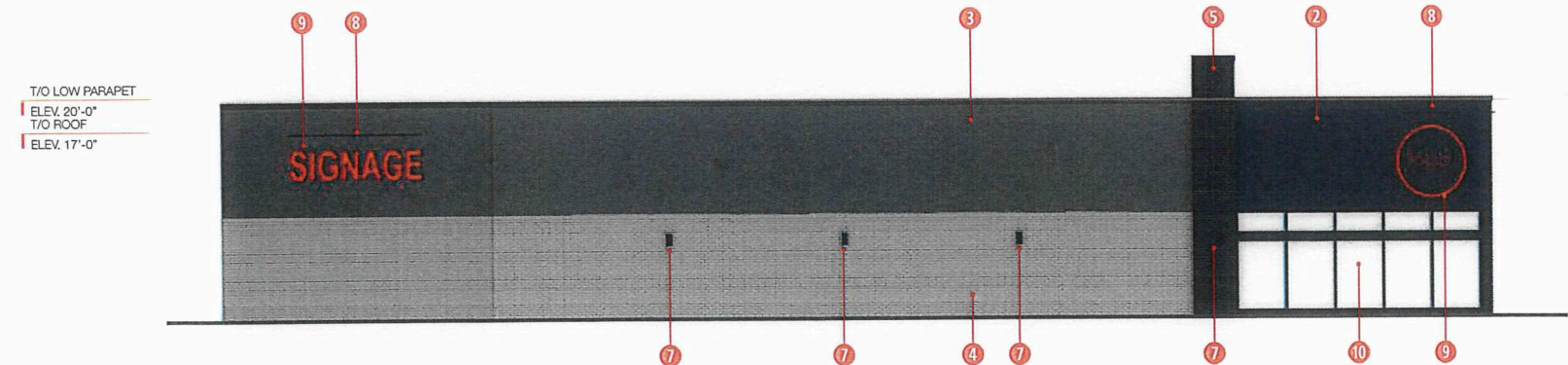
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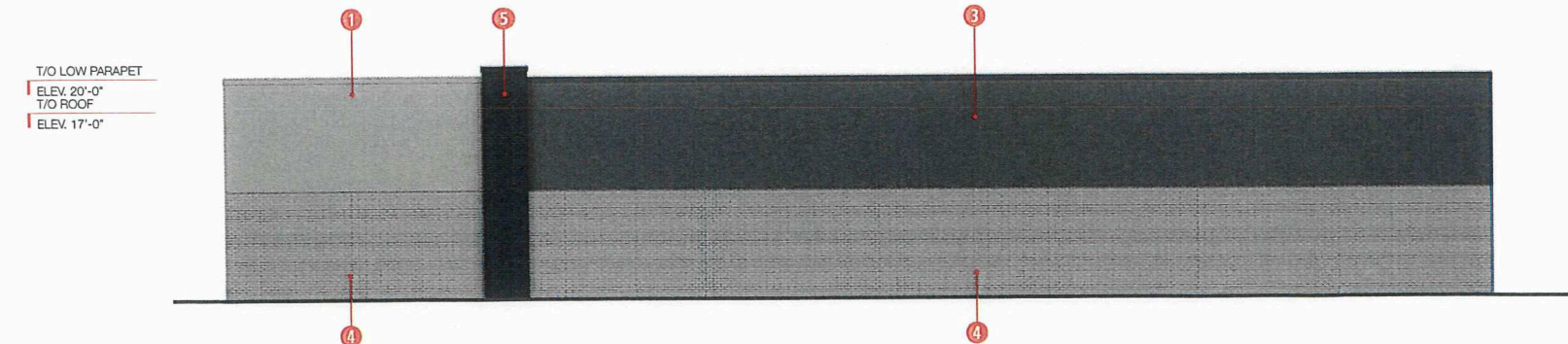
East Elevation
Scale: 3/16"=1'-0"



West Elevation
Scale: 3/16"=1'-0"



South Elevation
Scale: 3/16"=1'-0"

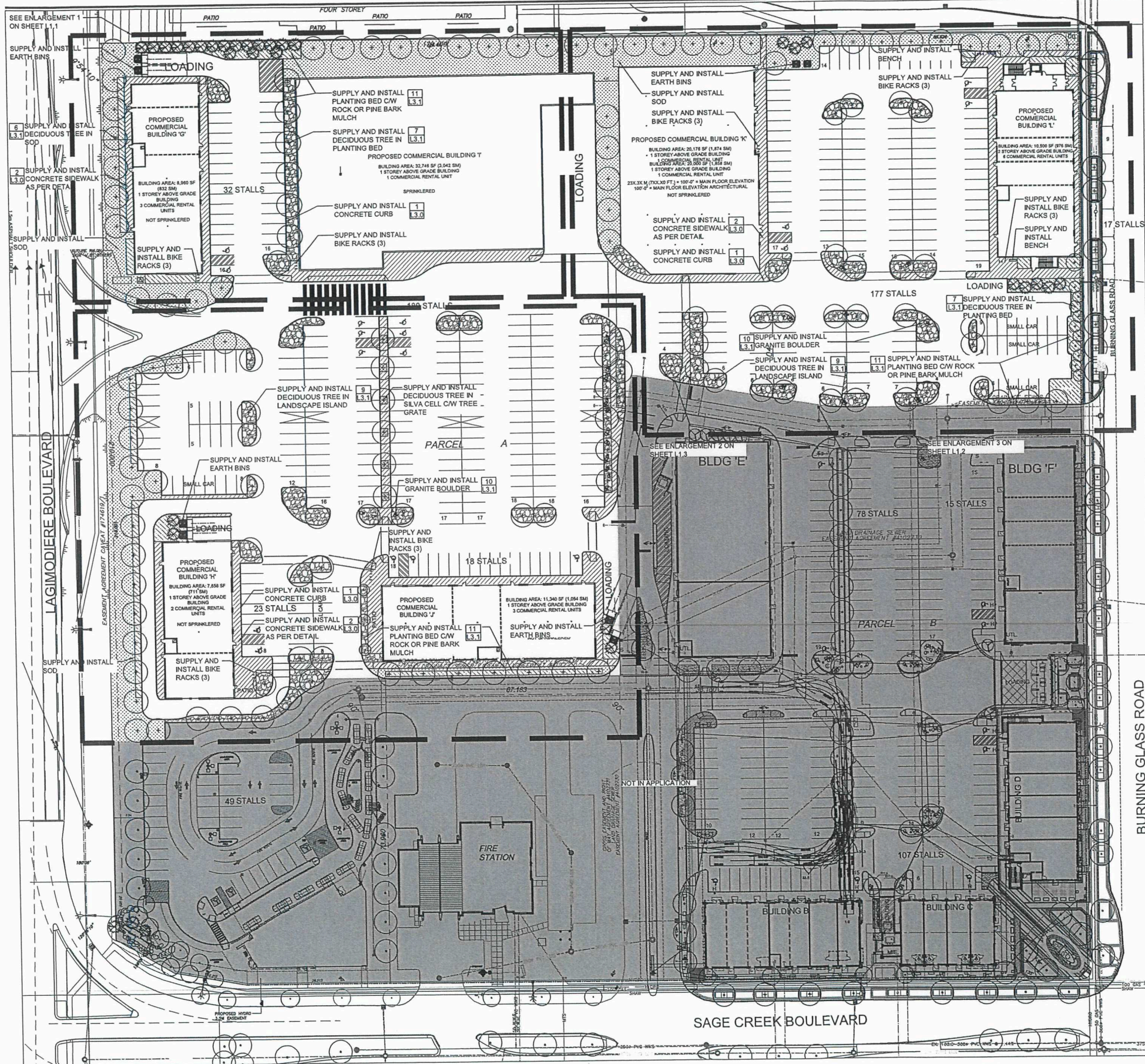


North Elevation
Scale: 3/16"=1'-0"

Elevation Keynotes

- 1 EIFS - Color 1 light beige
- 2 EIFS - Color 3 charcoal
- 3 EIFS - Color 4 bronze
- 4 Masonry - Color 1 light beige
- 5 Masonry - Color 4 "Graphite" or similar
- 6 Masonry - Color 5 "Dark Sandstone" or similar
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- 11 Hollow Metal Insulated Door

SCHEDULE "A" page 6 of 12	
To Zoning Agreement DAS2: 24/2014	
By-Law No. 46/2015	
ZONING OFFICER	
DISTRICT PLANNER	
COMMUNITY CLERK	
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT	



- LEGEND**
- PROPERTY LINE
 - PROPOSED CURB
 - SOD
 - WOOD MULCH PLANTING BED
 - CONCRETE SIDEWALK
 - ROCK MULCH PLANTING BED
 - DECIDUOUS TREES
 - EXISTING TREES TO REMAIN & PROTECT
 - CONIFEROUS TREES
 - DECIDUOUS SHRUBS
 - GRANITE BOULDERS
 - DETAIL NUMBER
 - SHEET NUMBER

SCHEDULE "A" page 8 of 12

To Zoning Agreement 2452 24/2014

By-Law No. 46/2015

Winnipeg

ZONING OFFICER [Signature] June 09, 2026

DISTRICT PLANNER [Signature] June 16, 2026

COMMUNITY CLERK

APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT

No.	Revisions	Date	By
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13-04-26	Scale	1:500	
Designed By	Drawn By	Checked By	
JW	KS	JW	

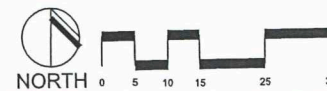
McGOWAN·RUSSELL
 825 St. Joseph Street Winnipeg Manitoba R2H 3A8 • 204-956-0396
 Client
QUALICO

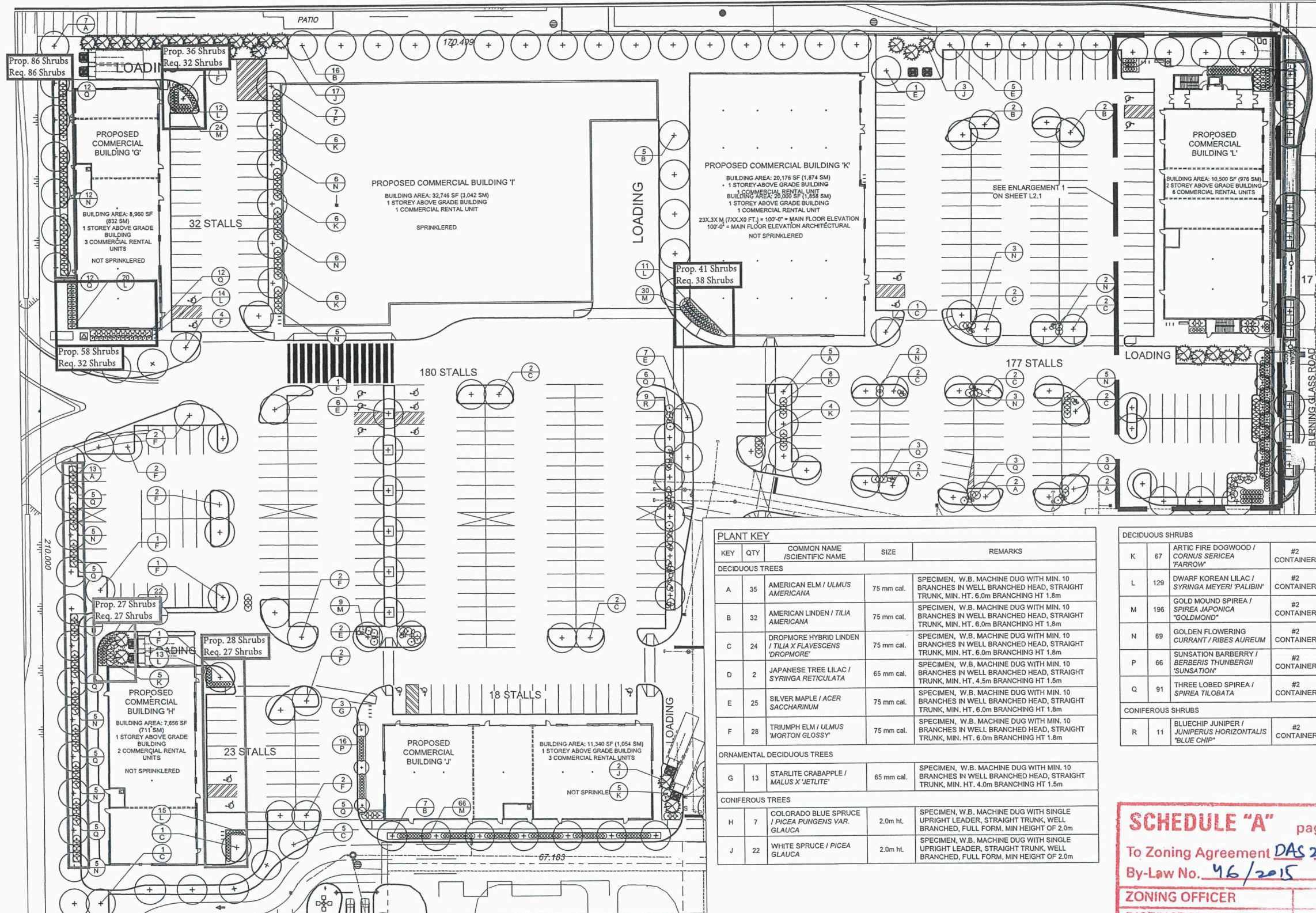
Project Title
SAGE CREEK COMMERCIAL NORTH PHASE 4
 Sheet Title
LAYOUT PLAN

Project No.
 26-007

Drawing No.
L1.0

OVERALL SITE PLAN
 SCALE 1:500





- LEGEND**
- PROPERTY LINE
 - PROPOSED CURB
 - DECIDUOUS TREES
 - EXISTING TREES TO REMAIN & PROTECT
 - CONIFEROUS TREES
 - DECIDUOUS SHRUBS
 - GRANITE BOULDERS
 - PLANT QUANTITY PLANT KEY

PLANT KEY				
KEY	QTY	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES				
A	35	AMERICAN ELM / ULMUS AMERICANA	75 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
B	32	AMERICAN LINDEN / TILIA AMERICANA	75 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
C	24	DROPMORE HYBRID LINDEN / TILIA X FLAVESCENS 'DROPMORE'	75 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
D	2	JAPANESE TREE LILAC / SYRINGA RETICULATA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m BRANCHING HT 1.5m
E	25	SILVER MAPLE / ACER SACCHARINUM	75 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
F	28	TRIUMPH ELM / ULMUS 'MORTON GLOSSY'	75 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
ORNAMENTAL DECIDUOUS TREES				
G	13	STARLITE CRABAPPLE / MALUS X 'JETLITE'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.0m BRANCHING HT 1.5m
CONIFEROUS TREES				
H	7	COLORADO BLUE SPRUCE / PICEA PUNGENS VAR. GLAUCA	2.0m ht.	SPECIMEN, W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER, STRAIGHT TRUNK, WELL BRANCHED, FULL FORM, MIN HEIGHT OF 2.0m
J	22	WHITE SPRUCE / PICEA GLAUCA	2.0m ht.	SPECIMEN, W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER, STRAIGHT TRUNK, WELL BRANCHED, FULL FORM, MIN HEIGHT OF 2.0m

DECIDUOUS SHRUBS				
K	67	ARTIC FIRE DOGWOOD / CORNUS SERICEA 'FARROW'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN 600mm HT.
L	129	DWARF KOREAN LILAC / SYRINGA MEYERI 'PALIBIN'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN 400mm HT.
M	196	GOLD MOUND SPIREA / SPIREA JAPONICA 'GOLDMOUND'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
N	69	GOLDEN FLOWERING CURRANT / RIBES AUREUM	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
P	66	SUNSATON BARBERRY / BERBERIS THUNBERGII 'SUNSATON'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
Q	91	THREE LOBED SPIREA / SPIREA TLOBATA	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
CONIFEROUS SHRUBS				
R	11	BLUECHIP JUNIPER / JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN 600mm SPRE.

No.	Revisions	Date	By
1	PLAN APPROVAL REVS.	08.06.26	KS
Date			
13-04-26			
Scale			
1:500			
Designed By			
JW			
Drawn By			
KS			
Checked By			
JW			

SCHEDULE "A" page 9 of 12

To Zoning Agreement DAS 2: 24/2014

By-Law No. 46/2015

ZONING OFFICER

DISTRICT PLANNER

COMMUNITY CLERK

APPROVED FOR THE
DIRECTOR OF PLANNING,
PROPERTY & DEVELOPMENT

Winnipeg

June 09, 2026

June 16, 2026

McGOWAN RUSSELL

Client
QUALICO

Project Title

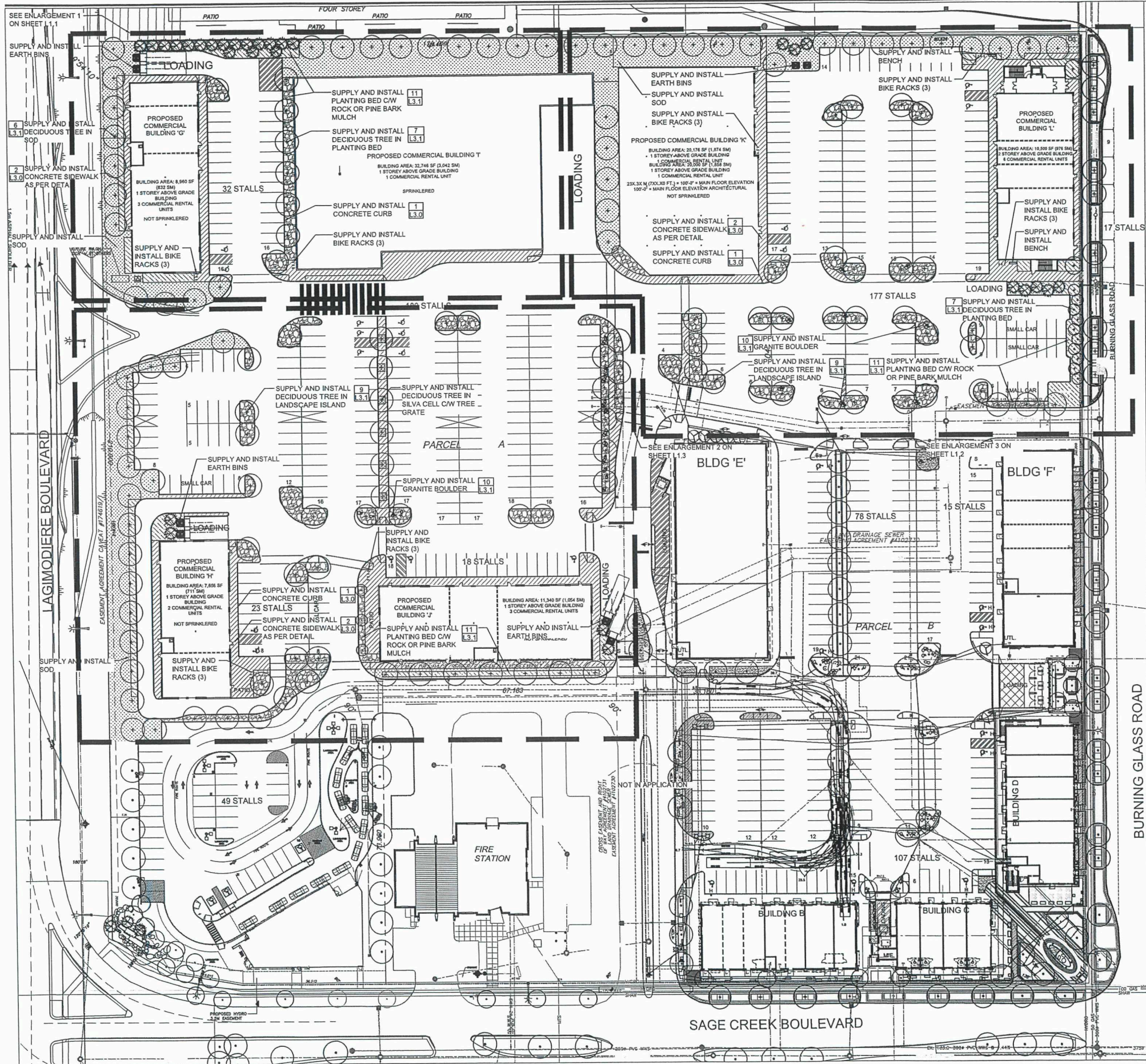
**SAGE CREEK
COMMERCIAL
NORTH PHASE 4**

Sheet Title
PLANTING PLAN

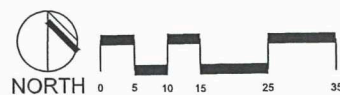
Project No.
26-007

Drawing No.
L2.0

OVERALL PLANTING PLAN
SCALE 1:400



OVERALL SITE PLAN
SCALE 1:500



LEGEND

- PROPERTY LINE
- PROPOSED CURB
- SOD
- WOOD MULCH PLANTING BED
- CONCRETE SIDEWALK
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- DECIDUOUS SHRUBS
- GRANITE BOULDERS
- DETAIL NUMBER SHEET NUMBER

LANDSCAPE STATISTICS

	REQUIRED	PROPOSED
STREET EDGE (BURNING GLASS RD) - 95.3m (313 ft.)		
1 TREE/30 ft.	11	12
3 SHRUBS/20 ft.	47	46
STREET EDGE (LAGIMODIERE BLVD) - 174.2m (572 ft.)		
1 TREE/30 ft.	19	20
3 SHRUBS/20 ft.	86	86
BLDG 'G' FOUNDATION (LAGIMODIERE BLVD) - 97.8m (321 ft.)		
1 SHRUBS/10 ft.	32	58
BLDG 'G' FOUNDATION (MAIN ENTRANCE) - 97.8m (321 ft.)		
1 SHRUBS/10 ft.	32	36
BLDG 'H' FOUNDATION (LAGIMODIERE BLVD) - 81.2m (266 ft.)		
1 SHRUBS/10 ft.	27	27
BLDG 'H' FOUNDATION (MAIN ENTRANCE) - 81.2m (266 ft.)		
1 SHRUBS/10 ft.	27	28
BLDG 'I' FOUNDATION - 76.6m (251 ft.)		
1 SHRUBS/10 ft.	25	35
BLDG 'J' FOUNDATION - 129.5m (425 ft.)		
1 SHRUBS/10 ft.	43	66
BLDG 'K' FOUNDATION (MAIN ENTRANCE) - 114.3m (375 ft.)		
1 SHRUBS/10 ft.	38	41
BLDG 'L' FOUNDATION - 105m (344 ft.)		
1 SHRUBS/10 ft.	34	45
PARKING LOT INTERIOR - TOTAL 18,477.6sm (198,891sf)		
5% OF TOTAL AREA	923.9sm (9,945sf)	2664.2sm (28,677sf)
1 TREE/300sf	33	159
1 SHRUB/100sf	100	173
TOTAL TREES	63	188
TOTAL SHRUBS	491	641

SCHEDULE "A" page 10 of 12

To Zoning Agreement DAS2: 24/2014

By-Law No. 46/2015

ZONING OFFICER

DISTRICT PLANNER

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PROPERTY & DEVELOPMENT

Winnipeg

June 09, 2026

June 16, 2026

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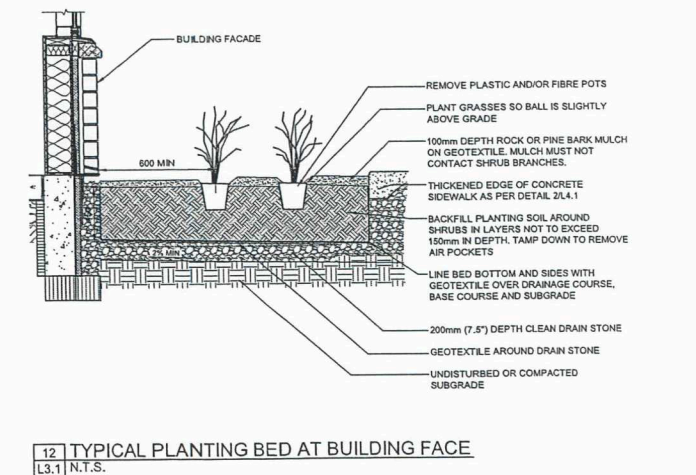
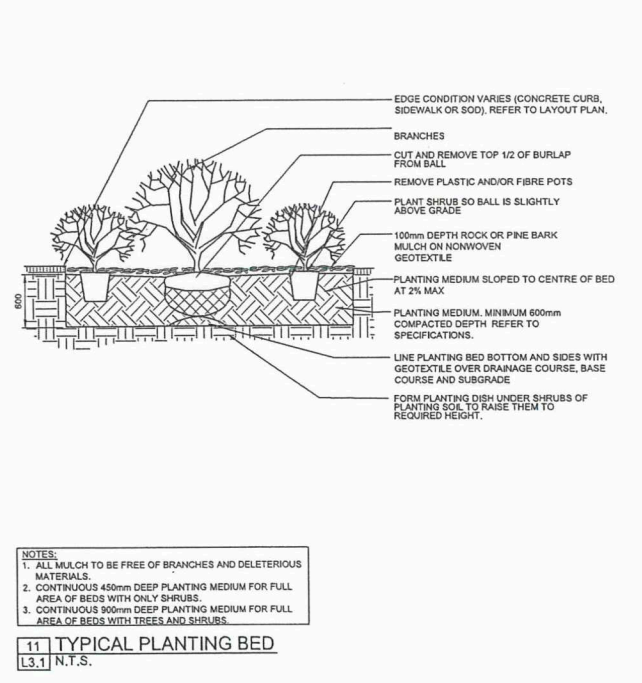
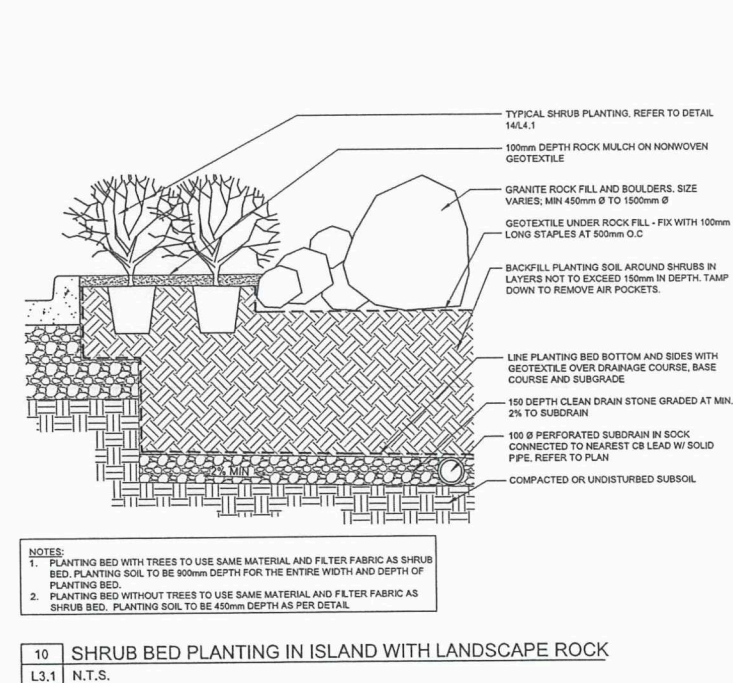
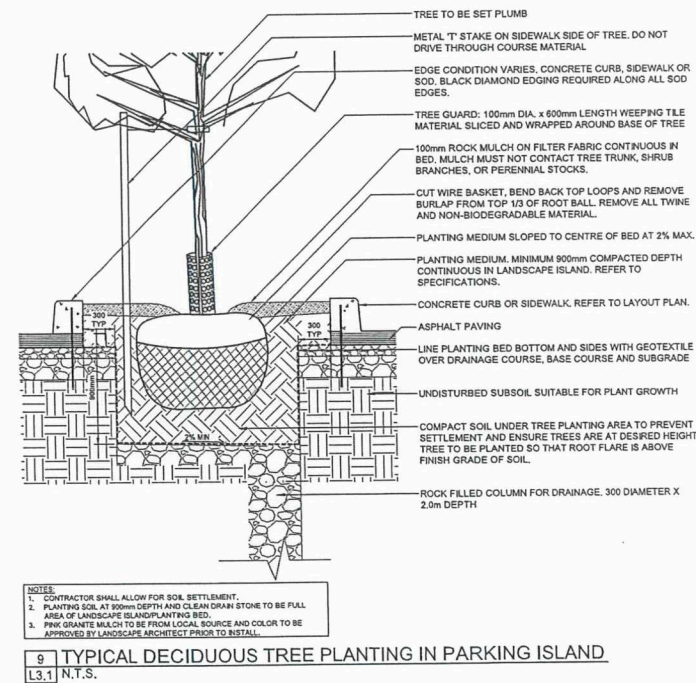
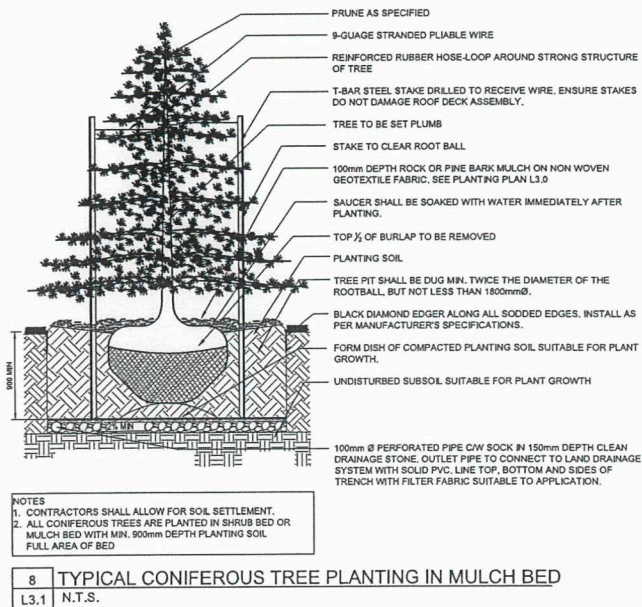
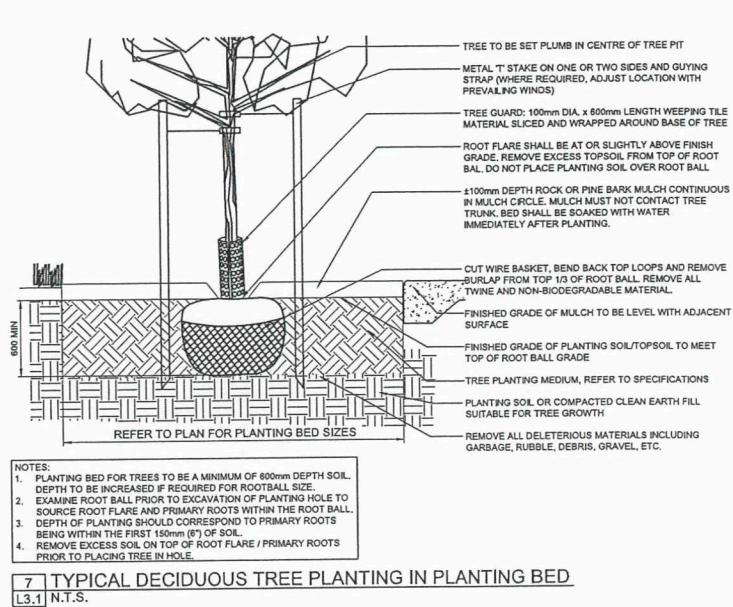
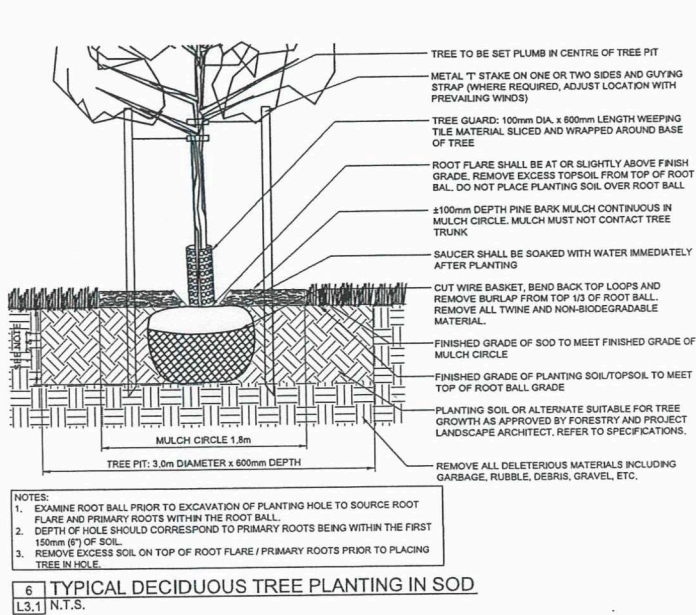
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13-04-26	1:500	JW	KS	JW

Seals

McGOWAN RUSSELL
825 St. Joseph Street Winnipeg Manitoba R2H 3A8 • 204-956-0396
Client
QUALICO

Project Title
**SAGE CREEK
COMMERCIAL
NORTH PHASE 4**
Sheet Title
LAYOUT PLAN

Project No.
26-007
Drawing No.
L1.0



SCHEDULE "A" page 11 of 12

To Zoning Agreement DAS2: 24/2014

By-Law No. 46/2015

ZONING OFFICER [Signature] June 09, 2026

DISTRICT PLANNER [Signature] June 16, 2026

COMMUNITY CLERK

APPROVED FOR THE [Signature]

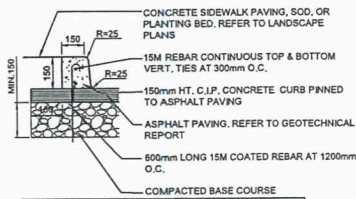
Winnipeg

No.	Revisions	Date	By
13-04-26	Scale	1:500	
Designed By	Drawn By	Checked By	
JW	KS	JW	

McGOWAN • RUSSELL
825 St. Joseph Street Winnipeg, Manitoba R2H 3A8 - 204-956-0396
Client
QUALICO

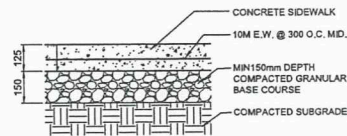
Project Title
**SAGE CREEK
COMMERCIAL
NORTH PHASE 4**
Sheet Title
DETAILS

Project No.
26-007
Drawing No.
L3.1



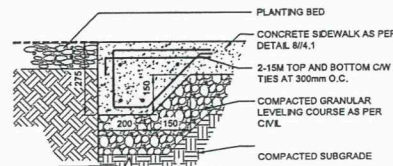
- NOTES:
1. PROVIDE EXPANSION JOINTS @ 25' O.C. MAX. AND AT CURVES, TANGENTS, AND CORNERS.
 2. BASE OF CURB TO REST ON ASPHALT PAVING.
 3. SACK FINISH EXPOSED SURFACES.
 4. RUN BARS CONTINUOUS THRU EXPANSION JOINTS.
 5. ALL REINFORCING AND STRUCTURAL INFORMATION TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

1 CIP PINNED CONCRETE CURB
L3.0 N.T.S.

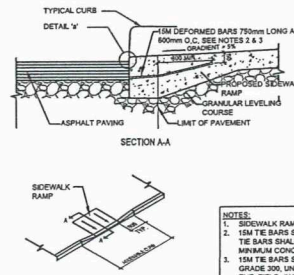


- NOTES:
1. CONTRACTOR TO LAYOUT ALL JOINTS FOR REVIEW AND APPROVAL BY CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
 2. SUBGRADE COMPACTION TESTING REQUIRED FOR REVIEW AND APPROVAL BY GEOTECH.
 3. SUBGRADE AND BASE TO BE INSPECTED AND APPROVED BY GEOTECH PRIOR TO PROCEEDING.
 4. ALL REINFORCING TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

2 CONCRETE SIDEWALK
L3.0 N.T.S.

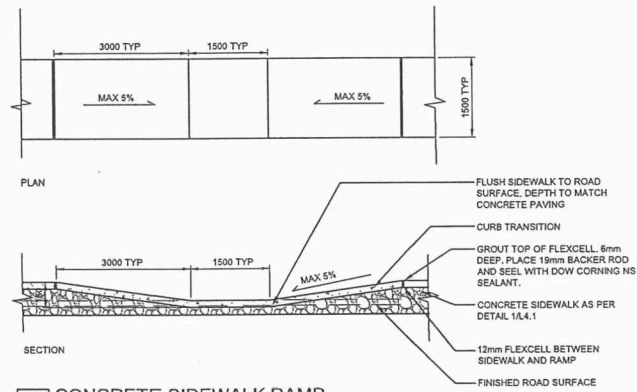


3 THICKENED EDGE OF CONCRETE
L3.0 N.T.S.

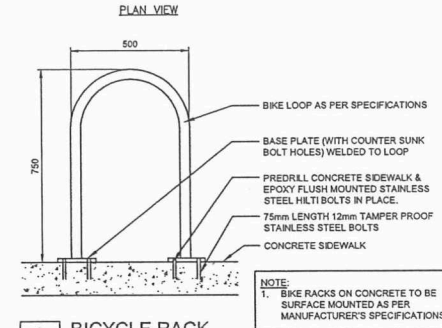
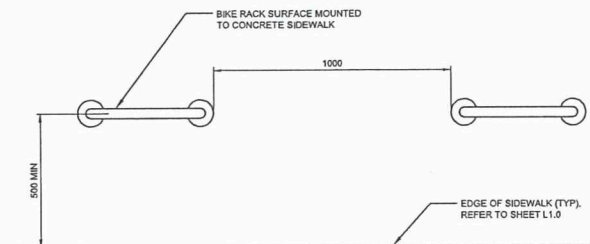


- NOTES:
1. SIDEWALK RAMP SURFACE SHALL BE AS INDICATED ON PLAN DRAWINGS.
 2. 15M TIE BARS SHALL BE PLACED PRIOR TO THE PLACING OF ANY CONCRETE. THE BARS SHALL BE BENT AS REQUIRED AND PLACED SO AS TO ENSURE A MINIMUM CONCRETE COVER OF 30mm.
 3. 15M TIE BARS SHALL BE DEFORMED AND CONFORM TO CSA STANDARD G30.13 GRADE 308, UNLESS THE BARS ARE TO BE BENT AND LATER STRAIGHTENED IN THE FIELD, IN WHICH CASE THEY SHALL CONFORM TO ASTM A307 GRADE A BOLT STEEL (57.5 MPa YIELD STRESS).
 4. MAXIMUM SLOPE OF FLARED SIDES SHALL BE 1:10 REFER TO CSA B661, ARTICLE 5.4.2.

4 CONCRETE SIDEWALK RAMPS
L3.0 N.T.S.



4B CONCRETE SIDEWALK RAMP
L3.0 N.T.S.



5 BICYCLE RACK
L3.0 N.T.S.

SCHEDULE "A" page 12 of 12

To Zoning Agreement DAS2: 24/2014

By-Law No. 46/2015

Winnipeg

ZONING OFFICER	<i>[Signature]</i>	<u>June 09, 2026</u>
DISTRICT PLANNER	<i>[Signature]</i>	<u>June 16, 2026</u>
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

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