

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

CIVIC ADDRESSES:
250 & 260 PAULETTE DUGUAY STREET, WINNIPEG, MANITOBA
LEGAL DESCRIPTION:
Lot 1 Plan 74635 WLTO IN LOTS 310 AND 311 ROMAN CATHOLIC MISSION PROPERTY



THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, DATUMS, AND JOB CONDITIONS BEFORE COMMENCEMENT OF THE WORK. ANY ERRORS OR OMISSIONS, INCLUDING DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS, ARE TO BE REPORTED TO AMPHORA ARCHITECTURE INC. BEFORE PROCEEDING WITH THE WORK. MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION OF AMPHORA ARCHITECTURE INC. THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND IS THE EXCLUSIVE PROPERTY OF AMPHORA ARCHITECTURE INC. THIS DRAWING MAY BE REPRODUCED ONLY WITH THE PERMISSION OF AMPHORA ARCHITECTURE INC. IN WHICH CASE THE REPRODUCTION MUST BEAR AMPHORA'S NAME. THIS DRAWING CONTAINS COLOUR CONTENT AND IS NOT TO BE SCALED.

GENERAL NOTES:

1. REFER TO THE CIVIL SITE PLAN C91 FOR ELEVATION BENCHMARKS. THE ARCHITECT'S REFERENCE LEVEL OF 100'-0" ON THE ARCHITECTURAL SITE PLAN CORRESPONDS TO MAIN FLOOR ELEVATION 232.40 M AS SHOWN ON THE CIVIL SITE PLAN.
2. EXTERIOR ELEVATION LEVEL DENOTES TOP OF FLOOR FINISH, SEE CIVIL.
3. INTERIOR ELEVATION LEVEL DENOTES TOP OF STRUCTURE, SEE CIVIL.

PROPOSED USE: MULTI-FAMILY DWELLING

TOTAL LOT AREA: 106,510 SF (9,895 SM)

TOTAL PARKING STALLS: 145
SURFACE: 85
PARKADE: 60

TOTAL BICYCLE PARKING: 3032
SURFACE: 10
PARKADE: 20 22

KEYNOTES

NO.	KEYNOTE TEXT
1	STC-64 RATED WALLS AND STC-31/32 RATED WINDOWS PROVIDED AS PER SECTION 6.1(A) OF THE ZONING AGREEMENT DASH 2020
2	INNER EDGE OF 3M HIGH CRASH BERM
3	2.5M SOUND ATTENUATION FENCE
4	1.5M CHAIN LINK FENCE WITHIN PROPERTY
5	PRETRUCK TURN AROUND
6	PROPOSED APPROACH ROAD TO ADJACENT PROPERTY
7	CONSTRUCTION ACCESS ROUTE
8	PROPOSED FIRE HYDRANT
9	EXISTING FIRE HYDRANT
10	FIRE DEPT. CONNECTION
11	VAN ACCESSIBLE STALL
12	ACCESSIBLE STALL
13	VISITOR PARKING
14	SMALL CAR PARKING
15	RV STALL
16	LOADING AND MOVING STALL
17	LOADING AND DROPOFF AREA
18	BIKE RACKS
19	SNOW STORAGE OVERFLOW
20	BUILDING OUTLINE
21	WEST BUILDING MAIN ENTRANCE
22	WEST BUILDING STARWELL EXIT
23	EAST BUILDING MAIN ENTRANCE
24	EAST BUILDING STARWELL EXIT
25	ENTRANCE OVERHANG
26	INTAKE DOGHOUSE SHOWING 15' CLEARANCE FROM OPENINGS
27	EXHAUST DOGHOUSE SHOWING 12' CLEARANCE FROM OPENINGS
28	PMT
29	MANITOBA HYDRO CUSTOMER SERVICE TERMINATION ENCLOSURE (CSTT)
30	ANTICIPATED MANITOBA HYDRO PRIMARY VOLTAGE PULL BOX APPROX. 130FT O.C.
31	SECONDARY FEEDS FROM PMT TO CSTT
32	PARKING LOT BLOCK HEATER KIOSK FOR WEST BUILDING 48'X30' CWV PROTECTIVE BOLLARD
33	PARKING LOT BLOCK HEATER KIOSK FOR EAST BUILDING 48'X30' CWV PROTECTIVE BOLLARD
34	SURVEY MONUMENT 6.515 SQ. FT.
35	SURVEY MONUMENT 6.515 SQ. FT.
36	ENCLOSED DOG RUN
37	GARDEN BOWLS
38	WATER ACCESS FOR DOG RUN AND GARDEN
39	PERGOLA
40	FENCED GARBAGE ENCLOSURE
41	PODIUM SIGN WITH LIGHTING
42	FACADE LIGHTING TREATMENT
43	CATEGORY LIGHTS: SELUX MELL DIFFUSE

SYMBOL LEGEND	
FH	FIRE HYDRANT
EX FH	EXISTING FIRE HYDRANT
—	PRECAST WHEEL STOP
Δ	FIRE DEPT. CONNECTION
	ELEC. EQUIPMENT AND CLEARANCE
	EXHAUST DOGHOUSE SHOWING 12' CLEARANCE FROM OPENINGS
	INTAKE DOGHOUSE SHOWING 15' CLEARANCE FROM OPENINGS
LIGHTING LEGEND	
—	STRING LIGHTS (SEE ELECTRICAL)
□	LIGHT STANDARD 6' SPACING (SEE ELECTRICAL)
•	LIGHT BOLLARD 2' SPACING (SEE ELECTRICAL)
—	FACADE LIGHTING (SEE ELECTRICAL)

Lot 2 Plan 74635 WLTO IN LOTS 310 AND 311 ROMAN CATHOLIC MISSION PROPERTY

SCHEDULE "A" page 1 of 13

To Zoning Agreement DASH: 30/2020

By-Law No. 26/2022

ZONING OFFICER

DISTRICT PLANNER

COMMUNITY CLERK

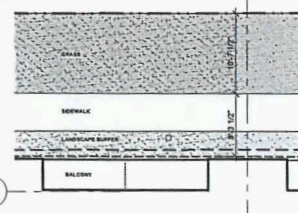
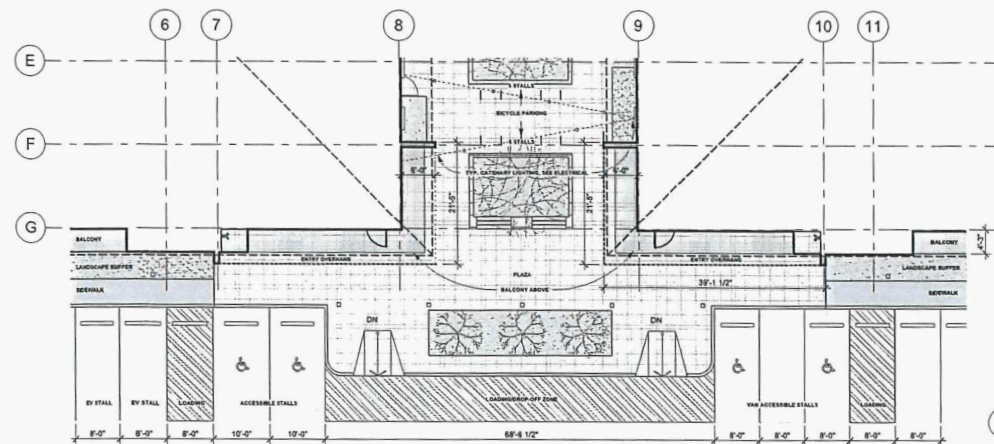
APPROVED FOR THE
DIRECTOR OF PLANNING,
PROPERTY & DEVELOPMENT

Winnipeg

May 28, 2026

June 15/26

June 26/26



260 - WEST BUILDING
BUILDING FOOTPRINT:
BUILDING AREA:
BUILDING HEIGHT:
TOTAL BUILDING HEIGHT TO RIDGE:

11,074 SQFT
68,424 SQFT
67' 11"-12"
75' 11"

250 - EAST BUILDING
BUILDING FOOTPRINT:
BUILDING AREA:
BUILDING HEIGHT:
TOTAL BUILDING HEIGHT TO RIDGE:

13,861 SQFT
81,613 SQFT
67' 11"-12"
75' 11"

	1"	2"	3"	4"	5"	TOTAL SUITES
A (100m)	2	2	2	2	2	2
B (200m)	1	8	8	8	8	41
C (300m)	2	2	2	2	2	12
D (500m)	8	2	2	2	2	16
TOTAL SUITES	11	12	12	12	12	71

	1"	2"	3"	4"	5"	TOTAL SUITES
A (100m)	5	4	4	4	4	23
B (200m)	4	7	8	8	7	42
C (300m)	2	2	2	2	2	10
D (500m)	2	2	2	2	2	10
TOTAL SUITES	11	13	14	14	9	75

	GRAND TOTAL
A	23
B	83
C	22
D	16
TOTAL	145

	REQUIRED AS PER (S.161, S.168, S.172)	PROVIDED
TOTAL PARKING SPACES	1.5 x 145 = 218 SPACES (TABLE 5-9)	145 SPACES
MINIMUM UNASSIGNED GUEST PARKING	10% OF 218 SPACES = 22 SPACES (TABLE 5-9)	15 SPACES
MINIMUM ACCESSIBLE PARKING SPACES	7.12 OUT OF 7 SPACES NEED TO BE VAN ACCESSIBLE (TABLE 5-10)	7 SPACES
MAXIMUM SMALL CAR PARKING	33% OF 218 SPACES = 73 SPACES (TABLE 5-12)	18 SPACES
MINIMUM BICYCLE PARKING	1 LOCKABLE BICYCLE SPACE PER 10 REQUIRED AUTOMOBILE PARKING SPACES = 22 LOCKABLE SPACES	22 SPACES (IN PARKADE)

	REQUIRED AS PER (S.161, S.168, S.172)	PROVIDED
STORAGE LOCKERS	145 UNITS x 10% = 15	25 LOCKERS PROVIDED
ACCESSIBLE UNITS	75 UNITS x 10% = 8 UNITS	7 UNITS x 10% = 8 UNITS
AFFORDABLE UNITS	145 UNITS x 10% = 15 UNITS (ALL TO BE D SUITES)	15 UNITS x 10% = 15 UNITS

LEGEND	
—	EXTENT OF BUILDING AREA PER MSC DIVISION A PART 1-1.1.1.2
---	PROPERTY LINE
---	REQUIRED YARD (SETBACK LINE)
---	RAIL SETBACK (90M)
---	BERM EDGE
---	EXTENT OF ROOF OUTLINE
---	STC-64 RATED WALLS AND STC-31/32 RATED WINDOWS PROVIDED AS PER SECTION 6.1(A) OF THE ZONING AGREEMENT DASH 2020
---	EXTENT OF RAMP BELOW
---	EXTENT OF BUILDING FACE BELOW
---	OTHER PROPERTY LINES
---	BASEMENT LOT 1
---	BASEMENT LOT 2
---	DRIVEWAY AND PARKING LOT (CONCRETE)
---	RIEWALK (CONCRETE)
---	LOADING/SERVICE ZONES
---	PLAZA (UNIT PAVES)
---	GRASS
---	LANDSCAPED BUFFER (SHRUBS)
---	BALCONY AT LEVEL 1
---	SOUND ATTENUATION FENCE
---	CHAIN LINK FENCE

1 SUBMISSION SET 2024-05-14
NO. 1 DESCRIPTION DATE

Amphora

Amphora Architecture Inc.

630-79 Arthur Street | Winnipeg, Manitoba | R3B 1G7 Canada | 204-414-0347 | amphora.ca

PRELIMINARY
NOT FOR CONSTRUCTION

PAULETTE DUGUAY ST. MULTIFAMILY

PAULETTE DUGUAY ST, Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB

SITE PLAN

DATE : 2026-05-14

DRAWN BY : Author

REVIEWED BY : Checker

26-05-14 5:16:24 PM

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



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KEYNOTES	
NO.	KEYNOTE TEXT
1	EV STALL
2	EV READY STALL
3	ACCESSIBLE STALL
4	BIKE STORAGE, WITH E-BIKE OUTLETS
5	BIKE SHOP
6	DRAIN
7	BOLLARD
8	220V 50A X2m FOR SUITES POWER ENCLOSED IN A TWO SIDED CHAIN LINK FENCE WITH 60" SLIDING DOOR AND PADLOCK
9	EV CHARGER TRANSFORMER AND PANEL BOARD IN CHAIN LINK FENCE ENCLOSURE WITH SLIDING DOOR AND PADLOCK
10	ROGERS AND TELUS SERVICE CONDUITS
11	6FT COLUMN CLEARANCE, MAXIMUM 4 PENETRATIONS WITHIN

SYMBOL LEGEND	
	P16 CAP - PC1 16 HEX (REFER TO STRUCTURAL)
	P16 CAP - PC2 16 HEX (REFER TO STRUCTURAL)
	P16 CAP - PC3 16 HEX (REFER TO STRUCTURAL)
	WINDOW WELL FOR FLUE VENTS - 12" FROM WINDOWS (REFER TO MECHANICAL)
	SUMP PIT - SP-A/B (REFER TO MECHANICAL)
	OIL GRIT INTERCEPTOR - OIG (REFER TO MECHANICAL)
	EXHAUST FAN
	PARKADE EXHAUST FAN - PEF CW DUCT IN CONCRETE UP TO GRADE W/ DOGHOUSE (REFER TO MECHANICAL)
	MUA UNIT DUCT IN CONCRETE UP TO GRADE W/ DOGHOUSE (REFER TO MECHANICAL)
	FLOOR DRAIN

LEGEND	
	2 HR FRR WALL
	1 HR FRR WALL
	PITS BELOW
	FLOOR SLOPES
	PARKING BUFFERS AND SERVICE AREAS
	RAMP DRAIN
	5" EPS RIGID INSULATION (20PSI)
	CHAIN LINK FENCE ENCLOSURES

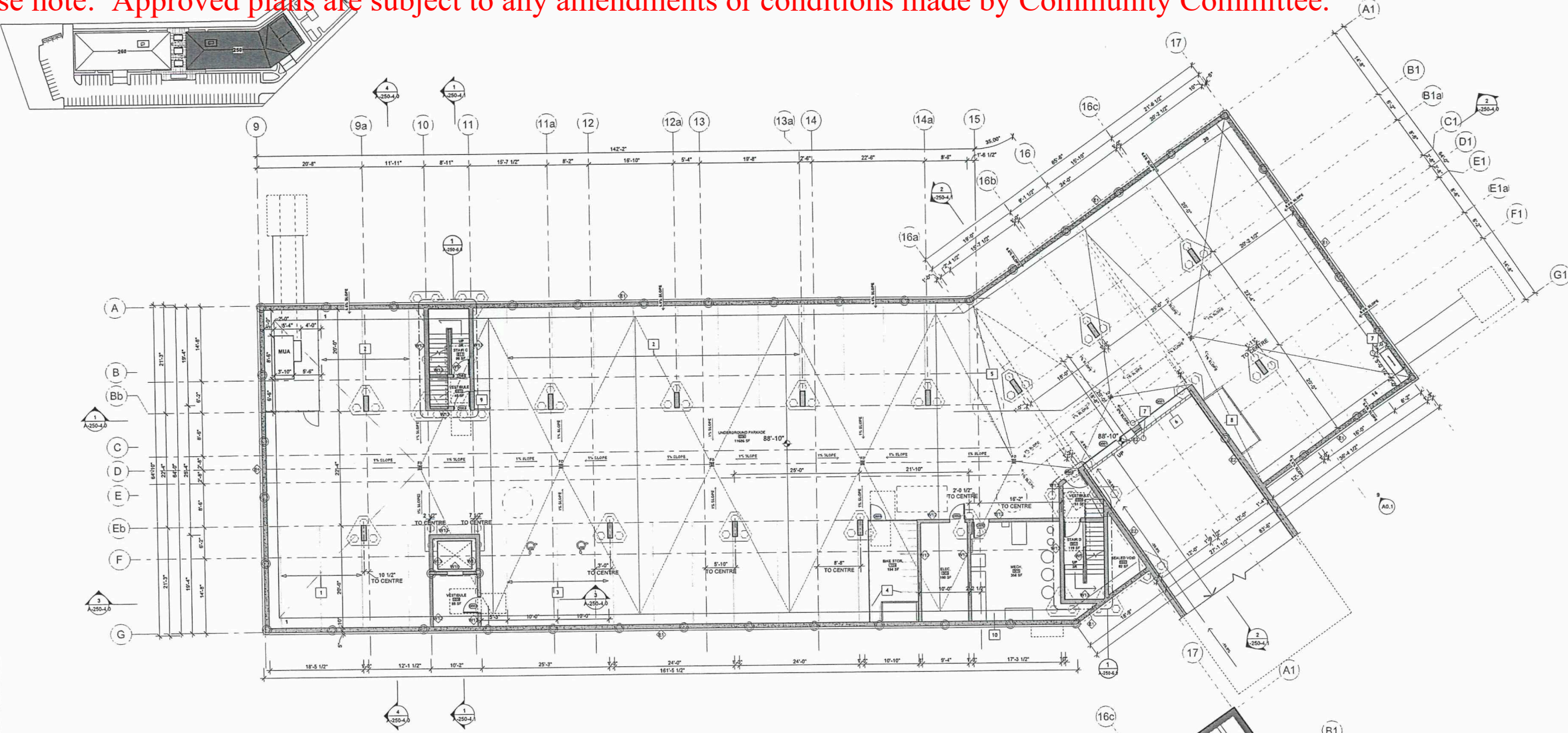
1	SUBMISSION SET	2024-04-24
NO. 1	DESCRIPTION	DATE

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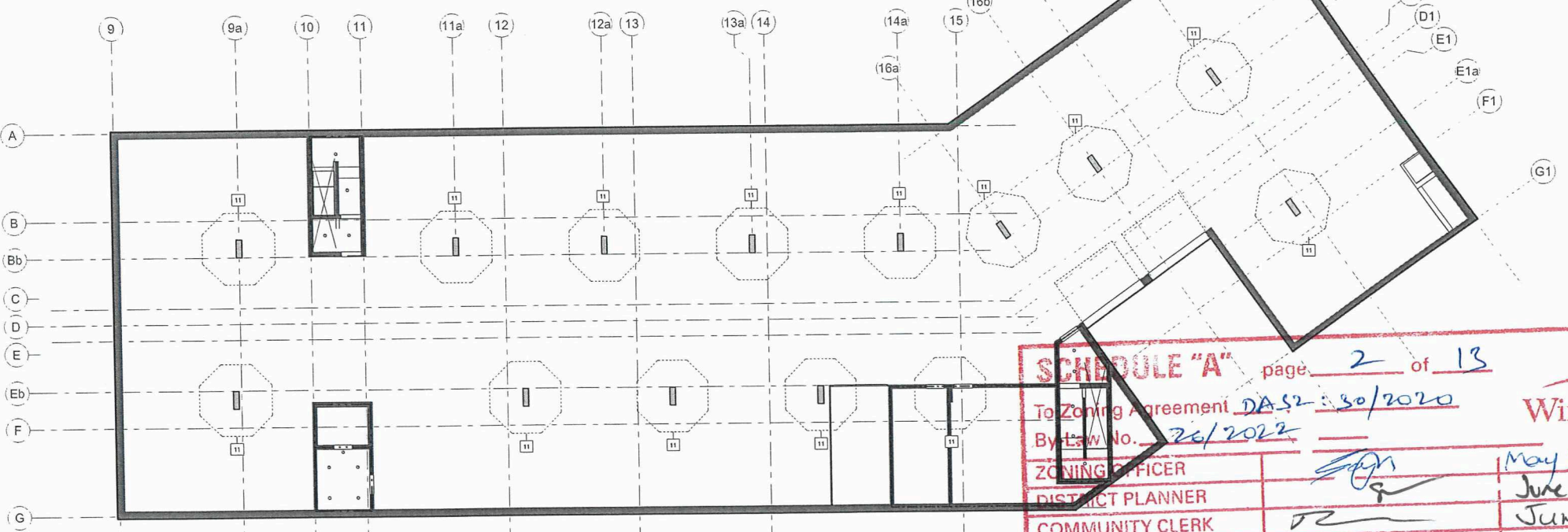
PRELIMINARY
NOT FOR CONSTRUCTION

SEAL
PAULETTE DUGUAY ST. MULTIFAMILY
PAULETTE DUGUAY ST., Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB
EAST - PARKADE FLOOR AND
REFLECTED CEILING PLAN

DATE : 2026-04-24
DRAWN BY : Author
REVIEWED BY : Checker



1 EAST UNDERGROUND PARKADE FLOOR PLAN
A-250-4.0 1/8" = 1'-0"



2 EAST UNDERGROUND PARKADE REFLECTED CEILING PLAN
A-250-4.0 1/8" = 1'-0"

SCHEDULE "A" page 2 of 13
To Zoning Agreement DA52-30/2020
By Law No. 26/2022
ZONING OFFICER [Signature] May 28, 2026
DISTRICT PLANNER [Signature] June 15/26
COMMUNITY CLERK [Signature] June 26/26
APPROVED FOR THE
DIRECTOR OF PLANNING,
PROPERTY & DEVELOPMENT

6-04-24 4:24:09 PM

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KEYNOTES

NO.	KEYNOTE TEXT
1	EV STALL
2	EV READY STALL
3	ACCESSIBLE STALL
4	BIKE STORAGE, WITH E-BIKE OUTLETS
5	BIKE SHOP
6	DRAIN
7	BOLLARD
8	2X25S I/A X3m FOR SUITES POWER ENCLOSED IN A TWO SIDED CHAIN LINK FENCE WITH 60" SLIDING DOOR AND PADLOCK
9	EV CHARGER TRANSFORMER AND PANEL BOARD IN CHAIN LINK FENCE ENCLOSURE WITH SLIDING DOOR AND PADLOCK
10	PROGESS AND TELLUS SERVICE CONDUITS
11	6FT COLLUM CLEARANCE, MAXIMUM 4 PENETRATIONS WITHIN

SYMBOL LEGEND

	PILE CAP - PC1 16 HEX (REFER TO STRUCTURAL)
	PILE CAP - PC2 16 HEX (REFER TO STRUCTURAL)
	PILE CAP - PC3 16 HEX (REFER TO STRUCTURAL)
	WINDOW WELL FOR FLUE VENTS - 10' FROM WINDOWS (REFER TO MECHANICAL)
	SUMP PIT - SP-A/B (REFER TO MECHANICAL)
	OIL GRIT INTERCEPTOR - OIG (REFER TO MECHANICAL)
	EXHAUST FAN
	PARKADE EXHAUST FAN - PEF CW DUCT IN CONCRETE UP TO GRADE W/ DOGHOUSE (REFER TO MECHANICAL)
	MUA UNIT DUCT IN CONCRETE UP TO GRADE W/ DOGHOUSE (REFER TO MECHANICAL)
	FLOOR DRAIN

LEGEND

	2 HR FRR WALL
	1 HR FRR WALL
	PITS BELOW
	FLOOR SLOPES
	PARKING BUFFERS AND SERVICE AREAS
	RAMP DRAIN
	8' EPS RIGID INSULATION (30PSI)
	CHAIN LINK FENCE ENCLOSURES

1	SUBMISSION SET	2024-04-24
NO. 1	DESCRIPTION	DATE

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SEAL

PAULETTE DUGUAY ST. MULTIFAMILY

PAULETTE DUGUAY ST., Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB

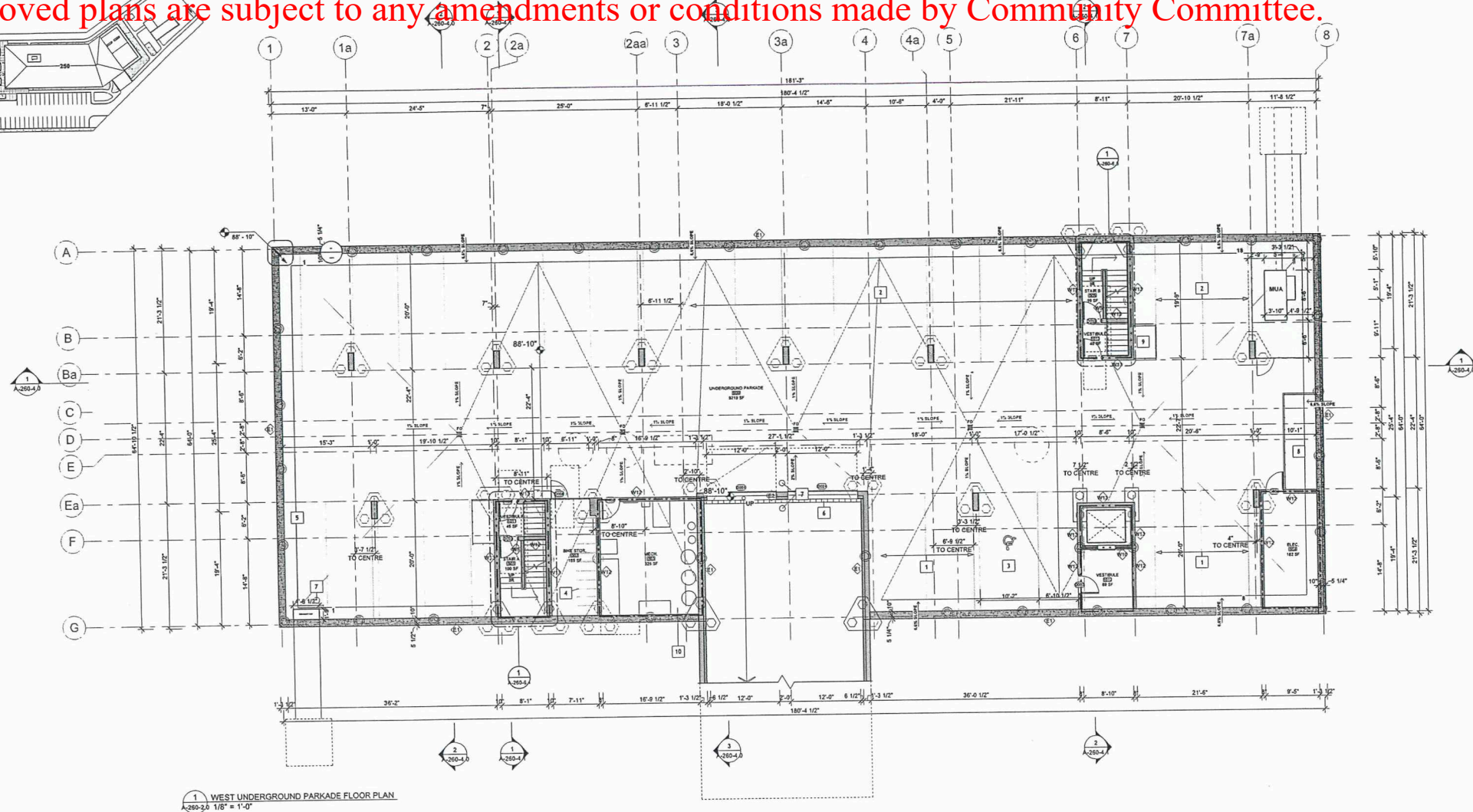
WEST - PARKADE FLOOR AND
REFLECTED CEILING PLAN

DATE : 2026-04-24

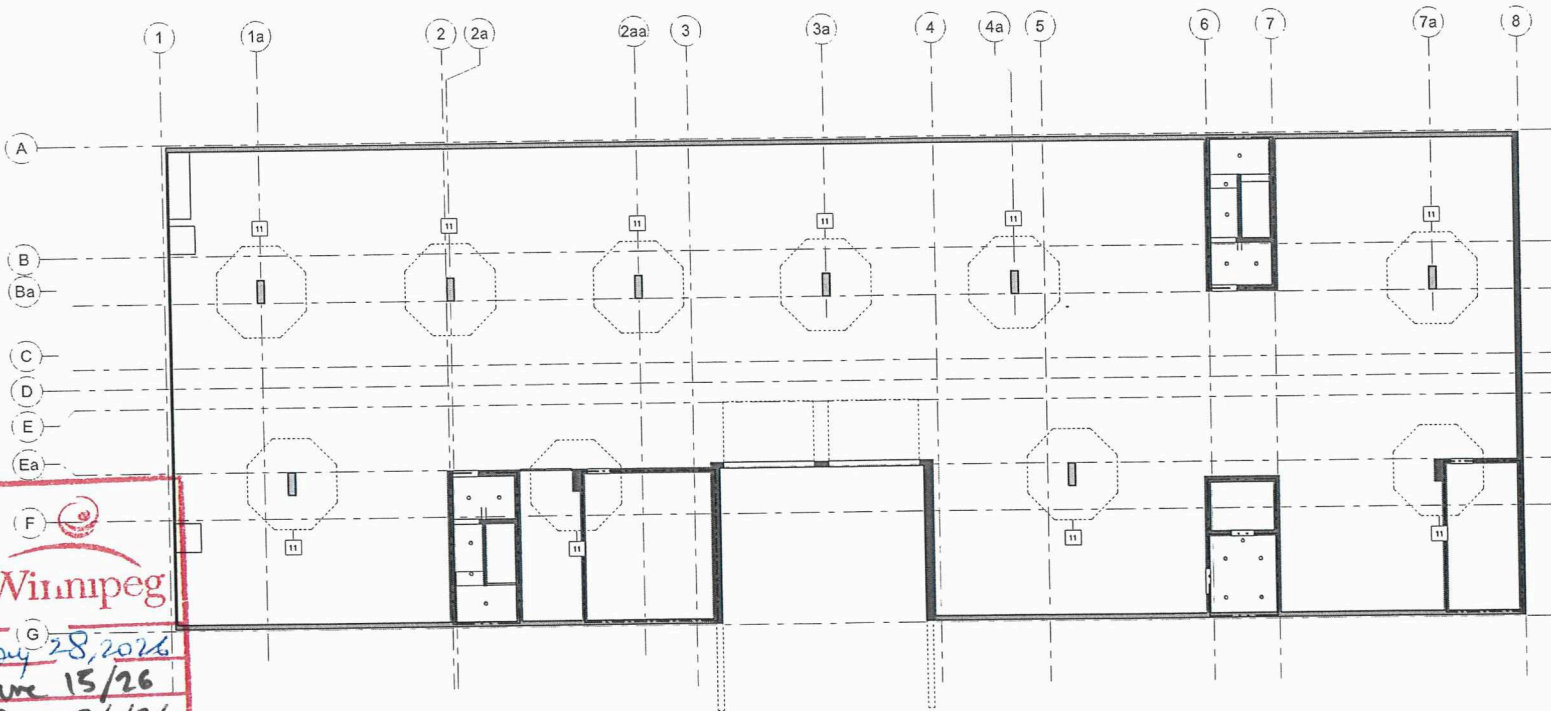
DRAWN BY : Author

REVIEWED BY : Checker

6-04-24 4:33:31 PM



1 WEST UNDERGROUND PARKADE FLOOR PLAN
A-260-24 1/8" = 1'-0"



2 WEST UNDERGROUND PARKADE REFLECTED CEILING PLAN
A-260-24 1/8" = 1'-0"

SCHEDULE "A" page 3 of 13

To Zoning Agreement CA\$ 2: 30/2020

By-Law No. 26/2026

ZONING OFFICER [Signature]

DISTRICT PLANNER [Signature]

COMMUNITY CLERK [Signature]

APPROVED FOR THE
DIRECTOR OF PLANNING
PROPERTY & DEVELOPMENT

Winnipeg

May 28, 2026

June 15/26

June 26/26

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MATERIAL LEGEND	
	PRIMARY CLADDING - LIGHT TEXTURE PREFINISHED METAL SIDING
	ACCENT CLADDING - WOOD TONED HARDIE PANEL
	BASE CLADDING - RICH TONE HARDIE PANEL
	ROOF FINISH - DARK GREY / BROWN, ASPHALT SHINGLES
	WOOD/BROWN FINISH ALUMINUM SLATS
	WOOD FINISH ALUMINUM RAILINGS
	WHITE FINISH ALUMINUM RAILINGS
	ACCENT PANELS - PREFINISHED METAL PANEL
	BUILDING BEYOND

KEYNOTES	
NO.	KEYNOTE TEXT
1	FIXED WINDOW
2	WOOD FIN. ALUM. BATTENS
3	PROJECTION
4	PREFINISHED METAL FIN CW LED STRIP LIGHT
5	SILVER PREFINISHED METAL PANEL
6	STOREFRONT GLAZING
7	GLASS SLIDING DOOR
8	WOOD FIN. ALUM. RAILING
9	WHITE FIN. ALUM. RAILING 01 03 00



1 EAST BUILDING WEST ELEVATION
A-250-3.0 1/8" = 1'-0"

SCHEDULE "A" page 7 of 13

To Zoning Agreement DAS2: 30/2020

By-Law No. 26/2022

Winnipeg

ZONING OFFICER		<u>May 28, 2022</u>
DISTRICT PLANNER		<u>June 15/26</u>
COMMUNITY CLERK		<u>June 26/26</u>

APPROVED FOR THE
DIRECTOR OF PLANNING,
PROPERTY & DEVELOPMENT



2 EAST BUILDING NORTH ELEVATION
A-250-3.0 1/8" = 1'-0"

1 SUBMISSION SET 2026-04-24
NO. 1 DESCRIPTION DATE

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SEAL
PAULETTE DUGUAY ST. MULTIFAMILY

PAULETTE DUGUAY ST, Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB
EAST - ELEVATIONS

DATE : 2026-04-24
DRAWN BY : Author

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MATERIAL LEGEND	
	PRIMARY CLADDING - LIGHT TEXTURE PREFINISHED METAL SIDING
	ACCENT CLADDING - WOOD TONED HARDIE PANEL
	BASE CLADDING - RICH TONE HARDIE PANEL
	ROOF FINISH - DARK GREY / BROWN ASPHALT SHINGLES
	WOOD/BROWN FINISH ALUMINUM SLATS
	WOOD FINISH ALUMINUM RAILINGS
	WHITE FINISH ALUMINUM RAILINGS
	ACCENT PANELS - PREFINISHED METAL PANEL
	BUILDING BEYOND

KEYNOTES	
NO.	KEYNOTE TEXT
1	PREFINISHED METAL FIN C/W LED STRIP LIGHT
2	PROJECTION
3	SILVER PREFINISHED METAL PANEL
4	GLASS SLIDING DOOR
5	CASEMENT WINDOW
6	GLASS RAILING
7	WOOD FIN. ALUM. RAILING
8	FIXED WINDOW

SCHEDULE "A" page 5 of 13

To Zoning Agreement DAS2 30/2020

By-Law No. 26/2022

Winnipeg

ZONING OFFICER

DISTRICT PLANNER

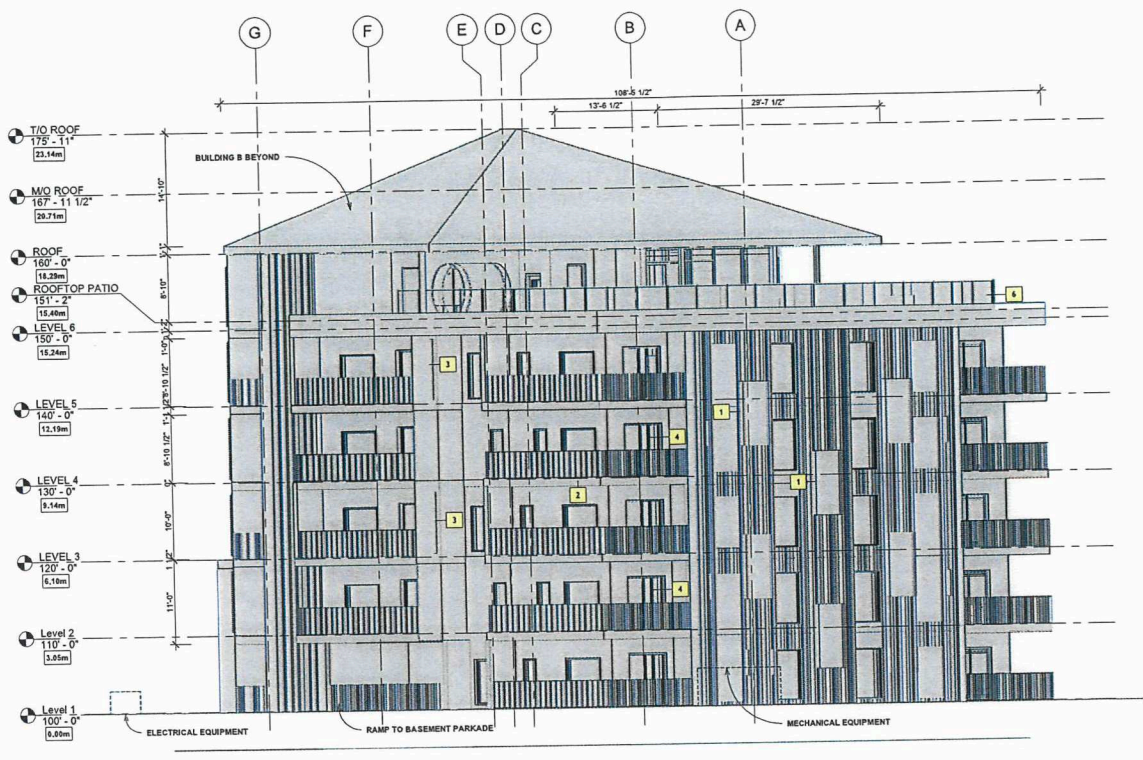
COMMUNITY CLERK

APPROVED FOR THE DIRECTOR OF PLANNING

May 28, 2025

June 15/26

June 26/26



1 EAST BUILDING EAST ELEVATION
A255-3.1 1/8" = 1'-0"



2 EAST BUILDING SOUTH ELEVATION
A255-3.1 1/8" = 1'-0"

1 SUBMISSION SET
NO. 1 DESCRIPTION

2024-04-24
DATE

Amphora

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PRELIMINARY
NOT FOR CONSTRUCTION

SEAL

PAULETTE DUGUAY ST. MULTIFAMILY

PAULETTE DUGUAY ST, Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB

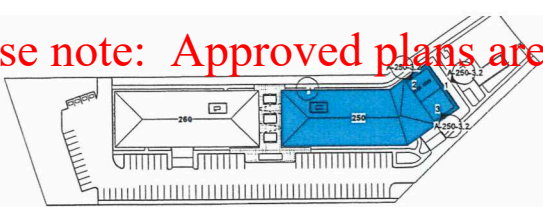
EAST - ELEVATIONS

DATE : 2026-04-24

DRAWN BY : Author

24-24 4:31:08 PM

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SCHEDULE "A" page 6 of 13

To Zoning Agreement DAS2: 20/2020

By-Law No. 26/2022

Winnipeg

ZONING OFFICER [Signature] May 28, 2026

DISTRICT PLANNER [Signature] June 15/26

COMMUNITY CLERK [Signature] June 26/26



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MATERIAL LEGEND	
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	ACCENT CLADDING - WOOD TONED HARDIE PANEL
	BASE CLADDING - RICH TONE HARDIE PANEL
	ROOF FINISH - DARK GREY / BROWN, ASPHALT SHINGLES
	WOOD/BROWN FINISH ALUMINUM SLATS
	WOOD FINISH ALUMINUM RAILINGS
	WHITE FINISH ALUMINUM RAILINGS
	ACCENT PANELS - PREFINISHED METAL PANEL
	BUILDING BEYOND

KEYNOTES	
NO.	KEYNOTE TEXT
1	CASEMENT WINDOW
2	FIXED WINDOW
3	PREFINISHED METAL FIN CW LED STRIP LIGHT
4	WOOD FIN ALUM. RAILING
5	SILVER PREFINISHED METAL PANEL
6	STOREFRONT GLAZING
7	GLASS SLIDING DOOR
8	GLASS RAILING

1 SUBMISSION SET
NO. 1 DESCRIPTION

2026-04-24
DATE

Amphora

Amphora Architecture Inc.

630-70 Arthur Street | Winnipeg, Manitoba | R3B 1G7 Canada | 204-414-0547 | amphora.ca

PRELIMINARY
NOT FOR CONSTRUCTION

SEAL

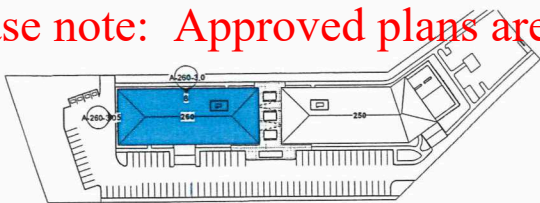
PAULETTE DUGUAY ST. MULTIFAMILY

PAULETTE DUGUAY ST, Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB

EAST - ELEVATIONS

DATE : 2026-04-24
DRAWN BY : Author

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



1 WEST BUILDING WEST ELEVATION
A-200-3.0 1/8" = 1'-0"

SCHEDULE "A" page 7 of 13

To Zoning Agreement DAS2: 30/2020

By-Law No. 26/2022

Winnipeg

ZONING OFFICER	<i>[Signature]</i>	May 28, 2026
DISTRICT PLANNER	<i>[Signature]</i>	June 15/26
COMMUNITY CLERK	<i>[Signature]</i>	June 26/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		



2 WEST BUILDING NORTH ELEVATION
A-200-3.0 1/8" = 1'-0"



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MATERIAL LEGEND	
	PRIMARY CLADDING - LIGHT TEXTURE PREFINISHED METAL SIDING
	ACCENT CLADDING - WOOD TONED HARDIE PANEL
	BASE CLADDING - RICH TONE HARDIE PANEL
	ROOF FINISH - DARK GREY / BROWN ASPHALT SHINGLES
	WOOD/BROWN FINISH ALUMINUM SLATS
	WOOD FINISH ALUMINUM RAILINGS
	WHITE FINISH ALUMINUM RAILINGS
	ACCENT PANELS - PREFINISHED METAL PANEL
	BUILDING BEYOND

KEYNOTES	
NO.	KEYNOTE TEXT
1	CASEMENT WINDOW
2	FIXED WINDOW
3	PREFINISHED METAL PIN CW LED STRIP LIGHT
4	SILVER PREFINISHED METAL PANEL
5	PROJECTION
6	GLASS SLIDING DOOR
7	RAISED PLANT BED & INTEGRATED BENCH

1	SUBMISSION SET	2024-04-24
NO. 1	DESCRIPTION	DATE

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PRELIMINARY
NOT FOR CONSTRUCTION

SEAL

PAULETTE DUGUAY ST. MULTIFAMILY

PAULETTE DUGUAY ST., Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB
WEST - ELEVATIONS

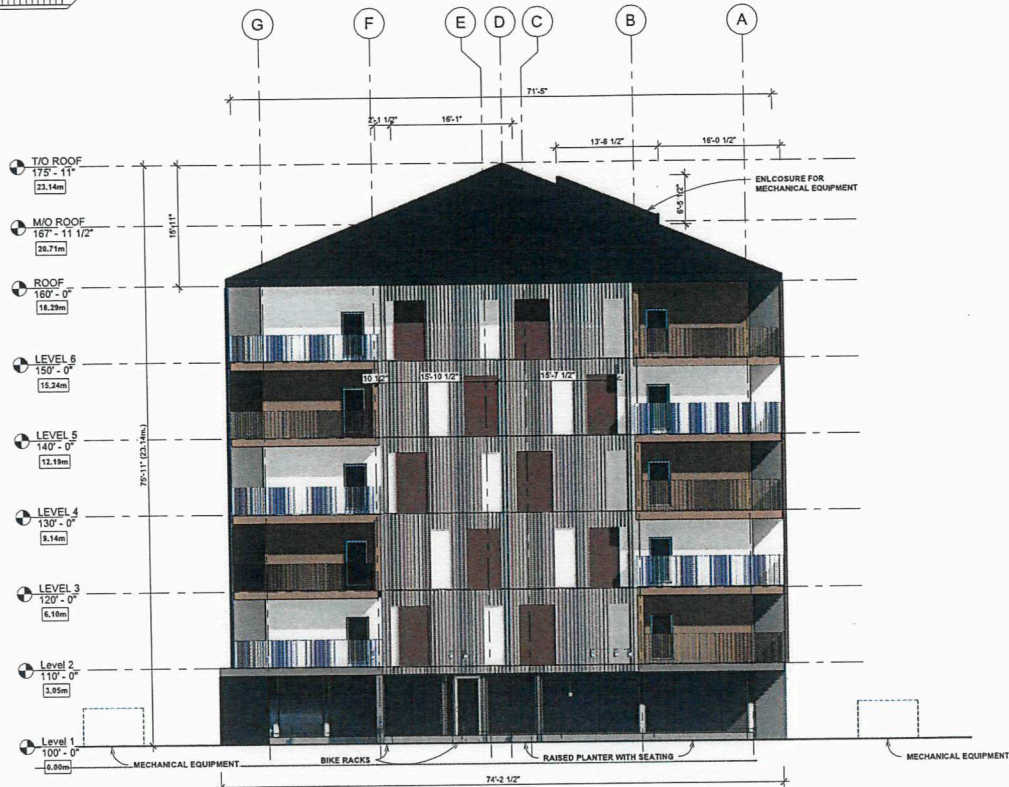
DATE : 2026-04-24
DRAWN BY : Author

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	PRIMARY CLADDING - LIGHT TEXTURE PREFINISHED METAL SIDING
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	WOOD/BROWN FINISH ALUMINUM SLATS
	WOOD FINISH ALUMINUM RAILINGS
	WHITE FINISH ALUMINUM RAILINGS
	ACCENT PANELS - PREFINISHED METAL PANEL
	BUILDING BEYOND

KEYNOTES	
NO.	KEYNOTE TEXT
1	FIXED WINDOW
2	PREFINISHED METAL FIN CW LED STRIP LIGHT
3	PROJECTION
4	SILVER PREFINISHED METAL PANEL
5	GLASS SLIDING DOOR
6	RAISED PLANT BED & INTEGRATED BENCH
7	CASEMENT WINDOW



1 WEST BUILDING EAST ELEVATION
A-260-3A 1/8" = 1'-0"

SCHEDULE "A" page <u>8</u> of <u>13</u>		
To Zoning Agreement <u>DAS2: 30/2020</u>		
By-Law No. <u>26/2022</u>		
ZONING OFFICER		<u>May 28, 2026</u>
DISTRICT PLANNER		<u>June 15/26</u>
COMMUNITY CLERK		<u>June 26/26</u>
APPROVED FOR THE DIRECTOR OF PLANNING		



2 WEST BUILDING SOUTH ELEVATION
A-260-3A 1/8" = 1'-0"

1 SUBMISSION SET
NO. 1 DESCRIPTION
2024-04-24
DATE

Amphora

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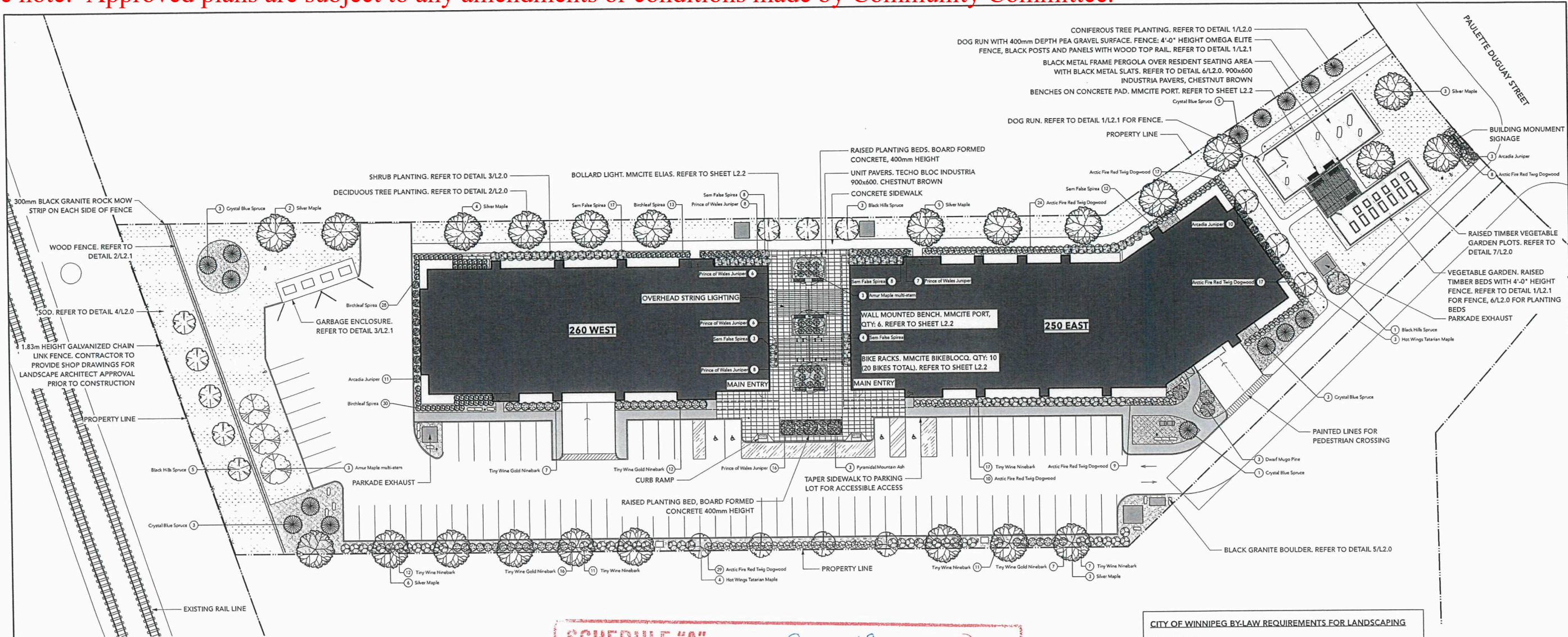
PRELIMINARY
NOT FOR CONSTRUCTION

PAULETTE DUGUAY ST. MULTIFAMILY

PAULETTE DUGUAY ST., Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB
WEST - ELEVATIONS

DATE : 2026-04-24
DRAWN BY : Author

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1 LANDSCAPE PLAN
L1.0 Scale: 1:300

SCHEDULE "A" page 9 of 13
To Zoning Agreement DAS2: 30/2020
By-Law No. 26/2022

Winnipeg

ZONING OFFICER
DISTRICT PLANNER
COMMUNITY CLERK

APPROVED FOR THE
CITY OF WINNIPEG

May 28, 2026
June 15/26
June 26/26

- LEGEND**
- 1-1/2" black granite, 75mm depth
Approx. 10,825 sq.ft.
 - Sod. Approx. 19,475 sq.ft.
 - Concrete sidewalk. Approx. 6,700 sq.ft.
 - Teco Bloc Raffinato paver. Approx. 4,550 sq.ft.
 - Pea Gravel 10mm, 100mm depth (Dog Run & Garden). Approx. 2,820 sq.ft.

Qty	Latin Name	Common Name	Scheduled Size	Remarks
6	Acer ginnala 'multi-stem'	Amur Maple multi-stem	55mm cal.	Well-formed head, B&B or #25 container
23	Acer saccharinum	Silver Maple	75mm cal.	Well-formed head, B&B or #25 container
7	Acer tataricum 'GarAnn'	Hot Wings Tatarian Maple	55mm cal.	Well-formed head, B&B or #25 container
89	Cornus sericea 'Farrow'	Arctic Fire Red Twig Dogwood	40cm ht.	Full and evenly branched, min. 4 canes, #2 container
51	Juniperus horizontalis 'Prince of Wales'	Prince of Wales Juniper	20cm ht.	Full and evenly branched, min. 4 canes, #2 container
24	Juniperus sabina 'Arcadia'	Arcadia Juniper		Full and evenly branched, min. 4 canes, #2 container
9	Picea glauca var. densata	Black Hills Spruce	1800mm ht.	
15	Picea pungens 'Crystal Blue'	Crystal Blue Spruce	1800mm ht.	
3	Pinus mugo pumilio	Dwarf Mugo Pine	40 cm ht.	Full and evenly branched, min. 4 canes, #2 container
52	Sorbaria sorbifolia	Sem False Spirea	40cm ht.	Full and evenly branched, min. 4 canes, #2 container
13	Spiraea betulifolia 'Tor'	Birchleaf Spirea	40cm ht.	Full and evenly branched, min. 4 canes, #2 container

CITY OF WINNIPEG BY-LAW REQUIREMENTS FOR LANDSCAPING

STREET EDGE
PAULETTE DUGUAY STREET (100' / 30.5m)
Required: 3 trees, 15 shrubs
Provided: 3 trees, 15 shrubs

BUILDING FOUNDATION - BUILDING A
Lineal Feet of Facade Containing Principal Building Entrance: 186' / 56.7m
Required: 19 shrubs
Provided: 32 shrubs

BUILDING FOUNDATION - BUILDING B
Lineal Feet of Facade Containing Principal Building Entrance: 245' / 74.6m
Required: 25 shrubs
Provided: 50 shrubs

Lineal Feet of Facade Facing Public Right of Way: 72' / 22m
Required: 7 shrubs
Provided: 24 shrubs

PARKING LOT INTERIOR
Parking lot area: 24,640 sq.ft.
Required: area to be landscaped 24,640 x .05 = 1,232 sq.ft.
Provided: 1,250 sq.ft.

Planting:
Required: 4 trees, 12 shrubs
Provided: 4 trees, 16 shrubs

BUFFERING OF PARKING AREA - SOUTH SIDE
Lot Line Length: 460' / 140m
Required: 13 trees, 64 shrubs
Provided: 13 trees, 93 shrubs

SUMMARY OF CITY OF WINNIPEG BY-LAW LANDSCAPE REQUIREMENTS
Required: 7 trees, 78 shrubs
Provided: 59 trees, 226 shrubs

PLANTING PLAN EXCEEDS CITY OF WINNIPEG BY-LAW REQUIREMENTS BY 53 TREES AND 148 SHRUBS.

Location of underground structures as shown are based on the best information available but no guarantee is given that all existing utilities are shown or that the given locations are exact. Confirmation of existence and exact location of all services must be obtained from the individual utilities before proceeding with construction.

DO NOT SCALE DRAWING - PLOT MAY NOT BE AT 100%

DWA SITEWORK



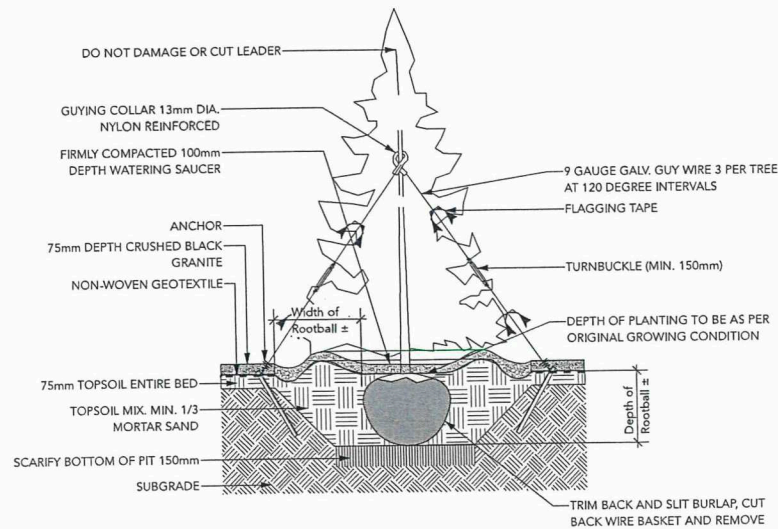
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8			
7			
6			
5	PARKING STALL REVISION	26/04/17	SR
4	PARKING LOT REVISION	26/03/09	SR
3	ISSUED FOR DEVELOPMENT PERMIT	26/01/09	SR
2	ISSUED FOR 90% REVIEW	25/11/21	SR
1	ISSUED FOR 33% REVIEW	25/10/24	SR
NO.	REVISION / NOTE	DATE	BY

PROJECT
LOT 4A PAULETTE DUGUAY ST
MULTI FAMILY DEVELOPMENT
WINNIPEG, MANITOBA

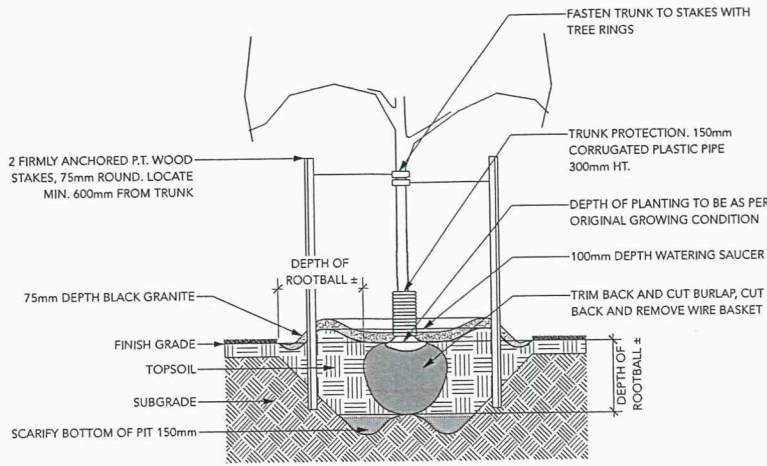
SCALE
AS NOTED
DATE
JANUARY 9, 2026
DRAWN BY
SR
CHECKED BY
EC
PROJECT NO.
25018

DRAWING TITLE
LANDSCAPE PLAN
SHEET NO.
L-1.0

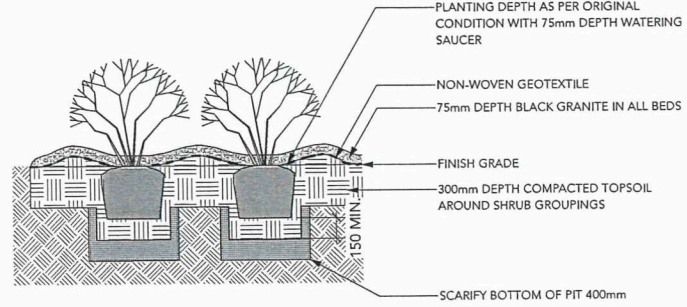
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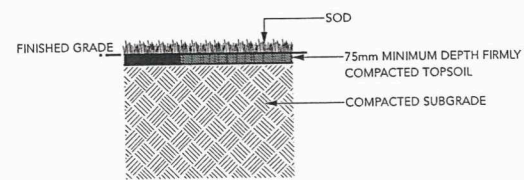
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L1.1
TYPICAL CONIFEROUS TREE PLANTING
SCALE: 1:25



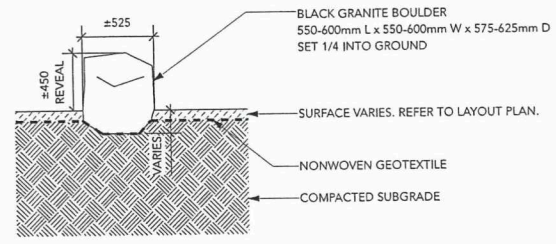
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L1.1
TYPICAL DECIDUOUS TREE PLANTING
SCALE: 1:25



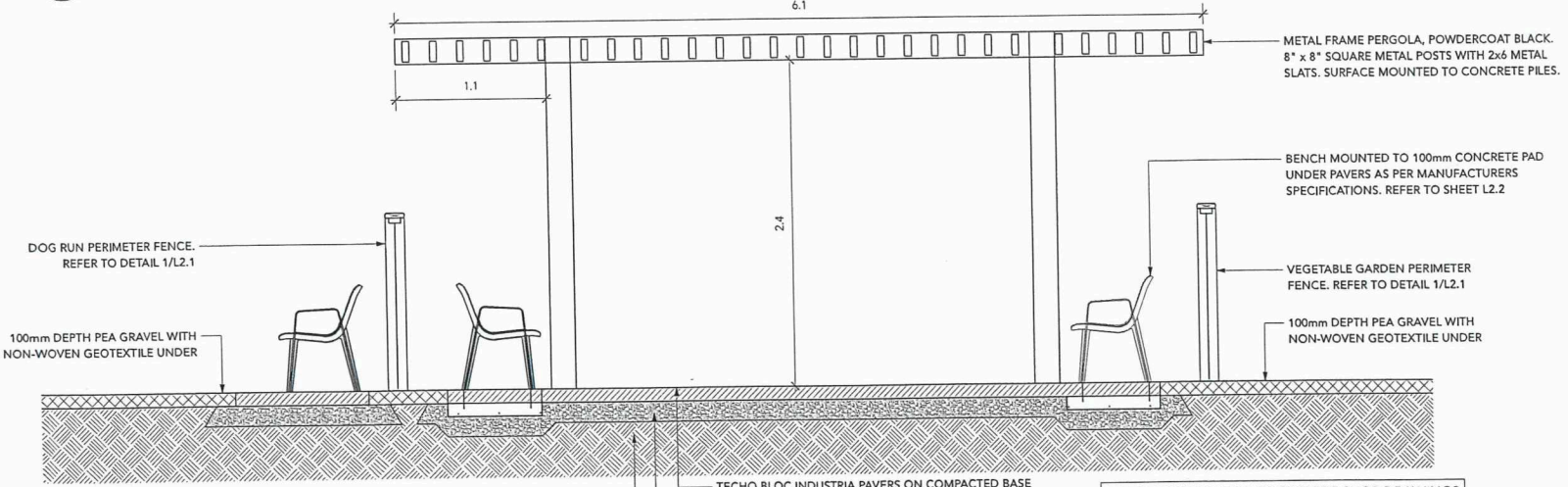
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L1.1
TYPICAL SHRUB PLANTING
SCALE: 1:25



4
L1.1
TYPICAL SOD PLANTING
SCALE: 1:25

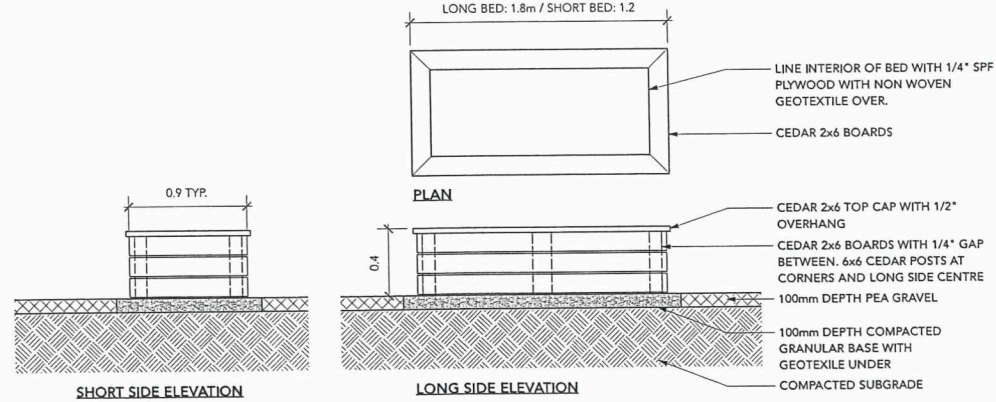


5
L1.1
TYPICAL BOULDER
SCALE: 1:25



6
L2.0
METAL FRAME PERGOLA / RESIDENT PATIO
SCALE: 1:25

SCHEDULE "A" page <u>10</u> of <u>13</u>	
To Zoning Agreement <u>DAS2: 30/2020</u>	
By-Law No. <u>26/2022</u>	
ZONING OFFICER	<u>[Signature]</u> <u>May 28, 2026</u>
DISTRICT PLANNER	<u>[Signature]</u> <u>June 15/26</u>
COMMUNITY CLERK	<u>[Signature]</u> <u>June 26/26</u>
APPROVED FOR THE CITY OF WINNIPEG	



7
L2.0
RAISED VEGETABLE GARDEN PLOT
SCALE: 1:25

NOT FOR CONSTRUCTION

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DWASITWORK

26.01.09
SCOTT ROSIN
Member No. 157

1	ISSUED FOR DEVELOPMENT PERMIT	26/01/09	SR
2	ISSUED FOR PPL REVIEW	26/11/21	SR
3	ISSUED FOR 30% REVIEW	26/10/25	SR
4	REVISION / NOTE		

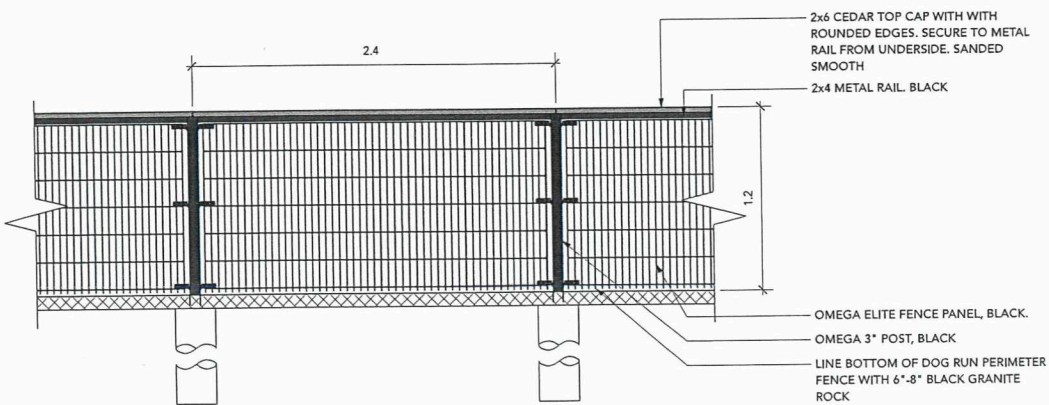
PROJECT
LOT 4A PAULETTE DUGUAY ST
WINNIPEG, MANITOBA

SCALE	AS NOTED
DATE	JANUARY 9, 2026
DRAWN BY	SR
CHECKED BY	EC
PROJECT NO.	25018

DRAWING TITLE
DETAILS
SHEET NO.

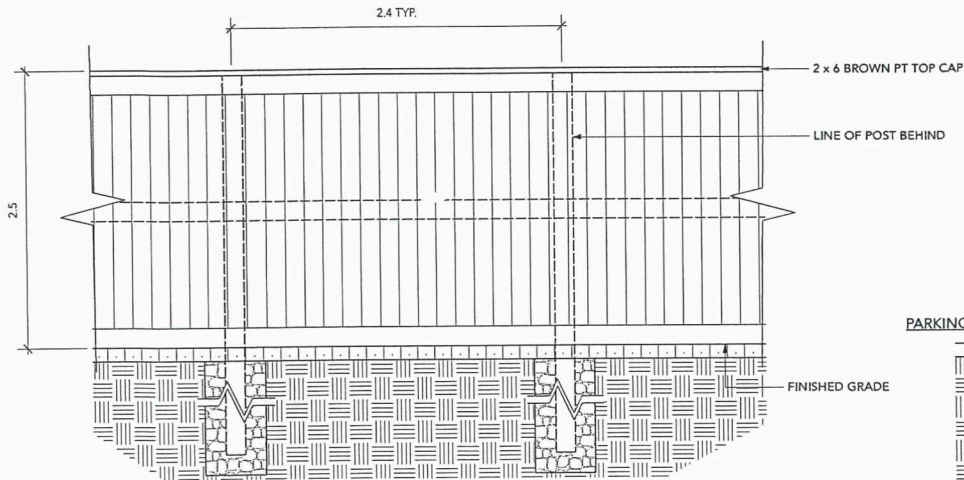
L-2.0

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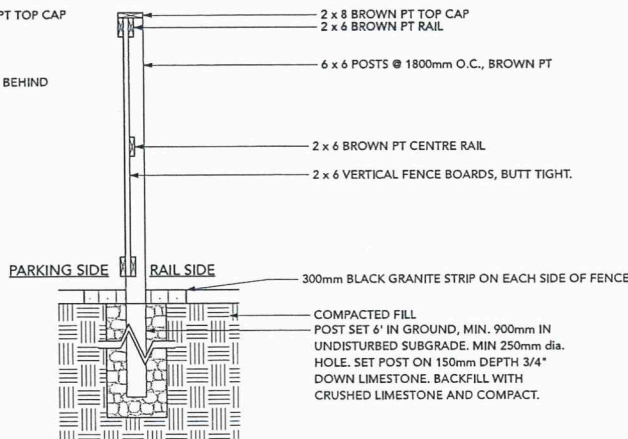
NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION

1 DOG RUN & VEGETABLE GARDEN PERIMETER FENCING
SCALE: 1:25



NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION

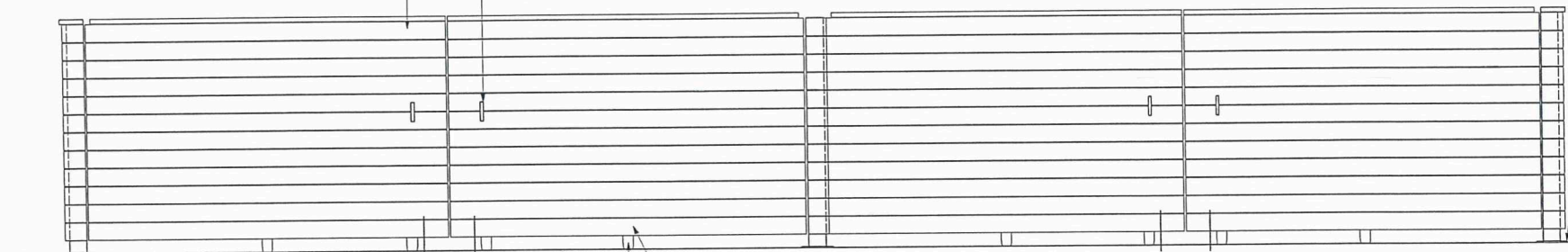
2 WOOD FENCE ALONG RAIL LINE
SCALE: 1:25



SECTION

GALVANIZED STEEL GATE FRAME WITH 38 x 140 PT WOOD SLAT. COLOUR: BROWN. 6mm SPACING, TYPICAL.

HANDLE. GALVANIZED STEEL

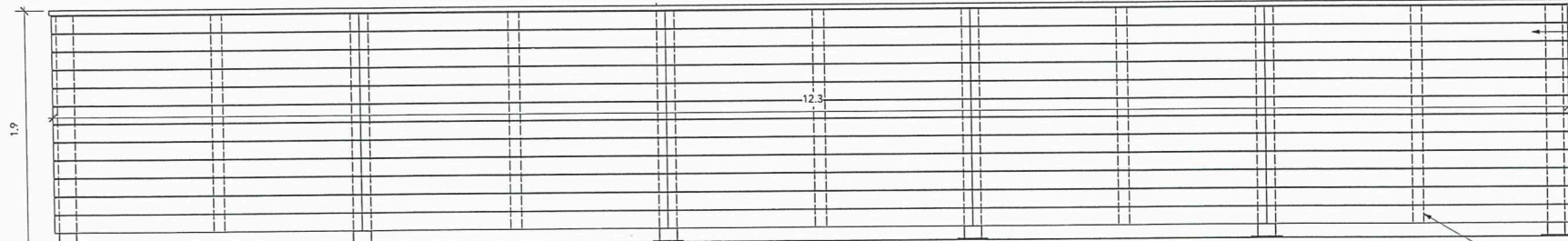


FRONT ELEVATION

ADD FRAMING BEHIND AS REQUIRED TO SUPPORT WHEEL BRACKET

4" DIA. FOAM FILLED RUBBER WHEELS (4)

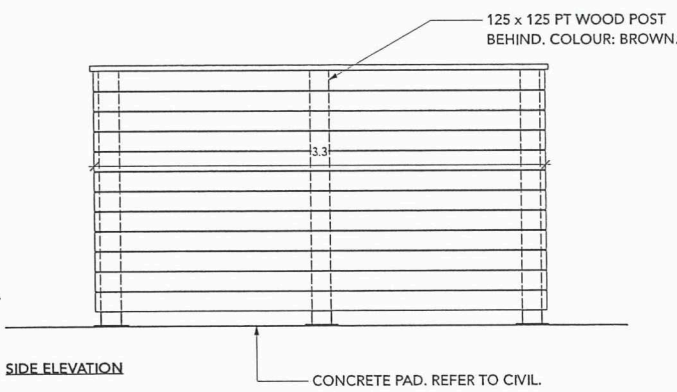
DROP PIN, ONE EACH GATE



REAR ELEVATION

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION

3 GARBAGE ENCLOSURE FENCE
SCALE: 1:25



SIDE ELEVATION

CONCRETE PAD. REFER TO CIVIL.

38 x 235 PT WOOD TOP CAP CONTINUOUS AROUND TOP. COLOUR: BROWN.

38 x 140 PT WOOD SLAT. COLOUR: BROWN. 6mm SPACING, TYPICAL.

LINE OF 38 x 89 PT WOOD NAILING BOARD BEHIND. COLOUR: BROWN. CENTERED ON HORIZONTAL SLAT SECTIONS. SPACE FASTENING HARDWARE EVENLY AND IN LINE.

SCHEDULE "A" page 11 of 13
Zoning Agreement DAS: 30/2020
By-Law No. 26/2022
ZONING OFFICER
DISTRICT PLANNER
COMMUNITY CLERK
APPROVED FOR THE
DIRECTOR OF PLANNING
Winnipeg
May 23, 2024
June 15/26
June 26/26

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DWASITWORK



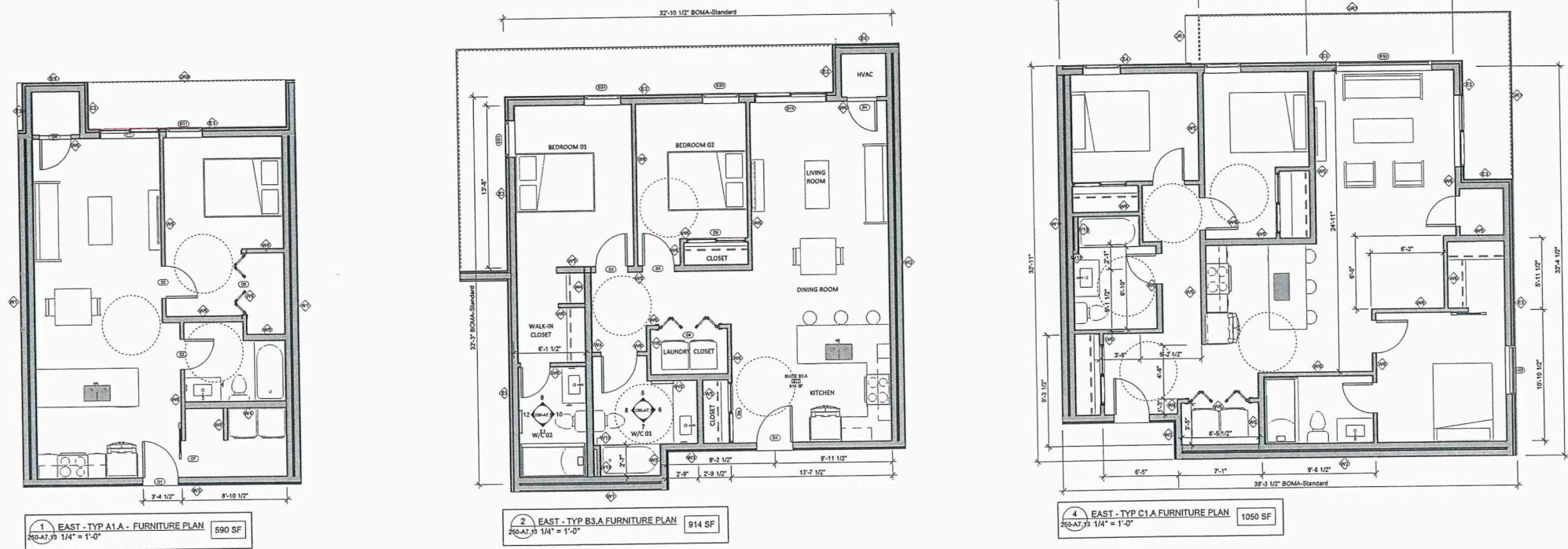
NO.	REVISION / NOTE	DATE	BY
1	ISSUED FOR DEVELOPMENT PERMIT	25/01/09	SR
2	ISSUED FOR PPL REVIEW	25/11/23	SR
3	ISSUED FOR 30% REVIEW	25/10/24	SR
4	REVISION / NOTE		

PROJECT
LOT 4A PAULETTE DUGUAY ST
WINNIPEG, MANITOBA

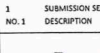
SCALE
DATE
DRAWN BY
PROJECT NO.
AS NOTED
JANUARY 9, 2026
SR
25018

DRAWING TITLE
DETAILS
SHEET NO.
L-2.1

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SCHEDULE "A" page 12 of 13		
To Zoning Agreement DAS21 30/2020		
By-Law No. 26/2022		
ZONING OFFICER		May 28, 2026
DISTRICT PLANNER		June 15/26
COMMUNITY CLERK		June 26/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Amphora DEVELOPMENTS INC.

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GENERAL NOTES:

- BALCONY DIMENSIONS AND RAILING PLACEMENT VARY PER FLOOR AND UNIT. REFER TO DRAWINGS A3.0 - A3.2 FOR MORE DETAILS
- FOR LOCATION, ORIENTATION AND OTHER NOTES REFER TO BUILDING FLOOR PLANS
- ALL KITCHEN BULKHEADS TO EXTEND 2" PAST THE OUTER EDGE OF THE CABINETS
- "A" IN SUITE NAME DENOTES ACCESSIBLE VARIANT OF SUITE TYPE.

REFLECTED CEILING LEGEND

	GWS CEILING
	GWS BULKHEAD / DROPPED CEILING
	MECHANICAL DUCTING IN BULKHEAD/JOINT CAVITY MAINTAIN A MINIMUM DISTANCE OF 6'-3" (2M) BETWEEN DUCT PENETRATIONS IN RATED CEILING (CO-ORDINATE WITH STRUCTURAL/MECHANICAL)
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	CEILING MOUNTED PENDANT LIGHT FIXTURE
	WASHROOM EXHAUST FAN

1 SUBMISSION SET
NO. 1 DESCRIPTION

2026-05-14
DATE

SEAL

PAULETTE DUGUAY ST. MULTIFAMILY

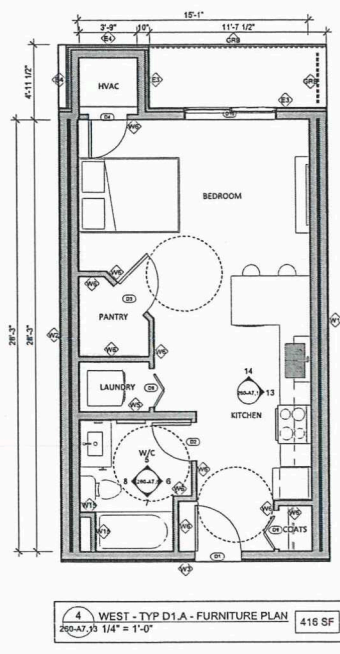
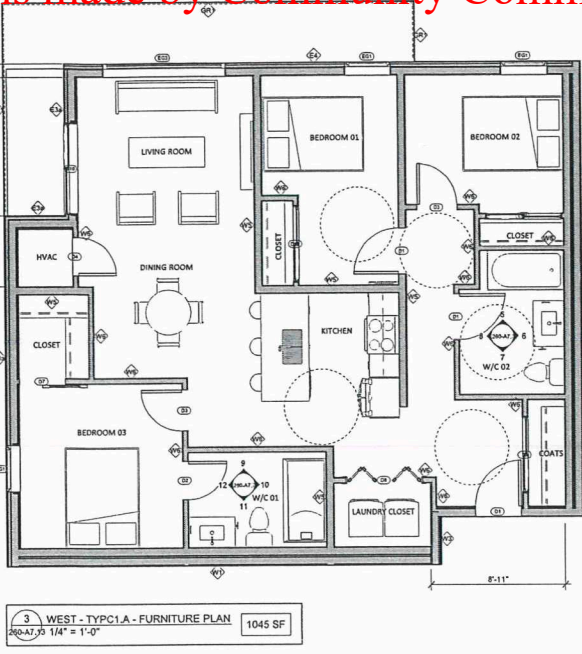
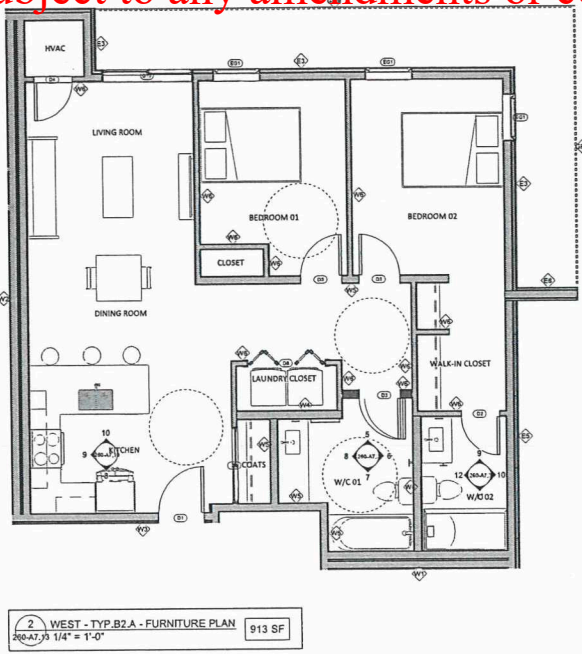
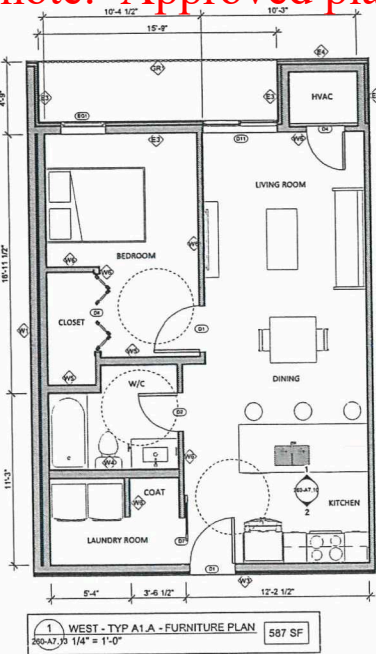
PAULETTE DUGUAY ST., Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB

EAST - TYP ACCESSIBLE UNIT
FURNITURE PLAN

DATE : 2026-05-14
DRAWN BY : Author
REVIEWED BY : Checker

6-05-14 5:16:29 PM

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



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 - "A" IN SUITE NAME DENOTES ACCESSIBLE VARIANT OF SUITE TYPE.

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	GWS BULKHEAD / DROPPED CEILING
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	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	CEILING MOUNTED PENDANT LIGHT FIXTURE
	WASHROOM EXHAUST FAN

SCHEDULE "A" page 13 of 13

To Zoning Agreement DA 2: 30 2020

By-Law No. 26/2022

Winnipeg

ZONING OFFICER		May 28, 2026
DISTRICT PLANNER		June 15/26
COMMUNITY CLERK		June 26/26
APPROVED FOR THE DIRECTOR OF PLANNING		

1	SUBMISSION SET	2026-05-14
NO. 1	DESCRIPTION	DATE

Amphora

Amphora Architecture Inc.

630-70 Arthur Street | Winnipeg, Manitoba | R3B 1G7 Canada | 204-414-0347 | amphora.ca

PRELIMINARY
NOT FOR CONSTRUCTION

PAULETTE DUGUAY ST. MULTIFAMILY
PAULETTE DUGUAY ST, Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB
WEST - TYP ACCESSIBLE UNIT
FURNITURE PLAN

DATE : 2026-05-14
DRAWN BY : Author
REVIEWED BY: Checker

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