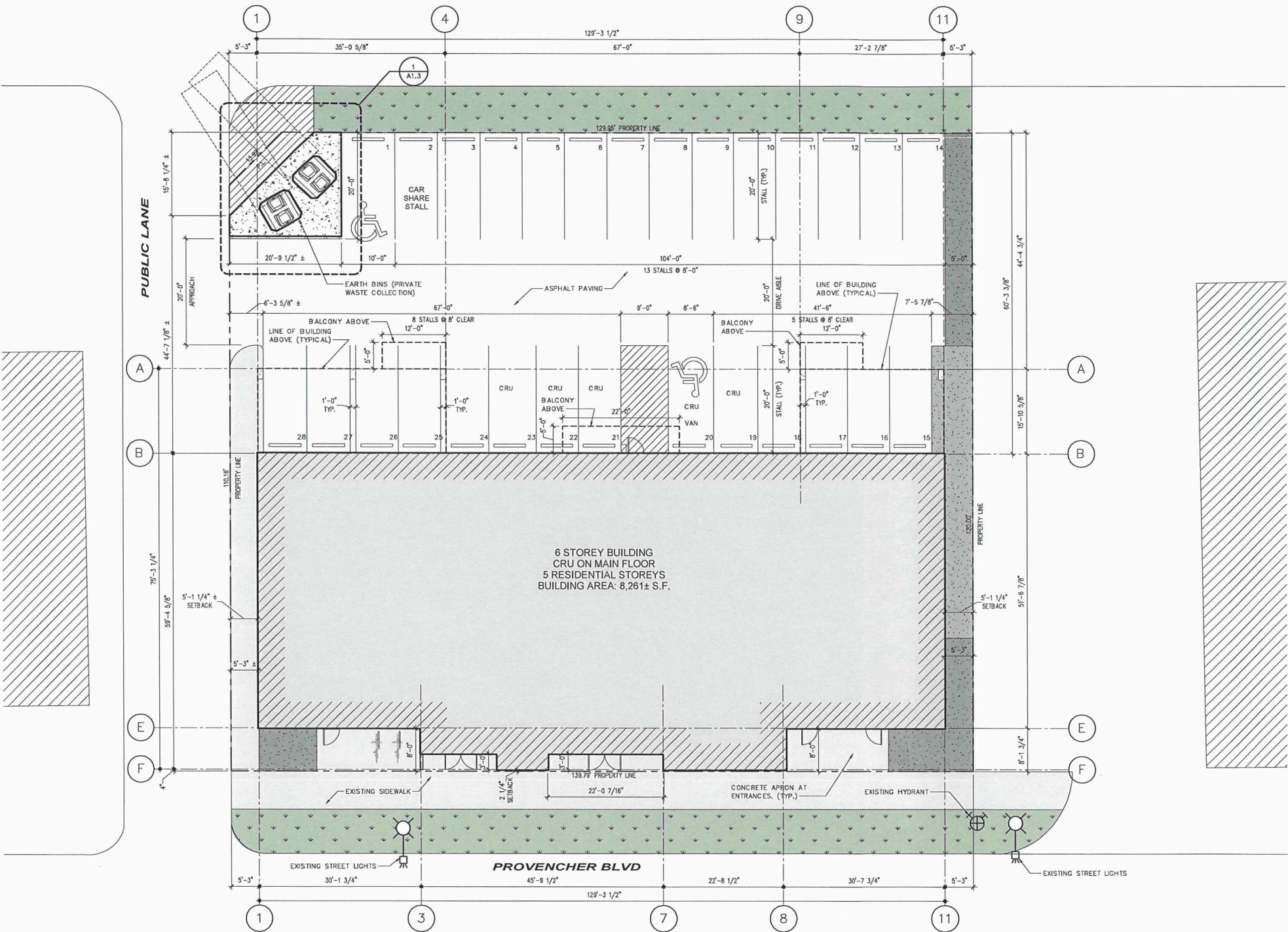


*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



- 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).

SITE STATISTICS:
PROPERTY DESCRIPTION

LEGAL DESCRIPTION
LOT 1 PLAN 2766 (DEPOSIT 206/2026) W/L TO IN RL 76 PARISH OF ST BONIFACE

CURRENT ZONING DISTRICT
DASZ 27/2025
APPROVED ZONING DISTRICT: RMU
URBAN INFILL AREA: YES

APPROVED VARIANCE ORDERS
DAV 169270/2025D (c/r DASZ 27/2025)

BUILDING DESCRIPTION
6 STOREYS W/ BASEMENT
CRU AND STORAGE ON B01
CRU ON MAIN FLOOR
5 RESIDENTIAL STOREYS ON L-02 TO L-06

COMBUSTIBLE CONSTRUCTION

BUILDING AREA (L-02 TO L-06 TYP): 8,261± S.F.
MAIN FLOOR AREA: 7,153± S.F.
GROSS AREA (ALL FLOORS + B01): 54,050± S.F.
CRU AREA: 5,761± S.F.
CRU AREA/FLEX/STORAGE/LOCKERS/BIKE: 10,389± S.F.

LOT INFORMATION		REQ'D	PROV'D
LOT AREA:	9,000	16,726	
DWELLING COUNT:	36	45	
LOT AREA/DU:	372	372	
BUILDING SETBACKS			
FRONT:	0'	0'	
REAR:	25'	44'-4 3/4"	
INTERIOR SIDE:	5'-3"	5'-3"	
CORNER SIDE:	5'-3"	5'-3"	
PARKING SETBACKS			
REAR:	25'	0'	
INTERIOR SIDE:	5'	5'-0"	
CORNER SIDE:	6'-3 5/8"±	6'-3 5/8"±	
BUILDING HEIGHT:		100'	72'-0"±
PARKING STANDARDS			
PARKING COUNT:	28	28	
STALL/DU:	0.62:1	0.62:1	
BICYCLE:	7	19 (B01 ONLY + 4 SITE)	
ACCESSIBLE		2	2
VAN ACCESSIBLE:	1	1	

SUITE SUMMARY:

SUITE TYPE	SUITE AREA	# OF BATHROOMS	# OF BEDROOMS	Count
SUITE A	1118.98 SF	2	3	5
SUITE B	863.00 SF	2	2	5
SUITE C	784.61 SF	2	2	5
SUITE D	910.37 SF	2	2	5
SUITE E	823.80 SF	2	2	5
SUITE F	665.32 SF	1	1	10
SUITE G	599.35 SF	1	1	5
SUITE H	842.66 SF	2	2	5
TOTAL				45

KEYNOTES - SITE PLAN

- ☐
- ☐

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE INC.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-653-4556 • info@affinityarch.com

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6-STOREY MIXED-USED DEVELOPMENT
391-401 PROVENCHER BLVD
WINNIPEG, MB

SITE PLAN - RENOVATION

Drawn by: JJ Checked by: EH

A1.2

TRUE NORTH

PROJECT NORTH

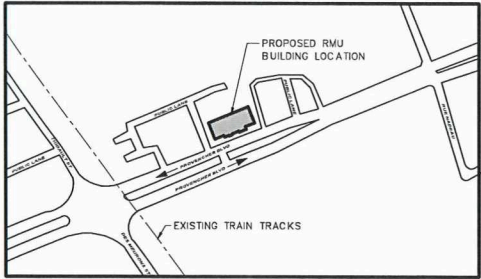
1 A1.2
3/32" = 1'-0"

SITE PLAN

SCHEDULE "A" page 1 of 6
To Zoning Agreement: DASZ 27/2025
By-Law No.: B/L 115/2025

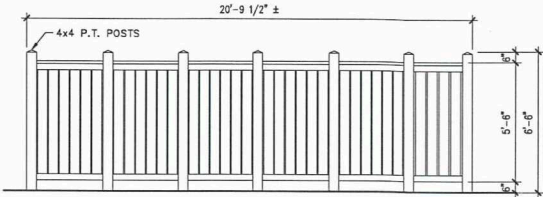
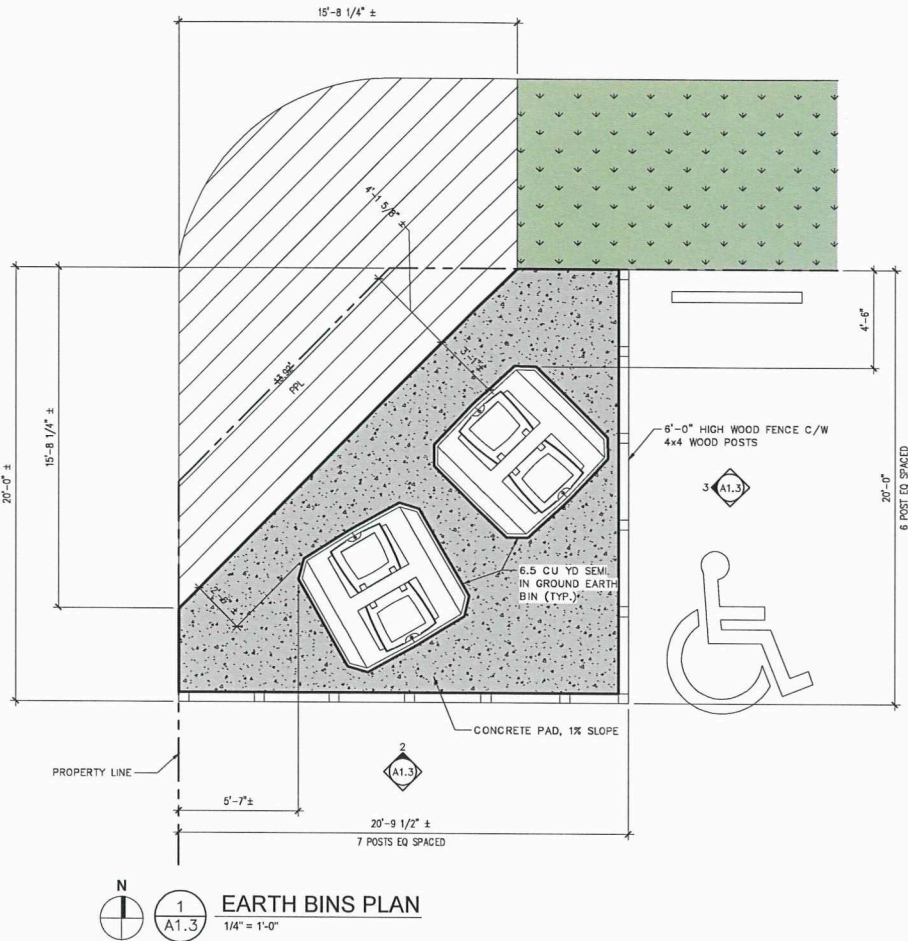


Zoning Officer	Diana Lopez	June 12, 2026
District Planner	<i>[Signature]</i>	June 15, 2026
Community Clerk	<i>[Signature]</i>	June 26/26
Approved for the Director of Planning, Property and Development		

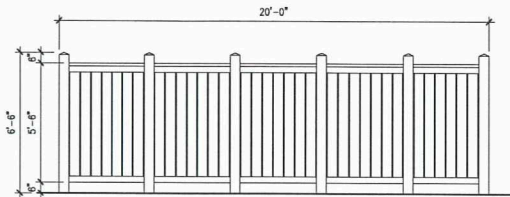


KEY PLAN

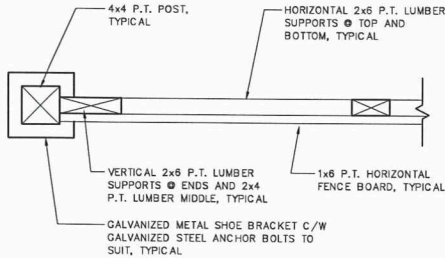
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



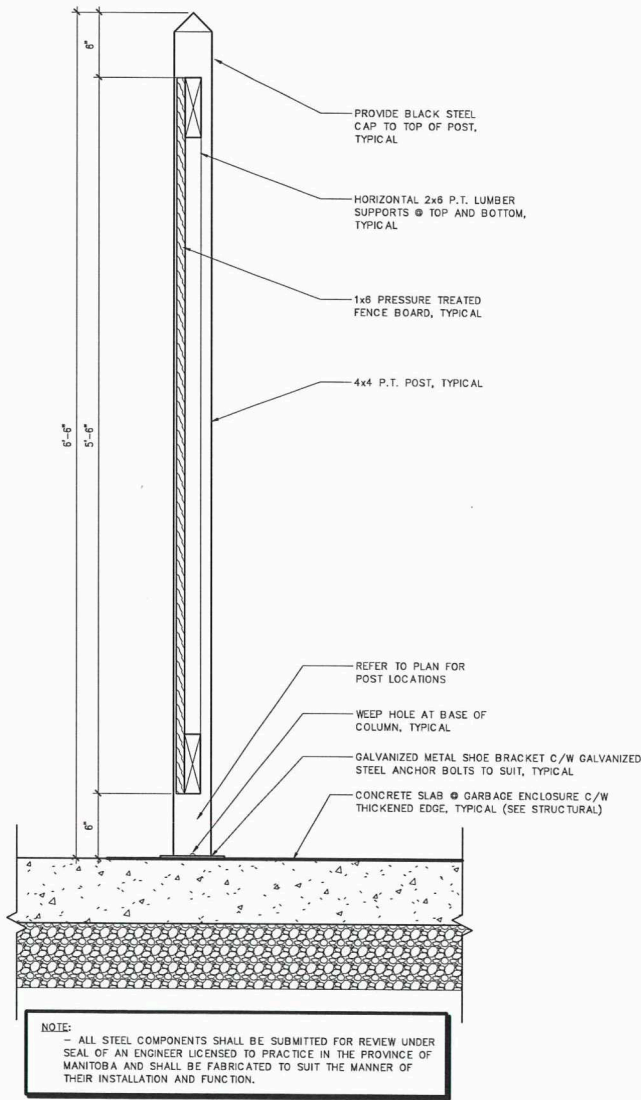
2 ENCLOSURE ELEVATION
1/4" = 1'-0"



3 ENCLOSURE ELEVATION
1/4" = 1'-0"



4 GARBAGE ENCLOSURE DETAIL
1 1/2" = 1'-0"



5 GARBAGE ENCLOSURE - TYP. SECTION
1 1/2" = 1'-0"

SCHEDULE "A" page 2 of 6		
To Zoning Agreement: DASZ 27/2025		
By-Law No.: B/L 115/2025		
Zoning Officer	Diana Lopez	June 1, 2026
District Planner	Mikolajczyk	June 15, 2026
Community Clerk	Sture	June 26, 2026
Approved for the Director of Planning, Property and Development		

1 ISSUED FOR PLAN APPROVAL 26-05-01 BH
No: Revision: Date: By:

PRELIMINARY ONLY
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Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-653-6556 • info@affinityarch.com

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6-STORY MIXED-USED DEVELOPMENT
391-401 PROVENCHER BLVD
WINNIPEG, MB

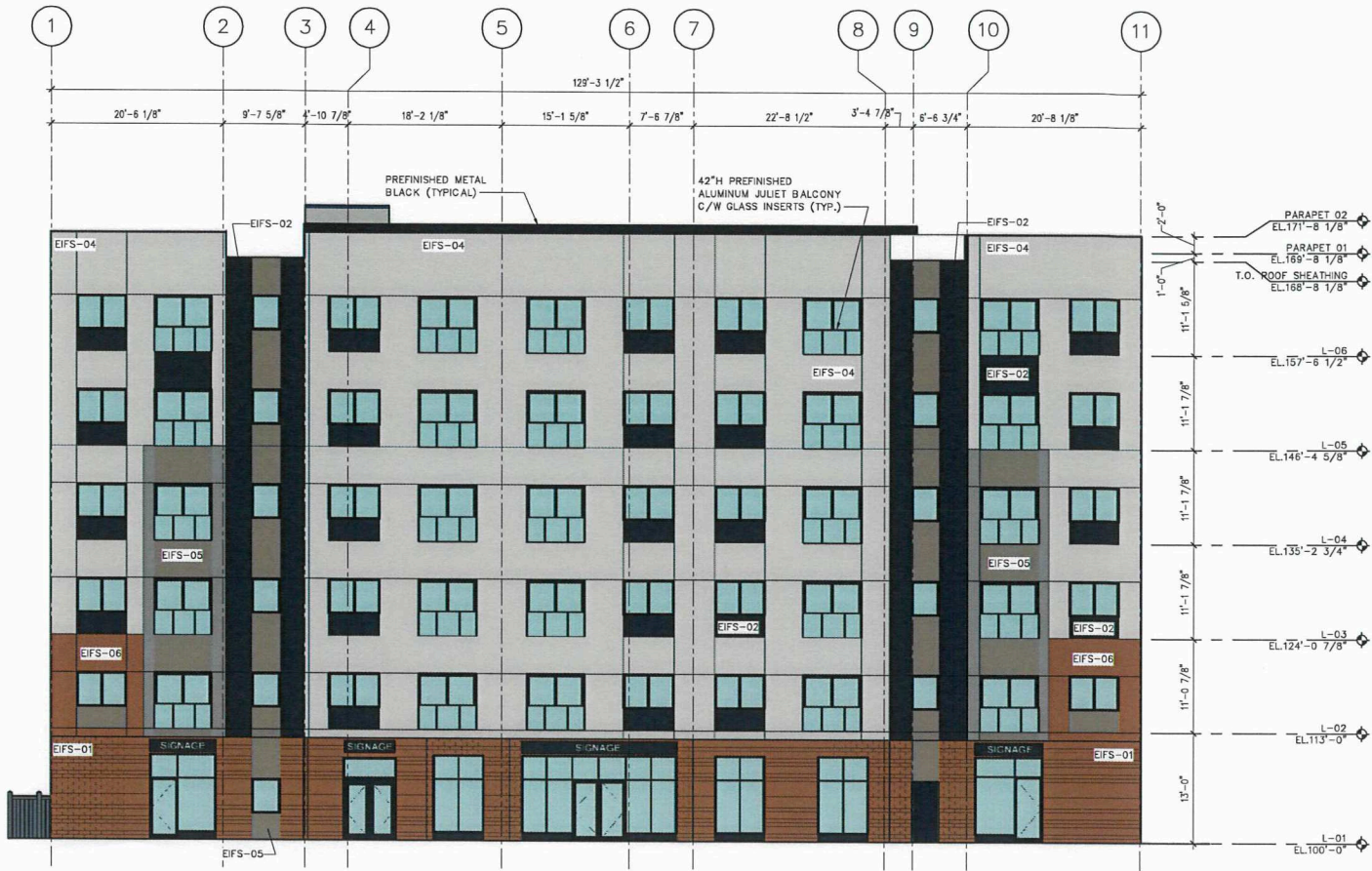
SITE DETAILS

Drawn by: JJ Checked by: E-H

A1.3

Project No: 24010 Date: JANUARY 2026

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



1
A4.1
BUILDING ELEVATION - SOUTH
1" = 10'-0"



2
A4.1
BUILDING ELEVATION - WEST
1" = 10'-0"

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:

-
-
-
-

EXTERIOR FINISH LEGEND:

- EXTERIOR INSULATION AND FINISH SYSTEM
- EIFS-01
 - EXTERIOR INSULATION FINISHING SYSTEM - BRICKTEX EXTERIOR
 - COLOUR: ORANGE W/ STENCIL BRICK PATTERN
 - MAIN FLOOR ONLY
 - EIFS-02
 - EXTERIOR INSULATION FINISHING SYSTEM
 - COLOUR: DARK GRAY
 - EIFS-03
 - EXTERIOR INSULATION FINISHING SYSTEM
 - COLOUR: LIGHT GRAY
 - EIFS-04
 - EXTERIOR INSULATION FINISHING SYSTEM
 - COLOUR: WHITE
 - EIFS-05
 - EXTERIOR INSULATION FINISHING SYSTEM
 - COLOUR: BROWN
 - EIFS-06
 - EXTERIOR INSULATION FINISHING SYSTEM
 - COLOUR: ORANGE (SOLID)

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

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SCHEDULE "A" page 3 of 6		
To Zoning Agreement: DASZ 27/2025		
By-Law No.: B/L 115/2025		
Zoning Officer	Diana Lopez	June 1, 2026
District Planner	M. Kolody	June 15, 2026
Community Clerk	J. [Signature]	June 26, 2026
Approved for the Director of Planning, Property and Development		

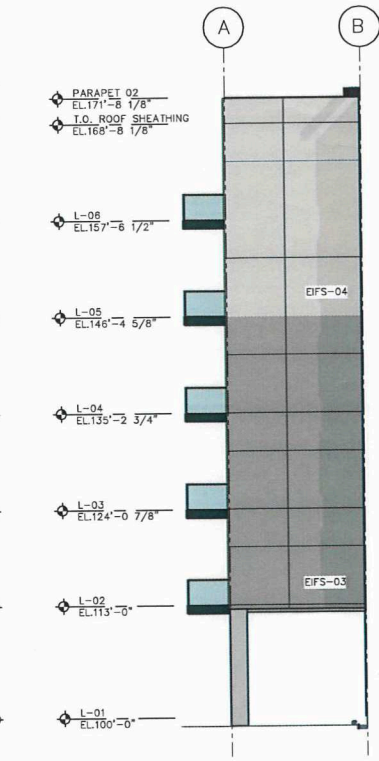
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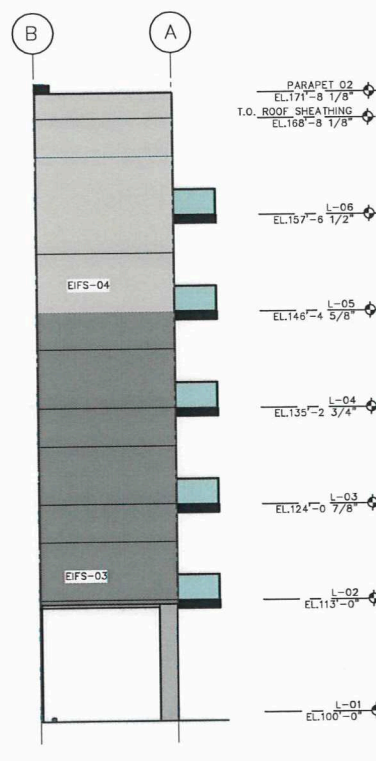
1 BUILDING ELEVATION - NORTH
A4.2 1" = 10'-0"



2 BUILDING ELEVATION - EAST
A4.2 1" = 10'-0"



3 BUILDING ELEVATION - EAST PARTIAL
A4.2 1" = 10'-0"



4 BUILDING ELEVATION - WEST PARTIAL
A4.2 1" = 10'-0"

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:

-
-
-
-

EXTERIOR FINISH LEGEND:

- EXTERIOR INSULATION AND FINISH SYSTEM
- EIFS-01
-EXTERIOR INSULATION FINISHING SYSTEM - BRICKTEX EXTERIOR
-COLOUR: ORANGE W/ STENCIL BRICK PATTERN
-MAIN FLOOR ONLY
 - EIFS-02
-EXTERIOR INSULATION FINISHING SYSTEM
-COLOUR: DARK GRAY
 - EIFS-03
-EXTERIOR INSULATION FINISHING SYSTEM
-COLOUR: LIGHT GRAY
 - EIFS-04
-EXTERIOR INSULATION FINISHING SYSTEM
-COLOUR: WHITE
 - EIFS-05
-EXTERIOR INSULATION FINISHING SYSTEM
-COLOUR: BROWN
 - EIFS-06
-EXTERIOR INSULATION FINISHING SYSTEM
-COLOUR: ORANGE (SOLID)

SCHEDULE "A"

page 4 of 6

To Zoning Agreement: DASZ 27/2025

By-Law No.: B/L 115/2025

Zoning Officer	Diana Lopez	June 1, 2026
District Planner	<i>[Signature]</i>	June 15, 2026
Community Clerk	<i>[Signature]</i>	June 26, 2026
Approved for the Director of Planning, Property and Development		

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6-STORY MIXED-USED DEVELOPMENT
391-401 PROVENCER BLVD
WINNIPEG, MB

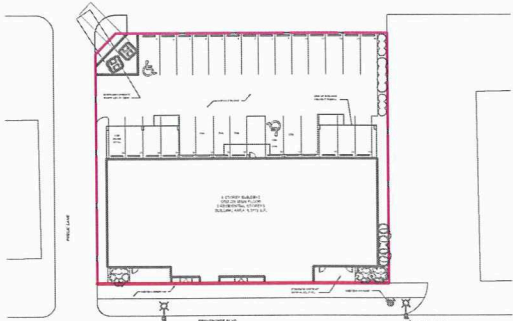
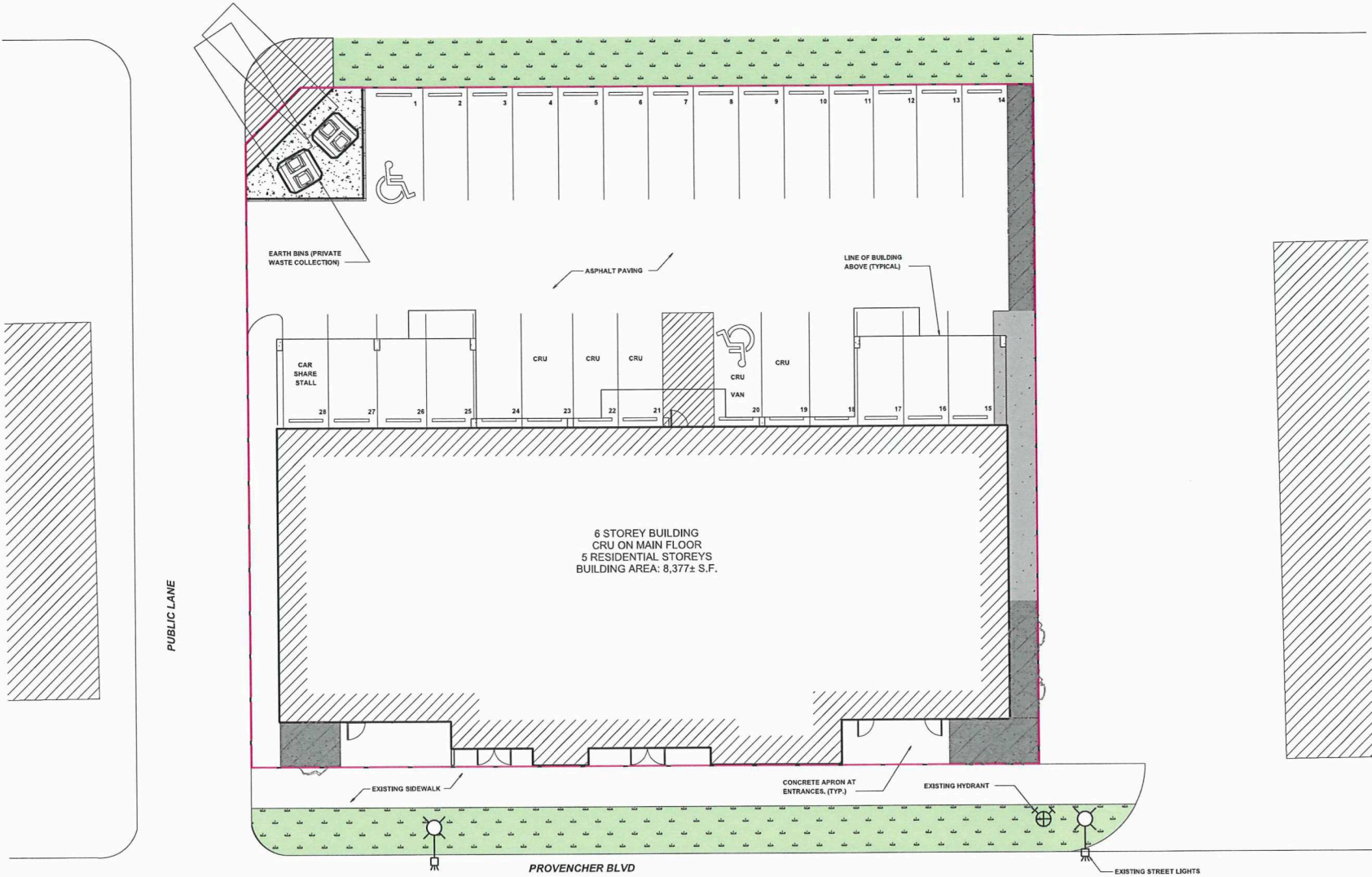
EXTERIOR BUILDING ELEVATIONS

Drawn by: JJ Checked by: EH

A4.2

Project No: 24010 Date: JANUARY 2026

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



2 Zoning Analysis Plan
L-1 Scale: 1:500

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping	
Street Frontage	139 Lin ft.
Provencher Blvd	Required Proposed
Trees	5 5
Shrubs	21 25

- General Notes**
- All work to conform to Canadian Landscape Standard (Current Edition)
 - All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
 - All work is to be warranted for a period of not less than 1 year.
 - Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense
 - Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
 - All dimensions are in meters unless otherwise noted
 - Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
 - Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.
 - All material depths in details are shown after compaction.

Preliminary

- This drawing shall not be used for construction unless signed and sealed by Landscape Architect.
- Variations and modifications to the work shown will not be allowed without prior written consent of Landscape Architect.
- Drawing and Specifications, as instruments of service, are the property of the Landscape Architect. The copyright is reserved in the name of the Landscape Architect. No reproduction may be made without the prior written consent of the Landscape Architect.
- Contractors/bidders are hereby granted a limited licence to reproduce these drawings for the purposes of bidding. Such reproductions are not to be used for construction.

1 Landscape Scope Plan
L-1 Scale: 1:150

Surface Material Legend	
	Sod & Topsoil 218 sm
	Decorative Stone Mulch Planting Bed (3/4" Black Granite) 47 sm
	Decorative Stone Mulch Paving (3/4" Black Granite) 29 sm

SCHEDULE "A" page 5 of 6

To Zoning Agreement: DASZ 27/2025

By-Law No.: B/L 115/2025



Zoning Officer	Diana Lopez	June 1, 2026
District Planner		June 15, 2026
Community Clerk		June 26, 2026
Approved for the Director of Planning, Property and Development		

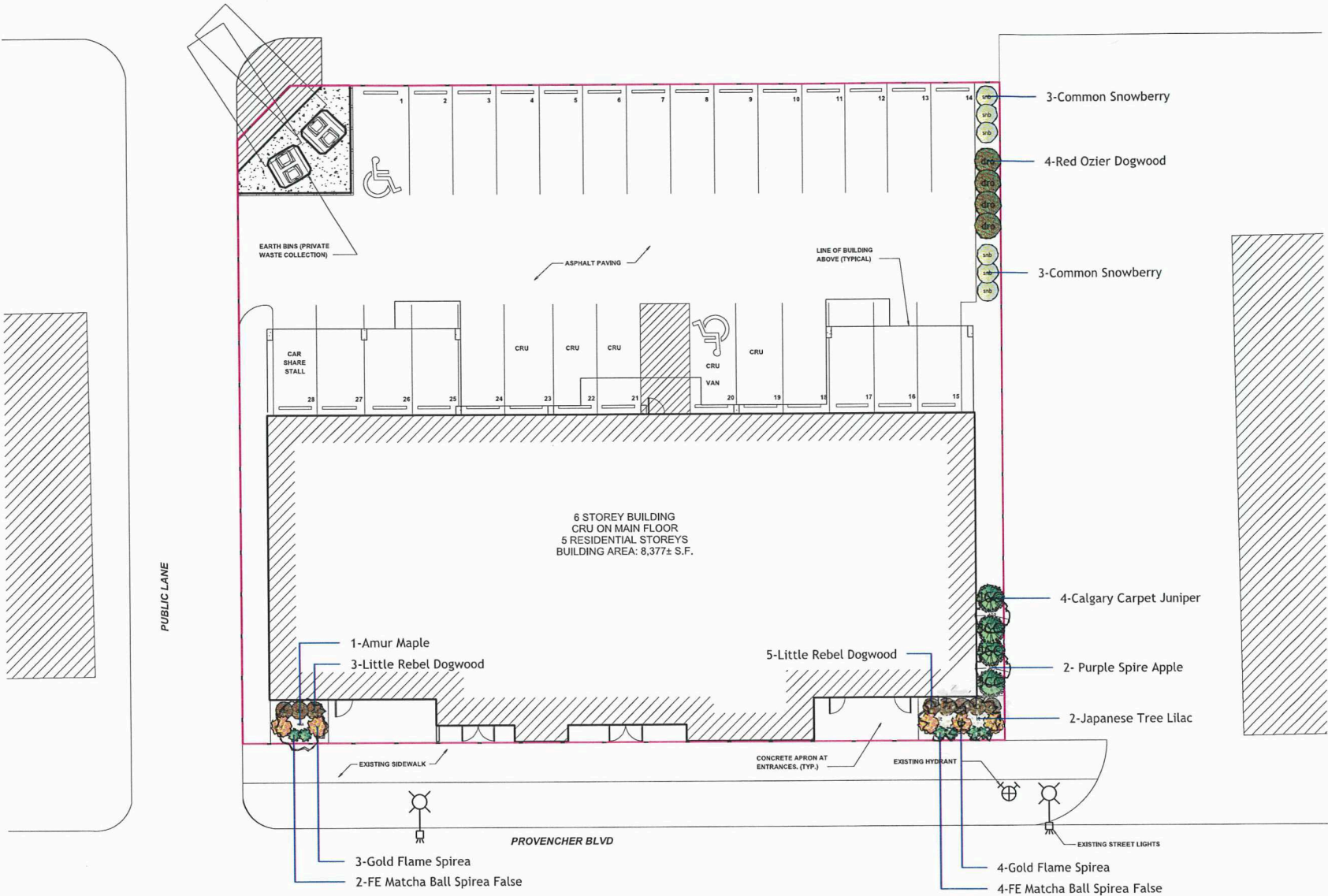
A	2026-04-30	Plan Approval
No.	Date	Issue Notes

Project Title 391-401 PROVENCHER BLVD
6-STORY MIXED-USED DEVELOPMENT
WINNIPEG, MB

Drawing Title Landscape Scope Plan

Drawing No. L-1
of 2

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



Plant Schedule				
Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)	
Evergreen Trees				
Trees				
Amur Maple	Acer ginnala	1	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.	
Purple Spire Apple	Malus 'Jefspire'	2	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	2	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.	
Shrubs				
Little Rebel Dogwood	Cornus alba 'Jefreb'	8	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.	
Red Ozier Dogwood	Cornus stolonifera	4	50 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.	
FE Matcha Ball Spirea False	Sorbaria sorbifolia 'Levgreen'	6	30 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.	
Gold Flame Spirea	Spirea bumalda 'Goldflame'	7	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.	
Common Snowberry	Symphoricarpos alba	6	60 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.	
Evergreen Shrubs				
Calgary Carpet Juniper	Juniperus sabina 'Calgary Carpet'	4	45 cm. sp. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.	
Perennials				
Ornamental Grasses				
Ferns / Mosses				
Vines				
Aquatic Plants				
Total Plants on Schedule		40		
Total Plants in Drawing		40		

Planting Notes

- 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.
- All planting shall conform to the Canadian Landscape Standard (CLS) Current Edition
- 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.
- As per CLS 9.3.4.1,
 - 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.
 - Root balls shall be placed on the undisturbed subgrade to prevent settling.
 - 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.
 - Woody plants shall be planted with the root flare 2.5-5cm (1-2in.) above finish grade.
 - 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.
- No substitutions for plant material will be allowed without prior written consent of the Landscape Architect.
- All plants are to be installed as per the details provided.
- Minimum trees spacing to be 7 m for deciduous trees and 4 m for coniferous trees
- 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.
- 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. 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 warranty.
- Contractor shall replace material found to be dead or in poor condition within two weeks of being notified by the Landscape Architect.

General Notes

- All work to conform to Canadian Landscape Standard (Current Edition)
- All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
- All work is to be warranted for a period of not less than 1 year.
- Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense
- Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
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- Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
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Landscape Maintenance Notes

- Landscape Maintenance work shall conform to the Canadian Landscape Standard (Current Edition) to the "Level 3 - moderate" level.
- 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.
- 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.
- 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.
- 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.
- 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.
- The replacement of any new deciduous or coniferous plant material shall initiate the start of an additional 2 year maintenance on the replaced plant.
- Tree support and stakes are to be inspected at each weeding/watering to ensure that they are properly adjusted.
- 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.
- 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.
- Sod and Planting beds shall be fertilized not less than three times per growing season.
- At the end of each growing season Contractor is to ensure that tree is properly fitted with rodent protection as per the planting detail.

SCHEDULE "A" page 6 of 6

To Zoning Agreement: DASZ 27/2025

By-Law No.: B/L 115/2025



Zoning Officer	Diana Lopez	June 1, 2026
District Planner	[Signature]	June 15, 2026
Community Clerk	[Signature]	June 26/26
Approved for the Director of Planning, Property and Development		