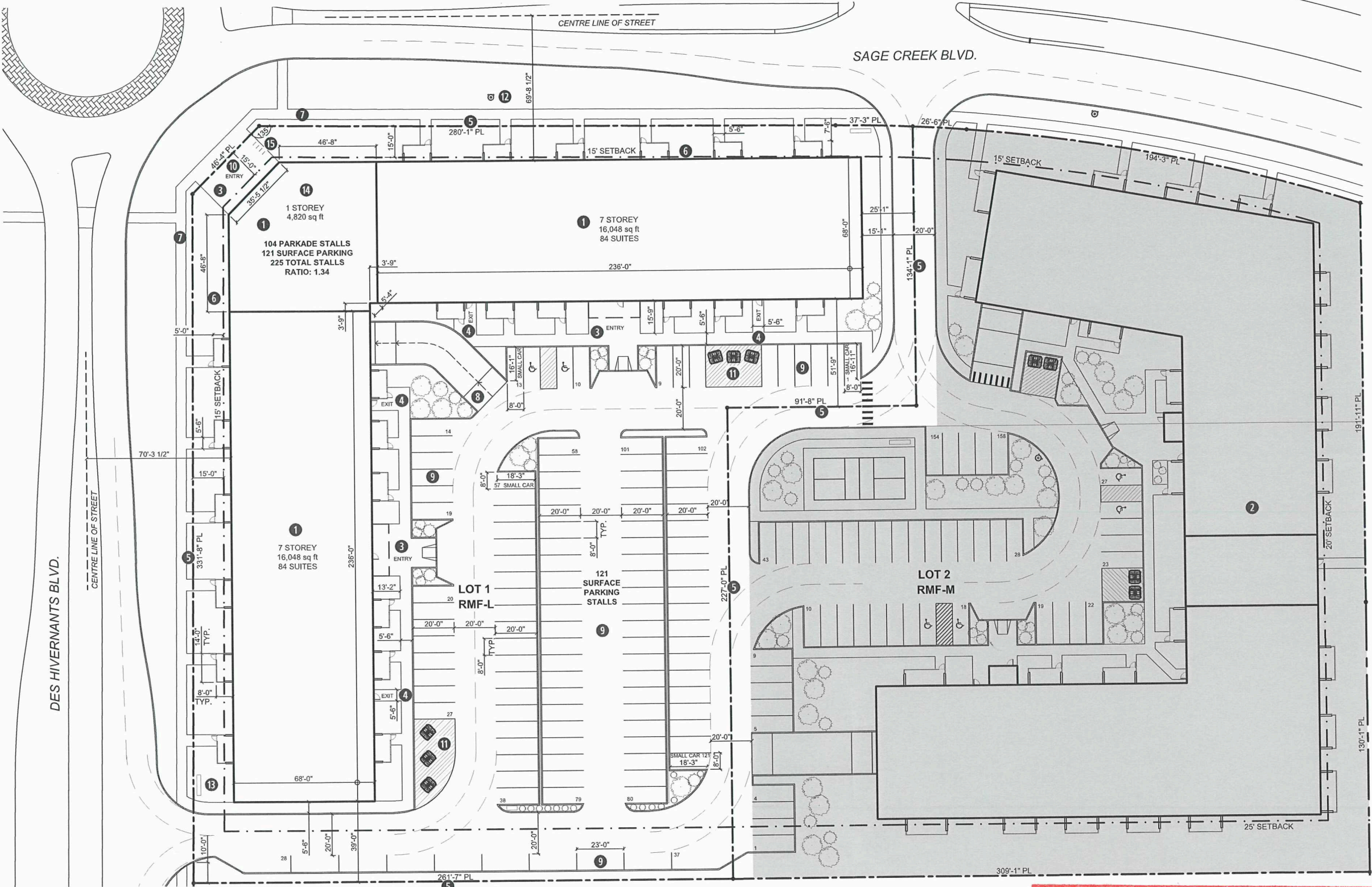


*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



SITE DEVELOPMENT PLAN
SCALE : 1"=50'

SAGE CREEK CONDOMINIUMS
SITE PLAN
PLAN APPROVAL PACKAGE
APRIL 29, 2026
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- Site Plan Keynotes
- | | | |
|--------------------------------------|---------------------|-----------------------------|
| 1 Proposed Multi-family Condominium | 5 Property Line | 9 Surface Parking |
| 2 Future Development | 6 15' Setback | 10 Exterior Bicycle Storage |
| 3 Primary Entrance | 7 Existing Sidewalk | 11 Earth Bins |
| 4 Secondary Entrance / Building Exit | 8 Ramp to Parkade | 12 Existing Fire Hydrant |

- 13 Signage
14 Rooftop Patio
15 Bike Racks

SCHEDULE "A" page 1 of 7
To Zoning Agreement DAC-2 6/2014
By-Law No. 85/2014

ZONING OFFICER	<i>[Signature]</i>
DISTRICT PLANNER	<i>[Signature]</i>
COMMUNITY CLERK	<i>[Signature]</i>

APPROVED FOR THE
DIRECTOR OF PLANNING
CITY OF WINNIPEG

Property Details
Address: ? Sage Creek Boulevard
Zoning: RMF-L-Residential Multi-Family (Large)
Assessed Subdivided Land Area: 106,297 sq. ft.

Proposed Development
Proposal:
168 unit multi-family condominium development
Building Size & Construction:
MBC 3.2.2.47. Group C, Any Height, Any Area,
Sprinklered
Building Area: 36,916 sq. ft. (3,429 sq. m.)
Proposed Principal Uses: Dwelling, multi-family
residential (Permitted)

Winnipeg Zoning By-Law 200/2006
Part 5 Development & Design Standards
Dimensional Standards: RMF-L

Minimum Lot Area
20,000 sq.ft. (106,297 sq.ft. total provided)
Min. Lot Area / Dwelling Unit:
400 sq.ft. (633 sq.ft. provided - 168 units total)
Min / Max Front Yard (Sage Creek Blvd.):
25 ft. / NA (15 ft. provided - variance proposed)
Minimum Rear Yard:
25 ft. (38.5 ft. provided)
Minimum Interior Side Yard:
20 ft. (30 ft. provided)
Min / Max Corner Side Yard (Des Hivernants Blvd.):
20 ft. / NA (15 ft. provided - variance proposed)
Principal Building Separation: NA
Min / Max Building Height:
NA / 150 ft. (+/- 67.5 ft. to be confirmed)
Permitted Balcony Projections: 5 ft. maximum
(7'-6" provided north yard - variance proposed)

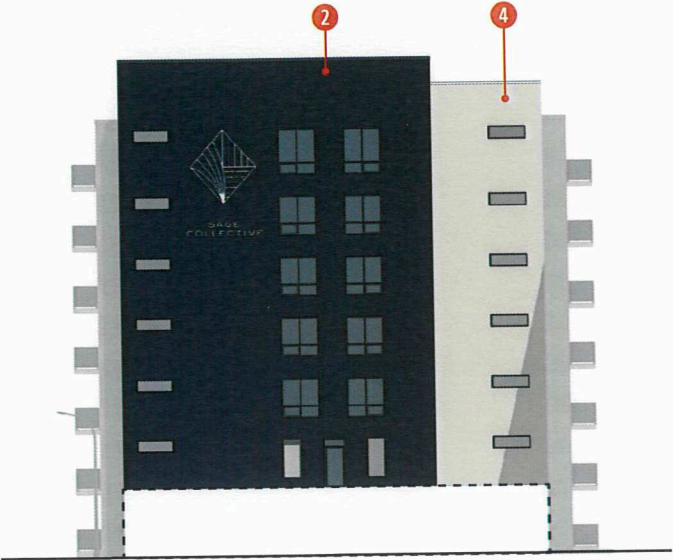
Parking and Loading
Parking Category: 3
1.5 stalls per dwelling unit: 168 x 1.5 = 252 stalls
(225 provided, ratio = 1.34 - variance proposed)
Guest Parking:
10% of required stalls = 26 stalls required
(10% of units = 17 provided - variance proposed)
Accessible Parking:
7 Accessible stall
2 van accessible stalls required & provided
Bicycle Parking:
1 lockable space per 10 required parking stalls =
252/10=26 spaces required and provided
Landscaping: Refer to landscape plan

Winnipeg

May 28, 2016
June 15, 2016
June 26, 2016

StreetSide
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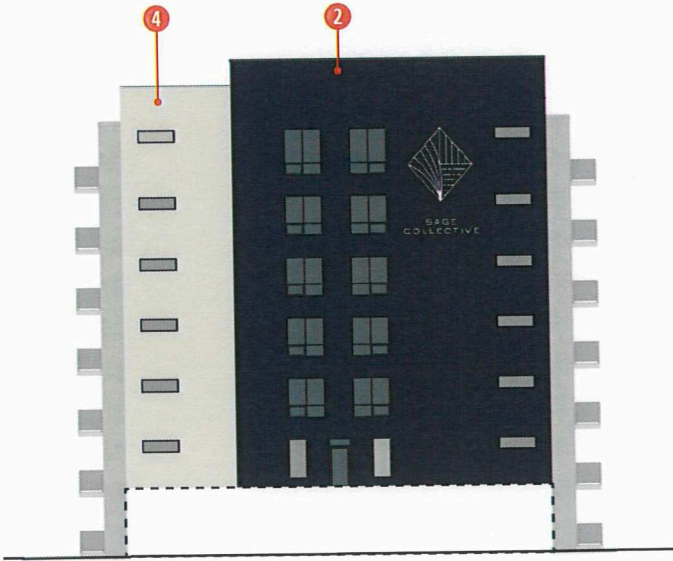
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WEST ELEVATION 1



WEST ELEVATION 2



NORTH ELEVATION 1



NORTH ELEVATION 2

PROPOSED MATERIALS:

- 1 Metal Panel Cladding - Sandstone
- 2 Metal Panel Cladding - Charcoal
- 3 Metal Panel Cladding - Pewter
- 4 Metal Panel Cladding - Bone White
- 5 Aluminum Panel Cladding - Deep Black
- 6 Modular Face Brick - Black
- 7 Limestone Cladding
- 8 Spandrel Panel

SAGE CREEK CONDOMINIUMS

COLOR ELEVATIONS

PLAN APPROVAL PACKAGE

APRIL 29 , 2026

sevenzeroone architecture inc.

SCHEDULE "A" page <u>2</u> of <u>7</u>		
To Zoning Agreement <u>DAS2 6/2014</u>		
By-Law No. <u>85/2014</u>		
ZONING OFFICER		<u>May 08, 2026</u>
DISTRICT PLANNER		<u>June 15, 2026</u>
COMMUNITY CLERK		<u>June 26/26</u>
APPROVED FOR THE DIRECTOR OF PLANNING PROPERTY & CITY SERVICES		

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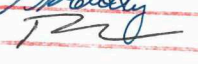
EAST ELEVATION



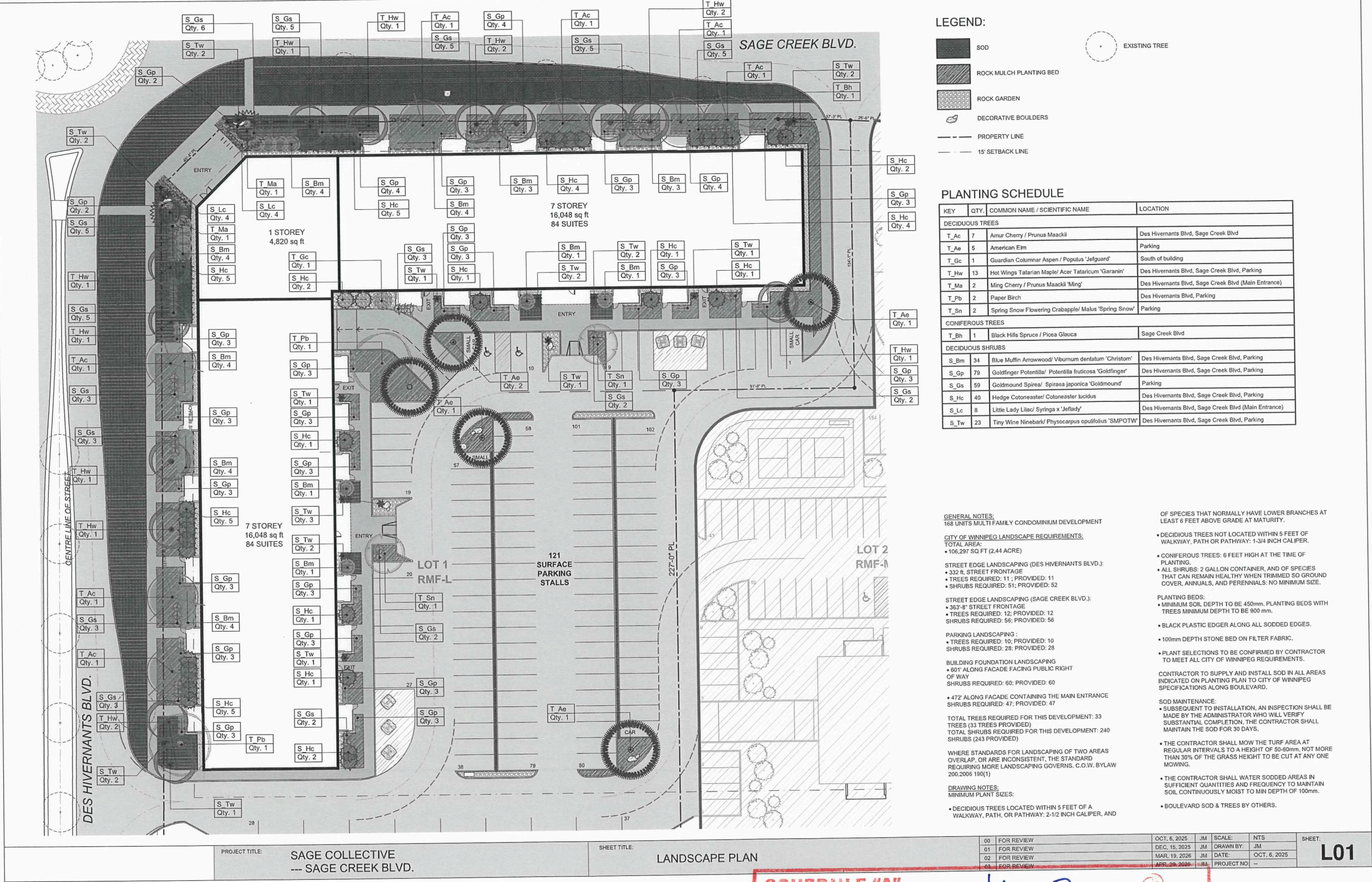
SOUTH ELEVATION

- PROPOSED MATERIALS:**
- ① Metal Panel Cladding - Sandstone
 - ② Metal Panel Cladding - Charcoal
 - ③ Metal Panel Cladding - Pewter
 - ④ Metal Panel Cladding - Bone White
 - ⑤ Aluminum Panel Cladding - Deep Black

SAGE CREEK CONDOMINIUMS
COLORED ELEVATIONS
PLAN APPROVAL PACKAGE
APRIL 29 , 2026
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SCHEDULE "A" page <u>3</u> of <u>7</u>		
To Zoning Agreement <u>DAS2 6/2014</u>		
By-Law No. <u>85/2014</u>		
ZONING OFFICER		<u>May 08, 2026</u>
DISTRICT PLANNER		<u>June 15, 2026</u>
COMMUNITY CLERK		<u>June 26/26</u>

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SAGE CREEK CONDOMINIUMS
LANDSCAPE PLAN
PLAN APPROVAL PACKAGE
APRIL 29, 2026
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SCHEDULE "A" page 4 of 7
To Zoning Agreement DAS2 6/2014
By-Law No. 85/2014
ZONING OFFICER [Signature]
DISTRICT PLANNER [Signature]
COMMUNITY CLERK [Signature]
May 08, 2026
June 15, 2026
June 26, 2026
Winnipeg
StreetSide
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NORTH ELEVATION SCALE: 3/16" = 1'-0"



WEST ELEVATION SCALE: 3/16" = 1'-0"

SAGE CREEK CONDOMINIUMS
EXTERIOR ELEVATIONS
PLAN APPROVAL PACKAGE
APRIL 29 , 2026
sevenzeroone architecture inc.

SCHEDULE "A" page <u>5</u> of <u>7</u>	
To Zoning Agreement <u>DAS2 6/2014</u>	
By-Law No. <u>85/2014</u>	
ZONING OFFICER	<u>[Signature]</u>
DISTRICT PLANNER	<u>[Signature]</u>
COMMUNITY CLERK	<u>[Signature]</u>
APPROVED FOR	<u>[Signature]</u>
DATE	<u>May 08, 2026</u>
	<u>June 15, 2026</u>
	<u>June 26/26</u>

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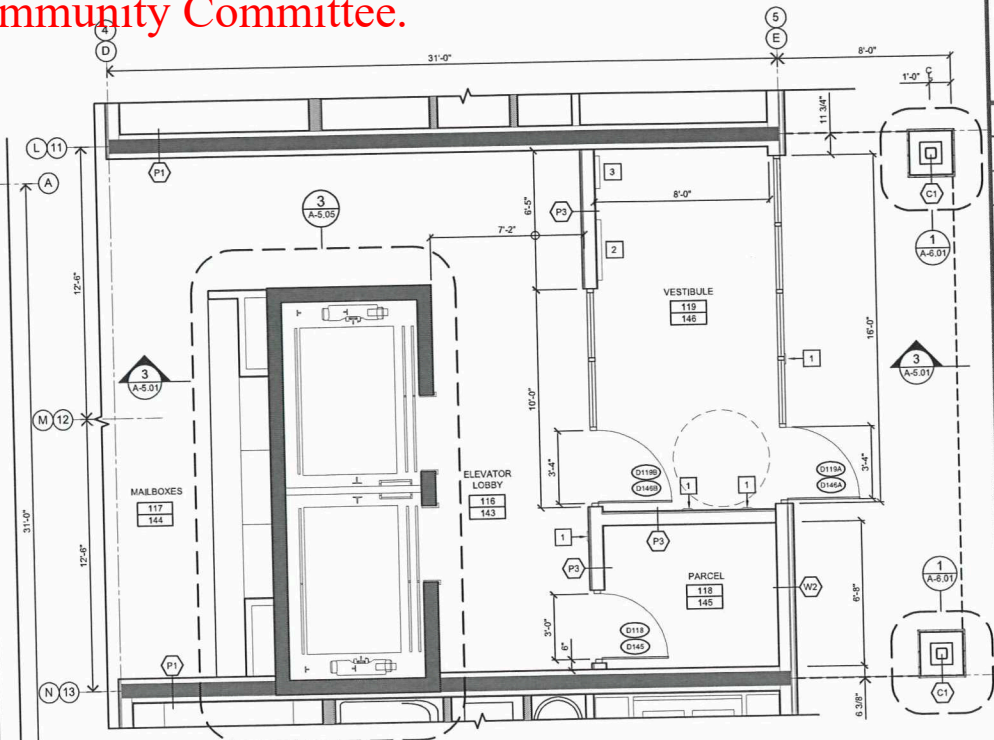


SAGE CREEK CONDOMINIUMS
EXTERIOR ELEVATIONS
PLAN APPROVAL PACKAGE
APRIL 29, 2026
sevenzeroone architecture inc.

SCHEDULE "A" page <u>6</u> of <u>7</u>	
To Zoning Agreement <u>DA52-6/2014</u>	
By-Law No. <u>85/2014</u>	
ZONING OFFICER	<u>[Signature]</u>
DISTRICT PLANNER	<u>[Signature]</u>
COMMUNITY CLERK	<u>[Signature]</u>
APPROVATOR FOR THE	<u>[Signature]</u>
DIRECTOR OF PLANNING	<u>[Signature]</u>
PROPERTY & DEVELOPMENT	<u>[Signature]</u>

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This drawing must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to commencement of work. All errors and omission to be reported immediately to the Architect. Variations and modifications to work shown on these drawings shall not be carried out without written permission from the Architect. This drawing is the exclusive property of the Architect. Only with the permission from the Architect can it be reproduced, in which case the reproduction must bear their name as Architect.

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ENLARGED PLANS KEYNOTES

- 1 AUTOMATIC DOOR OPERATOR
REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS
- 2 ANNUNCIATION PANEL
REFER TO ELECTRICAL DRAWINGS
- 3 SUITE ENTERPHONE PANEL
REFER TO ELECTRICAL DRAWINGS
- 4 COAT HOOK MOUNTED NOT MORE THAN 47" ABOVE FLOOR FINISH AND PROJECTING NOT MORE THAN 2" FROM DOOR
REFER TO UNIVERSAL WASHROOM FIXTURE PLACEMENT REQUIREMENTS ON SHEET A-7.01
- 5 LAVATORY WITH RM HEIGHT NOT MORE THAN 34" ABOVE FLOOR FINISH C/L CLEARANCES IN ACCORDANCE WITH BARRIER FREE REQUIREMENTS
REFER TO UNIVERSAL WASHROOM FIXTURE PLACEMENT REQUIREMENTS ON SHEET A-7.01
- 6 WALL MOUNTED SOAP DISPENSER WITH OPERABLE PARTS LOCATED NOT MORE THAN 6" ABOVE LAVATORY RM HEIGHT
REFER TO UNIVERSAL WASHROOM FIXTURE PLACEMENT REQUIREMENTS ON SHEET A-7.01
- 7 WALL MOUNTED TOWEL DISPENSER LOCATED NOT MORE THAN 47" ABOVE FLOOR FINISH
REFER TO UNIVERSAL WASHROOM FIXTURE PLACEMENT REQUIREMENTS ON SHEET A-7.01
- 8 WALL MOUNTED MIRROR MOUNTED WITH BOTTOM EDGE LOCATED NOT MORE THAN 33" ABOVE FLOOR FINISH
REFER TO UNIVERSAL WASHROOM FIXTURE PLACEMENT REQUIREMENTS ON SHEET A-7.01

- | Revisions | Date |
|-----------|-------------------------|
| | issued _____ date _____ |
| | issued _____ date _____ |
| | issued _____ date _____ |

NOT FOR
CONSTRUCTION

Project Manager

StreetSide
A QUALICO® Company

70 **sevenzeroone architecture inc.**
A 511 St. Mary's Road, Winnipeg, MB., R2L 2C6
P 204.287.8585
E info@701architecture.ca

Scale AS SHOWN

Date FEBRUARY 25 2001

Date FEBRUARY 29, 20

Drawn By

Checked By _____

Project Number 24-

Project Number: _____

Drawing

Enlarged Floor Plans

Sheet 1 of 1

A 2 1

A-2. |

References