SCHEDULE "A" page 1 of 9

To Zoning Agreement: DASZ 6/2013

By-Law No.: 128/2013

Winnipeg

Zoning Officer	JS	July 27, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

Property Details

Address: 271 Grassie Boulevard

Zoning District: C2 (Commercial Community)

Assessed Land Area: 2.4 Acres (104,544 sq. ft.)

Proposed Development

Proposal: 8 Commercial Rental Units
Potential Permitted Uses:

Rental Sales (USS 90 -limited to 40,000 sq.ft.)

Restaurant (USS 92 - limited to 5000 sq.ft.)

Personal Services (USS 89 - limited to 25,000 sq.ft.)

Building Size & Construction:

Group A, Division 2, Group D & Group E

Group E - Most restrictive building occupancy
3.2.2.68 Group E, up to 3 Storeys

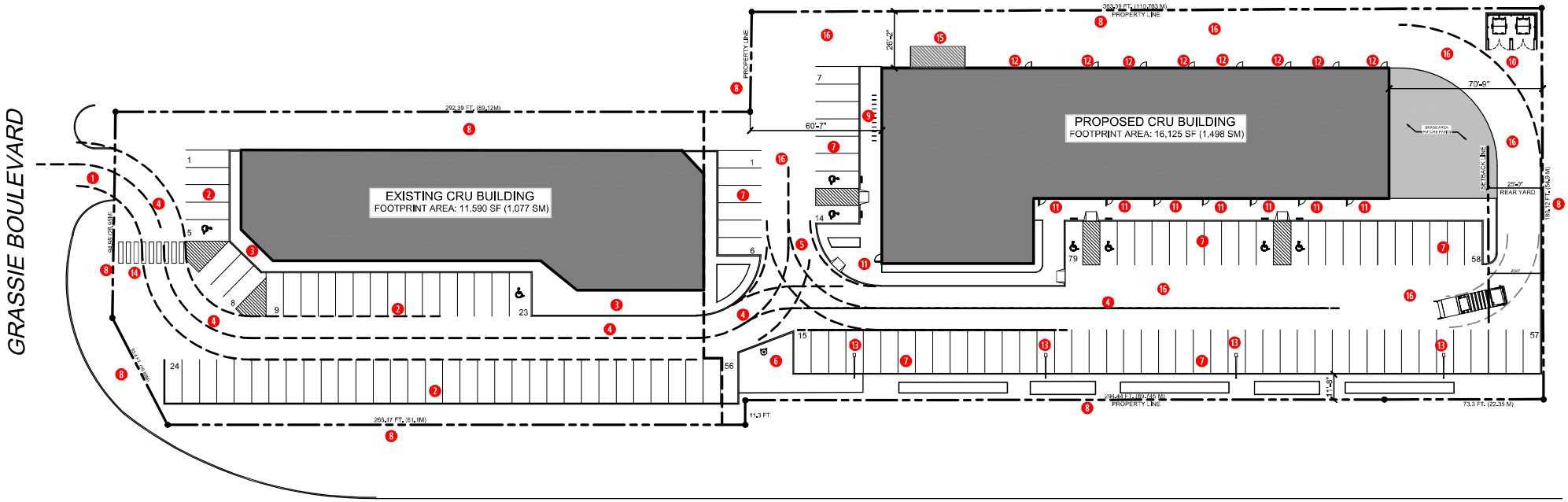
Building Areas:

Existing: 11,590 sq. ft. (1,076 sq. M.)

Proposed: 16,125 sq. ft. (1,498 sq. M.)

Winnipeg Zoning By-Law 200/2006
Part 5 Development & Design Standards
Dimensional, Parking & Landscape Standards (C2)

Min/Max Front Yard (South: 0 / NA Note G = 10 ft. required (10 ft. Provided)
Minimum Rear Yard (North): 25 ft. (25 ft. Provided)
Minimum Interior Side Yard (East / West): 0 ft.
Minimum Corner Side Yard: 0 ft.
Maximum Building Height: 49 ft. (+/- 20 ft. Provided)
Maximum Floor Area Ratio: 3.0 (27,715 / 104,544 = 0.27 Provided)
Parking Category: 20 Personal Services
1 for each 250sq. ft. of floor area
16,125 / 250 = 65 stalls required (79 provided)
Accessible Parking: 3 accessible stalls including 1 van accessible stalls required and provided
Bicycle Parking: 1 lockable space per 10 required parking stalls - 11 provided.
Street Edge Landscaping: Refer to landscape plan



SITE DEVELOPMENT PLAN
SCALE: 1" = 45 FT.

271 GRASSIE BOULEVARD CRU

SITE DEVELOPMENT PLAN

PLAN APPROVAL PACKAGE

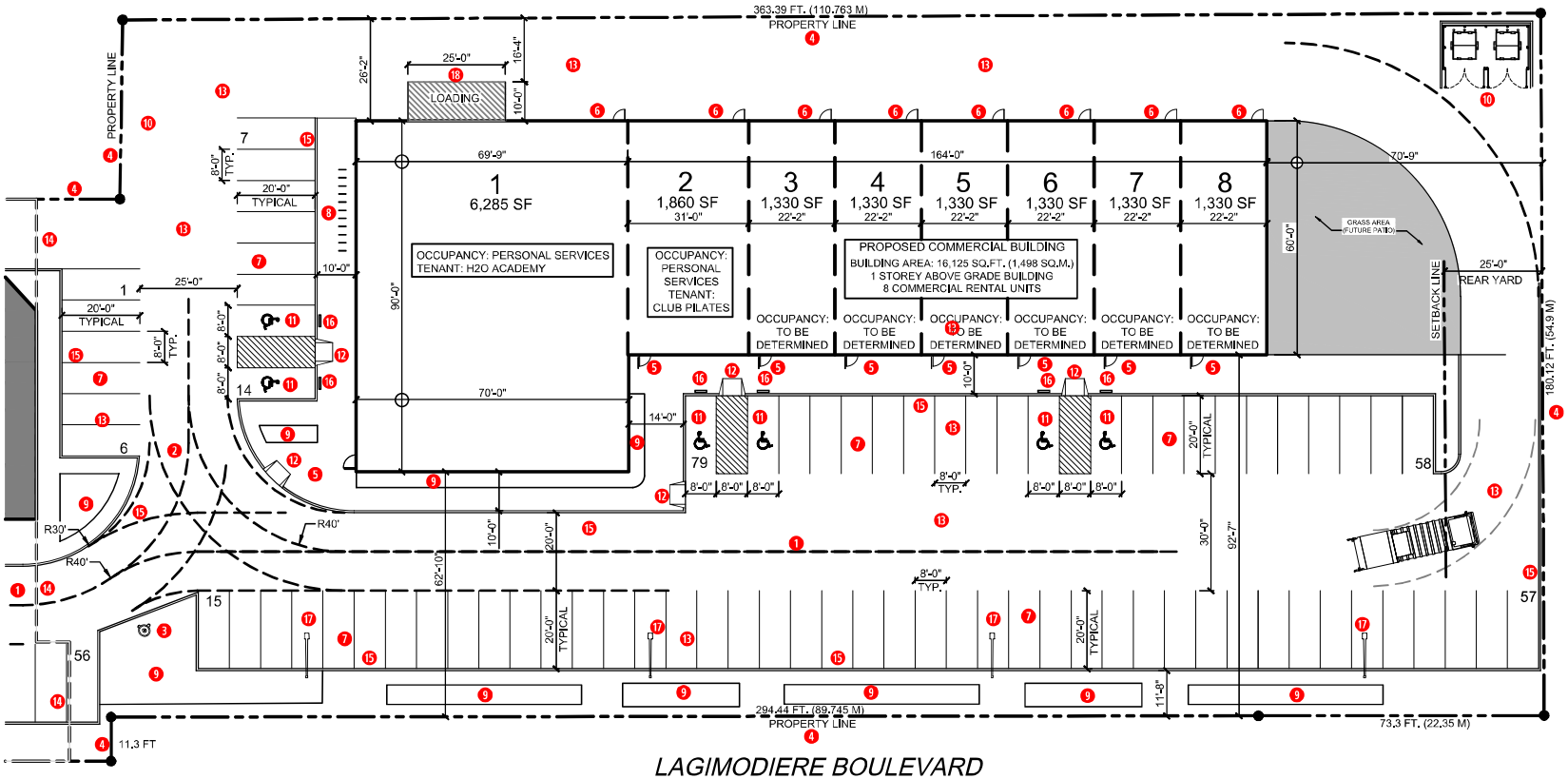
JULY 15, 2026

sevenzeroone architecture inc.

Site Development Plan Keynotes

1. Existing Approach
2. Existing Surface Parking
3. Existing Sidewalk
4. Proposed Fire Truck Access Route
5. Fire Truck Turn Around Access
6. New Fire Hydrant
7. New Surface Parking
8. Property Line
9. Bicycle Rack Storage
10. Garbage & Recycling Bins
11. Primary Entrance
12. Secondary Exit / Entrance
13. Pole Mounted Exterior Lighting
14. New Pedestrian Connection to Existing Sidewalk
15. 10 ft x 25 ft Loading Space
16. New Asphalt Paving

PRECON BUILDERS



LAGIMODIERE BOULEVARD

SITE PLAN
SCALE: 1" = 30 FT.

271 GRASSIE BOULEVARD CRU

PARTIAL SITE PLAN

PLAN APPROVAL PACKAGE

JULY 15, 2026

sevenzeroone architecture inc.

Site Plan Keynotes

1. Proposed Fire Truck Access Route
2. Fire Truck Turn Around Access
3. New Fire Hydrant
4. Property Line
5. Primary Entrance
6. Secondary Exit / Entrance
7. New Surface Parking
8. Bicycle Rack Storage
9. Planting Bed - Refer to Landscape
10. Garbage & Recycling Bins and Enclosure (Refer to Details)
11. Painted Accessible Parking Stall Symbol
12. Sidewalk Ramp
13. New Asphalt Paving
14. Construction Limit Line
15. 6" Wide Concrete Curb
16. Sign Indicating Barrier Free Parking Stall
17. Pole Mounted Exterior Lighting
18. 10 ft x 25 ft Loading Zone

SCHEDULE "A" page 2 of 9

To Zoning Agreement: DASZ 6/2013

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Winnipeg

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Proposed: 16,125 sq. ft. (1,498 sq. M.)

Winnipeg Zoning By-Law 200/2006
Part 5 Development & Design Standards
Dimensional, Parking & Landscape Standards (C2)

Min/Max Front Yard (East): 0 / NA Note G = 10 ft. required (10 ft. Provided)
Minimum Rear Yard (East): 25 ft. (25 ft. Provided)
Minimum Interior Side Yard (South): 0 ft.
Minimum Corner Side Yard (North): 0 ft.
Maximum Building Height: 49 ft. (+/- 20 ft. Provided)
Maximum Floor Area Ratio: 3.0 (27,715 / 104,544 = 0.27 Provided)
Parking Category: 20 Personal Services
1 for each 250 sq. ft. of floor area
16,125 / 250 = 65 stalls required (79 provided)
Accessible Parking: 3 accessible stalls including 1 van accessible stalls required and provided
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Street Edge Landscaping: Refer to landscape plan

PRECON BUILDERS

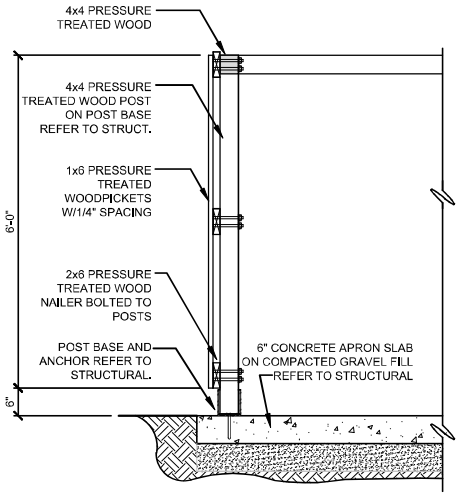
SCHEDULE "A"
page 3 of 9

To Zoning Agreement: DASZ 6/2013

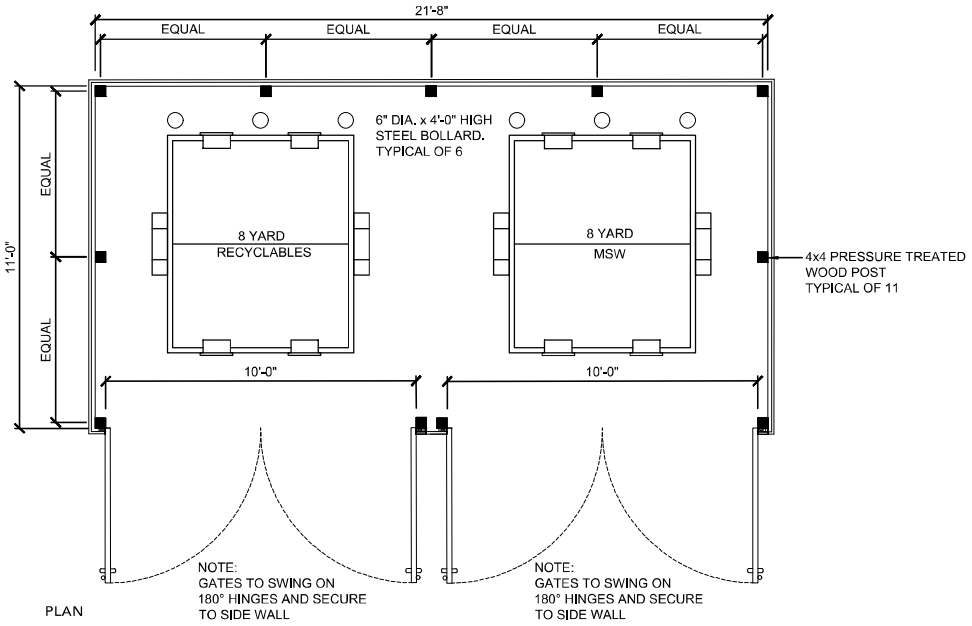
By-Law No.: 128/2013

Winnipeg

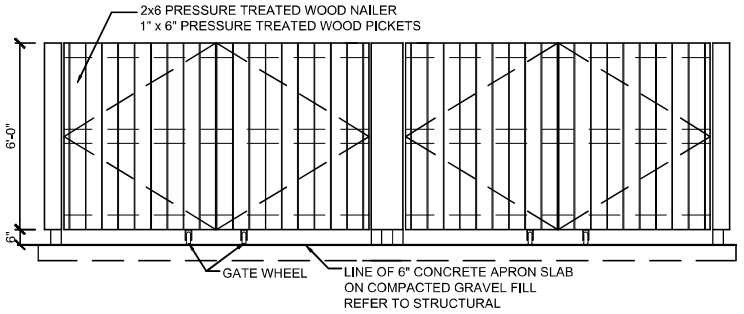
Zoning Officer	JS	July 27, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		



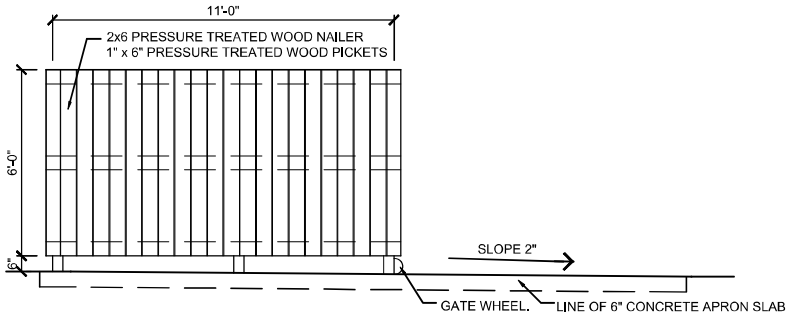
SECTION DETAIL



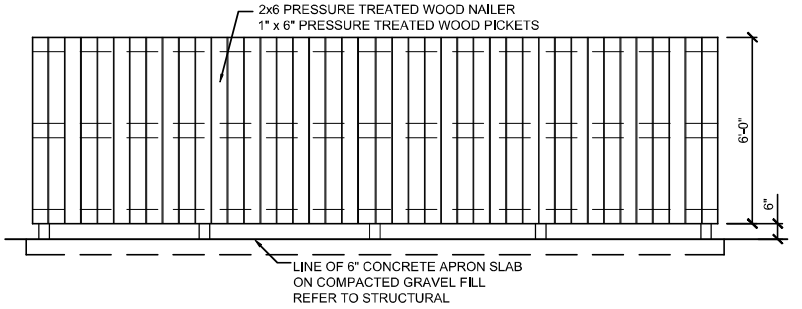
PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

271 GRASSIE BOULEVARD CRU

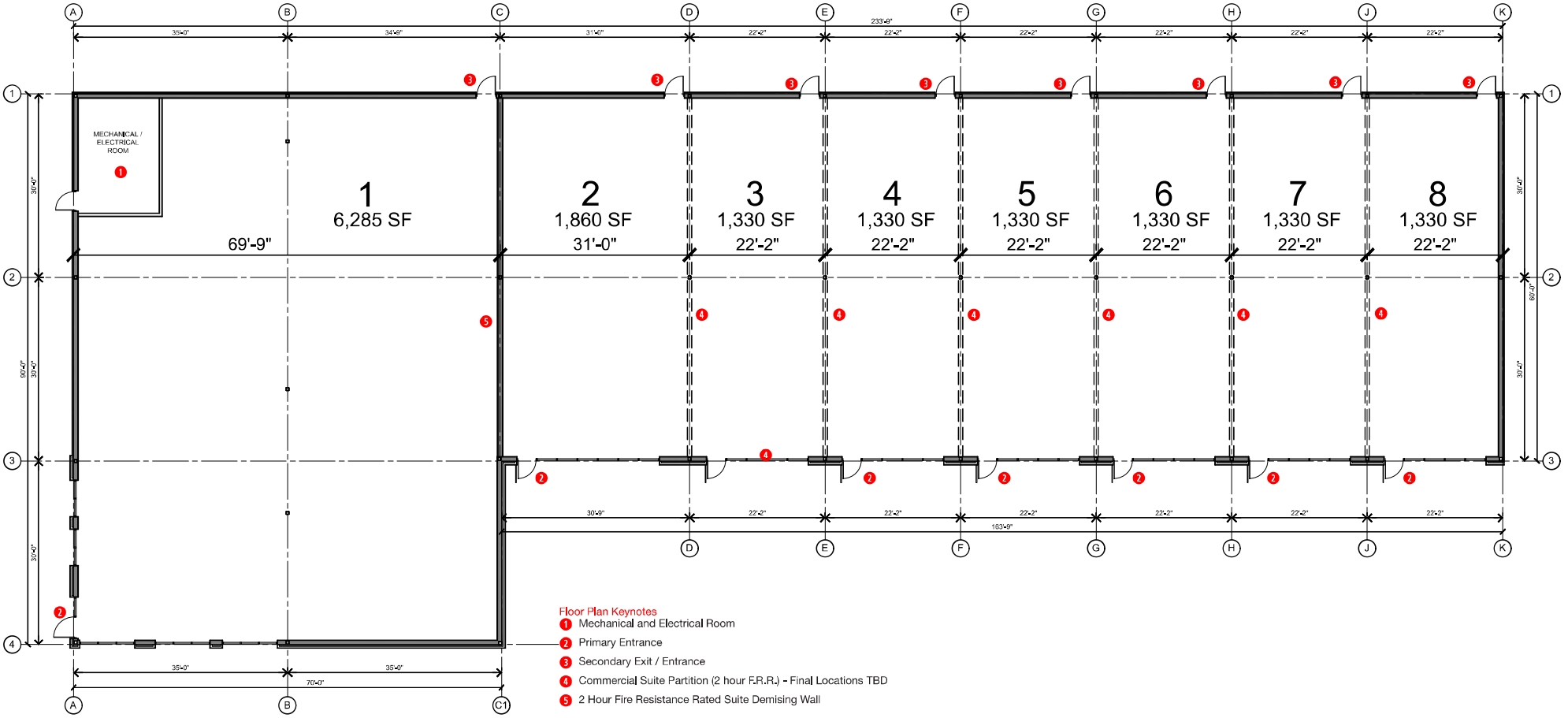
GARBAGE ENCLOSURE DETAILS

PLAN APPROVAL PACKAGE

JULY 15, 2026

sevenzeroone architecture inc.

PRECON BUILDERS



Floor Plan Keynotes

1. Mechanical and Electrical Room
2. Primary Entrance
3. Secondary Exit / Entrance
4. Commercial Suite Partition (2 hour F.R.R.) - Final Locations TBD
5. 2 Hour Fire Resistance Rated Suite Demising Wall

MAIN FLOOR PLAN
SCALE: 1/16" = 1'-0"

271 GRASSIE BOULEVARD CRU

MAIN FLOOR PLAN

PLAN APPROVAL PACKAGE

JULY 15, 2026

sevenzeroone architecture inc.

SCHEDULE "A" page 4 of 9

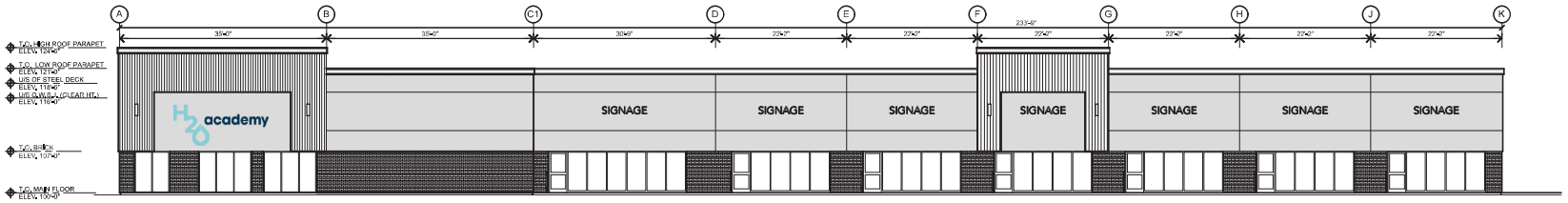
To Zoning Agreement: DASZ 6/2013

By-Law No.: 128/2013

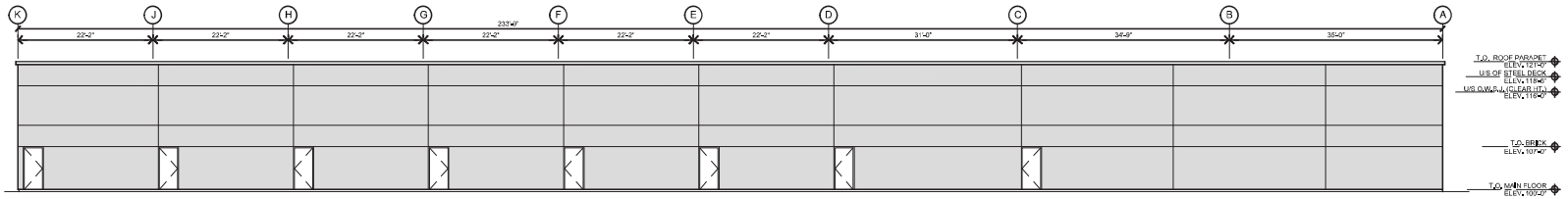
Winnipeg

Zoning Officer	JS	July 27, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

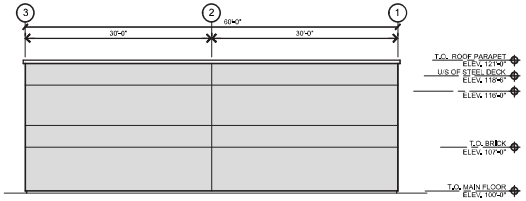
PRECON BUILDERS



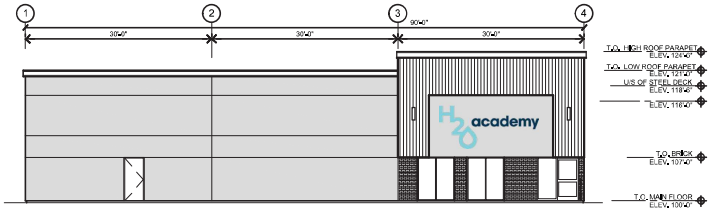
EAST ELEVATION
SCALE: 1"=20'



WEST ELEVATION
SCALE: 1"=20'



NORTH ELEVATION
SCALE: 1"=20'



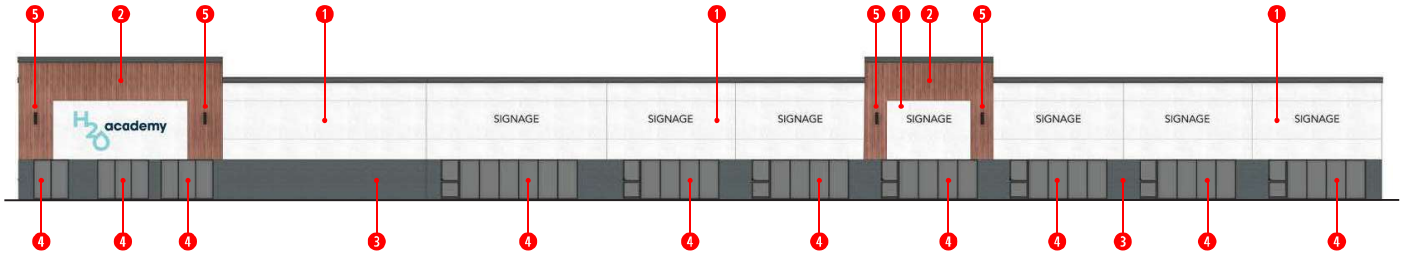
SOUTH ELEVATION
SCALE: 1"=20'

SCHEDULE "A" page 5 of 9
To Zoning Agreement: DASZ 6/2013
By-Law No.: 128/2013
Winnipeg

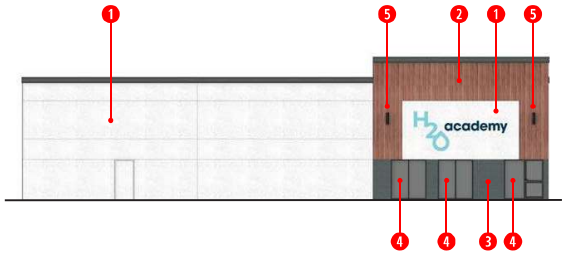
Zoning Officer	JS	July 27, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

271 GRASSIE BOULEVARD CRU
EXTERIOR ELEVATIONS
PLAN APPROVAL PACKAGE
JULY 15, 2026
sevenzeroone architecture inc.

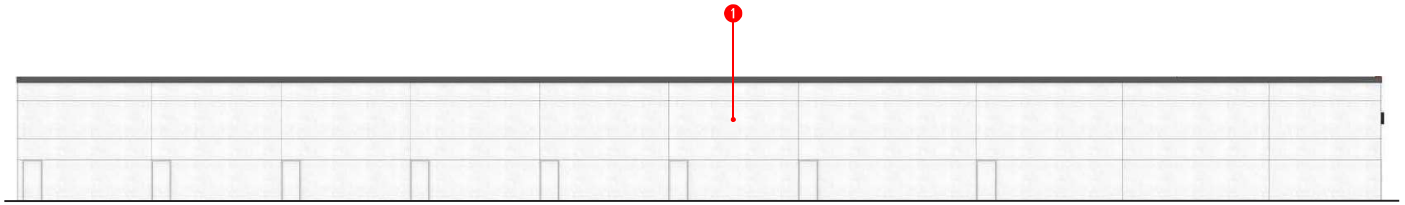
PRECON BUILDERS



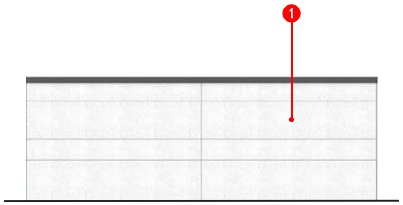
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

ELEVATION KEYNOTES:

1. Acrylic Stucco: To Match Existing
2. Vertical Wood Grain Metal Siding - To Match Existing
3. Brick Veneer Cladding - To Match Existing
4. Black Anodized Aluminum Storefront Glazing
5. Wall Sconce

SCHEDULE "A" page 6 of 9

To Zoning Agreement: DASZ 6/2013

By-Law No.: 128/2013

Winnipeg

Zoning Officer	JS	July 27, 2026
District Planner		
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Approved for the Director of Planning, Property and Development		

271 GRASSIE BOULEVARD CRU

COLORED ELEVATIONS

PLAN APPROVAL PACKAGE

JULY 15, 2026

sevenzeroone architecture inc.

PRECON BUILDERS



SCHEDULE "A" page 7 of 9

To Zoning Agreement: DASZ 6/2013

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Winnipeg

Zoning Officer	JS	July 27, 2026
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271 GRASSIE BOULEVARD CRU

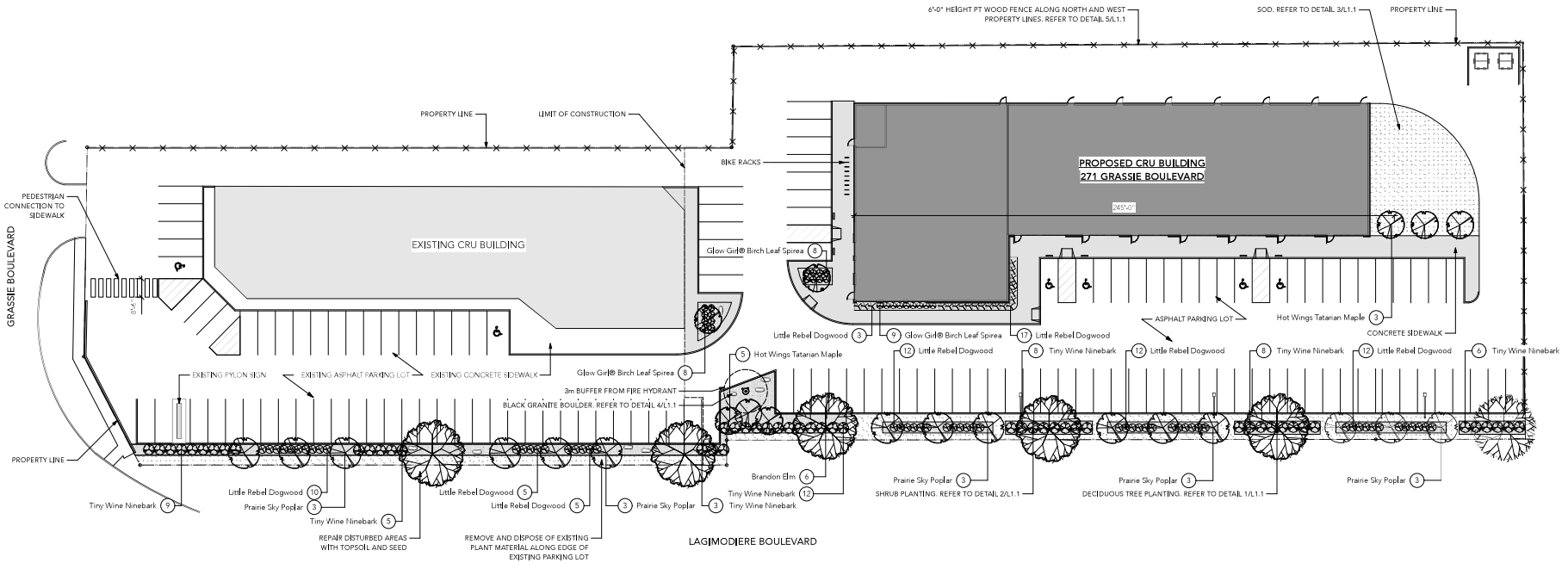
STREET LEVEL VISUALIZATION

PLAN APPROVAL PACKAGE

JULY 15, 2026

sevenzeroone architecture inc.

PRECON BUILDERS



1 / L1.0 LANDSCAPE PLAN
Scale: 1:275

0 10 100 ft

LEGEND

1-1/2" Black granite rock, 75mm depth. Approx 2,200 sq.ft.

Sod. Approx. 6,500 sq.ft.

Concrete Sidewalk

Plant List				
Qty	Latin Name	Common Name	Scheduled Size	Remarks
8	Acer tataricum 'GarAnn'	Hot Wings Tatarian Maple	55mm cal.	Well-formed head, B&B or #25 container
76	Cornus alba 'Ialfrab'	Little Rebel Dogwood	40cm ht.	Full and evenly branched, min. 4 canes, #2 container
51	Physocarpus opulifolius 'SMPOTW'	Tiny Wine Ninebark	40cm height	Full and evenly branched, min. 4 canes, #2 container
15	Populus 'Prairie Sky'	Prairie Sky Poplar	75mm cal.	Well-formed head, B&B or #25 container
25	Spiraea betulifolia 'Tor Gold'	Glow Girl® Birch Leaf Spirea	40cm height	Full and evenly branched, min. 4 canes, #2 container
6	Ulmus americana 'Brandon'	Brandon Elm	75mm cal.	Well-formed head, B&B or #25 container

CITY OF WINNIPEG BY-LAW REQUIREMENTS FOR LANDSCAPING

STREET EDGE
LAGIMODIERE BOULEVARD (560' / 170m)
Required: 19 trees, 64 shrubs
Provided: 24 trees (19 + 5), 107 shrubs (84 + 23)

GRASSIE BOULEVARD (150' / 46m)
REQUIRED PLANT MATERIAL MOVED TO LAGIMODIERE STREET EDGE
Required: 5 trees, 23 shrubs
Provided: 0 trees, 00 shrubs

BUILDING FOUNDATION
LAGIMODIERE BOULEVARD (245' / 75m)
Required: 24 shrubs
Provided: 29 shrubs

PARKING LOT INTERIOR
Parking lot area: 20,400 sq.ft.
Required: area to be landscaped 20,400 x .05 = 1,020 sq.ft.
Provided: 1,390 sq.ft.
Planting:
Required: 3 trees, 10 shrubs
Provided: 5 trees, 16 shrubs

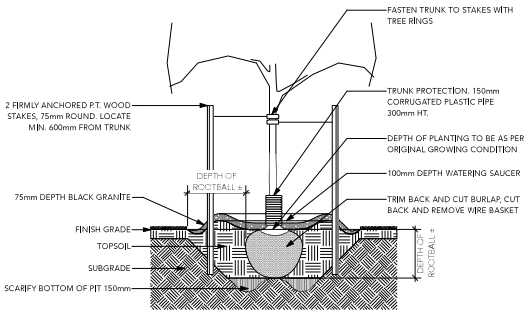
SUMMARY OF CITY OF WINNIPEG BY-LAW LANDSCAPE REQUIREMENTS
Required: 27 trees, 141 shrubs
Provided: 29 trees, 152 shrubs

SCHEDULE "A" page 8 of 9
To Zoning Agreement: DASZ 6/2013
By-Law No.: 128/2013

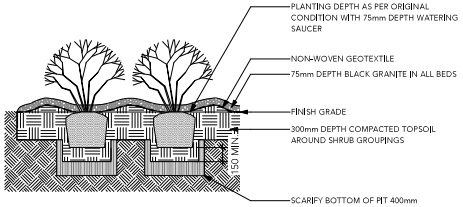
Zoning Officer	JS	July 27, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

Winnipeg

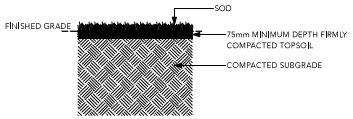
All dimensions are in millimeters unless otherwise noted. Verify all dimensions on site before commencing work. Do not scale drawings. Report any discrepancies to the consultant before proceeding. Drawings are not to be used for construction purposes unless issued for construction. Any changes made to the drawings without the consent of the consultant will relieve the consultant from responsibility for the work. Any work carried out by the contractor prior to receiving approval from the consultant is at the contractor's own risk and expense. The contractor is responsible for all dimensions and conditions on site. The consultant is to be informed of any discrepancies before proceeding with the work. The contractor is responsible for the safety of the site, including the safety of all persons on the site. The contractor is responsible for all temporary bracing required to maintain the structural integrity of the building during construction. The contractor is responsible for the safety of adjacent structures during excavation and construction. The contractor is responsible for all permits required for the work. The contractor is responsible for all fees associated with the work. The contractor is responsible for all taxes associated with the work. The contractor is responsible for all insurance associated with the work. The contractor is responsible for all warranties associated with the work. The contractor is responsible for all guarantees associated with the work. The contractor is responsible for all maintenance associated with the work. The contractor is responsible for all repairs associated with the work. The contractor is responsible for all replacements associated with the work. The contractor is responsible for all removals associated with the work. The contractor is responsible for all disposals associated with the work. The contractor is responsible for all recycling associated with the work. The contractor is responsible for all waste management associated with the work. The contractor is responsible for all environmental protection associated with the work. The contractor is responsible for all health and safety associated with the work. The contractor is responsible for all first aid associated with the work. The contractor is responsible for all emergency preparedness associated with the work. The contractor is responsible for all fire protection associated with the work. The contractor is responsible for all security associated with the work. The contractor is responsible for all site access associated with the work. The contractor is responsible for all site egress associated with the work. The contractor is responsible for all site lighting associated with the work. The contractor is responsible for all site signage associated with the work. The contractor is responsible for all site fencing associated with the work. The contractor is responsible for all site hoarding associated with the work. The contractor is responsible for all site protection associated with the work. The contractor is responsible for all site restoration associated with the work. The contractor is responsible for all site cleanup associated with the work. The contractor is responsible for all site maintenance associated with the work. The contractor is responsible for all site security associated with the work. The contractor is responsible for all site access associated with the work. The contractor is responsible for all site egress associated with the work. The contractor is responsible for all site lighting associated with the work. The contractor is responsible for all site signage associated with the work. The contractor is responsible for all site fencing



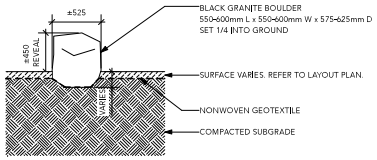
1 L1.1 **TYPICAL DECIDUOUS TREE PLANTING**
SCALE: 1:25



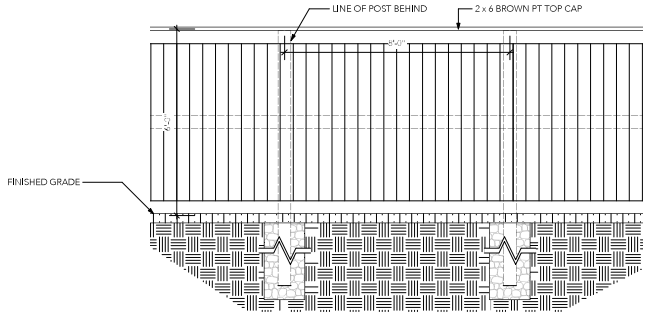
2 L1.1 **TYPICAL SHRUB PLANTING**
SCALE: 1:25



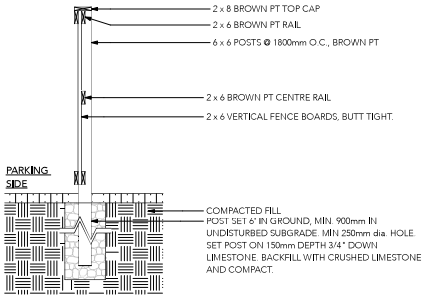
3 L1.1 **TYPICAL SOD PLANTING**
SCALE: 1:25



4 L1.1 **BLACK GRANITE BOULDER**
SCALE: 1:25



5 L1.1 **6'-0" WOOD FENCE**
SCALE: 1:25



SECTION

SCHEDULE "A" page 9 of 9

To Zoning Agreement: DASZ 6/2013

By-Law No.: 128/2013

Winnipeg

Zoning Officer	JS	July 27, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

All contractors, sub-trades, owners, engineers, consultants, agents, employees and others involved shall take precedence from and shall be responsible for all dimensions and conditions on site and not by scaling from the drawing. Any discrepancies, omissions or ambiguities shall be reported to the Landscape Architect before proceeding with the work. The Landscape Architect shall be notified a minimum of 48 hours in advance of any work being covered up, enclosed or concealed. Should any work be covered up, enclosed or concealed prior to the Landscape Architect's review or approval, it must be uncovered, exposed or made available for review at no cost to the Landscape Architect. The Landscape Architect reserves the right to reject any work and/or material which does not conform to the intent of the Contract Documents. Do not change or vary the intent of the Contract Documents without written authorization from the Landscape Architect. All construction shall be in accordance with all applicable codes, regulations and bylaws. Where there is a conflict between the Contract Documents and applicable codes, regulations and bylaws, the more stringent requirement shall apply.

The Landscape Architect has made every reasonable effort to ensure that the drawings and specifications are accurate and complete, however the contractor is responsible for reporting any discrepancies or omissions he may discover to the Landscape Architect before undertaking the work affected. The contractor is responsible for coordinating all portions of the work throughout the contract documents and for co-ordinating the work of all sub-trades. Any omissions or conflicts between various elements of the drawings and specifications shall be brought to the attention of the Landscape Architect before proceeding with the work affected.

Figured dimensions are to be taken in preference to scaled dimensions. Do not scale drawings.

No reproduction may be made without the permission of the Landscape Architect and all rights must be reserved to the Landscape Architect whether the whole or part of the work is executed. Ownership of the Contract Documents, and all drawings, models and digital data prepared by the Landscape Architect, is vested in the Landscape Architect and must be returned on request. The Landscape Architect retains the right to withhold release of any of the Contract Documents until all fees owing to the Landscape Architect have been paid in full. The Contract Documents are not to be used for any purpose not agreed to in writing by the Landscape Architect.

Location of underground structures are 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

NO.	REVISION / NOTE	DATE	BY
8			
7			
6			
5			
4			
3			
2			
1			

PROJECT
271 GRASSIE BOULEVARD

WINNIPEG, MANITOBA

SCALE: AS NOTED
DATE: JULY 23, 2026
DRAWN BY: SR
CHECKED BY: EC
PROJECT NO.: 26017

DRAWING TITLE: DETAILS
SHEET NO.: L-1.1