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

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		8/13/26
Community Clerk		8/13/26
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

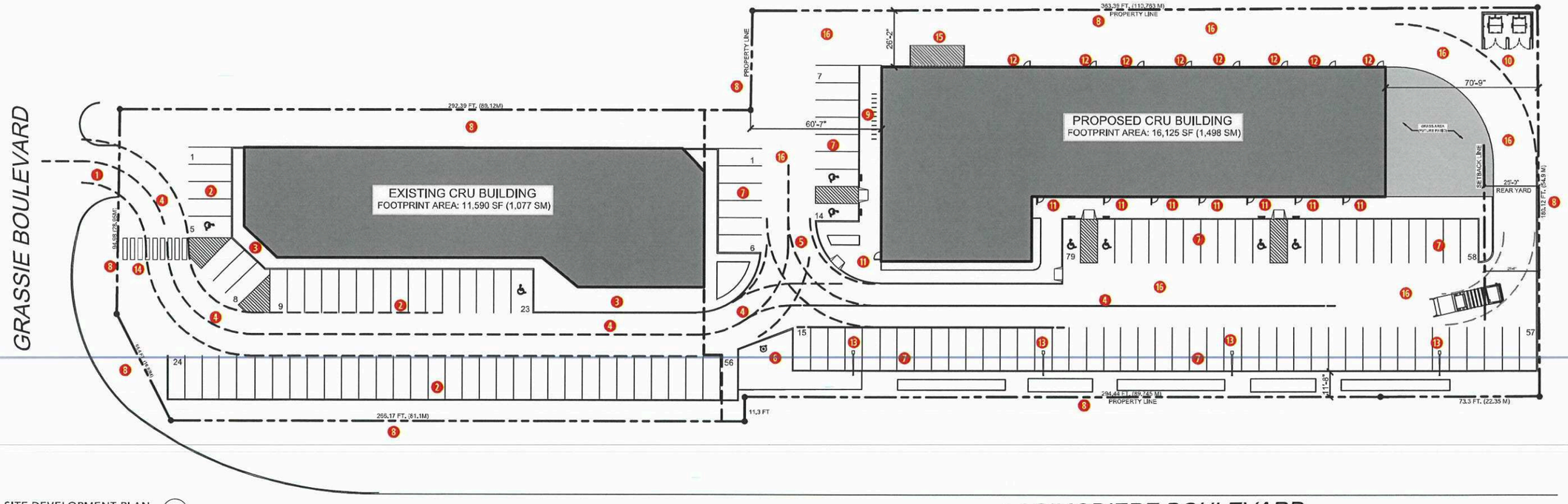
Building Areas:

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

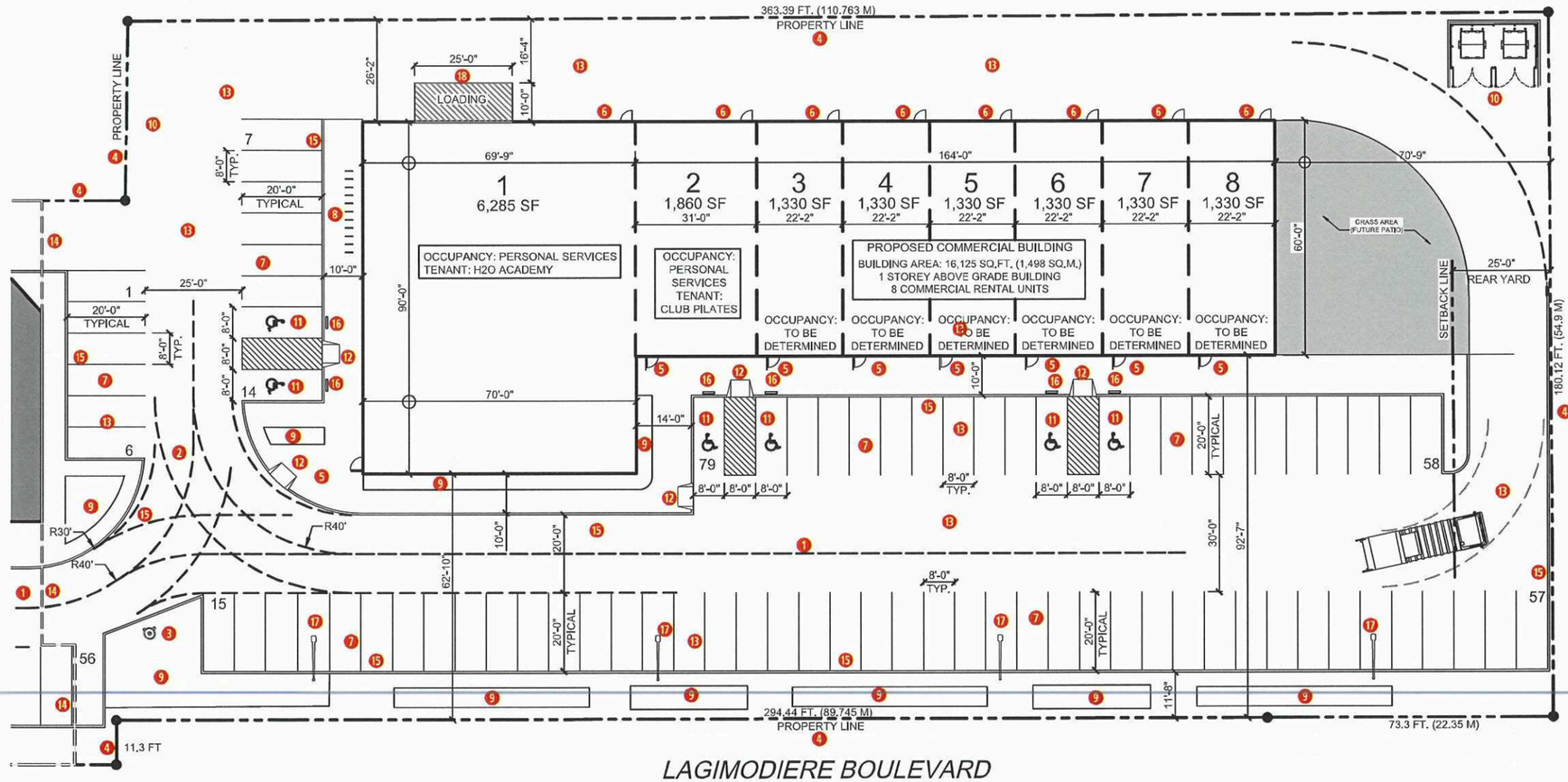
sevenzeroone architecture inc.

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

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



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 3
To Zoning Agreement: DASZ 6/2013
By-Law No.: 128/2013
Winnipeg

Zoning Officer	JS	July 27, 2026
District Planner		8/3/26
Community Clerk		8/3/26
Approved for the Director of Planning, Property and Development		

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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
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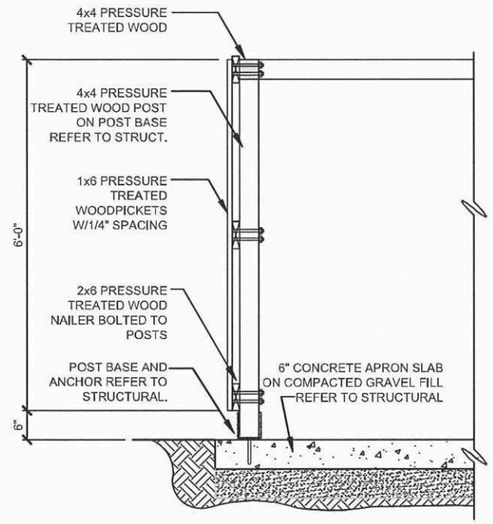
SCHEDULE "A" page 3 of 13

To Zoning Agreement: DASZ 6/2013

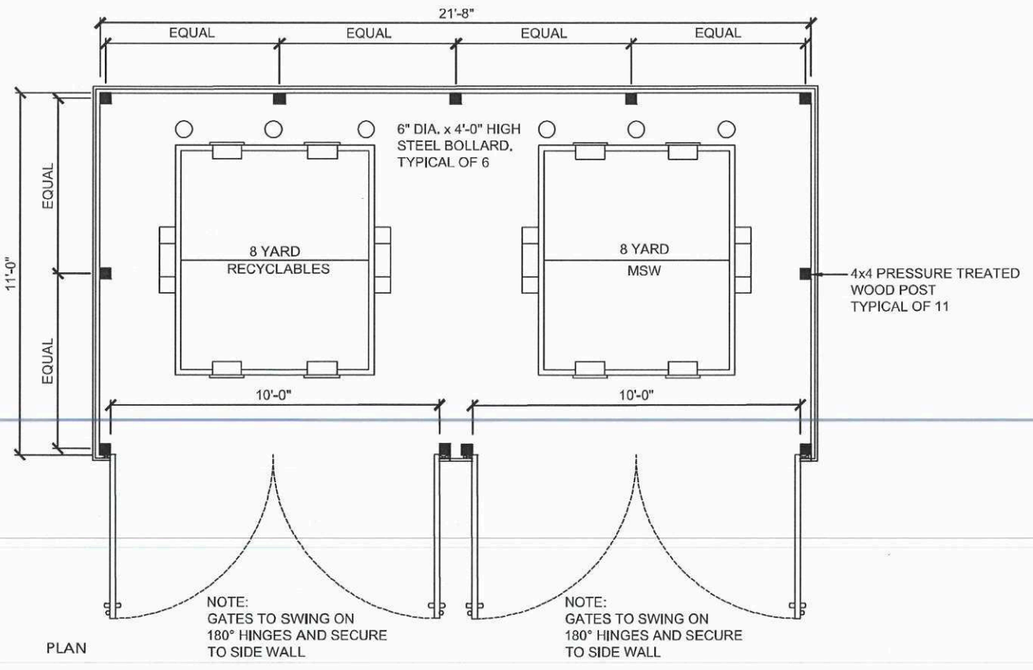
By-Law No.: 128/2013

Winnipeg

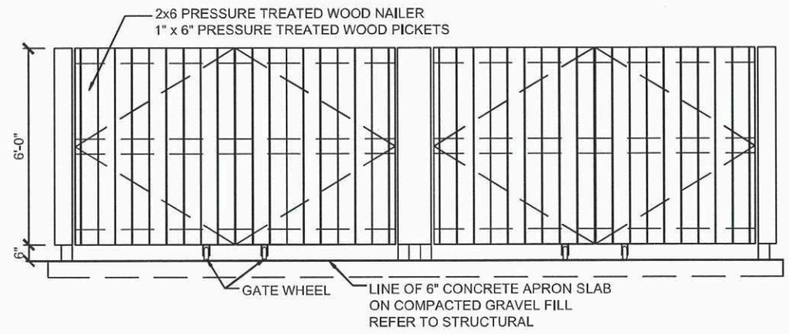
Zoning Officer	JS	July 27, 2026
District Planner		8/12/26
Community Clerk		8/12/26
Approved for the Director of Planning, Property and Development		



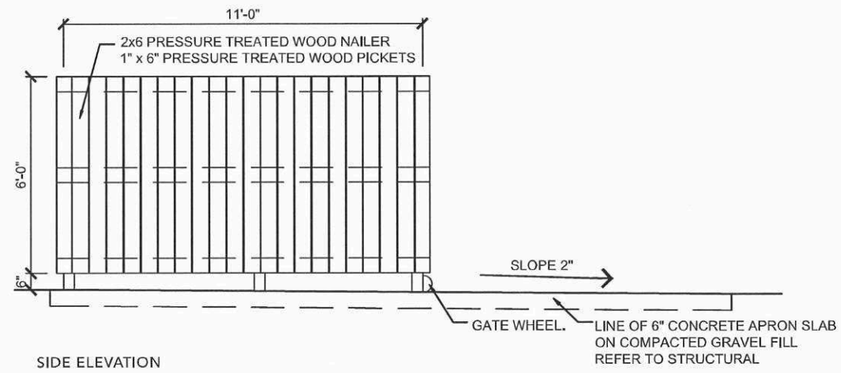
SECTION DETAIL



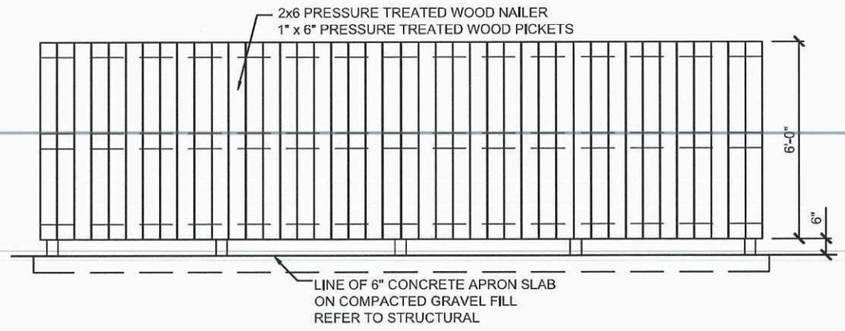
PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

271 GRASSIE BOULEVARD CRU

GARBAGE ENCLOSURE DETAILS

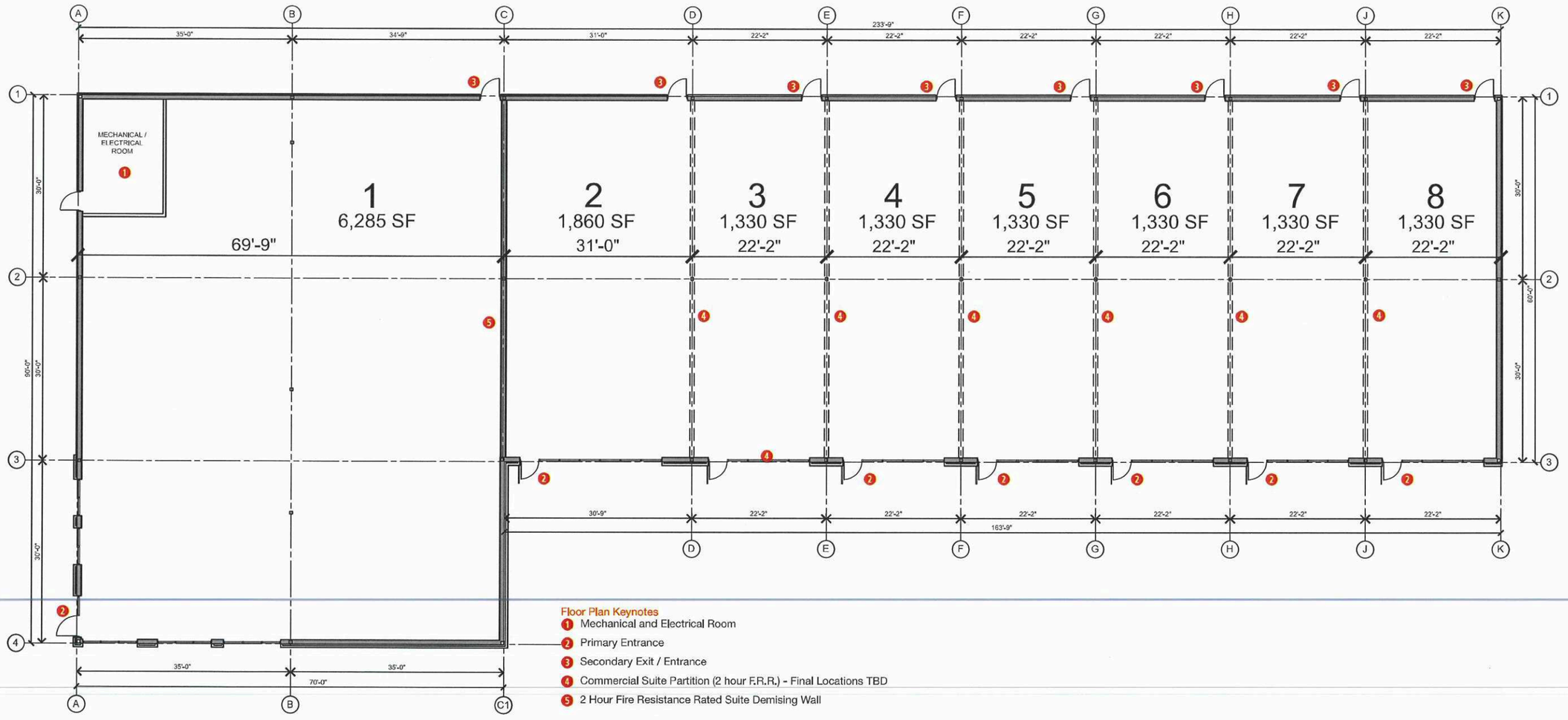
PLAN APPROVAL PACKAGE

JULY 15, 2026

sevenzeroone architecture inc.

PRECON BUILDERS

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



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 13

Winnipeg

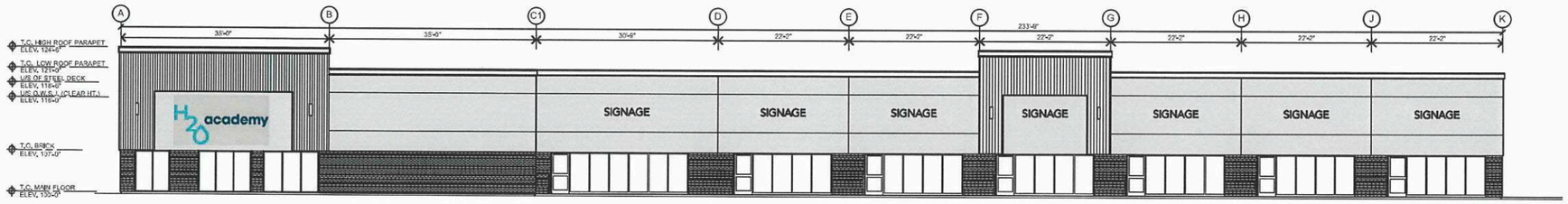
To Zoning Agreement: DASZ 6/2013

By-Law No.: 128/2013

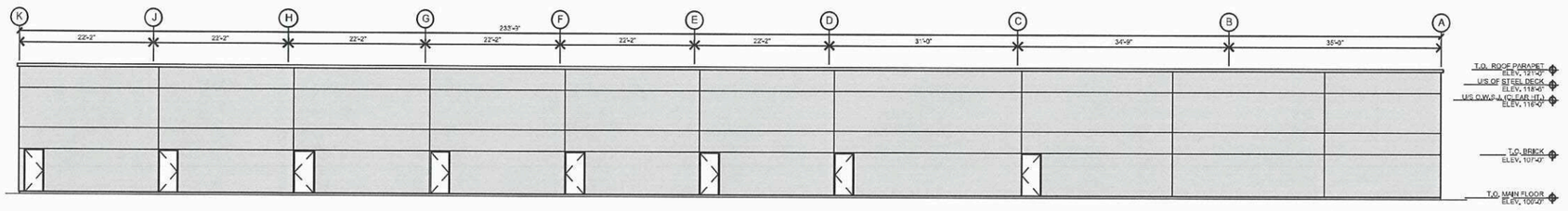
Zoning Officer	JS	July 27, 2026
District Planner		8/13/26
Community Clerk		8/13/26
Approved for the Director of Planning, Property and Development		

PRECON BUILDERS

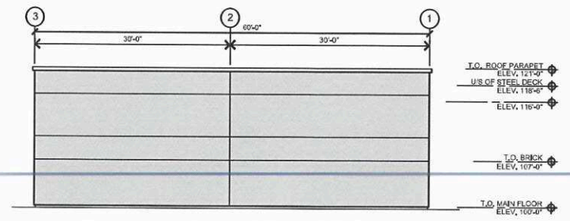
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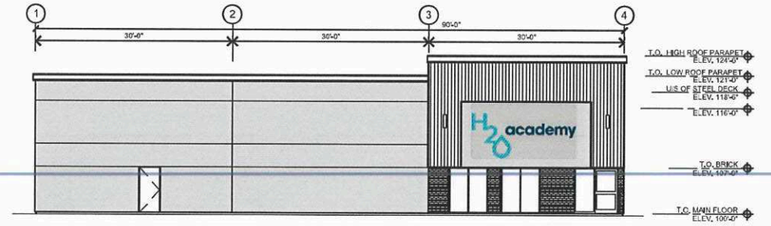
EAST ELEVATION
SCALE: 1"=20'



WEST ELEVATION
SCALE: 1"=20'



NORTH ELEVATION
SCALE: 1"=20'



SOUTH ELEVATION
SCALE: 1"=20'

SCHEDULE "A" page 5 of 13

To Zoning Agreement: DASZ 6/2013

By-Law No.: 128/2013

Winnipeg

Zoning Officer	JS	July 27, 2026
District Planner		8 13 26
Community Clerk	1911	8/3/26
Approved for the Director of Planning, Property and Development		

271 GRASSIE BOULEVARD CRU

EXTERIOR ELEVATIONS

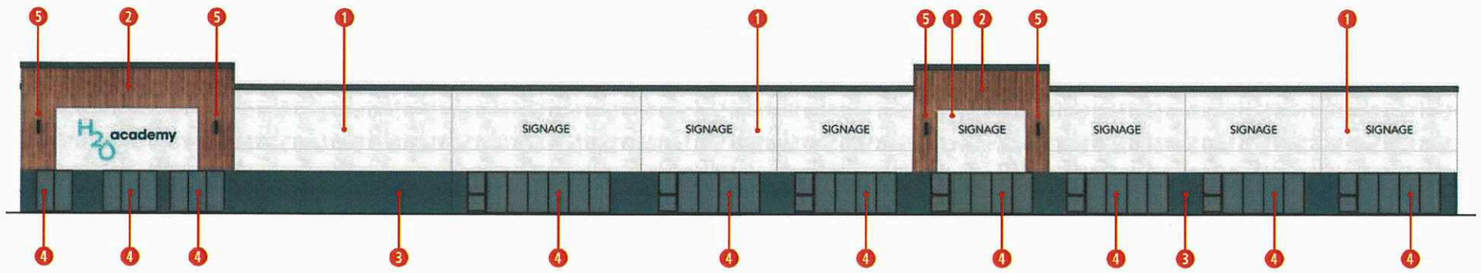
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JULY 15, 2026

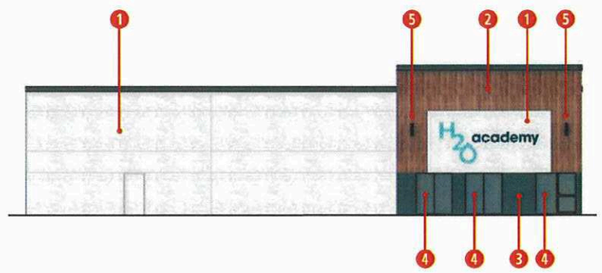
sevenzeroone architecture inc.

PRECON BUILDERS

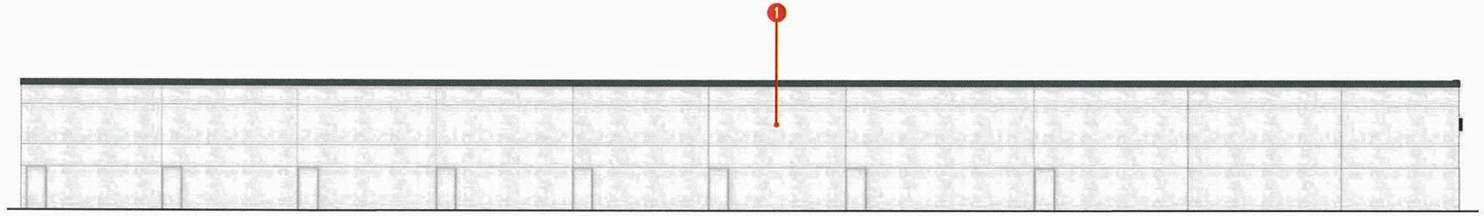
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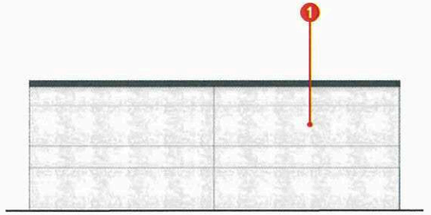
EAST ELEVATION



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

271 GRASSIE BOULEVARD CRU

COLORED ELEVATIONS

PLAN APPROVAL PACKAGE

JULY 15, 2026

sevenzeroone architecture inc.

SCHEDULE "A" page 6 of 13

To Zoning Agreement: DASZ 6/2013

By-Law No.: 128/2013

Winnipeg

Zoning Officer	JS	July 27, 2026
District Planner		8/3/26
Community Clerk		8/3/26
Approved for the Director of Planning, Property and Development		

PRECON BUILDERS

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271 GRASSIE BOULEVARD CRU

STREET LEVEL VISUALIZATION

PLAN APPROVAL PACKAGE

JULY 15, 2026

sevenzeroone architecture inc.

SCHEDULE "A" page 7 of 13

To Zoning Agreement: DASZ 6/2013

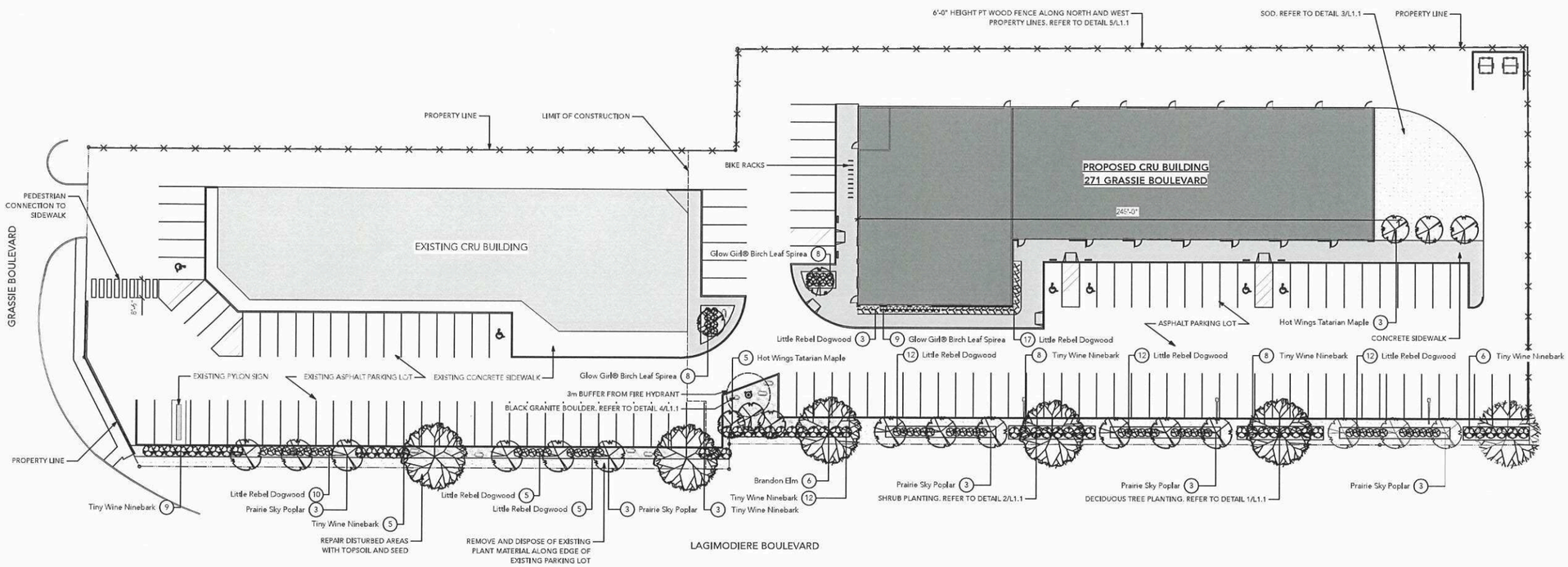
By-Law No.: 128/2013

Winnipeg

Zoning Officer	JS	July 27, 2026
District Planner		8/13/26
Community Clerk		8/13/26
Approved for the Director of Planning, Property and Development		

PRECON BUILDERS

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

N

0 10 100 ft

SCHEDULE "A" page 8 of 13
To Zoning Agreement: DASZ 6/2013
By-Law No.: 128/2013
Winnipeg

Zoning Officer	JS	July 27, 2026
District Planner		8/13/26
Community Clerk		8/13/26
Approved for the Director of Planning, Property and Development		

LEGEND

- 1-1/2" Black granite rock, 75mm depth. Approx 2,362 sq.ft.
- Sod Approx 6,206 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 'Jefreb'	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, 84 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: 1,090 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

All the ideas, designs, arrangements and plans indicated, represented, and embodied in this drawing are the property of DWA SITEWORK and shall not be used in any way, in whole or in part, without the written consent of DWA SITEWORK. Ownership of this drawing remains with DWA SITEWORK.

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 SCALE

DWA SITEWORK

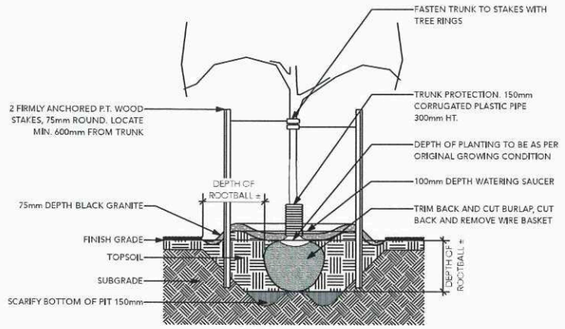
NO.	REVISION / NOTE	DATE	BY
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PROJECT
271 GRASSIE BOULEVARD
WINNIPEG, MANITOBA

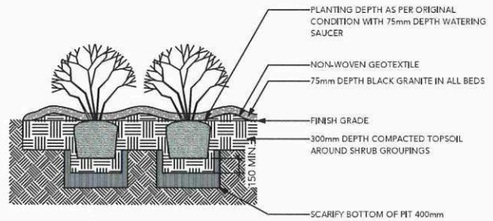
SCALE: AS NOTED
DATE: JULY 23, 2026
DRAWN BY: SR
CHECKED BY: EC
PROJECT NO.: 26017

DRAWING TITLE: LANDSCAPE PLAN
SHEET NO.: L-1.0

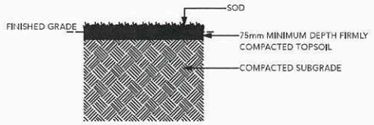
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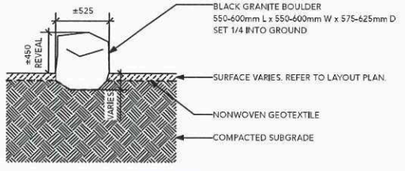
1 L1.1 TYPICAL DECIDUOUS TREE PLANTING
SCALE: 1:25



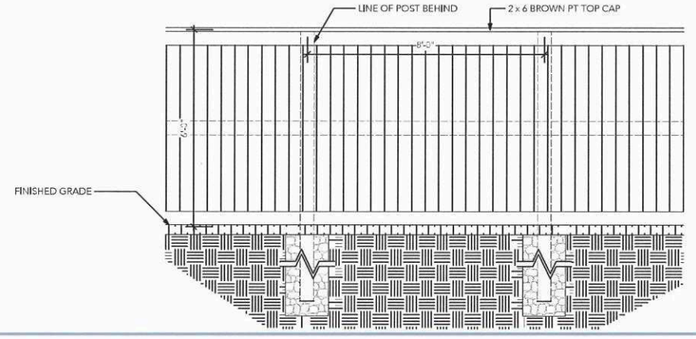
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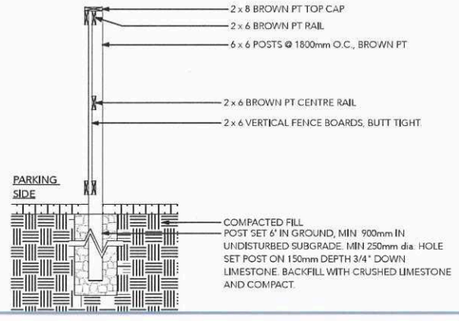
3 L1.1 TYPICAL SOD PLANTING
SCALE: 1:25



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 10
To Zoning Agreement: DASZ 6/2013
By-Law No.: 128/2013
Winnipeg

Zoning Officer	JS	July 27, 2026
District Planner		8/13/26
Community Clerk		8/13/26
Approved for the Director of Planning, Property and Development		

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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

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271 GRASSIE BOULEVARD CRU

STREET LEVEL VISUALIZATION

PLAN APPROVAL PACKAGE

JULY 15, 2026

sevenzeroone architecture inc.

SCHEDULE "A" page 10 of 13

To Zoning Agreement: DASZ 6/2013

By-Law No.: 128/2013

Winnipeg

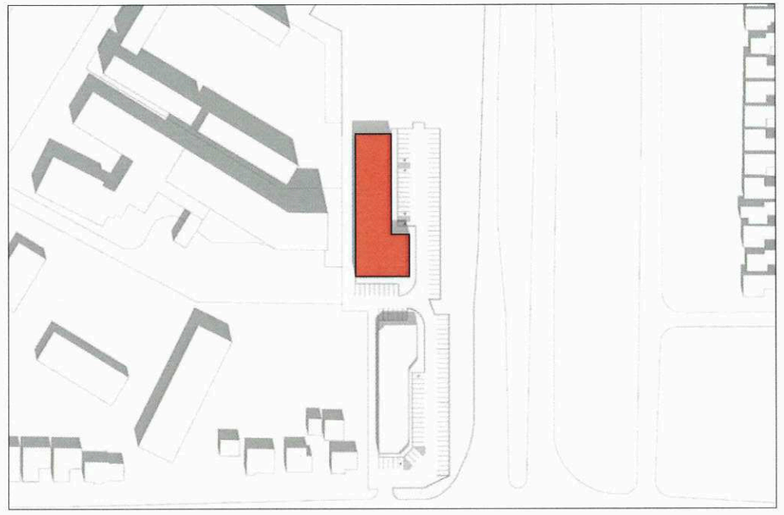
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District Planner		5/13/26
Community Clerk		8/13/26
Approved for the Director of Planning, Property and Development		

PRECON BUILDERS

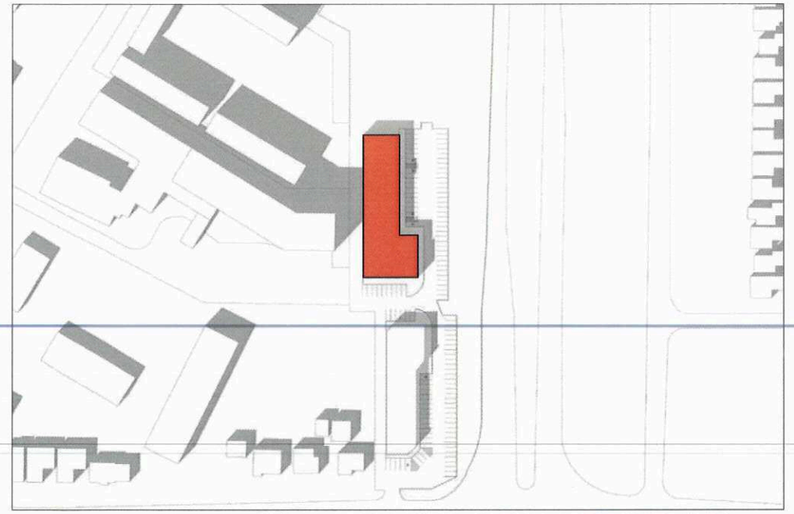
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MAR 21 9AM



MAR 21 12PM



MAR 21 3PM



MAR 21 6PM

SCHEDULE "A" page 11 of 13

To Zoning Agreement: DASZ 6/2013

By-Law No.: 128/2013

Winnipeg

Zoning Officer	JS	July 27, 2026
District Planner		8/13/26
Community Clerk	Bill	8/13/26
Approved for the Director of Planning, Property and Development		

271 GRASSIE BOULEVARD CRU

SUN SHADOW STUDY

PLAN APPROVAL PACKAGE

JULY 15, 2026

sevenzeroone architecture inc.

PRECON BUILDERS

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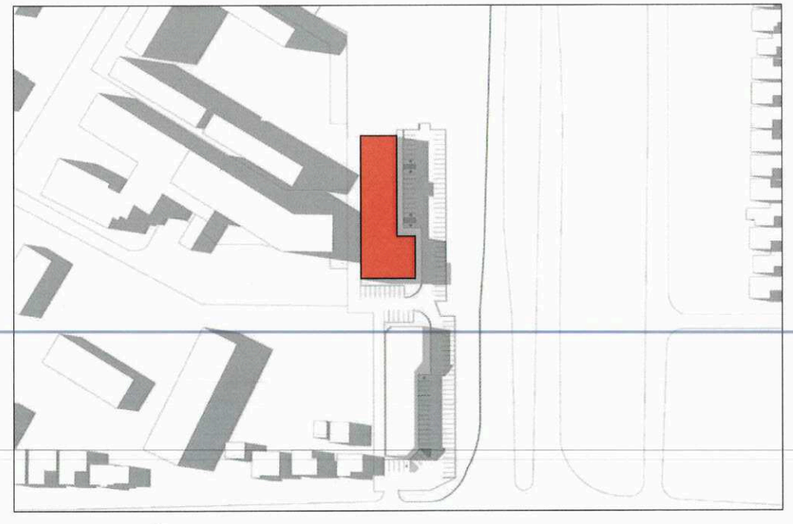
JUN 21 9AM



JUN 21 12PM



JUN 21 3PM



JUN 21 6PM

SCHEDULE "A" page 12 of 13

To Zoning Agreement: DASZ 6/2013

By-Law No.: 128/2013

Winnipeg

Zoning Officer	JS	July 27, 2026
District Planner		C 1726
Community Clerk		81326
Approved for the Director of Planning, Property and Development		

271 GRASSIE BOULEVARD CRU

SUN SHADOW STUDY

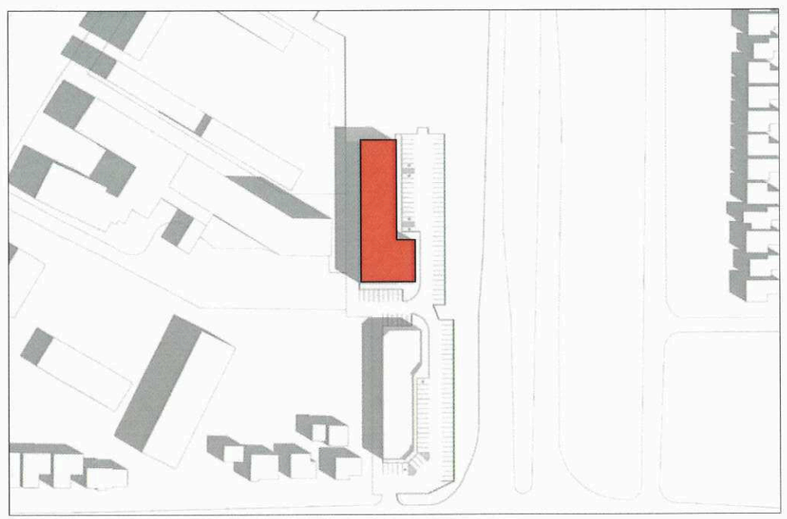
PLAN APPROVAL PACKAGE

JULY 15, 2026

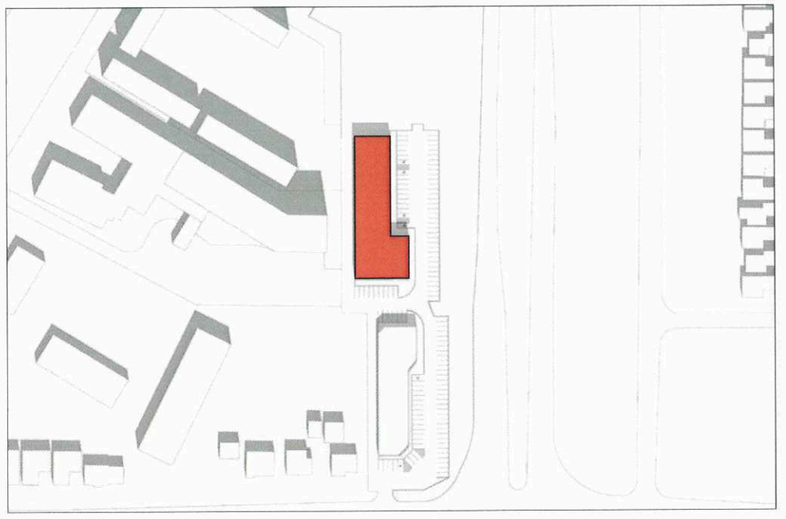
sevenzeroone architecture inc.

PRECON BUILDERS

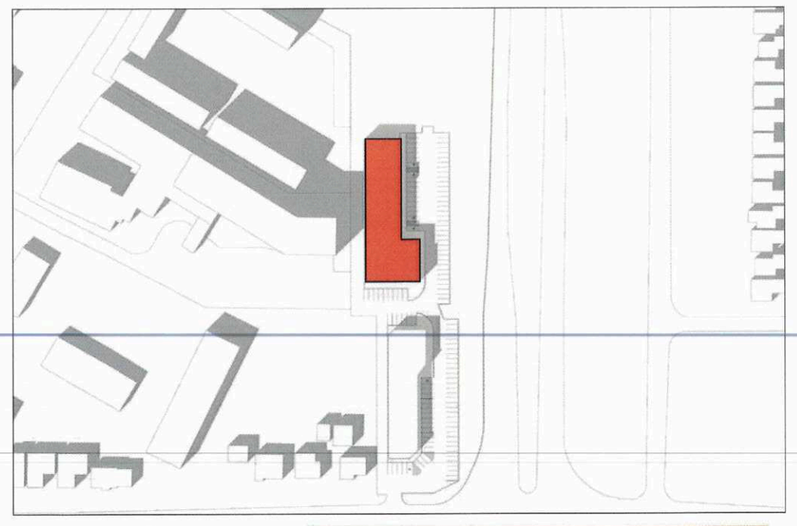
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



SEP 21 9AM



SEP 21 12PM



SEP 21 3PM



SEP 21 6PM

SCHEDULE "A" page 13 of 13

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		

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