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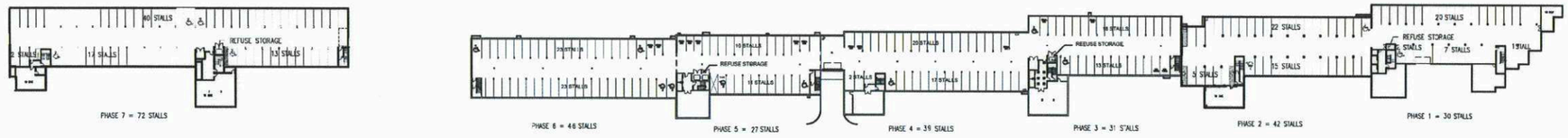
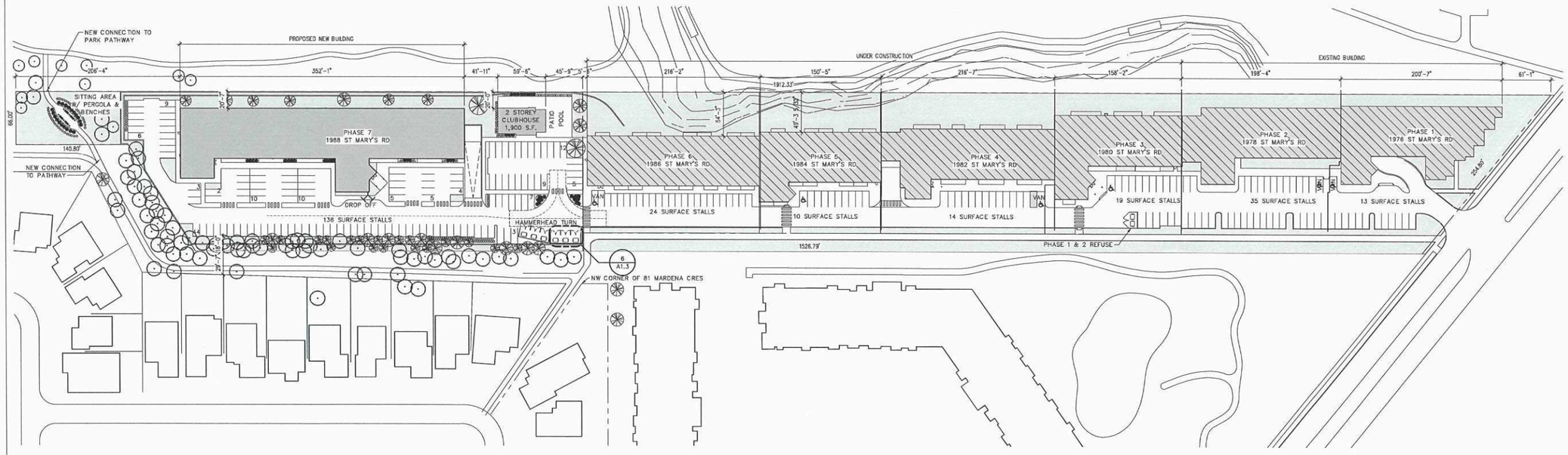


OVERALL PARKADE PLAN
1/64" = 1'-0"



SITE PLAN - OVERALL
1/64" = 1'-0"

TRUE NORTH / PROJECT NORTH

GENERAL NOTES - SITE PLAN:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. CONSTRUCTION MANAGER TO COORDINATE RELOCATION OF EXISTING SITE SERVICES.
3. REFER TO STRUCTURAL DRAWINGS FOR SHORING REQUIREMENTS AS MAY BE REQUIRED.

SCHEDULE "A" page 1 of 19
To Zoning Agreement: DASZ 6/2018
By-Law No.: B/L 42/2019
Winnipeg

Zoning Officer	Diana Lopez	July 20, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

SITE STATISTICS:

BUILDING AREA PHASE 1	:	13,667 S.F.	DWELLING UNITS PHASE 1	:	45
BUILDING AREA PHASE 2	:	13,656 S.F.	DWELLING UNITS PHASE 2	:	56
BUILDING AREA PHASE 3	:	11,549 S.F.	DWELLING UNITS PHASE 3	:	43
BUILDING AREA PHASE 4	:	13,647 S.F.	DWELLING UNITS PHASE 4	:	59
BUILDING AREA PHASE 5	:	10,114 S.F.	DWELLING UNITS PHASE 5	:	42
BUILDING AREA PHASE 6	:	13,392 S.F.	DWELLING UNITS PHASE 6	:	55
BUILDING AREA PHASE 7	:	25,332 S.F.	DWELLING UNITS PHASE 7	:	75
TOTAL LOT AREA	:	±327,464 S.F.	TOTAL DWELLING UNITS	:	375

PARKING STALLS PHASE 1	:	43	=	30 U/G STALLS	+	13 SURFACE STALLS
PARKING STALLS PHASE 2	:	77	=	42 U/G STALLS	+	35 SURFACE STALLS
PARKING STALLS PHASE 3	:	50	=	31 U/G STALLS	+	19 SURFACE STALLS
PARKING STALLS PHASE 4	:	53	=	39 U/G STALLS	+	14 SURFACE STALLS
PARKING STALLS PHASE 5	:	37	=	27 U/G STALLS	+	10 SURFACE STALLS
PARKING STALLS PHASE 6	:	70	=	46 U/G STALLS	+	24 SURFACE STALLS
PARKING STALLS PHASE 7	:	208	=	72 U/G STALLS	+	136 SURFACE STALLS
TOTAL PARKING STALLS	:	538	=	287 U/G STALLS	+	251 SURFACE STALLS
PARKING RATIO PROVIDED	:	538 STALLS / 375 UNITS = 1.43:1				

ZONING INFORMATION:

PROJECT ANALYSIS (1976-1988 ST MARY'S)

CURRENT ZONING: RMF-L
LAND AREA: ±7.5 ACRES

PERMITTED DENSITY: 1 UNIT/800 SF OF LAND
PERMITTED UNITS: 400
PROVIDED UNITS: 375

PERMITTED BUILDING HEIGHTS: 45', 35'
PROVIDED BUILDING HEIGHTS: 45', 35'

REQUIRED SPACES (1.5/UNIT): 563
PROVIDED SPACES (1.43/UNIT): 538
PROVIDED UNDERGROUND SPACES: 287
PROVIDED SURFACE SPACES: 251

REQUIRED VISITOR STALLS: 56
PROVIDED VISITOR STALLS: 56

REQUIRED ACCESSIBLE STALLS: 12
PROVIDED ACCESSIBLE STALLS: 20
REQUIRED VAN STALLS: 4
PROVIDED VAN STALLS: 4

BIKE STALLS REQUIRED: 56
BIKE STALLS PROVIDED: 56

SMALL CARS: 84 (16%)

BUILDING PROGRAM:

PHASE 7

MULTI-FAMILY RESIDENTIAL BUILDING

1 LEVEL OF UNDERGROUND PARKING FOR RESIDENTS AND SURFACE PARKING FOR VISITORS

3 BED / 2 BATH:	8
2 BED / 2 BATH:	29
1 BED / 1 BATH:	38
TOTAL:	75

BUILDING AREA: ±24,424 S.F.
GROSS FLOOR AREA: ±73,272 S.F.

EACH SUITE INCLUDES A PATIO/BALCONY
COMMON SPACE PROVIDED ON MAIN FLOOR

PHASE 1		PHASE 2		PHASE 3	
3 BED / 2 BATH:	12	3 BED / 2 BATH:	0	3 BED / 2 BATH:	7
2 BED / 2 BATH:	24	2 BED / 2 BATH:	25	2 BED / 2 BATH:	164
1 BED / 1 BATH:	9	1 BED / 1 BATH:	31	1 BED / 1 BATH:	20
TOTAL:	45	TOTAL:	56	TOTAL:	43

PHASE 4		PHASE 5		PHASE 6	
3 BED / 2 BATH:	4	3 BED / 2 BATH:	4	3 BED / 2 BATH:	4
2 BED / 2 BATH:	24	2 BED / 2 BATH:	16	2 BED / 2 BATH:	31
1 BED / 1 BATH:	31	1 BED / 1 BATH:	22	1 BED / 1 BATH:	20
TOTAL:	59	TOTAL:	42	TOTAL:	55

No.:	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL	26-07-02	ZN
1	ISSUED FOR PLAN APPROVAL	26-04-28	ZN

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

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PROGRESSIVE REAL ESTATE
PARKVIEW TERRACE
MULTIFAMILY DEVELOPMENT

PHASE 7
1988 ST MARY'S ROAD
WINNIPEG, MANITOBA

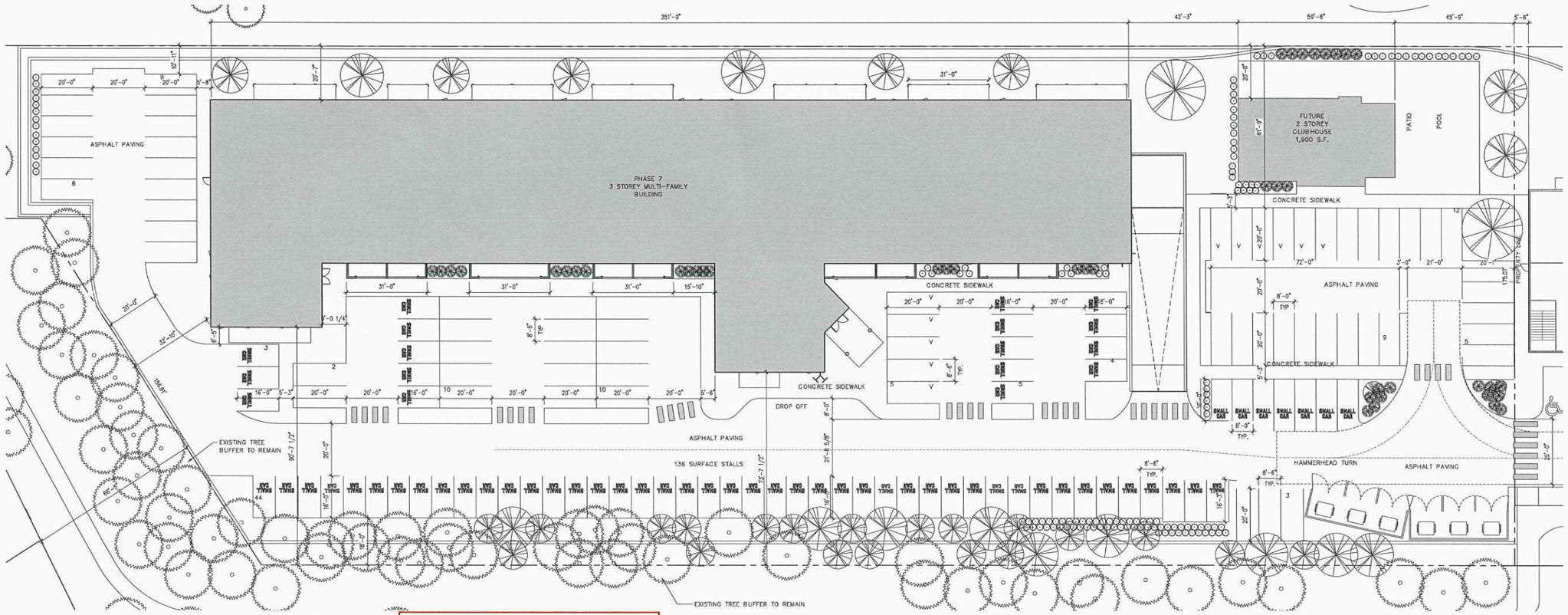
SITE PLAN - OVERALL

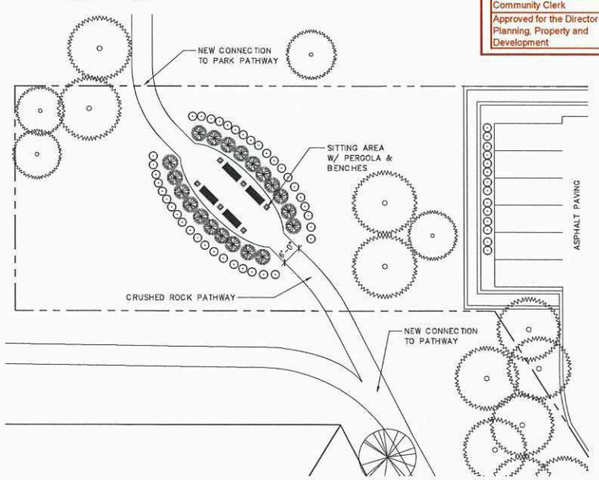
Drawn by: JF/CF Checked by:

A1.1

Project No: 18004 Date: MAY 2026

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





2 A1.2 ENLARGED SITE PLAN - SITTING AREA
1" = 20'-0"

N TRUE NORTH

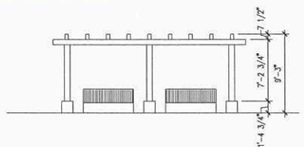
N PROJECT NORTH

ENLARGED SITE PLAN - PHASE 7
1" = 20'-0"

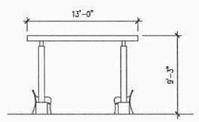
SCHEDULE "A" page 2 of 19
To Zoning Agreement: DASZ 6/2018
By-Law No.: B/L 42/2019

Zoning Officer	Diana Lopez	July 20, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

Winnipeg



3 A1.2 PERGOLA ELEVATION
1/8" = 1'-0"



4 A1.2 PERGOLA ELEVATION
1/8" = 1'-0"

GENERAL NOTES - SITE PLAN:

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PROVIDED ACCESSIBLE STALLS:	20
REQUIRED VAN STALLS:	4
PROVIDED VAN STALLS:	4
BIKE STALLS REQURIED:	56
BIKE STALLS PROVIDED:	56
SMALL CARS:	84 (16%)

BUILDING PROGRAM:

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MULTI-FAMILY RESIDENTIAL BUILDING

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COMMON SPACE PROVIDED ON MAIN FLOOR

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2 BED / 2 BATH:	24	2 BED / 2 BATH:	25	2 BED / 2 BATH:	164
1 BED / 1 BATH:	9	1 BED / 1 BATH:	31	1 BED / 1 BATH:	20
TOTAL:	45	TOTAL:	56	TOTAL:	43
PHASE 4		**PHASE 5**		**PHASE 6**	
3 BED / 2 BATH:	4	3 BED / 2 BATH:	4	3 BED / 2 BATH:	4
2 BED / 2 BATH:	24	2 BED / 2 BATH:	16	2 BED / 2 BATH:	31
1 BED / 1 BATH:	31	1 BED / 1 BATH:	22	1 BED / 1 BATH:	20
TOTAL:	59	TOTAL:	42	TOTAL:	55

No:	Revision:	Date:	By:
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1	ISSUED FOR PLAN APPROVAL	26-04-28	ZN

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PROGRESSIVE
REAL ESTATE
PARKVIEW TERRACE
MULTIFAMILY DEVELOPMENT
PHASE 7
1988 ST MARY'S ROAD
WINNIPEG, MANITOBA

SITE PLAN - PHASE 7

Drawn by: JF/CF Checked by: EH

A1.2

Project No: 18004 Date: MAY 2026

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

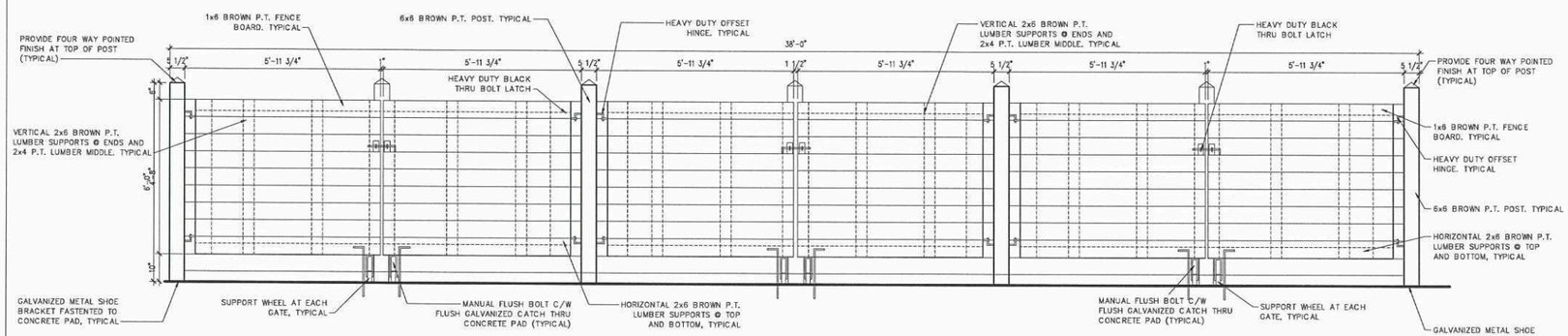
SCHEDULE "A" page 3 of 19

To Zoning Agreement: DASZ 6/2018

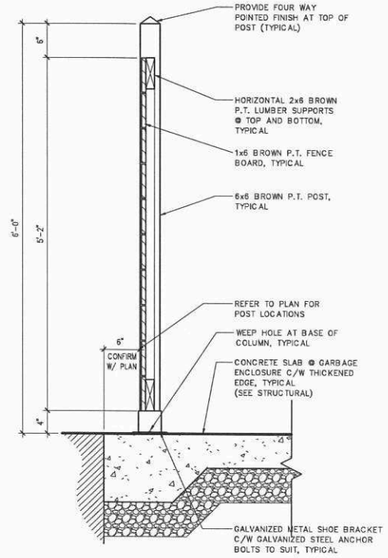
By-Law No.: B/L 42/2019

Winnipeg

Zoning Officer	Diana Lopez	July 20, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

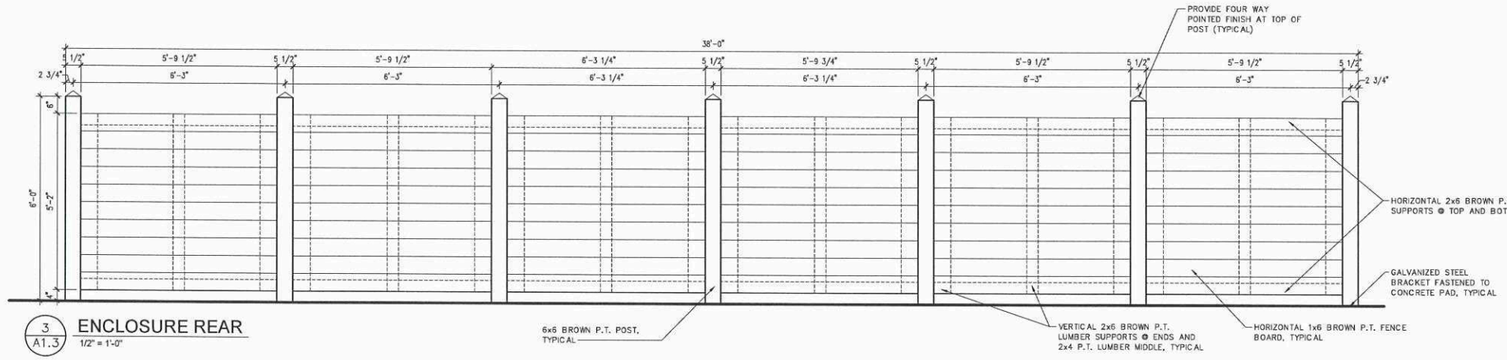


1 A1.3 ENCLOSURE FRONT
1/2" = 1'-0"

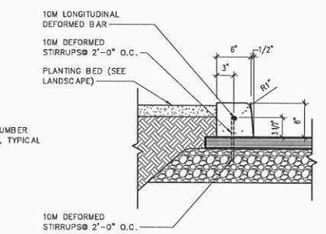


NOTE:
- ALL STEEL COMPONENTS SHALL BE SUBMITTED FOR REVIEW UNDER SEAL OF AN ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF MANITOBA AND SHALL BE FABRICATED TO SUIT THE MANNER OF THEIR INSTALLATION AND FUNCTION.

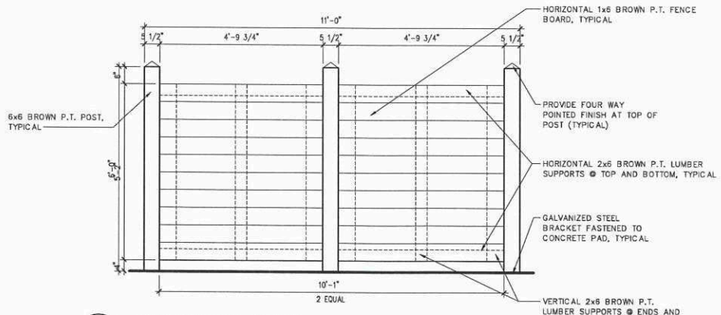
2 A1.3 ENCLOSURE WALL SECTION
1" = 1'-0"



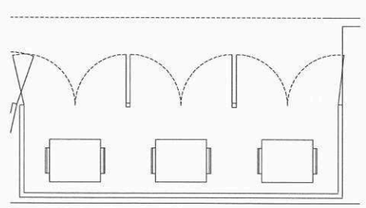
3 A1.3 ENCLOSURE REAR
1/2" = 1'-0"



4 A1.3 PINNED CURB DETAIL
1" = 1'-0"

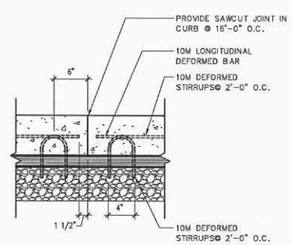


5 A1.3 ENCLOSURE SIDES
1/2" = 1'-0"

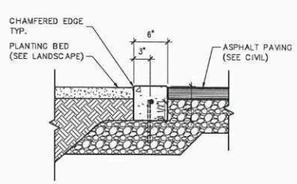


N TRUE NORTH
N PROJECT NORTH

6 A1.3 GARBAGE ENCLOSURE PLAN
1/8" = 1'-0"



7 A1.3 BACK SECTION
1" = 1'-0"



8 A1.3 FLUSH CURB @ PLANTER
1" = 1'-0"

No.	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL	26-07-02	ZN
1	ISSUED FOR PLAN APPROVAL	26-04-28	ZN

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PROGRESSIVE
REAL ESTATE
PARKVIEW TERRACE
MULTIFAMILY DEVELOPMENT
PHASE 7
1988 ST MARY'S ROAD
WINNIPEG, MANITOBA

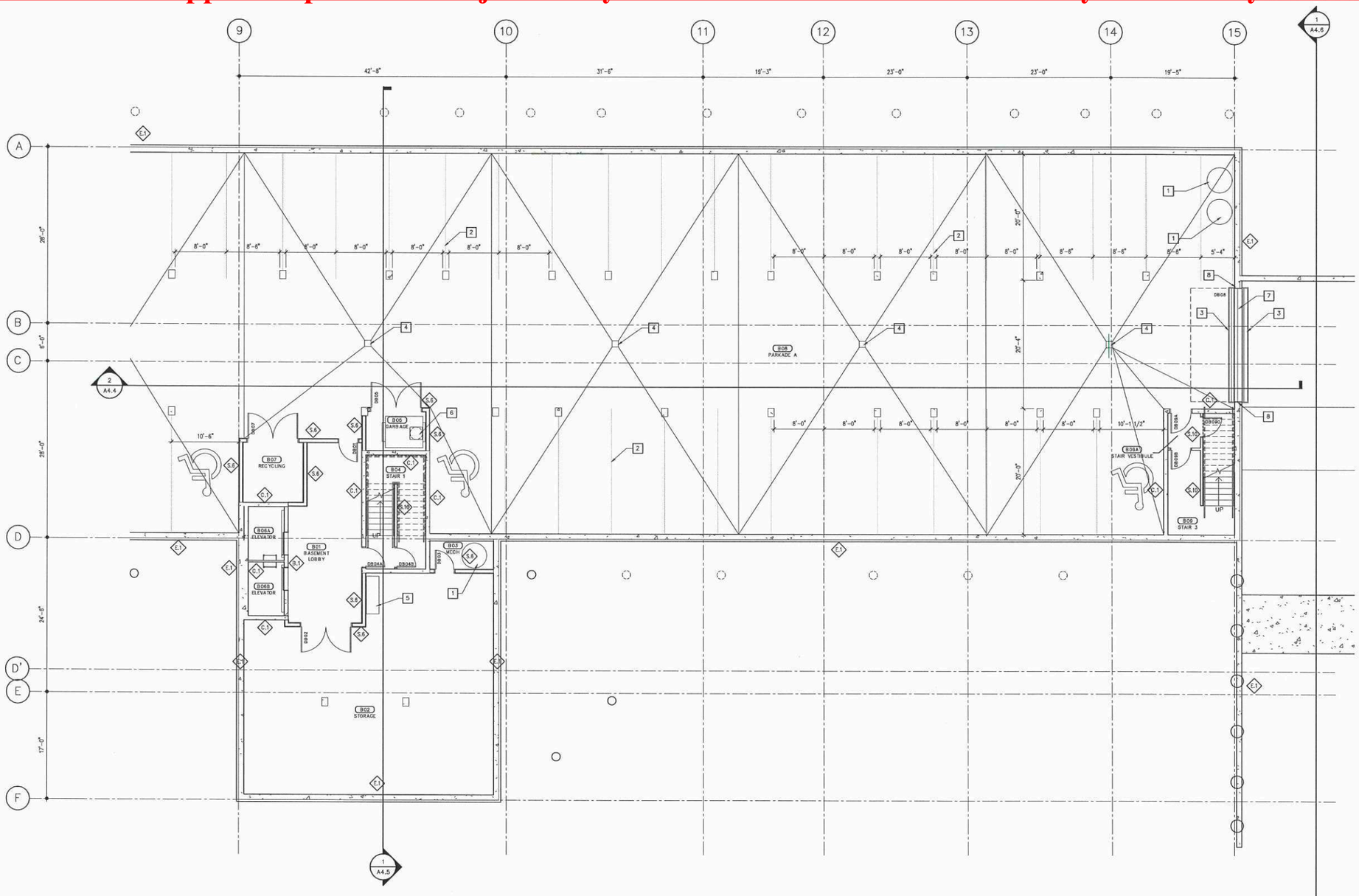
SITE DETAILS

Drawn by: JS Checked by:

A1.3

Project No: 18004 Date: NOVEMBER 2025

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



N

LEVEL-B01: BASEMENT FLOOR PLAN - 7A

1/8" = 1'-0"

SCHEDULE "A" page 4 of 19

To Zoning Agreement: DASZ 6/2018

By-Law No.: B/L 42/2019

Winnipeg

Zoning Officer	Diana Lopez	July 20, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. LOOSE FURNITURE SHOWN THUSLY - - - - - - - - IS NOT IN CONTRACT (N.I.C.).
3. COORDINATE ELEVATOR DIMENSIONS, INSTALLATION CLEARANCES, CONTROLLER CABINETS, AND DOOR FRAME INSTALLATION WITH MANUFACTURER SHOP DRAWINGS. FURNISH STRUCTURAL, MECHANICAL, AND ELECTRICAL PROVISIONS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
5. COORDINATE PENETRATIONS AND SLEEVES THRU CONCRETE ASSEMBLIES WITH CONSTRUCTION MANAGER PRIOR TO POUR.
6. PROVIDE LISTED FIRESTOP SYSTEMS FOR ALL ASSEMBLY JOINTS AND PENETRATIONS, FORMING PART OF OR PENETRATING THROUGH FIRE RATED ASSEMBLIES.

KEYNOTES - FLOOR PLANS:

1. SUMP PIT – PROVIDE METAL GRATE COVER TO SUPPORT WHEEL LOADS. (SEE MECHANICAL)
2. 4" WIDE PAINTED PARKING LINES INCLUDING ACCESSIBILITY SYMBOLS & DIAGONAL INFILL LINES, TYPICAL.
3. CAST-IN-PLACE TRENCH DRAIN (OR PREFABRICATED ALTERNATIVE) C/W SECURED GALVANIZED VEHICLE-RATED GRATING (MATCHING RAMP SLOPE). PROVIDE HEAT-TRACE FOR DRAINAGE PIPING. COORDINATE INSTALLATION WITH STRUCTURAL, MECHANICAL, AND ELECTRICAL. TYPICAL.
4. FLOOR DRAIN (FD), TYPICAL. (SEE MECHANICAL)
5. SPRINKLER TREE. (SEE MECHANICAL).
6. LINE OF REFUSE DISCHARGE C/W FIRE RATED FUSIBLE CLOSURE. COORDINATE SPECIFICATION W/ CONSTRUCTION MANAGER.
7. COORDINATE OVERHEAD DOOR OPERATOR, ACTUATING SENSORS, AND CARD/UHF RFID SENSORS W/ CONSTRUCTION MANAGER (SEE DOOR SCHEDULE).
8. PROVIDE JAMB EMBEDS TO SUPPORT OVERHEAD DOOR TRACK (SEE PLAN DETAILS). COORDINATE SUPPORT OF DOOR SPRINGS AND OPERATOR W/ DOOR SUPPLIER AND CONSTRUCTION MANAGER. TYPICAL.

No.	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL	26-07-02	ZN
1	ISSUED FOR PLAN APPROVAL	26-04-28	ZN

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PROGRESSIVE
REAL ESTATE
PARKVIEW TERRACE
MULTIFAMILY DEVELOPMENT
PHASE 7
1988 ST MARY'S ROAD
WINNIPEG, MANITOBA

LEVEL-B01 (BASEMENT) PHASE 7A
FLOOR PLAN

Drawn by: JF Checked by:

A2.1A

Project No.: 18004 Date: NOVEMBER 2025

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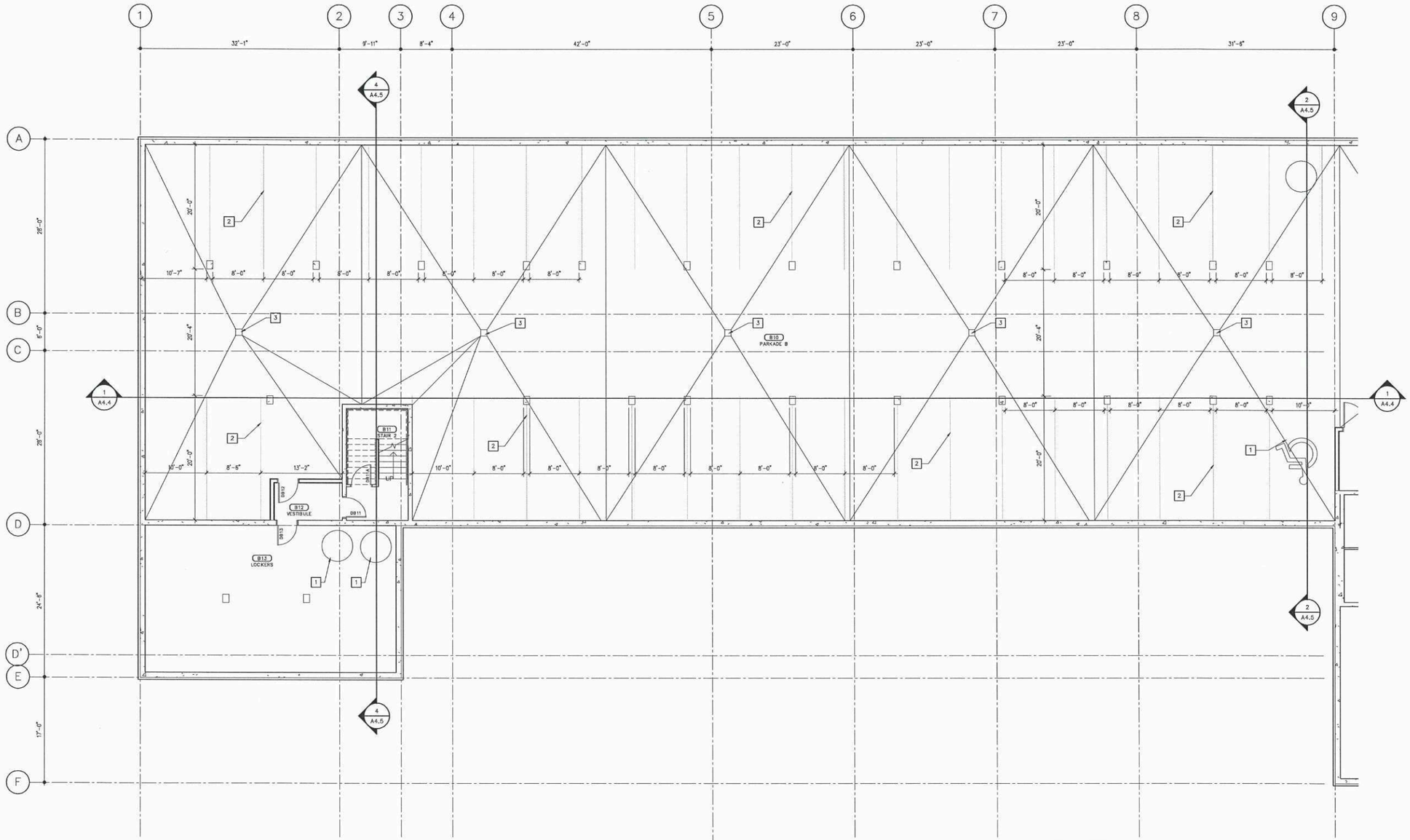

N

LEVEL-B01: BASEMENT FLOOR PLAN - 7B

1/8" = 1'-0"

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KEYNOTES - FLOOR PLANS:

1. SUMP PIT – PROVIDE METAL GRATE COVER TO SUPPORT WHEEL LOADS. (SEE MECHANICAL)
2. 4" WIDE PAINTED PARKING LINES INCLUDING ACCESSIBILITY SYMBOLS & DIAGONAL INFILL LINES, TYPICAL.
3. FLOOR DRAIN (FD), TYPICAL. (SEE MECHANICAL)

SCHEDULE "A" page 5 of 19

To Zoning Agreement: DASZ 6/2018

By-Law No.: B/L 42/2019

Winnipeg

Zoning Officer	Diana Lopez	July 20, 2026
District Planner		Aug 28 2026
Community Clerk		SEP 28/26
Approved for the Director of Planning, Property and Development		

No.	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL	26-07-02	ZN
1	ISSUED FOR PLAN APPROVAL	26-04-28	ZN

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

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PROGRESSIVE
REAL ESTATE
PARKVIEW TERRACE
MULTIFAMILY DEVELOPMENT

PHASE 7
1988 ST MARY'S ROAD
WINNIPEG, MANITOBA

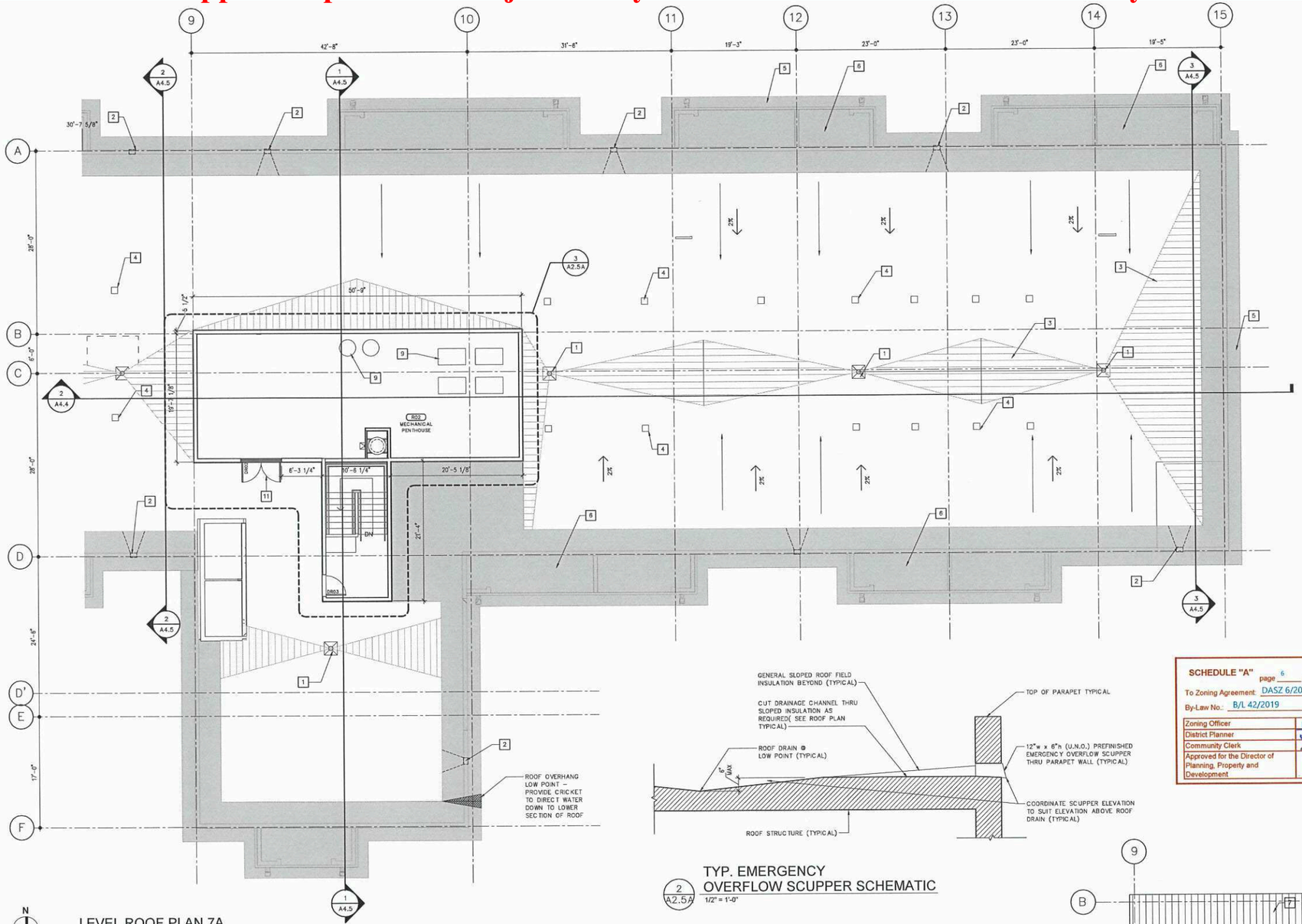
LEVEL-B01 (BASEMENT) PHASE 7B
FLOOR PLAN

Drawn by: JF Checked by:

A2.1B

Project No: 18004 Date: NOVEMBER 2025

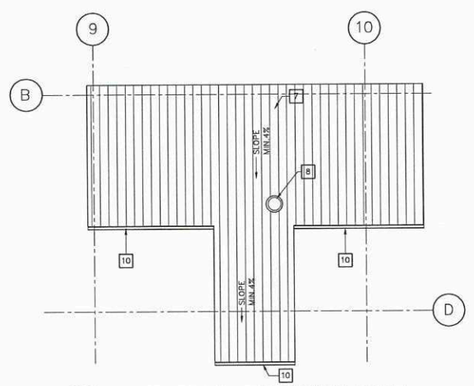
***Please note: Approved plans are subject to any amendments or conditions made by Community Committee.**



N

LEVEL ROOF PLAN 7A
1/8" = 1'-0"

2 / A2.5A — TYP. EMERGENCY OVERFLOW SCUPPER SCHEMATIC
1/2" = 1'-0"



3 / A2.5A — MECHANICAL PENTHOUSE ROOF
3/32" = 1'-0"

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. LOOSE FURNITURE SHOWN THUSLY - - - - - - - - - - - - IS NOT IN CONTRACT (N.I.C.).
3. COORDINATE ELEVATOR DIMENSIONS, INSTALLATION CLEARANCES, CONTROLLER CABINETS, AND DOOR FRAME INSTALLATION WITH MANUFACTURER SHOP DRAWINGS. FURNISH STRUCTURAL, MECHANICAL, AND ELECTRICAL PROVISIONS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
5. COORDINATE PENETRATIONS AND SLEEVES THRU CONCRETE ASSEMBLIES WITH CONSTRUCTION MANAGER PRIOR TO POUR.
6. PROVIDE LISTED FIRESTOP SYSTEMS FOR ALL ASSEMBLY JOINTS AND PENETRATIONS, FORMING PART OF OR PENETRATING THROUGH FIRE RATED ASSEMBLIES.

KEYNOTES - FLOOR PLANS:

1. ROOF DRAIN (RD) C/W SLOPED SUMP INSULATION AND INTERNAL DRAINAGE, TYPICAL. (SEE MECHANICAL)
2. PROVIDE PREFINISHED OVERFLOW SCUPPER (SEE EXTERIOR BUILDING ELEVATIONS. BOTTOM OF SCUPPER TO BE 6" ABOVE LOWEST POINT OF ROOF, TYPICAL. ROOFING CONTRACTOR TO COORDINATE LOCATIONS AND SEALING OF MEMBRANES TO SUIT PENETRATING WALL ASSEMBLY, TYPICAL. COLOUR TO MATCH EXTERIOR BUILDING COLOUR.
3. PROVIDE BACK-SLOPED ROOF INSULATION TO DIRECT WATER TO DRAINAGE POINTS, TYPICAL.
4. ROOF VENTS MUST PROVIDE 6,600 SQUARE INCHES OF NET FREE AREA. VENT SHOP DRAWINGS AND QUANTITY PROVIDED TO BE APPROVED BY ARCHITECT. GOOSENECK STYLE C/W SNOW BAFFLES & OPENING MINIMUM 18" FROM SURFACE OF ROOF, TYPICAL.
5. ALUMINUM SOFFIT, TYPICAL ON ALL OVERHANGS AND BALCONY UNDERSIDES AND ROOFS.
6. CONCEALED SPACES WITHIN BALCONY ROOFS MUST BE FIRE BLOCKED AT EACH SUITE DEMISING WALL.
7. 4% MINIMUM SLOPE ON ROOFTOP ENCLOSURE METAL ROOF. (SEE MANUFACTURER'S INSTRUCTIONS)
8. VENTED REFUSE CHUTE CAP C/W BIRD SCREEN.
9. APPROXIMATE LOCATION OF MECHANICAL EQUIPMENT. (SEE MECHANICAL)
10. EAVESTROUGH C/W RAIN WATER LEADER.
11. ELEVATED, FOUR SIDED DOOR FRAME. BOTTOM OF DOOR MUST BE AT LEAST 8" ABOVE SURFACE OF ROOF.

No:	Revision:	Date:	By:
4	ISSUED FOR PLAN APPROVAL	26-07-20	JT
3	ISSUED FOR 90% REVIEW	25-12-05	ZN
2	ISSUED FOR 90% COORDINATION	25-11-17	ZN
1	ISSUED FOR 66% COORDINATION	25-10-10	ZN

SCHEDULE "A" page 6 of 19
To Zoning Agreement: DASZ 6/2018
By-Law No.: B/L 42/2019
Winnipeg

Zoning Officer	Diana Lopez	July 20, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

Consultants:

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PROGRESSIVE
REAL ESTATE
PARKVIEW TERRACE
MULTIFAMILY DEVELOPMENT
PHASE 7
1988 ST MARY'S ROAD
WINNIPEG, MANITOBA

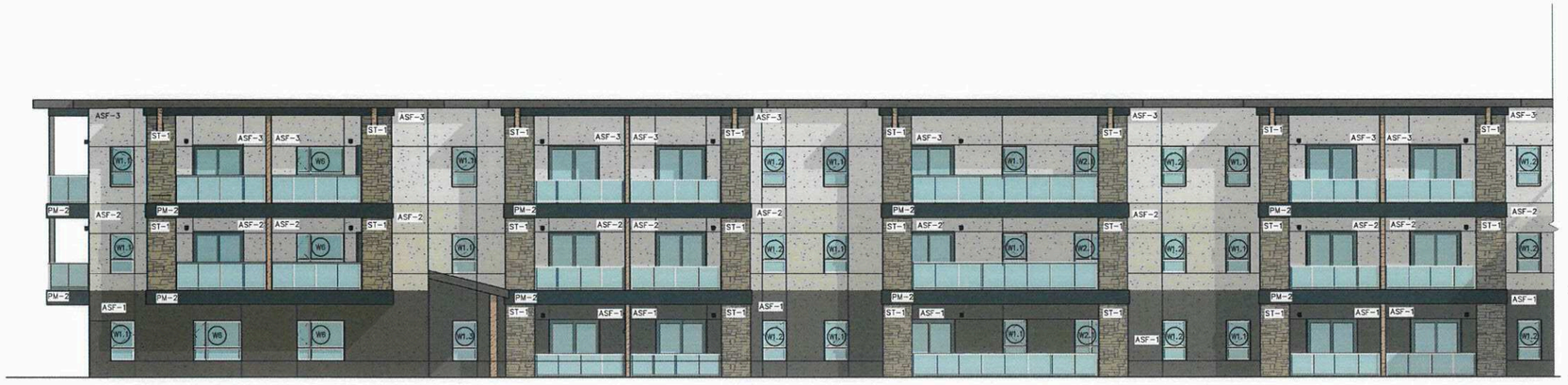
ROOF PLAN PHASE 7A

Drawn by: JF/CF Checked by:

A2.5A

Project No: 18004 Date: JULY 2026

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



1 A4.1 EXTERIOR BUILDING ELEVATION
SOUTH PHASE 7B
1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM
ACRYLIC STUCCO

- ASF-1 STUCCO FIELD, TO MATCH FCP-1
- ASF-2 STUCCO FIELD, TO MATCH BENJAMIN MOORE - OC-14 NATURAL CREAM
- ASF-3 STUCCO FIELD, TO MATCH BENJAMIN MOORE - 2138-70 GRAY LAKE

CEMENTIOUS STUCCO FINISH

- CSF-1 STUCCO PARGING, TO MATCH ASF-2

STONE VENEER

- ST-1 ENVIRONMENTAL STONE WORKS - SHADOW LEDGE - ASPEN
- ST-2 CAPSTONE, TO MATCH ST-1

FIBRE CEMENT PANEL

- FCP-1 HARDIE PANEL C/W BATTEN BOARDS - SMOOTH FINISH - TIMBER BARK

PREFINISHED METAL

- PM-1 FASCIA, BLACK
- PM-2 FASCIA, TO MATCH FCP-1
- PM-3 WOOD POST WITH ALUMINUM FINISH
- PM-4 SOFFIT, WOOD GRAIN PATTERN, CEDAR RENDITIONS - AMBERWOOD

NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.

WOOD BEAM/COLUMN

- WD-1 FIR BEAM/COLUMN C/W BRACKETS (SEE STRUCTURAL)

SCHEDULE "A" page 7 of 19
To Zoning Agreement: DASZ 6/2018
By-Law No.: B/L 42/2019
Winnipeg

Zoning Officer	Diana Lopez	July 20, 2026
District Planner		
Community Clerk		8/25/26
Approved for the Director of Planning, Property and Development		



2 A4.1 EXTERIOR BUILDING ELEVATION
SOUTH PHASE 7A
1/8" = 1'-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:

1. EXTERIOR DOOR GUARD C/W AUTOMATIC DOOR OPERATOR ACTUATOR (SEE DOOR SCHEDULE AND ELECTRICAL, TYPICAL).
2. FIRE DEPARTMENT CONNECTION (SEE MECHANICAL AND FIRE PROTECTION DRAWINGS, TYPICAL).
3. EIFS REVEAL/CONTROL JOINT (TYPICAL).

No.	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL	26-07-02	ZN
1	ISSUED FOR PLAN APPROVAL	26-04-20	ZN

Consultants:

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PROGRESSIVE
REAL ESTATE
PARKVIEW TERRACE
MULTIFAMILY DEVELOPMENT
PHASE 7
1988 ST MARY'S ROAD
WINNIPEG, MANITOBA

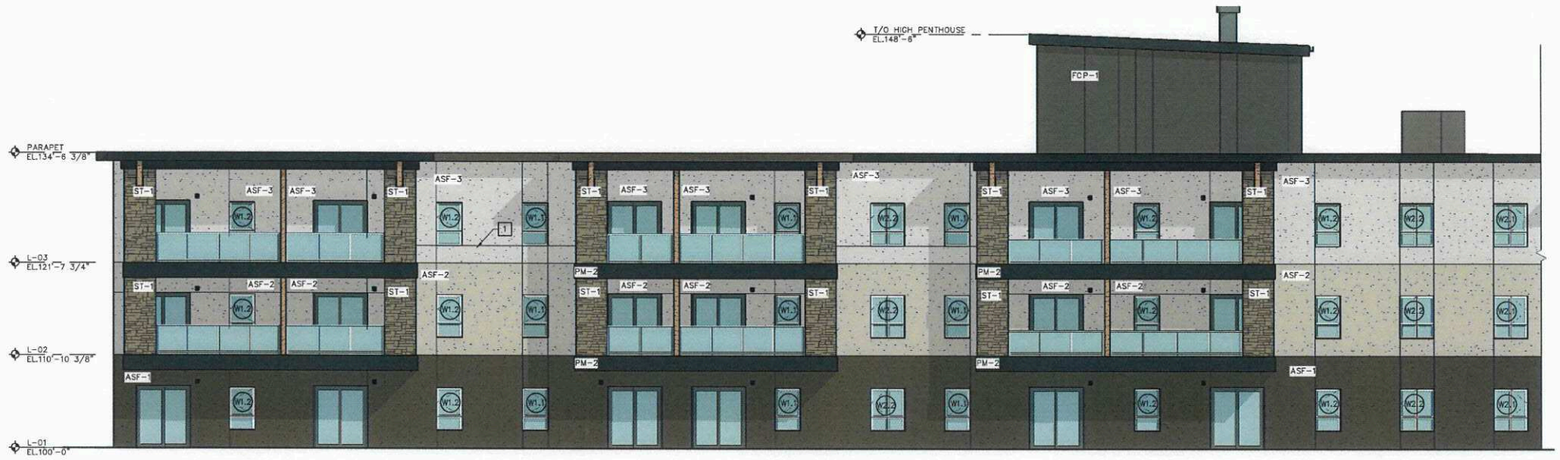
SOUTH EXTERIOR BUILDING ELEVATIONS

Drawn by: JF/ZN Checked by: ZN

A4.1

Project No: 18004 Date: MARCH 2026

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



1 A4.2 EXTERIOR BUILDING ELEVATION
NORTH PHASE 7A
1/8" = 1'-0"

SCHEDULE "A" page 8 of 19
To Zoning Agreement: DASZ 6/2018
By-Law No.: B/L 42/2019
Winnipeg

Zoning Officer	Diana Lopez	July 20, 2026
District Planner		8/28/26
Community Clerk		8/28/26
Approved for the Director of Planning, Property and Development		

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:

1 EIFS REVEAL/CONTROL JOINT (TYPICAL).



2 A4.2 EXTERIOR BUILDING ELEVATION
NORTH PHASE 7B
1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM
ACRYLIC STUCCO

ASF-1 STUCCO FIELD, TO MATCH FCP-1
ASF-2 STUCCO FIELD, TO MATCH BENJAMIN MOORE - OC-14 NATURAL CREAM
ASF-3 STUCCO FIELD, TO MATCH BENJAMIN MOORE - 2138-70 GRAY LAKE

CEMENTIOUS STUCCO FINISH
CSF-1 STUCCO PARGING, TO MATCH ASF-2

STONE VENEER
ST-1 ENVIRONMENTAL STONE WORKS - SHADOW LEDGE - ASPEN
ST-2 CAPSTONE, TO MATCH ST-1

FIBRE CEMENT PANEL
FCP-1 HARDIE PANEL C/W BATTEN BOARDS - SMOOTH FINISH - TIMBER BARK

PREFINISHED METAL
PM-1 FASCIA, BLACK
PM-2 FASCIA, TO MATCH FCP-1
PM-3 WOOD POST WITH ALUMINUM FINISH
PM-4 SOFFIT, WOOD GRAIN PATTERN, CEDAR RENDITIONS - AMBERWOOD

NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.

WOOD BEAM/COLUMN
WD-1 FIR BEAM/COLUMN C/W BRACKETS (SEE STRUCTURAL)

No.	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL	26-07-02	ZN
1	ISSUED FOR PLAN APPROVAL	26-04-20	ZN

Consultants:

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PROGRESSIVE
REAL ESTATE
PARKVIEW TERRACE
MULTIFAMILY DEVELOPMENT
PHASE 7
1988 ST MARY'S ROAD
WINNIPEG, MANITOBA

NORTH EXTERIOR BUILDING ELEVATIONS

Drawn by: JF/ZN Checked by: ZN

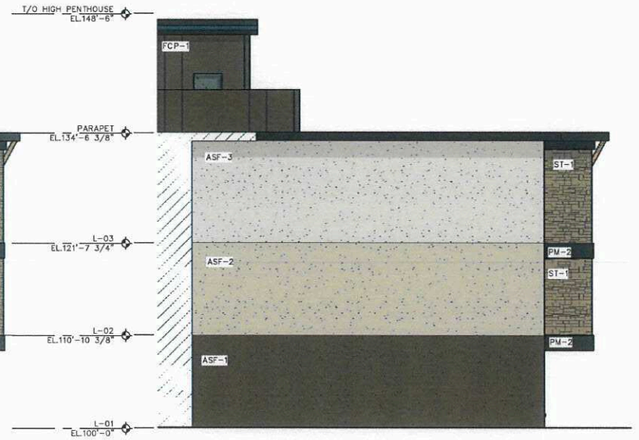
A4.2

Project No: 18004 Date: MARCH 2026

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



1 A4.3 EXTERIOR BUILDING ELEVATION WEST PHASE 7
1/8" = 1'-0"



2 A4.3 PARTIAL EXTERIOR BUILDING ELEVATION WEST PHASE 7A
1/8" = 1'-0"

SCHEDULE "A" page 9 of 19
To Zoning Agreement: DASZ 6/2018
By-Law No.: B/L 42/2019

Zoning Officer	Diana Lopez	July 20, 2026
District Planner		
Community Clerk		8/28/26
Approved for the Director of Planning, Property and Development		8/28/26

Winnipeg

GENERAL NOTES - SITE PLAN RENOVATION:

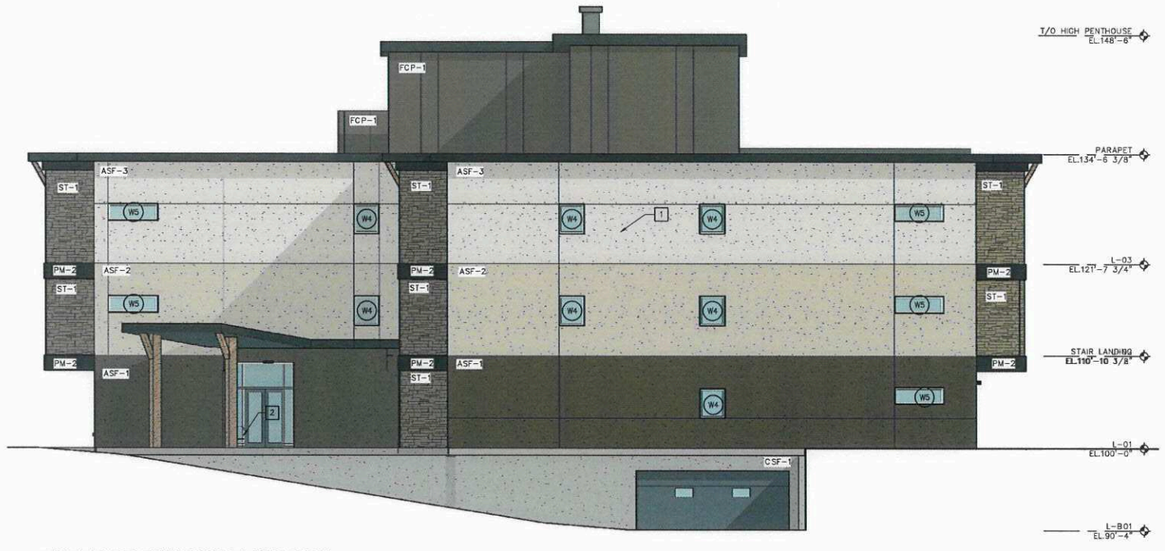
1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR METALS (SUCH AS DOORS AND STRUCTURAL ANGLES) SHALL BE GALVANIZED AND SHALL BE PAINTED WHERE EXPOSED TO VIEW (TYPICAL).

KEYNOTES - EXTERIOR ELEVATION:

1. EIFS REVEAL/CONTROL JOINT (TYPICAL).
2. POWER DOOR OPERATOR MOUNTED TO POST (SEE DOOR SCHEDULE & ELECTRICAL).



3 A4.3 EXTERIOR BUILDING ELEVATION EAST PHASE 7B
1/8" = 1'-0"



4 A4.3 EXTERIOR BUILDING ELEVATION EAST PHASE 7
1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM
ACRYLIC STUCCO

ASF-1 STUCCO FIELD, TO MATCH FCP-1
ASF-2 STUCCO FIELD, TO MATCH BENJAMIN MOORE - OC-14 NATURAL CREAM
ASF-3 STUCCO FIELD, TO MATCH BENJAMIN MOORE - 2138-70 GRAY LAKE

CEMENTIOUS STUCCO FINISH
CSF-1 STUCCO PARGING, TO MATCH ASF-2

STONE VENEER
ST-1 ENVIRONMENTAL STONE WORKS - SHADOW LEDGE - ASPEN
ST-2 CAPSTONE, TO MATCH ST-1

FIBRE CEMENT PANEL
FCP-1 HARDIE PANEL C/W BATTEN BOARDS - SMOOTH FINISH - TIMBER BARK

PREFINISHED METAL
PM-1 FASCIA, BLACK
PM-2 FASCIA, TO MATCH FCP-1
PM-3 WOOD POST WITH ALUMINUM FINISH
PM-4 SOFFIT, WOOD GRAIN PATTERN, CEDAR RENDITIONS - AMBERWOOD

NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.

WOOD BEAM/COLUMN
WD-1 FIR BEAM/COLUMN C/W BRACKETS (SEE STRUCTURAL)

No.	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL	26-07-02	ZN
1	ISSUED FOR PLAN APPROVAL	26-04-20	ZN

Consultants:

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PROGRESSIVE
REAL ESTATE
PARKVIEW TERRACE
MULTIFAMILY DEVELOPMENT
PHASE 7
1988 ST MARY'S ROAD
WINNIPEG, MANITOBA

WEST & EAST EXTERIOR BUILDING ELEVATIONS

Drawn by: JF/ZN Checked by: ZN

A4.3

Project No: 18004 Date: MARCH 2026

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



1 A4.1 CLUBHOUSE SOUTH ELEVATION
1/4" = 1'-0"



2 A4.1 CLUBHOUSE NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH LEGEND

ACRYLIC STUCCO
- ASF-1 STUCCO FIELD, TO MATCH FCP-1
- ASF-2 STUCCO FIELD, TO MATCH BENJAMIN MOORE - OC-14 NATURAL CREAM
- ASF-3 STUCCO FIELD, TO MATCH BENJAMIN MOORE - 2138-70 GRAY LAKE

CEMENTIOUS STUCCO FINISH
- CSF-1 STUCCO PARGING, TO MATCH ASF-2

STONE VENEER
- ST-1 ENVIRONMENTAL STONE WORKS - SHADOW LEDGE - ASPEN
- ST-2 CAPSTONE, TO MATCH ST-1

FIBRE CEMENT PANEL
- FCP-1 HARDIE PANEL C/W BATTEN BOARDS - SMOOTH FINISH - TIMBER BARK

PREFINISHED METAL
- PM-1 FASCIA, BLACK
- PM-2 FASCIA, TO MATCH FCP-1
- PM-3 WOOD POST WITH ALUMINUM FINISH
- PM-4 SOFFIT, WOOD GRAIN PATTERN, CEDAR RENDITIONS - AMBERWOOD

WOOD BEAM/COLUMN
- WD-1 FIR BEAM/COLUMN C/W BRACKETS (SEE STRUCTURAL)

SCHEDULE "A" page 10 of 19
To Zoning Agreement: DASZ 6/2018
By-Law No.: B/L 42/2019
Winnipeg

Zoning Officer	Diana Lopez	July 20, 2026
District Planner		5/28/26
Community Clerk		5/28/26
Approved for the Director of Planning, Property and Development		

No.: Revision: Date: By:

PRELIMINARY ONLY
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PROGRESSIVE
REAL ESTATE

PARKVIEW TERRACE
MULTI-FAMILY DEVELOPMENT

PHASE 7
1976 - 1988 ST MARY'S ROAD
WINNIPEG, MB

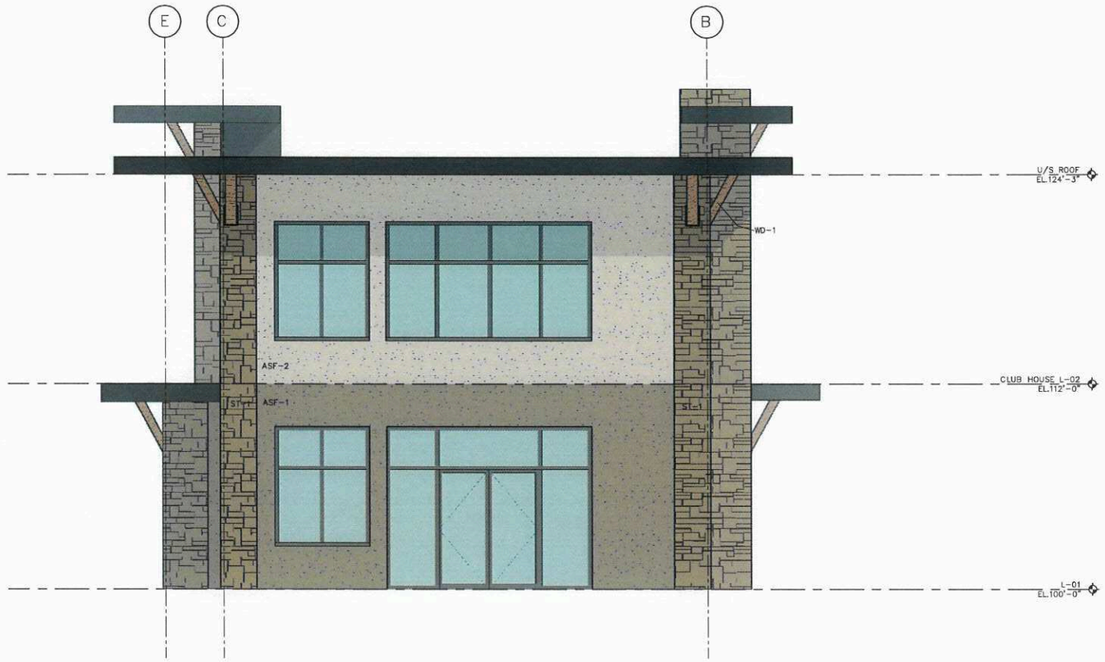
BUILDING ELEVATIONS

Drawn by: ESH/ZN Checked by: ZN

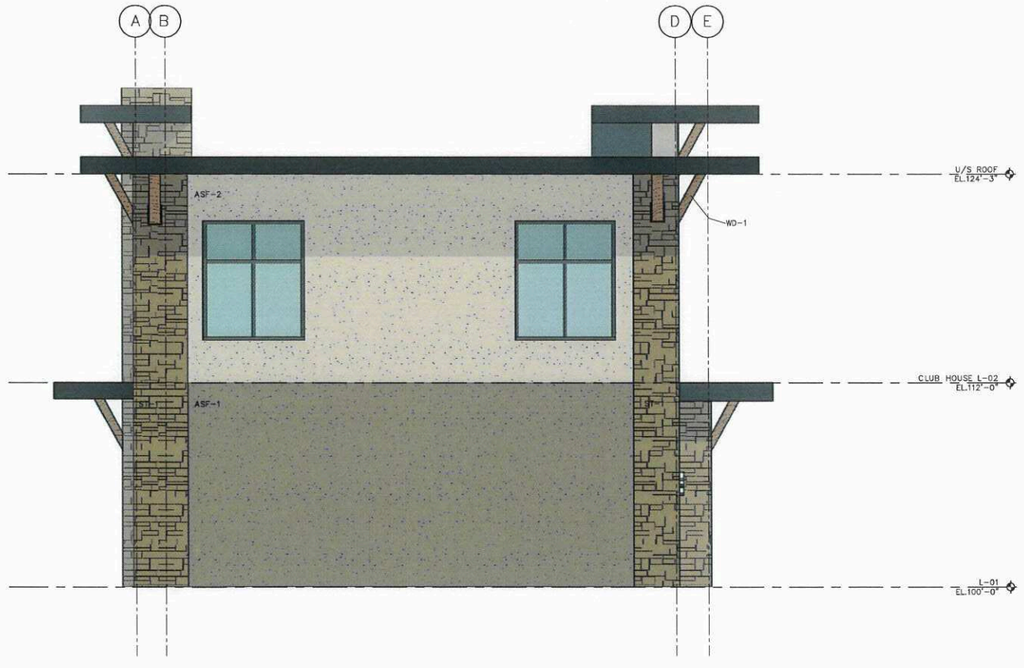
A4.1

Project No: 18004 Date: JULY 2026

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



1 / A4.2 CLUBHOUSE EAST ELEVATION
1/4" = 1'-0"



2 / A4.2 CLUBHOUSE WEST ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH LEGEND

ACRYLIC STUCCO
- ASF-1 STUCCO FIELD, TO MATCH FCP-1
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- ASF-3 STUCCO FIELD, TO MATCH BENJAMIN MOORE - 2138-70 GRAY LAKE

CEMENTIOUS STUCCO FINISH
- CSF-1 STUCCO PARGING, TO MATCH ASF-2

STONE VENEER
- ST-1 ENVIRONMENTAL STONE WORKS - SHADOW LEDGE - ASPEN
- ST-2 CAPSTONE, TO MATCH ST-1

FIBRE CEMENT PANEL
- FCP-1 HARDIE PANEL C/W BATTEN BOARDS - SMOOTH FINISH - TIMBER BARK

PREFINISHED METAL
- PM-1 FASCIA, BLACK
- PM-2 FASCIA, TO MATCH FCP-1
- PM-3 WOOD POST WITH ALUMINUM FINISH
- PM-4 SOFFIT, WOOD GRAIN PATTERN, CEDAR RENDITIONS - AMBERWOOD

WOOD BEAM/COLUMN
- WD-1 FIR BEAM/COLUMN C/W BRACKETS (SEE STRUCTURAL)

SCHEDULE "A" page 11 of 19
To Zoning Agreement: DASZ 6/2018
By-Law No.: B/L 42/2019
Winnipeg

Zoning Officer	Diana Lopez	July 20, 2026
District Planner	Dan deMaré	8/28/26
Community Clerk		8/28/26
Approved for the Director of Planning, Property and Development		

No.: Revision: Date: By:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

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PROGRESSIVE
REAL ESTATE

PARKVIEW TERRACE
MULTI-FAMILY DEVELOPMENT

PHASE 7
1976 - 1988 ST MARY'S ROAD
WINNIPEG, MB

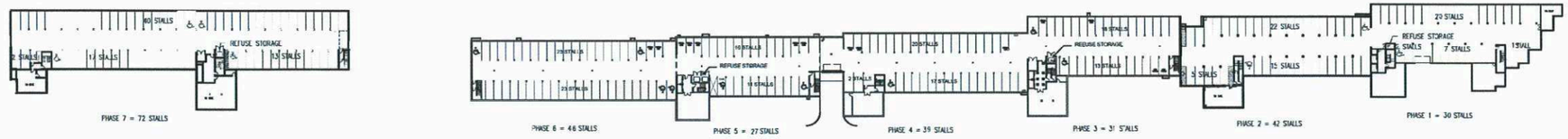
BUILDING ELEVATIONS

Drawn by: ESH/ZN Checked by: ZN

A4.2

Project No.: 18004 Date: JULY 2026

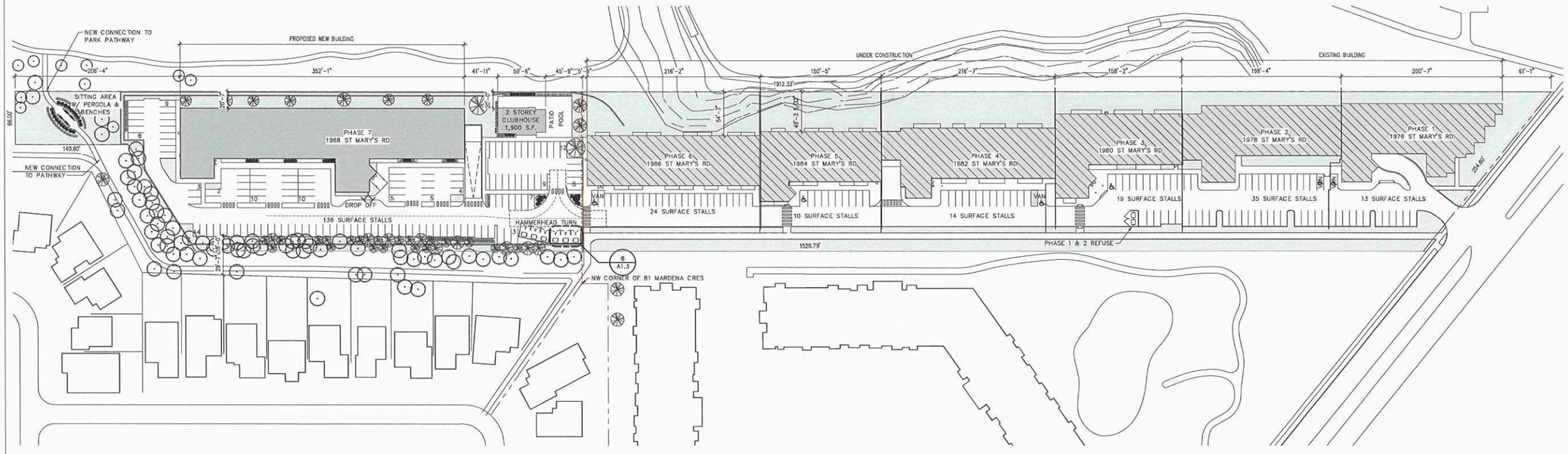
***Please note: Approved plans are subject to any amendments or conditions made by Community Committee.**



N TRUE NORTH N PROJECT NORTH

OVERALL PARKADE PLAN

1/64" = 1'-0"



N TRUE NORTH N PROJECT NORTH

SITE PLAN - OVERALL

1/64" = 1'-0"

GENERAL NOTES - SITE PLAN:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. CONSTRUCTION MANAGER TO COORDINATE RELOCATION OF EXISTING SITE SERVICES.
3. REFER TO STRUCTURAL DRAWINGS FOR SHORING REQUIREMENTS AS MAY BE REQUIRED.

SCHEDULE "A" page 12 of 19

To Zoning Agreement: DASZ 6/2018

By-Law No.: B/L 42/2019

Winnipeg

Zoning Officer	Diana Lopez	July 20, 2026
District Planner	Dzelan	7/23/26
Community Clerk		
Approved for the Director of Planning, Property and Development		

SITE STATISTICS:

BUILDING AREA PHASE 1	:	13,667 S.F.	DWELLING UNITS PHASE 1	:	45
BUILDING AREA PHASE 2	:	13,658 S.F.	DWELLING UNITS PHASE 2	:	56
BUILDING AREA PHASE 3	:	11,849 S.F.	DWELLING UNITS PHASE 3	:	43
BUILDING AREA PHASE 4	:	13,647 S.F.	DWELLING UNITS PHASE 4	:	59
BUILDING AREA PHASE 5	:	10,114 S.F.	DWELLING UNITS PHASE 5	:	42
BUILDING AREA PHASE 6	:	13,392 S.F.	DWELLING UNITS PHASE 6	:	55
BUILDING AREA PHASE 7	:	25,332 S.F.	DWELLING UNITS PHASE 7	:	75
TOTAL LOT AREA	:	±327,484 S.F.	TOTAL DWELLING UNITS	:	375

PARKING STALLS PHASE 1	:	43	= 30 U/G STALLS	+	13 SURFACE STALLS
PARKING STALLS PHASE 2	:	77	= 42 U/G STALLS	+	35 SURFACE STALLS
PARKING STALLS PHASE 3	:	50	= 31 U/G STALLS	+	19 SURFACE STALLS
PARKING STALLS PHASE 4	:	53	= 39 U/G STALLS	+	14 SURFACE STALLS
PARKING STALLS PHASE 5	:	37	= 27 U/G STALLS	+	10 SURFACE STALLS
PARKING STALLS PHASE 6	:	70	= 46 U/G STALLS	+	24 SURFACE STALLS
PARKING STALLS PHASE 7	:	208	= 72 U/G STALLS	+	136 SURFACE STALLS
TOTAL PARKING STALLS	:	538	= 287 U/G STALLS	+	251 SURFACE STALLS
PARKING RATIO PROVIDED	:	538 STALLS / 375 UNITS = 1.43:1			

ZONING INFORMATION:

PROJECT ANALYSIS (1976-1988 ST MARY'S)

CURRENT ZONING: RMF-L
LAND AREA: ±7.5 ACRES

PERMITTED DENSITY: 1 UNIT/800 SF OF LAND
PERMITTED UNITS: 400
PROVIDED UNITS: 375

PERMITTED BUILDING HEIGHTS: 45', 35'
PROVIDED BUILDING HEIGHTS: 45', 35'

REQUIRED SPACES (1.5/UNIT): 563
PROVIDED SPACES (1.43/UNIT): 538
PROVIDED UNDERGROUND SPACES: 287
PROVIDED SURFACE SPACES: 251

REQUIRED VISITOR STALLS: 56
PROVIDED VISITOR STALLS: 56

REQUIRED ACCESSIBLE STALLS: 12
PROVIDED ACCESSIBLE STALLS: 20
REQUIRED VAN STALLS: 4
PROVIDED VAN STALLS: 4

BIKE STALLS REQURIED: 56
BIKE STALLS PROVIDED: 56

SMALL CARS: 84 (16%)

BUILDING PROGRAM:

PHASE 7

MULTI-FAMILY RESIDENTIAL BUILDING

1 LEVEL OF UNDERGROUND PARKING FOR RESIDENTS AND SURFACE PARKING FOR VISITORS

3 BED / 2 BATH: 8
2 BED / 2 BATH: 29
1 BED / 1 BATH: 38
TOTAL: 75

BUILDING AREA: ±24,424 S.F.
GROSS FLOOR AREA: ±73,272 S.F.

EACH SUITE INCLUDES A PATIO/BALCONY
COMMON SPACE PROVIDED ON MAIN FLOOR

PHASE 1		PHASE 2		PHASE 3	
3 BED / 2 BATH:	12	3 BED / 2 BATH:	0	3 BED / 2 BATH:	7
2 BED / 2 BATH:	24	2 BED / 2 BATH:	25	2 BED / 2 BATH:	164
1 BED / 1 BATH:	9	1 BED / 1 BATH:	31	1 BED / 1 BATH:	20
TOTAL:	45	TOTAL:	56	TOTAL:	43
PHASE 4		**PHASE 5**		**PHASE 6**	
3 BED / 2 BATH:	4	3 BED / 2 BATH:	4	3 BED / 2 BATH:	4
2 BED / 2 BATH:	24	2 BED / 2 BATH:	16	2 BED / 2 BATH:	31
1 BED / 1 BATH:	31	1 BED / 1 BATH:	22	1 BED / 1 BATH:	20
TOTAL:	59	TOTAL:	42	TOTAL:	55

No.	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL	26-07-02	ZN
1	ISSUED FOR PLAN APPROVAL	26-04-28	ZN

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

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The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.

PROGRESSIVE
REAL ESTATE
PARKVIEW TERRACE
MULTIFAMILY DEVELOPMENT
PHASE 7
1988 ST MARY'S ROAD
WINNIPEG, MANITOBA

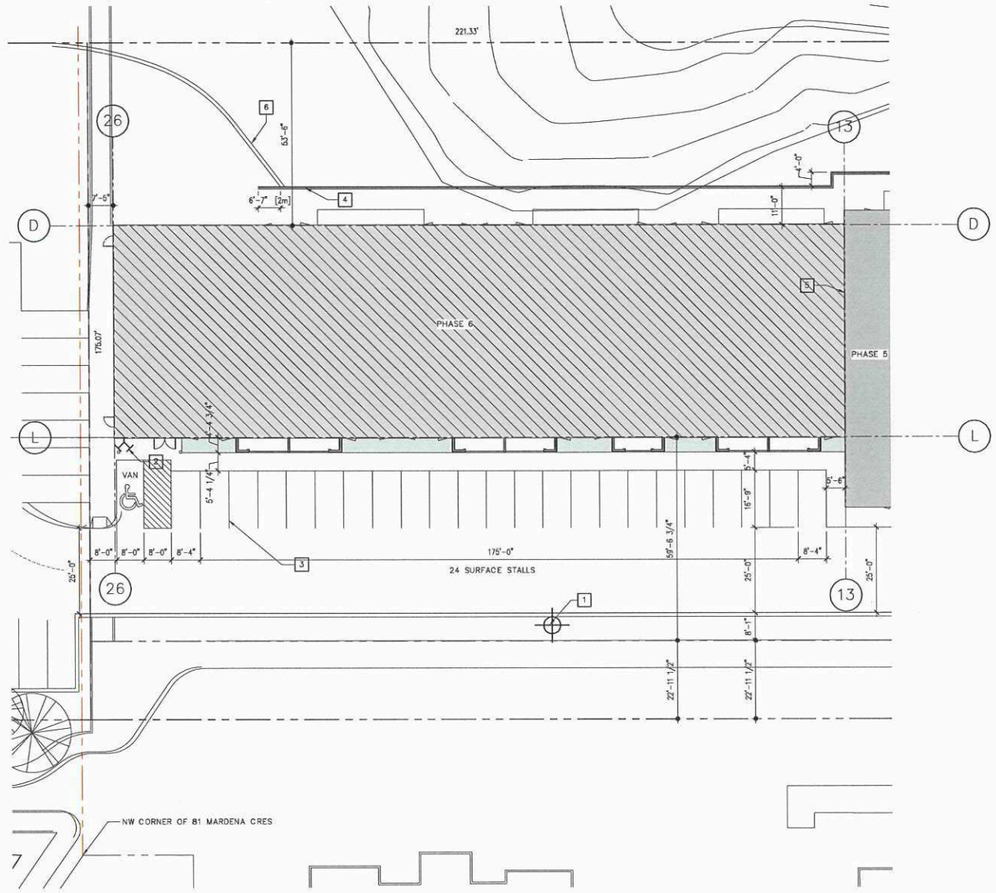
SITE PLAN - OVERALL

Drawn by: JF/CF Checked by:

A1.1

Project No: 18004 Date: MAY 2026

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



1 SITE PLAN PHASE 6
R6.A1.2 1" = 20'-0"

TRUE NORTH

PROJECT NORTH

KEYNOTES - SITE PLAN:

1. FIRE HYDRANT (SEE CIVIL).
2. FIRE DEPARTMENT CONNECTION (SEE MECHANICAL AND CIVIL).
3. 4" WIDE PAINTED LINES, TYPICAL.
4. SHEETPILE RETAINING WALL C/W 42" HIGH GUARD RAIL (SEE STRUCTURAL AND CIVIL).
5. FIRE WALL.
6. APPROXIMATE LOCATION OF MSE WALL. (SEE CIVIL).

GENERAL NOTES - SITE PLAN:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. CONSTRUCTION MANAGER TO COORDINATE RELOCATION OF EXISTING SITE SERVICES.
3. REFER TO STRUCTURAL DRAWINGS FOR SHORING REQUIREMENTS AS MAY BE REQUIRED.

SITE STATISTICS:

PROJECT ANALYSIS

CURRENT ZONING: RMF-L
LAND AREA: ±7.5 ACRES

PERMITTED DENSITY: 1 UNIT/800 SF OF LAND
PERMITTED UNITS: 408
PROVIDED UNITS: 400

PERMITTED BUILDING HEIGHTS: 45',
PROVIDED BUILDING HEIGHTS: 45',

PHASE 6

MULTI-FAMILY RESIDENTIAL BUILDING

1 LEVEL OF UNDERGROUND PARKING FOR RESIDENCE AND SURFACE PARKING FOR VISITORS

3 BED / 2 BATH: 3
2 BED / 2 BATH: 32
1 BED / 1 BATH: 20
TOTAL: 55

BUILDING AREA: ±13,392 S.F.

GROSS FLOOR AREA: ±53,568 S.F.

EACH SUITE INCLUDES A PATIO/BALCONY

COMMON SPACE PROVIDED ON MAIN FLOOR
PROVIDED UNDERGROUND SPACES: 46
PROVIDED SURFACE SPACES: 24
PROVIDED TOTAL SPACES: 70
PROVIDED ACCESSIBLE STALLS: 4
PROVIDED VAN ACCESSIBLE: 1

SCHEDULE "A" page 13 of 19
To Zoning Agreement: DASZ 6/2018
By-Law No.: B/L 42/2019
Winnipeg

Zoning Officer	Diana Lopez	July 20, 2026
District Planner	DLWM	8/28/26
Community Clerk	[illegible]	8/28/26
Approved for the Director of Planning, Property and Development		

No:	Revision:	Date:	By:
4	CONSOLIDATED DRAWINGS	25-05-27	ZN
3	ISSUED FOR CONSTRUCTION	25-02-27	ZN
2	ISSUED FOR 90% REVIEW	24-11-15	ZN
1	ISSUED FOR 66% REVIEW	24-09-20	ZN

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
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The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.

PROGRESSIVE
REAL ESTATE
PARKVIEW TERRACE
MULTIFAMILY DEVELOPMENT
PHASE 6
1986 ST. MARY'S ROAD
WINNIPEG, MANITOBA

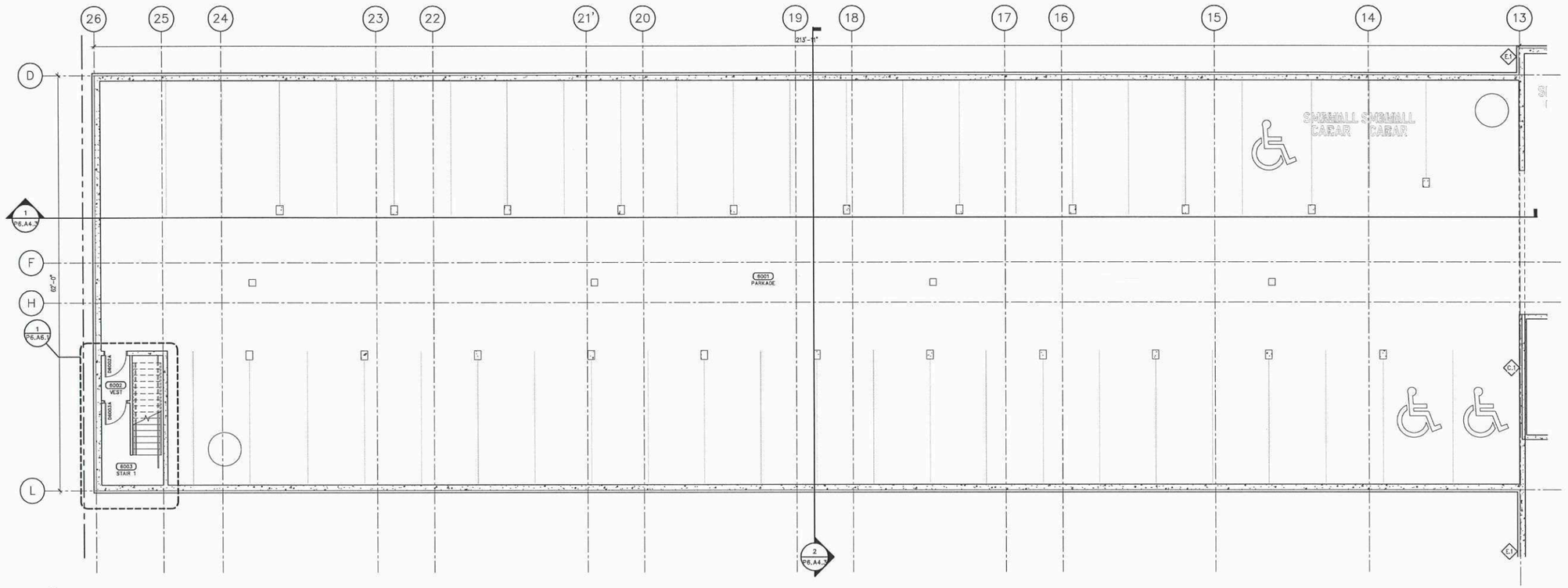
SITE PLAN - PHASE 6

Drawn by: JF Checked by: ZN

P6.A1.2

Project No: 18004 Date: MAY 2025

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



N

1 / P6.A2 L-B01 PHASE 5 FLOOR PLAN

1/8" = 1'-0"

EXTERIOR WALL TYPES:

E.1 EXTERIOR FOUNDATION WALL:
- CEMENTITOUS STUCCO PARGING (BEGIN 12" BELOW GRADE). C/W MECHANICALLY FASTENED METAL LATH
- 4" GRAPHITE POLYSTYRENE (GPS) RIGID INSULATION, R.20
- DELTA MS DAMPROOFING/WATERPROOFING
- 10" REINFORCED CONCRETE (SEE STRUCTURAL)

E.2 TYPICAL STUCCO EXTERIOR WALL: (60 MIN FRR, MBC EW2a)
- ACRYLIC STUCCO
- 1 1/2" EPS INSULATION
- ADHESIVE APPLIED IN VERTICAL LINES OR DRAINAGE CHANNELS IN EPS FLUID-APPLIED BREATHABLE WATER RESISTIVE AIR BARRIER COMPATIBLE WITH RIGID INSULATION, OR SUITABLE EQUIVALENT APPROVED BY ARCHITECT
- EXTERIOR GRADE OSB SHEATHING (SEE STRUCTURAL)
- 2x6 WOOD STUDS (SEE STRUCTURAL)
- FIBREGLASS BATT INSULATION, R.22, MIN DENSITY 1.0 kg/m³
- 6 MIL POLY VAPOUR BARRIER
- 5/8" FIRE RATED GYPSUM BOARD, TAPED AND SANDED

E.3 EXTERIOR FOUNDATION WALL:
- CEMENTITOUS STUCCO PARGING (BEGIN 12" BELOW GRADE). C/W MECHANICALLY FASTENED METAL LATH
- DELTA MS DAMPROOFING/WATERPROOFING
- 8" REINFORCED CONCRETE (SEE STRUCTURAL)

E.5 STONE VENEER BALCONY WALL:
- STONE MASONRY VENEER
- MORTAR SETTING BED
- MORTAR SCRATCH COAT
- LATH C/W FASTNERS
- 2 LAYERS BREATHABLE WATER RESISTIVE AIR BARRIER MEMBRANE (AS PER STONE MANUFACTURER'S INSTRUCTIONS)
- EXTRIOR GRADE OSB SHEA THING
- 2x4 WOOD STUDS @ 16" O.C. (SEE STRUCTURAL)
- EXTERIOR GRADE OSB SHEA THING
- 2 LAYERS BREATHABLE WATER RESISTIVE AIR BARRIER MEMBRANE
- CEMENTITOUS STUCCO (COLOUR TBD BY OWNER)

E.6 BALCONY PRIVACY WALL:
- CEMENTITOUS STUCCO (COLOUR TBD BY OWNER)
- 2 LAYERS BREATHABLE WATER RESISTIVE AIR BARRIER MEMBRANE
- EXTERIOR GRADE OSB SHEATHING
- 2x4 WOOD STUDS @ 16" O.C. (SEE STRUCTURAL)
- EXTERIOR GRADE OSB SHEA THING
- 2 LAYERS BREATHABLE WATER RESISTIVE AIR BARRIER MEMBRANE
- CEMENTITOUS STUCCO (COLOUR TBD BY OWNER)

E.8 FIRE WALL: (120 MIN FRR, ULC W314, STC 60)
- ACRYLIC STUCCO
- 1 1/2" EPS INSULATION
- FLUID-APPLIED BREATHABLE WATER RESISTIVE AIR BARRIER COMPATIBLE WITH RIGID INSULATION, OR SUITABLE EQUIVALENT APPROVED BY ARCHITECT
- 1/2" WATER RESISTANT, EXTERIOR GRADE GYPSUM BOARD
- 2x4 WOOD STUDS AS PER STRUCTURAL C/W R12 FIBREGLASS BATT INSULATION
- 1" AIR SPACE
- 2 LAYERS 1" THICK SHAFTLINER C/W PREFINISHED METAL C & H-CHANNEL (AS PER MANUFACTURER)
- 1"AIR SPACE
- 2x4 WOOD STUD AS PER STRUCTURAL C/W R12 FIBREGLASS BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD, TAPED AND SANDED

INTERIOR WALL TYPES:

C.1 CAST-IN-PLACE CONCRETE WALL: (120 MIN FRR, MBC D-2.2.1.A.)
- 1/2" GYPSUM BOARD (U.N.O.), TAPED SANDED
- 8" REINFORCED CONCRETE (SEE STRUCTURAL)
- 1/2" GYPSUM BOARD (U.N.O.), TAPED SANDED

C.2 CONCRETE MASONRY UNIT WALL, ELEVATOR ROUGH OPENING: (120 MIN FRR, MBC 2011 APPENDIX -D, CSA A165.1)
- 1/2" GYPSUM BOARD (U.N.O.), TAPED SANDED
- 8" (200mm) NOMINAL CONCRETE MASONRY UNIT C/W FILLED CORES AS SPECIFIED (SEE STRUCTURAL)
- 1/2" GYPSUM BOARD (U.N.O.), TAPED SANDED

S.1 TYPICAL SUITE PARTY PARTITION: (60 MIN FRR, MBC W15a/STC 66)
- 2 LAYERS 5/8" FIRE RATED GYPSUM BOARD (U.N.O.), TAPED SANDED
- 2x4 WOOD STUDS @ 24" O.C., ADJACENT STUDS OFFSET 8". ADJACENT ELECTRICAL BOXES OFFSET 1 BAY MIN.
- ACOUSTICAL BATT INSULATION
- SHEATHING AS PER STRUCTURAL
- 1 1/2" AIR SPACE
- 2x4 WOOD STUDS @ 24" O.C., ADJACENT STUDS OFFSET 8". ADJACENT ELECTRICAL BOXES OFFSET 1 BAY MIN.
- ACOUSTICAL BATT INSULATION
- 2 LAYERS 5/8" FIRE RATED GYPSUM BOARD (U.N.O.), TAPED SANDED

NOTE: SEE STRUCTURAL FOR SHEATHING REQUIREMENTS. IF SHEATHING IS REQUIRED, PLACE IN BETWEEN 1 1/2" AIR SPACE.
NOTE: GAP BETWEEN WALLS MUST BE FIRE BLOCKED FROM HORIZONTAL FLOOR SPACE WITH OSB, PLYWOOD, OR SOLID LUMBER.
NOTE: IF DEMISING WALL IS ADJACENT STAIR, SEE STRUCTURAL FOR STAIRWELL WALL (2x6 FRAMING, SHEATHING, ETC).

S.2 TYPICAL CORRIDOR PARTITION: (60 MIN FRR< MBC W4a/STC 51
- 5/8" FIRE RATED GYPSUM BOARD, TAPED AND SANDED(SUITE SIDE)
- 2x6 WOOD STUDS @ 24" O.C.
- ACOUSTICAL BATT INSULATION
- 1/2" RESILIENT METAL CHANNEL @ 24" O.C.(CORRIDOR SIDE)
- 2 LAYERS OF 5/8" FIRE RATED GYPSUM BOARD, TAPED AND SANDED

S.4 FIRE WALL @ PHASE 2-3: (120 MIN FRR, ULC W314, STC 60)
- 1/2" GYPSUM BOARD
- 2x6 WOOD STUDS AS PER STRUCTURAL C/W R12 FIBREGLASS BATT INSULATION
- 1" AIR SPACE
- 2 LAYERS 1" THICK SHAFTLINER C/W PREFINISHED METAL C & H-CHANNEL: (AS PER MANUFACTURER)
- 1" AIR SPACE
- MODIFIED Z-CLIP (TO ATTACH SHAFT LINER TO OSB)
- **2 LAYERS WATER RESISTIVE AIR BARRIER MEMBRANE
- **EXTERIOR GRADE OSB SHEATHING
- **2x4 WOOD STUDS AS PER STRUCTURAL C/W R12 FIBREGLASS BATT INSULATION
- **6 MIL POLY VAPOUR BARRIER
- **1/2" GYPSUM BOARD, TAPED AND SANDED

**INSTALLED IN PHASE 2 SCOPE

S.5 FIRE WALL @ PHASE 4-5: (120 MIN FRR, ULC W314, STC 60)
- ***1/2" GYPSUM BOARD
- ***2x4 WOOD STUDS AS PER STRUCTURAL C/W R12 FIBREGLASS BATT INSULATION
- ***1" AIR SPACE
- ***2 LAYERS 1" THICK SHAFTLINER C/W PREFINISHED METAL C & H-CHANNEL: (AS PER MANUFACTURER)
- MODIFIED Z-CLIP (TO ATTACH SHAFT LINER TO OSB)
- 1" AIR SPACE
- 2x4 WOOD STUDS AS PER STRUCTURAL C/W R12 FIBREGLASS BATT INSULATION
- 2 LAYERS WATER RESISTIVE AIR BARRIER MEMBRANE
- EXTERIOR GRADE OSB SHEATHING
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD, TAPED AND SANDED

*** TO BE INSTALLED IN PHASE 5 SCOPE

S.6 FIRE RATED PARTITION: (90 MIN FRR, MBC W2d/STC 36)
- 2 LAYERS 5/8" FIRE RATED GYPSUM BOARD, TAPED AND SANDED
- 2x6 WOOD STUDS (SEE STRUCTURAL)
- 2 LAYERS 5/8" FIRE RATED GYPSUM BOARD, TAPED AND SANDED

S.7 FIRE RATED PARTITION: (90 MIN FRR, MBC W2d/STC 36)
- 2 LAYERS 5/8" FIRE RATED GYPSUM BOARD, TAPED AND SANDED
- 2x4 WOOD STUDS @ 16" O.C.
- 2 LAYERS 5/8" FIRE RATED GYPSUM BOARD, TAPED AND SANDED

S.8 FIRE RATED PARTITION: (60 MIN FRR, MBC W1d/STC 32)
- 5/8" FIRE RATED GYPSUM BOARD, TAPED AND SANDED
- 2x4 WOOD STUDS @ 16 O.C.
- 5/8" FIRE RATED GYPSUM BOARD, TAPED AND SANDED

S.10 TYPICAL INTERIOR PARTITION:
- 1/2" GYPSUM BOARD, TAPED AND SANDED
- 2x4 WOOD STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD, TAPED AND SANDED

S.37 REFUSE ROOM PARTITION: (120 MIN FRR, MBC W2d/STC 32)
- 2 LAYERS 5/8" FIRE RATED GYPSUM BOARD, TAPED AND SANDED
- 2x4 WOOD STUDS (SEE STRUCTURAL)
- 2 LAYERS 5/8" FIRE RATED GYPSUM BOARD, TAPED AND SANDED

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. FIRE EXTINGUISHER AS PER FIRE PROTECTION CONTRACTOR. PROVIDE SOLID WOOD BLOCKING TO SUIT. G.C. TO SITE COORDINATE FINAL LOCATION WITH FIRE PROTECTION CONTRACTOR. CABINETS MUST NOT PROTRUDE MORE THAN 100mm (4") FROM SURFACE OF WALL
3. COORDINATE ELEVATOR DIMENSIONS, INSTALLATION CLEARANCES, CONTROLLER CABINETS, AND DOOR FRAME INSTALLATION WITH MANUFACTURER SHOP DRAWINGS. FURNISH STRUCTURAL, MECHANICAL, AND ELECTRICAL PROVISIONS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
5. SEAL BUILDING ENVELOPE MEMBRANES/SYSTEMS WHEN INSTALLING DOORS OR WINDOWS INTO EXTERIOR WALL ASSEMBLIES. FILL ALL VOIDS BETWEEN FRAMES AND ROUGH OPENINGS WITH LOW-EXPANSION FOAM-IN-PLACE SPRAY INSULATION. PROVIDE CONTINUOUS ROD AND CAULKED JOINT ALL AROUND FRAME ON BOTH SIDES. TYPICAL.
6. SLOPE ASPHALT PAVING, CONCRETE APRONS, AND SIDEWALKS AWAY FROM BUILDING.
7. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.
8. SMOKE SEPARATIONS TO BE PROVIDED WITHIN FLOOR AND ROOF SPACES. PLYWOOD, OSB, OR GYPSUM BOARD ARE ACCEPTABLE MATERIALS. TRUSS SUPPLIER TO ENSURE CONCEALED SPACES ARE NO LARGER THAN 3,230 FT² (300m²) WITH NO DIMENSION GREATER THAN 65'-6".
9. GENERAL CONTRACTOR TO ENSURE ALL PENETRATIONS THRU THE MAIN FLOOR CONCRETE ASSEMBLIES ARE SEALED WITH A FT ULC LISTED FIRE STOP SYSTEM.

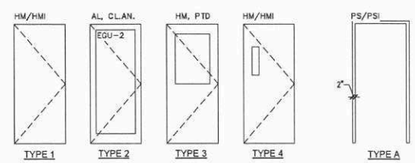
KEYNOTES - FLOOR PLANS:

SCHEDULE "A" page 14 of 19
To Zoning Agreement: DASZ 6/2018
By-Law No.: B/L 42/2019
Winnipeg

Zoning Officer	Diana Lopez	July 20, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

P6.A2.1 DOOR SCHEDULE-LEVEL-B0

DOOR NO.	DOOR DATA						FRAME DATA			FIRE LABEL	HDW CODE	REMARK NOTES
	WIDTH	HEIGHT	THICK	TYPE	MAT	FIN	TYPE	MAT	FIN			
D6002A	3'-2"	7'-0"	1 3/4"	4	HM	PT.3	A	PS	PT.3	1.0-HR		
D6003A	3'-2"	7'-0"	1 3/4"	4	HM	PT.3	A	PS	PT.3			



DOOR PANEL TYPES

DOOR FRAME TYPES

2	ISSUED FOR DEVELOPMENT PERMIT	24-10-09	ZN
1	ISSUED FOR 66% REVIEW	24-09-20	ZN
No:	Revision:	Date:	By:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 301 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

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PROGRESSIVE REAL ESTATE

PARKVIEW TERRACE
MULTI-FAMILY DEVELOPMENT

PHASE 6
1986 ST. MARY'S ROAD
WINNIPEG, MANITOBA

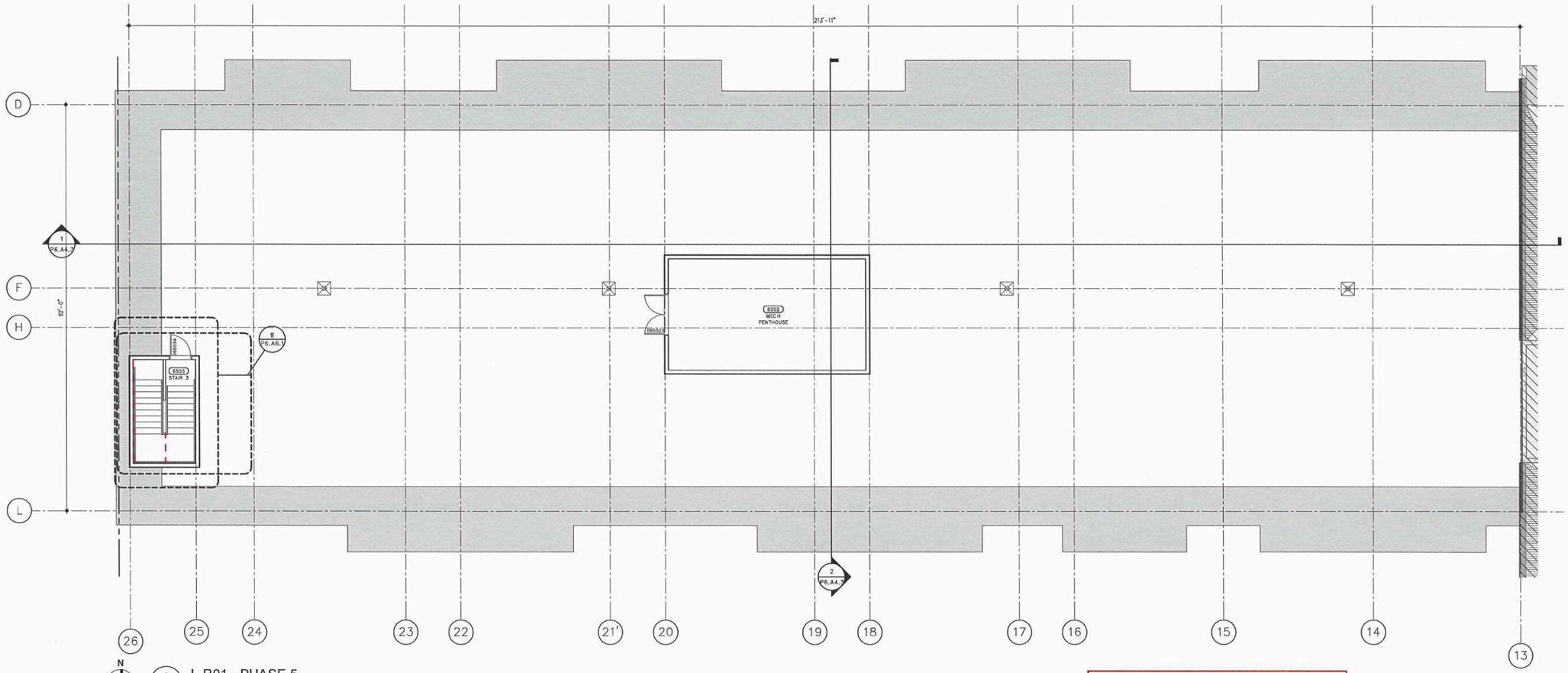
LEVEL-B01 (BASEMENT) FLOOR PLAN

Drawn by: JF Checked by: ZN

P6.A2.1

Project No: 18004e Date: SEPTEMBER 2024

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



GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. FIRE EXTINGUISHER AS PER FIRE PROTECTION CONTRACTOR. PROVIDE SOLID WOOD BLOCKING TO SUIT. G.C. TO SITE COORDINATE FINAL LOCATION WITH FIRE PROTECTION CONTRACTOR. CABINETS MUST NOT PROTRUDE MORE THAN 100mm (4") FROM SURFACE OF WALL
3. COORDINATE ELEVATOR DIMENSIONS, INSTALLATION CLEARANCES, CONTROLLER CABINETS, AND DOOR FRAME INSTALLATION WITH MANUFACTURER SHOP DRAWINGS. FURNISH STRUCTURAL, MECHANICAL, AND ELECTRICAL PROVISIONS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
5. SEAL BUILDING ENVELOPE MEMBRANES/SYSTEMS WHEN INSTALLING DOORS OR WINDOWS INTO EXTERIOR WALL ASSEMBLIES. FILL ALL VOIDS BETWEEN FRAMES AND ROUGH OPENINGS WITH LOW-EXPANSION FOAM-IN-PLACE SPRAY INSULATION. PROVIDE CONTINUOUS ROD AND CAULKED JOINT ALL AROUND FRAME ON BOTH SIDES. TYPICAL..
6. SLOPE ASPHALT PAVING, CONCRETE APRONS, AND SIDEWALKS AWAY FROM BUILDING.
7. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.
8. SMOKE SEPARATIONS TO BE PROVIDED WITHIN FLOOR AND ROOF SPACES. PLYWOOD, OSB, OR GYPSUM BOARD ARE ACCEPTABLE MATERIALS. TRUSS SUPPLIER TO ENSURE CONCEALED SPACES ARE NO LARGER THAN 3,230 FT² (300m²) WITH NO DIMENSION GREATER THAN 65'-6".
9. GENERAL CONTRACTOR TO ENSURE ALL PENETRATIONS THRU THE MAIN FLOOR CONCRETE ASSEMBLIES ARE SEALED WITH A FT ULC LISTED FIRE STOP SYSTEM.

KEYNOTES - ROOF PLANS:

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

SCHEDULE "A" page 15 of 19
To Zoning Agreement: DASZ 6/2018
By-Law No.: B/L 42/2019

Winnipeg

Zoning Officer	Diana Lopez	July 20, 2026
District Planner	Daniam	8/28/26
Community Clerk		8/28/26
Approved for the Director of Planning, Property and Development		

No.:	Revision:	Date:	By:
2	ISSUED FOR DEVELOPMENT PERMIT	24-10-09	ZN
1	ISSUED FOR 66% REVIEW	24-09-20	ZN

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2T1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

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PROGRESSIVE
REAL ESTATE

PARKVIEW TERRACE
MULTI-FAMILY DEVELOPMENT

PHASE 6
1986 ST. MARY'S ROAD
WINNIPEG, MANITOBA

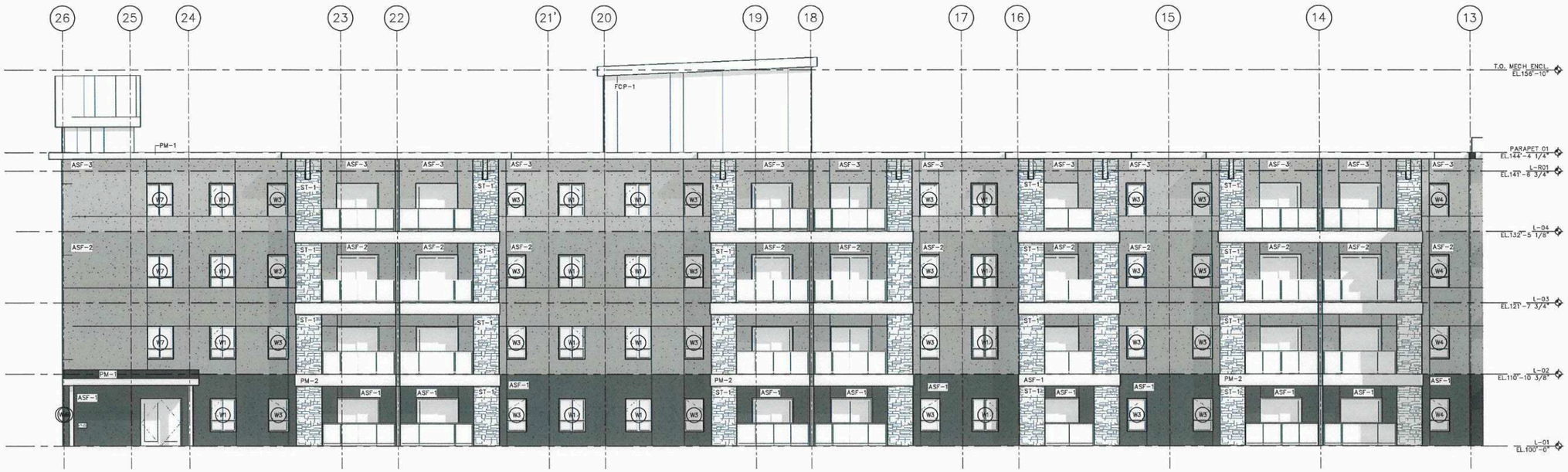
ROOF PLAN - PHASE 6

Drawn by: JF Checked by: ZN

P6.A2.6

Project No: 18004e Date: SEPTEMBER 2024

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



1 / R6.A4.1 PHASE 6 - SOUTH ELEVATION
1/8" = 1'-0"



2 / R6.A4.1 PHASE 6 - WEST ELEVATION
1/8" = 1'-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:

SCHEDULE "A" page 16 of 19
To Zoning Agreement: DASZ 6/2018
By-Law No.: B/L 42/2019
Winnipeg

Zoning Officer	Diana Lopez	July 20, 2026
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Community Clerk		8/29/26
Approved for the Director of Planning, Property and Development		

EXTERIOR FINISH LEGEND:

ACRYLIC STUCCO
- ASF-1 STUCCO FIELD, TO MATCH FCP-1
- ASF-2 STUCCO FIELD, TO MATCH BENJAMIN MOORE - OC-14 NATURAL CREAM
- ASF-3 STUCCO FIELD, TO MATCH BENJAMIN MOORE - 2138-70 GRAY LAKE
- ASF-4 2" STUCCO TRIM DETAIL AROUND WINDOWS, TO MATCH ASF-2

CEMENTIOUS STUCCO FINISH
- CSF-1 STUCCO PARGING, TO MATCH ASF-2

CONTROL JOINT
- C.J. CONTROL JOINT, SEE DETAIL 7/A5.5

STONE VENEER
- ST-1 ENVIRONMENTAL STONE WORKS - SHADOW LEDGE - ASPEN
- ST-2 CAPSTONE, TO MATCH ST-1

FIBRE CEMENT PANEL
- FCP-1 HARDIE PANEL C/W BATTEN BOARDS - SMOOTH FINISH - TIMBER BARK

FIBRE CEMENT TRIM
- FCT-1 HARDIE TRIM - SMOOTH FINISH - 4" - TO MATCH ASF-2

PREFINISHED METAL
- PM-1 FASCIA, BLACK
- PM-2 FASCIA, TO MATCH FCP-1
- PM-3 WOOD POST WITH ALUMINUM FINISH AS PER OWNER SELECTION
- PM-4 SOFFIT, WOOD GRAIN PATTERN, CEDAR RENDITIONS - AMBERWOOD

WOOD BEAM/COLUMN
- WD-1 FIR BEAM/COLUMN C/W BRACKETS (SEE STRUCTURAL)

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PARKVIEW TERRACE
MULTI-FAMILY DEVELOPMENT

PHASE 6
1986 ST. MARY'S ROAD
WINNIPEG, MANITOBA

EXTERIOR BUILDING ELEVATIONS

Drawn by: Checked by: ZN

P6.A4.1

Project No: 18004e Date: SEPTEMBER 2024

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1 PHASE 6 - NORTH ELEVATION
P6.A4.2 1/8" = 1'-0"

SCHEDULE "A" page 17 of 19

To Zoning Agreement: DASZ 6/2018

By-Law No.: B/L 42/2019

Winnipeg

Zoning Officer	Diana Lopez	July 20, 2026
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Community Clerk		8/25/26
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- WO-1 FIR BEAM/COLUMN C/W BRACKETS (SEE STRUCTURAL)

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MULTI-FAMILY DEVELOPMENT

PHASE 6
1986 ST. MARY'S ROAD
WINNIPEG, MANITOBA

EXTERIOR BUILDING ELEVATIONS

Drawn by: Checked by: ZN

P6.A4.2

Project No: 18004e Date: SEPTEMBER 2024

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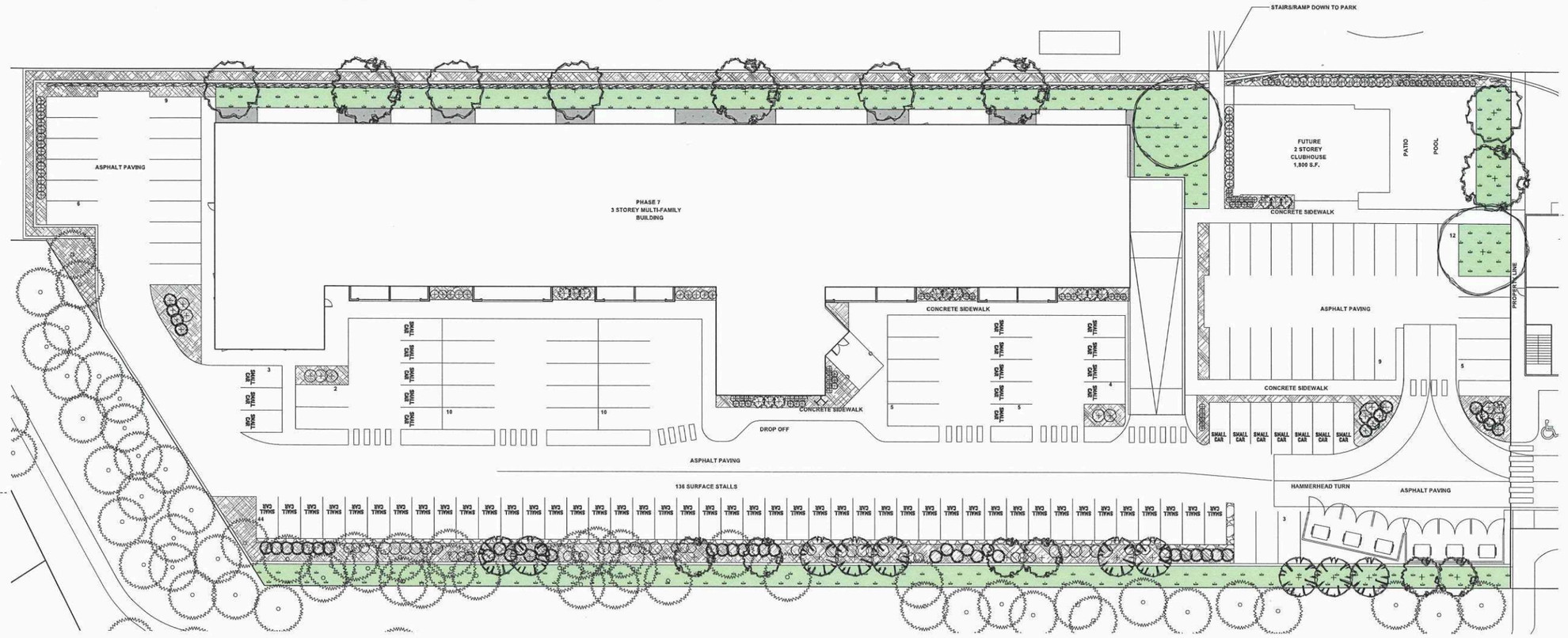


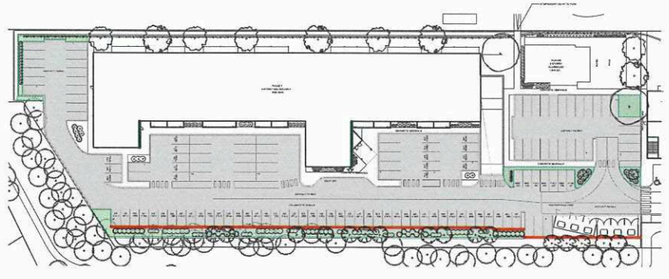
N

1 | L-1 **Landscape Scope Plan** Scale: 1:250

0 5 10 15 m

Surface Material Legend

- Sod & Topsoil — 825 sm
- Black Medium Chip Wood Mulch Planting — 884 sm
- Dark Grey Granite mulch (15mmø) Paving (c.w. fabric) — 81 sm
- Med Boulder Rip Rap Paving (300mm ø)c.w. Fabric — 62 sm



2 | L-1 **Zoning Analysis Plan** Scale: 1:750

0 5 10 15 20 25 m

City of Winnipeg Zoning Requirements

190 (5) Building Foundation Landscaping (outside of urban infill areas)

Principle Facade

Phase 7 Building — 65 Lin Ft.

	Required	Proposed
Shrubs	7	43

190 (6) Parking lot Interior Landscaping

Gross Parking Lot Area — 44795 Sq. Ft.

	Required	Proposed
Required Landscape Area	2239	5348
Trees	7	3 + 7 Existing
Shrubs	22	27

190 (7)a Buffering of Residential Uses from Non-Residential Impacts

Single Family — 483 Lin ft.

	Required	Proposed
Requirement (Option 1) Trees	13	20 Existing
Shrubs	72	83

SCHEDULE "A" page 18 of 19

To Zoning Agreement: DASZ 6/2018

By-Law No.: B/L 42/2019

Winnipeg

Zoning Officer	Diana Lopez	July 20, 2026
District Planner		5/28/26
Community Clerk		5/28/26
Approved for the Director of Planning, Property and Development		

LAND FORUM
LANDSCAPE ARCHITECTS

General Notes

1. All work to conform to Canadian Landscape Standard (Current Edition)
2. 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.
3. All work is to be warrantied for a period of not less than 1 year.
4. 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
5. 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.
6. All dimensions are in meters unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.
9. All material depths in details are shown after compaction.

Preliminary

1. This drawing shall not be used for construction unless signed and sealed by Landscape Architect.
2. Variations and modifications to the work shown will not be allowed without prior written consent of Landscape Architect.
3. 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
4. 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.

No.	Date	Issue Notes
A	2026-04-23	Plan Approval

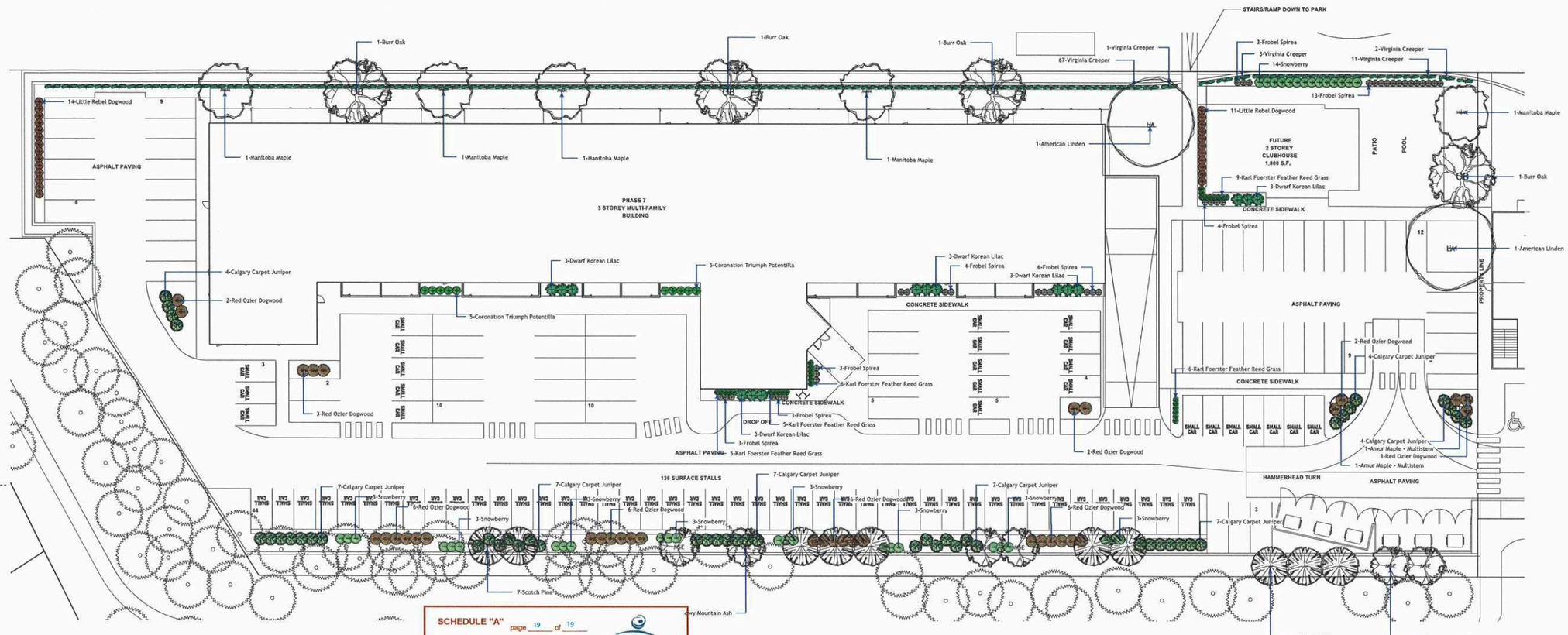
Consultant

Project Title: Parkview Terrace Phase 7
1980 St. Mary's Rd.

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.**



N

1 L-2 **Landscape Scope Plan**
Scale: 1:250

0 5 10 15m

SCHEDULE "A" page 19 of 19
To Zoning Agreement: DASZ 6/2018
By-Law No.: B/L 42/2019
Winnipeg

Zoning Officer	Diana Lopez	July 20, 2026
District Planner	Dlopez	8/26/26
Community Clerk		8/25/26
Approved for the Director of Planning, Property and Development		

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
Scotch Pine	Pinus sylvestris	10	2.4 m ht. 90 cm dia. root ball., evenly branched, full bushy trees, no broken leaders, well branched to grade, balled & burlapped or tree mover; wire basket. Guy wire
Trees			
Amur Maple - Multistem	Acer ginnala	2	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. 3 Stems.
Manitoba Maple	Acer negundo	5	65 mm ø 4.0-4.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Burr Oak	Quercus macrocarpa	4	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.
Showy Mountain Ash	Sorbus decora	6	50 mm ø 3.0-3.5m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
American Linden	Tilia americana	2	65 mm ø 4.0-4.5m 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'	25	50 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Red Ozier Dogwood	Cornus stolonifera	36	50 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Coronation Triumph Potentilla	Potentilla fruticosa 'Coronation Triumph'	10	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Frobel Spirea	Spirea bumilda 'froebelli'	39	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Snowberry	Symphoricarpos occidentalis	38	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dwarf Korean Lilac	Syringa meyeri 'Palibin'	15	60 cm. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Calgary Carpet Juniper	Juniperus sabina 'Calgary Carpet'	47	45 cm. sp. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Perennials			
Ornamental Grasses			
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	31	Large Pot 2 yr. plant
Ferns / Mosses			
Vines			
Virginia Creeper	Parthenocissus quinquefolia	84	2 yr. 1 gal. container, 4 runners 60 cm min length.
Aquatic Plants			
Total Plants on Schedule		354	
Total Plants in Drawing		354	

Planting Notes

1. 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.
2. All planting shall conform to the Canadian Landscape Standard (CLS) Current Edition
3. 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.
4. As per CLS 9.3.4.1,
   a. 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.
   b. Root balls shall be placed on the undisturbed subgrade to prevent settling.
   c. 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.
   d. Woody plants shall be planted with the root flare2.5-5cm(1-2in.) above finish grade.
   e. 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.
5. No substitutions for plant material will be allowed without prior written consent of the Landscape Architect.
6. All plants are to be installed as per the details provided.
7. Minimum trees spacing to be 7 m for deciduous trees and 4 m for coniferous trees
8. 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.
9. 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.
10. 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 wa
11. Contractor shall replace material found to be dead or in poor condition within two weeks of being notified by the Landscape Architect.

Landscape Maintenance Notes

1. Landscape Maintenance work shall conform to the Canadian Landscape Standard (Current Edition) to the "Level 3 - moderate" level.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. The replacement of any new deciduous or coniferous plant material shall initiate the start of an additional 2 year maintenance on the replaced plant.
8. Tree support and stakes are to be inspected at each weeding/watering to ensure that they are properly adjusted.
9. 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.
10. 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.
11. Sod and Planting beds shall be fertilized not less than three times per growing season.
12. At the end of each growing season Contractor is to ensure that tree is properly fitted with rodent protection as per the planting detail.

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Parkview Terrace Phase 7
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Drawing Title
Planting Plan

Drawing No.
L-2
of 2