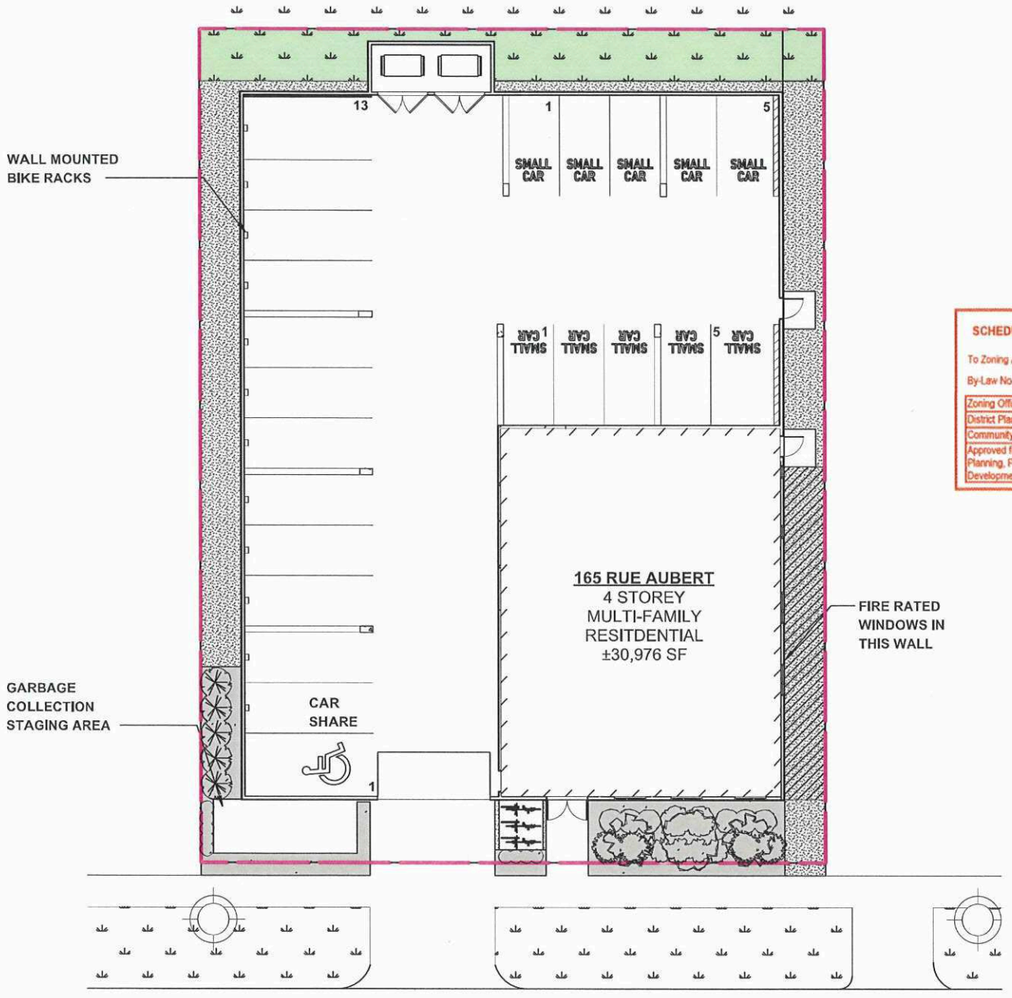
***Please note: Approved plans are subject to any amendments or conditions made by Community Committee.**



N

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

0 5 10 15 m

SCHEDULE "A" page 1 of 9
To Zoning Agreement
By-Law No.: BL 30/2017
Winnipeg

Zoning Officer	Mogahid Suliman	Aug. 18, 2026
District Planner		Aug 18, 2026
Community Clerk		25/126
Approved for the Director of Planning, Property and Development		

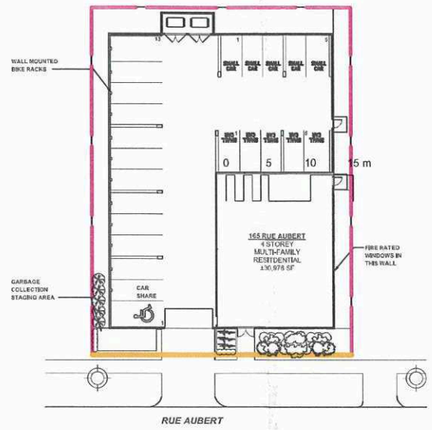
City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

Rue Aubert — 99 Lin ft.

	Required	Proposed
Trees	3	3
Shrubs	15	16



2	**Zoning Analysis Plan**
L-PA-1	Scale: 1:600

Surface Material Legend

Sod & Topsoil
65 sm

Decorative Stone Mulch Planting Bed (3/4" River Rock)
62 sm

Decorative Stone Mulch Paving (3/4" River Rock)
136 sm

No.	Date	Issue Notes
A	2026-05-13	Issued for Variance

Drawing No.

L-PA-1 *of* 2

163 + 165 AUBERT APARTMENT

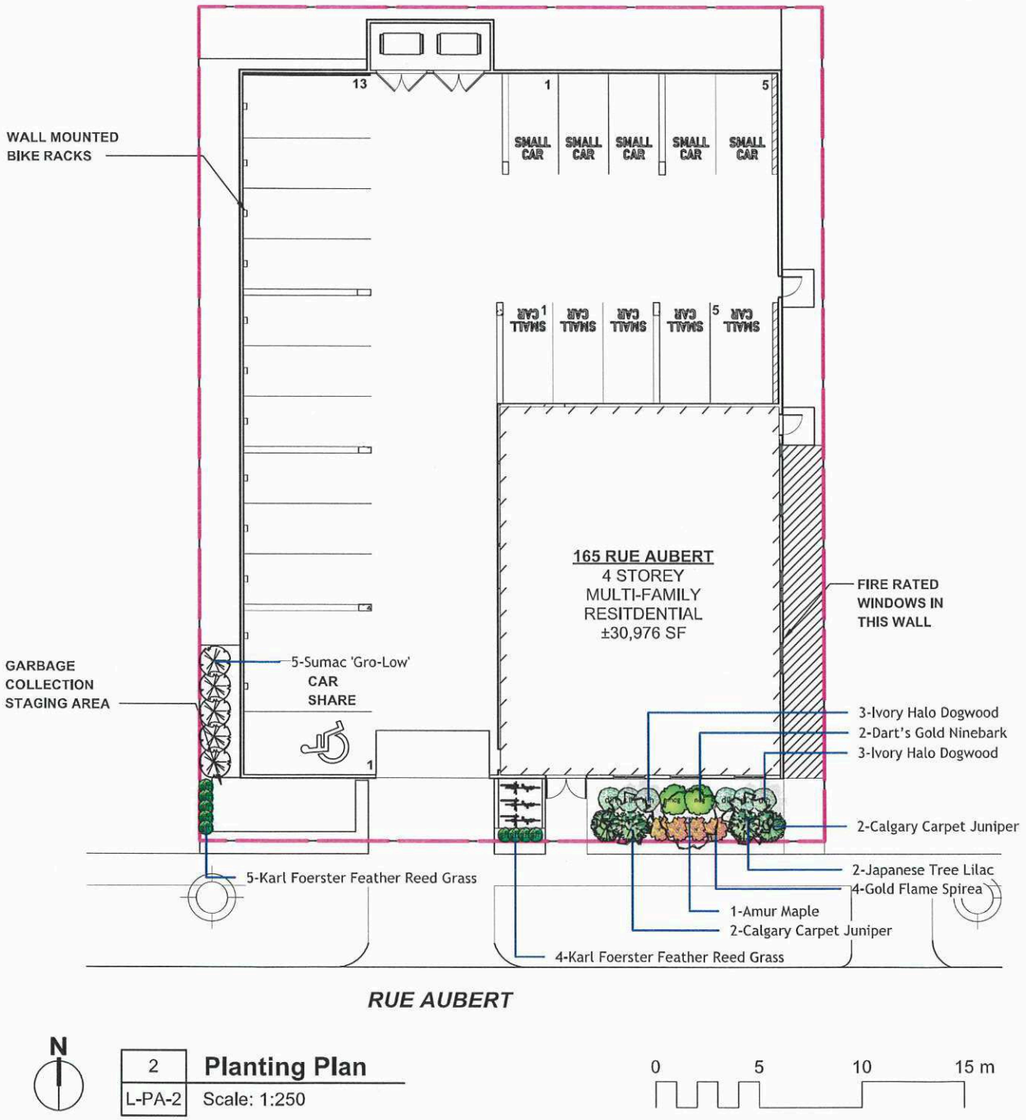
Landscape Plan

LANDFORUM
LANDSCAPE ARCHITECTS

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

page 2 of 9
To Zoning Agreement
By-law No. 1/2007
Winnipeg

Zoning Officer	Mogahid Sulliman	Aug. 18, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		



2 **Planting Plan**
L-PA-2 Scale: 1:250

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
Trees			
Amur Maple	Acer ginnala	1	50 mm ø 2.4-3.0m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Japanese Tree Lilac	Syringa reticulata	2	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs			
Ivory Halo Dogwood	Cornus alba 'Ivory Halo'	6	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dart's Gold Ninebark	Physocarpus opulifolius 'Dart's Gold'	2	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Sumac 'Gro-Low'	Rhus aromatica 'Gro-Low'	5	45 cm. sp. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Gold Flame Spirea	Spirea bumalda 'Goldflame'	4	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen			
Calgary Carpet Juniper	Juniperus sabina 'Calgary Carpet'	4	45 cm. sp. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Perennials			
Ornamental			
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	9	Large Pot 2 yr. plant
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on		33	
Total Plants in Drawing		33	

No.	Date	Issue Notes
A	2026-05-13	Issued for Variance

Drawing No.

L-PA-2 *of* 2

163 + 165 AUBERT APARTMENT

Planting Plan

LAND FORUM
LANDSCAPE ARCHITECTS

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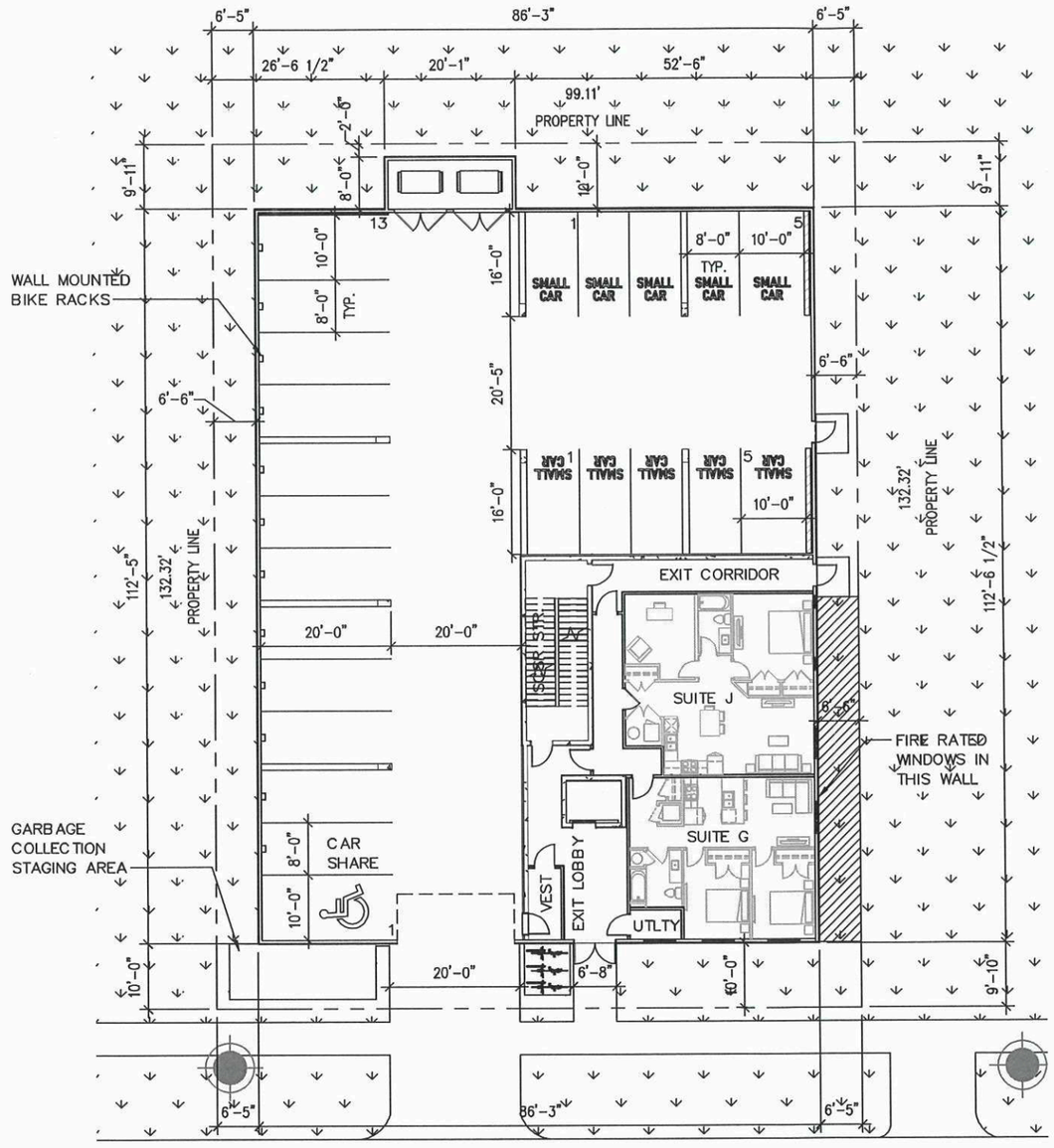

RUE AUBERT

N TRUE NORTH

N PROJECT NORTH

1 SK-01

SITE PLAN

1" = 20'-0"

BUILDING DESCRIPTION

RESIDENTIAL BUILDING – 04 STOREYS
32 DWELLING UNITS
L01 PARKING AND DWELLING UNITS
L02 TO L04 DWELLING UNITS

URBAN INFILL: YES (INFILL GUIDE AREA 2)
AIRPORT VICINITY: NO

ZONING SUMMARY

CURRENT ZONING DISTRICT: RMF–L
PROPOSED ZONING DISTRICT: RMF–L NO CHANGE
REFER TO DASZ 8/2023, DAV 117425/2023D

	REQ'D	PROV'D
LOT AREA	20,000 S.F.	13,115 S.F.
DWELLING COUNT	32	32
LOT AREA/DU	400 S.F	410 S.F.
SETBACKS		
FRONT:	10'–0"	10'–0"
REAR (BUILDING):	25'–0"	10'–0"
REAR (PARKING):	25'–0"	10'–0"
REAR (GARBAGE):	25'–0"	2'–0"
SIDE (BUILDING):	6'–6"	6'–6"
SIDE (PARKING):	6'–6"	6'–6"
SIDE (PARKING):	6'–6"	6'–6"
BUILDING HEIGHT:	150'–0"	42'–6"
PRKG (APTMT):	24	23
STALLS/DU	1.5	0.72:1
SMALL CAR:	8	10
ACCESSIBLE:	1	1
BICYCLE:	7	13

SCHEDULE "A" page 3 of 9
To Zoning Agreement:
By-Law No.: BL 30/2017
Winnipeg

Zoning Officer	Mogahid Suliman	Aug. 18, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

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

Project: 163 + 165 AUBERT APARTMENT

Drawing Title: SITE PLAN

Designed: EH	Reference Drawing No.:
Drawn: SW	Sheet No.: SK-01
Date: 26-05-06	
Comm. No.: 25018	Scale: 1" = 20'-0"

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



1 SK-03 **NORTH ELEVATION**
3/64" = 1'-0"



2 SK-03 **EAST ELEVATION**
3/64" = 1'-0"



3 SK-03 **SOUTH ELEVATION**
3/64" = 1'-0"



4 SK-03 **WEST ELEVATION**
3/64" = 1'-0"

SCHEDULE "A" page 4 of 9
To Zoning Agreement:
By-Law No.: BL 30/2017
Winnipeg

Zoning Officer	Mogahid Suliman	Aug. 18, 2026
District Planner		
Community Clerk		8/28/26
Approved for the Director of Planning, Property and Development		

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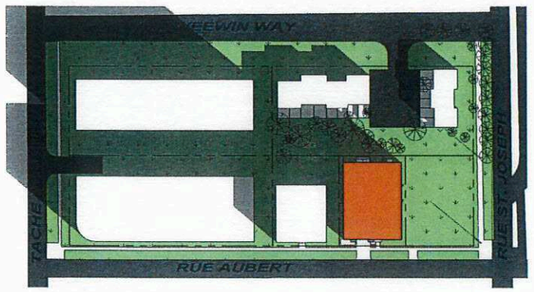
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project: 163 + 165 AUBERT APARTMENT

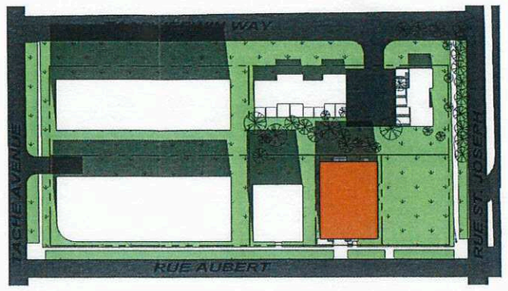
Drawing Title: ELEVATIONS

Designed: EH	Reference Drawing No.:
Drawn: SW	Sheet No.: SK-03
Date: 26-05-06	
Comm. No.: 25018	Scale: 3/64" = 1'-0"

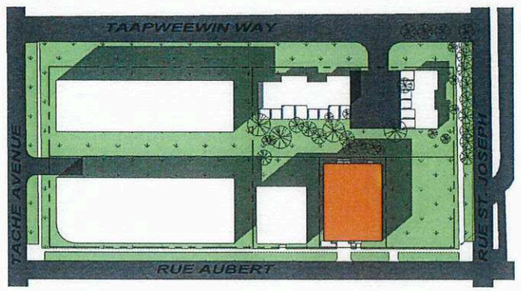
***Please note: Approved plans are subject to any amendments or conditions made by Community Committee.**



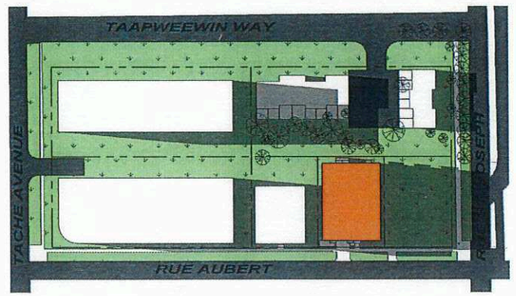
1 SK–16 MARCH 21 - 9:00 AM
1" = 100'-0"


figure_TAACHE AVENUE
RUE AUBERT

2 SK–16 MARCH 21 - 12:00 PM
1" = 100'-0"



3 SK–16 MARCH 21 - 3:00 PM
1" = 100'-0"



4 SK–16 MARCH 21 - 6:00 PM
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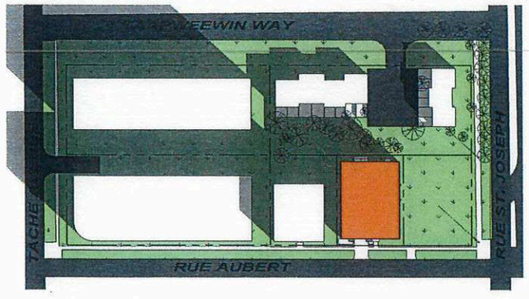
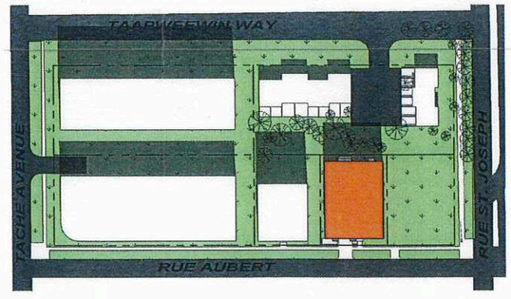
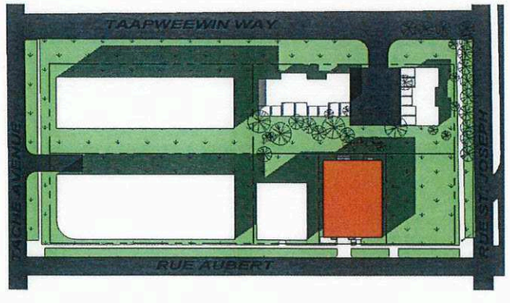


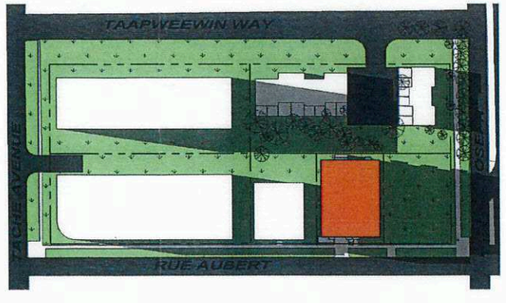
6 SK–16 SEPTEMBER 21 - 9:00 AM
1" = 100'-0"



10 SK–16 SEPTEMBER 21 - 12:00 PM
1" = 100'-0"



7 SK–16 SEPTEMBER 21 - 3:00 PM
1" = 100'-0"



8 SK–16 SEPTEMBER 21 - 6:00 PM
1" = 100'-0"

SCHEDULE "A" page 5 of 9
To Zoning Agreement
By-Law No. BL 30/2017

Winnipeg

Zoning Officer	Mogahid Suliman	Aug. 19, 2026
District Planner		Aug 25, 2026
Community Clerk		8/25/26
Approved for the Director of Planning, Property and Development		

No.: Revision: Date: By:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

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.

CLIENT NAME
AUBERT APARTMENTS

163 + 165 AUBERT APARTMENT

STREET ADDRESS
WINNIPEG, MB

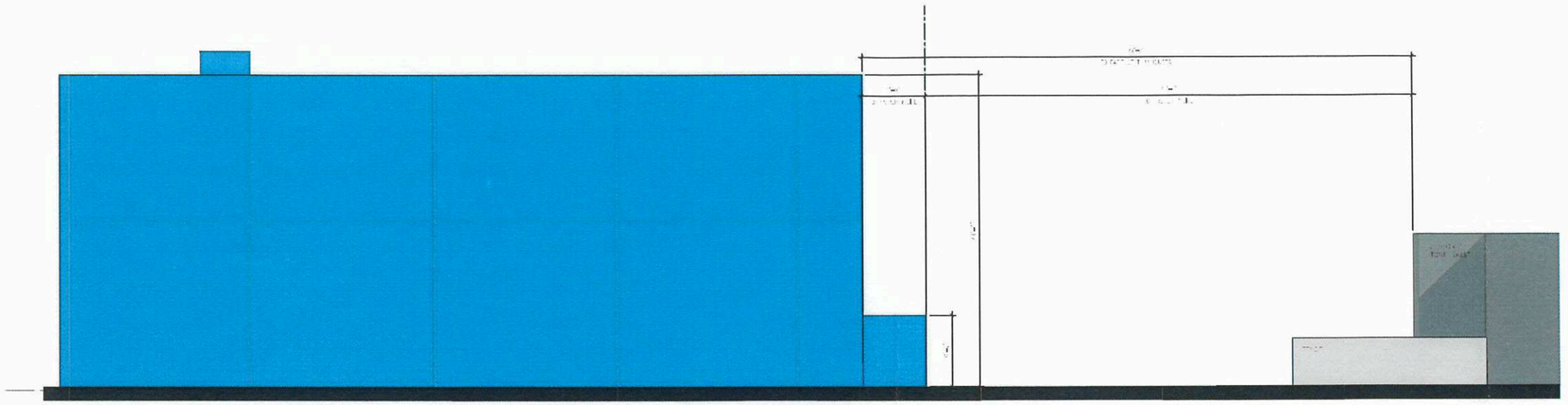
SHADOW STUDY

Drawn by: MLM/CF Checked by: EH

SK-16

Project No.: 25018 Date: AUGUST 2026

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



SHADOW STUDY EAST SITE SECTION
1/8" = 1'-0"

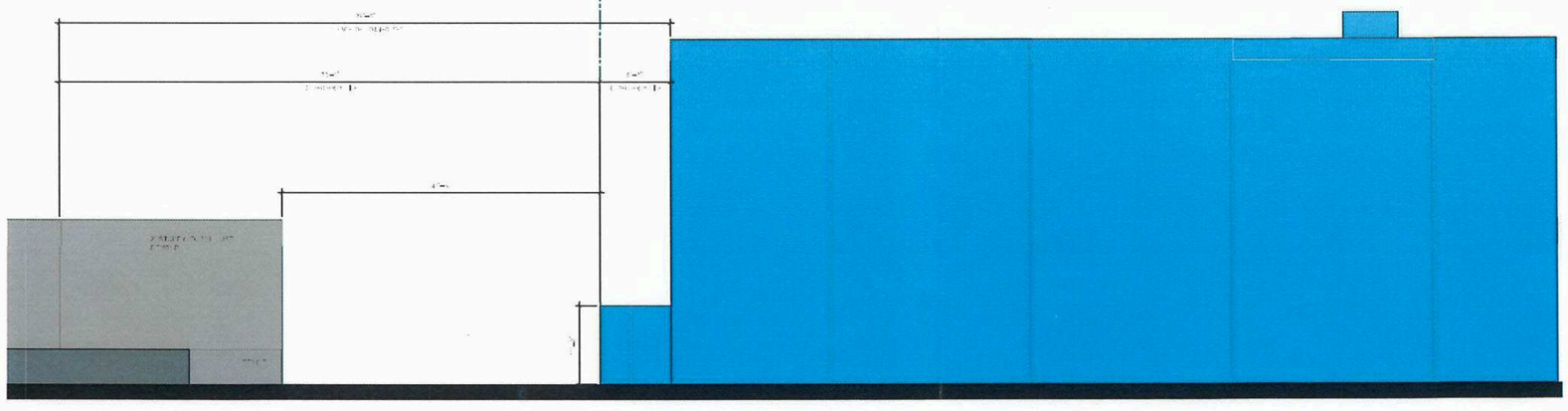
SCHEDULE "A" page 6 of 9

To Zoning Agreement:

By-Law No.: BL 30/2017

Winnipeg

Zoning Officer	Mogahid Suliman	Aug. 18, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		



SHADOW STUDY WEST SITE SECTION
1/8" = 1'-0"

No. Revision Date By:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6946 • Fax 204-453-6965 • info@affinityarch.com

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CLIENT NAME
AUBERT APARTMENTS

163 + 165 AUBERT APARTMENT

STREET ADDRESS
WINNIPEG, MB

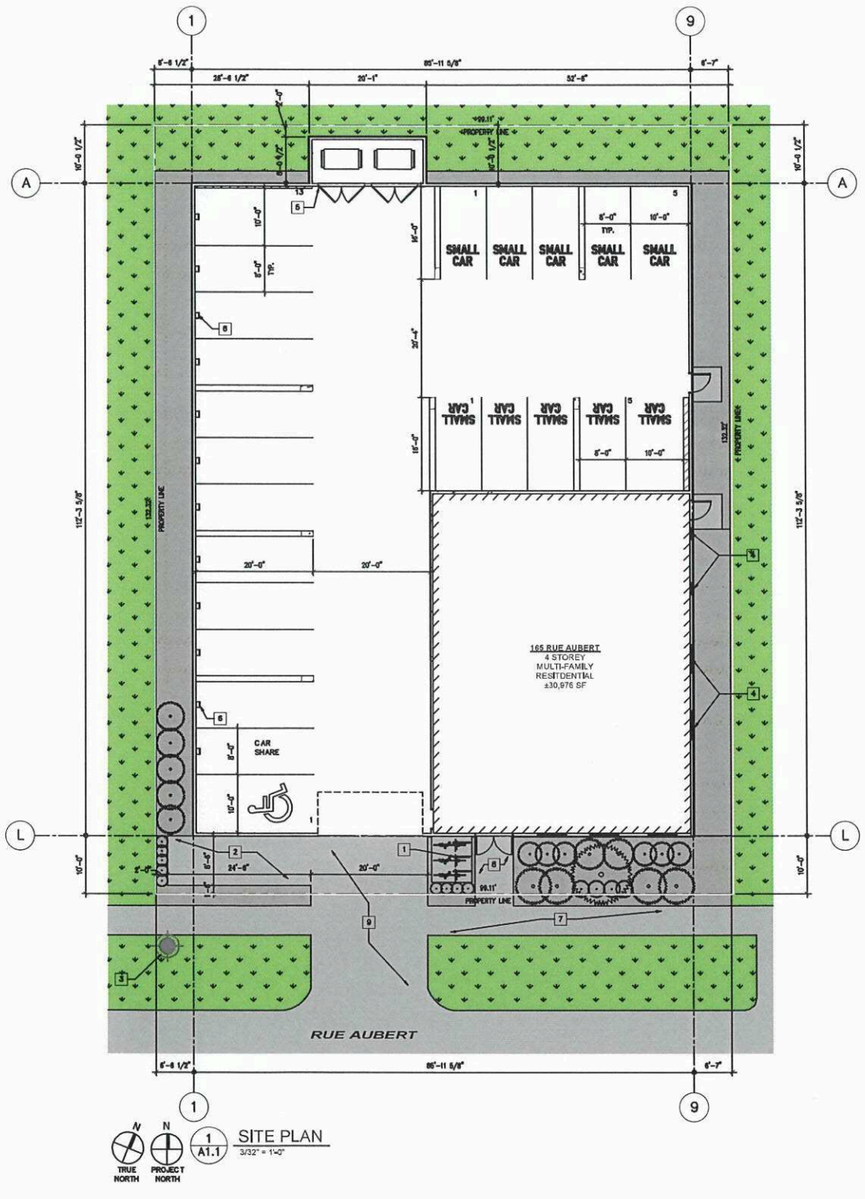
SHADOW STUDY ELEVATIONS

Drawn by: MLM Checked by: EH

SK-04

Project No.: 25018 Date: NOVEMBER 2021

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



1 SITE PLAN
A1.1 3/32" = 1'-0"

SCHEDULE "A" page 7 of 9

To Zoning Agreement:

By-Law No.: BL 30/2017

Winnipeg

Zoning Officer	Mogahid Suliman	August 6, 2026
District Planner		Aug 28, 2026
Community Clerk		8/28/26
Approved for the Director of Planning, Property and Development		

GENERAL NOTES - SITE PLAN:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PATCH AND REPAIR EXISTING PAVING TO TIE-IN WITH NEW WORKS (SEE CIVIL).

KEYNOTES - SITE PLAN:

1. EXTERIOR BIKE RACKS.
2. GARBAGE COLLECTION STAGING AREA. BINS TO BE TAKEN OUT ON COLLECTION DAY.
3. EXISTING HYDRO POLE TO REMAIN (SEE ELECTRICAL, TYPICAL).
4. FIRE RATED WINDOW.
5. GARBAGE STORAGE ROOM.
6. VERTICAL LOCKING WALL MOUNTED BIKE C/W BLOCKING AS REQUIRED TO SUIT WALL SUBSTRATE (TYPICAL). SPACING AND ALTERNATING VERTICAL MOUNTING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. MADRAX VERTICAL BIKE STORAGE OR APPROVED EQUAL.
7. EXISTING PUBLIC SIDEWALK. PROTECT DURING CONSTRUCTION AND MAINTAIN PUBLIC SAFETY IN ACCORDANCE W/PART 8 OF THE MANITOBA BUILDING CODE.
8. NEW SIDEWALK C/W BARRIER-FREE GRADING AS INDICATED (SEE CIVIL AND STRUCTURAL, TYPICAL).
9. NEW CONCRETE APPROACH.

SITE STATISTICS:

PROPERTY DESCRIPTION

LEGAL DESCRIPTIONS
- PARCELS A TO D, PLAN 50202 WLTO 76 PARISH OF ST BONIFACE

CURRENT ZONING DISTRICT
- RMF-L, RESIDENTIAL MULTI-FAMILY - LARGE

APPROVED VARIANCE ORDERS
- DAV 117425/20230

RECORD OF PREVIOUS SUBDIVISION
- DASE 8/2023

LANDSCAPING

REFER TO LANDSCAPING DRAWINGS.

PARKING STATISTICS

ZONING SUMMARY

CURRENT ZONING DISTRICT: RMF-L
PROPOSED ZONING DISTRICT: RMF-L (NO CHANGE)

	REQ'D	PROV'D
LOT AREA	20,000 S.F.	13,115 S.F.
DWELLING COUNT	32	32
LOT AREA/DU	400 S.F	410 S.F.
SETBACKS		
FRONT:	10'-0"	10'-0"
REAR (BUILDING):	25'-0"	10'-0"
REAR (PARKING):	25'-0"	10'-0"
REAR (GARBAGE):	25'-0"	2'-0"
SIDE (BUILDING):	6'-6"	6'-6"
SIDE (PARKING):	6'-6"	6'-6"
SIDE (PARKING):	6'-6"	6'-6"
BUILDING HEIGHT:	150'-0"	42'-6"
PRKG (APTMT):	24	23
STALLS/DU	0.75:1	0.72:1
SMALL CAR:	8	10
ACCESSIBLE:	1	1
BICYCLE:	7	13
VISITOR:	2	0

SUITE SUMMARY:

SUITE TYPE	SUITE AREA	# OF BATHROOMS	# OF BEDROOMS	COUNT
SUITE A	734 SF	1	2	3
SUITE B	565 SF	1	1	3
SUITE C	822 SF	2	2	3
SUITE D	850 SF	2	2	3
SUITE E	907 SF	2	2	3
SUITE F	959 SF	2	2	3
SUITE G	702 SF	2	2	3
SUITE G2	661 SF	1	2	1
SUITE H	548 SF	1	1	3
SUITE I	709 SF	1	2	3
SUITE J	769 SF	1	1	1
SUITE L	1004 SF	2	2	3
TOTAL				32

No.	Revision	Date	By
1	ISSUED FOR PLAN APPROVAL	26-05-14	ZN

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Bedford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-962-6940 • Fax 204-488-1696 • info@affinityarch.com

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AUBERT APARTMENTS

163 AUBERT STREET
WINNIPEG, MB

SITE PLAN

Drawn by: SW Checked by: ZN

A1.1

Project No.: 25018 Date: MAY 2026

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



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



2 A4.1 EXTERIOR BUILDING ELEVATION - EAST
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

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).
3. COORDINATE LOCATIONS OF MECHANICAL PENETRATIONS TO MAINTAIN CONSISTENT ELEVATIONS.
4. PROVIDE SOLID CEMENT BOARD BACKER PLINTHS BEHIND ALL DUCT OUTLETS, LIGHTS, FIXTURES, ETC. SIZE TO SUIT. BUTT ADJACENT CEMENT BOARD FINISHES INTO PLINTH. COLOUR TO MATCH ADJACENT CEMENT BOARD FINISHES.
5. PROVIDE CEMENT BOARD TRIMS @ ALL EDGES, INSIDE CORNERS, OUTSIDE CORNERS, WINDOWS, ETC.
6. COORDINATE EXTENTS OF FINISHES WITH WINDOW LOCATIONS (REFER TO WALL SECTIONS. TYPICAL).

EXTERIOR FINISH LEGEND:

FIBER CEMENT PANEL
- FCP-1
  - -FIBER CEMENT PANEL – HARDIEPANEL – COLOUR: ARCTIC WHITE
- FCP-2
  - -FIBER CEMENT PANEL – HARDIEPANEL – COLOUR: GRAY SLATE

FIBER CEMENT LAP SIDING
- FCL-1
  - -FIBER CEMENT LAP SIDING – HARDIEPLANK – COLOUR: GRAY SLATE
- FCL-2
  - FIBER CEMENT LAP SIDING – HARDIEPLANK – COLOUR: IRON GRAY
- FCL-3
  - FIBER CEMENT LAP SIDING – HARDIEPLANK – COLOUR: BROWN WOOD TONE

BRICK VENEER
- BRK-1
  - -BRICK VENEER – COLOUR: IRON GRAY

PREFINISHED METAL FLASHINGS
- NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.
- PF-01
  - -VICWEST, BRIGHT WHITE OR APPROVED EQUAL
- PF-02
  - -VICWEST, BLACK OR APPROVED EQUAL

KEYNOTES - EXTERIOR ELEVATION:

☐

SCHEDULE "A" page 8 of 9
To Zoning Agreement:
By-Law No.: BL 30/2017
Winnipeg

Zoning Officer	Mogahid Suliman	Aug. 18, 2026
District Planner	David deMoissac	Aug 18, 2026
Community Clerk		8/18/26
Approved for the Director of Planning, Property and Development		

No.	Revision	Date	By
1	ISSUED FOR PLAN APPROVAL	26-05-14	ZN

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Scotia Street • Winnipeg • Manitoba • R2M 2Y1
Phone: 204-982-6940 • Fax: 204-488-4556 • info@affinityarch.com

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AUBERT APARTMENTS

163 AUBERT STREET
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: SW Checked by: ZN

A4.1

Project No.: 25018 Date: MAY 2026

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



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



2 / A4.2 EXTERIOR BUILDING ELEVATION - WEST
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

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).
3. COORDINATE LOCATIONS OF MECHANICAL PENETRATIONS TO MAINTAIN CONSISTENT ELEVATIONS.
4. PROVIDE SOLID CEMENT BOARD BACKER PLINTHS BEHIND ALL DUCT OUTLETS, LIGHTS, FIXTURES, ETC., SIZE TO SUIT. BUTT ADJACENT CEMENT BOARD FINISHES INTO PLINTH. COLOUR TO MATCH ADJACENT CEMENT BOARD FINISHES.
5. PROVIDE CEMENT BOARD TRIMS @ ALL EDGES, INSIDE CORNERS, OUTSIDE CORNERS, WINDOWS, ETC.
6. COORDINATE EXTENTS OF FINISHES WITH WINDOW LOCATIONS (REFER TO WALL SECTIONS. TYPICAL).

EXTERIOR FINISH LEGEND:

FIBER CEMENT PANEL
- FCP-1
  - -FIBER CEMENT PANEL – HARDIEPANEL – COLOUR: ARCTIC WHITE
- FCP-2
  - -FIBER CEMENT PANEL – HARDIEPANEL – COLOUR: GRAY SLATE

FIBER CEMENT LAP SIDING
- FCL-1
  - -FIBER CEMENT LAP SIDING – HARDIEPLANK – COLOUR: GRAY SLATE
- FCL-2
  - FIBER CEMENT LAP SIDING – HARDIEPLANK – COLOUR: IRON GRAY
- FCL-3
  - FIBER CEMENT LAP SIDING – HARDIEPLANK – COLOUR: BROWN WOOD TONE

BRICK VENEER
- BRK-1
  - -BRICK VENEER – COLOUR: IRON GRAY

PREFINISHED METAL FLASHINGS
- NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.
- PF-01
  - -VICWEST, BRIGHT WHITE OR APPROVED EQUAL
- PF-02
  - -VICWEST, BLACK OR APPROVED EQUAL

KEYNOTES - EXTERIOR ELEVATION:

☐

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To Zoning Agreement:

By-Law No.: BL 30/2017

Winnipeg

Zoning Officer	Mogahid Suliman	Aug. 18, 2026
District Planner		Aug 20 2026
Community Clerk		SAS 5/26
Approved for the Director of Planning, Property and Development		

No.	Revision	Date	By
1	ISSUED FOR PLAN APPROVAL	26-05-14	ZN

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Bonifond Street • Winnipeg • Manitoba • R3M 2E1
Phone 204-982-6940 • Fax 204-488-6556 • 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.

AUBERT APARTMENTS

163 AUBERT STREET
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: SW Checked by: ZN

A4.2

Project No. 25018 Date: MAY 2026