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

STURGEON HEIGHTS APARTMENT

1200 STURGEON RD.
WINNIPEG, MB

LIST OF DRAWINGS

A0.00 COVER SHEET
A1.01 SITE PLAN
A1.02 SURFACE PARKING PLAN
A1.03 FIRE + EMERGENCY ACCESS PLAN
A1.04 WASTE + RECYCLING ACCESS PLAN
A1.05 SITE ACCESSORIES
A1.06 SITE ACCESSORIES
A1.07 RENDERINGS
A1.08 RENDERINGS
A2.00 BUILDING A - FIRST & TYPICAL FLOOR PLAN
A2.01 BUILDING A - ROOF PLAN
A2.02 BUILDING B/C - FIRST & TYPICAL FLOOR PLAN
A2.03 BUILDING B/C - ROOF PLAN
A3.00 BUILDING A - EXTERIOR ELEVATIONS
A3.01 BUILDING B/C - EXTERIOR ELEVATIONS

SCHEDULE "A" page 1 of 11
To Zoning Agreement: DAZ 19/2025
By-Law No.: BL 77/2025
Winnipeg

Zoning Officer	Mogahid Suliman	July 30, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

VICINITY MAP



"VICINITY MAP IS ONLY AN APPROXIMATION OF PROJECT LOCATION"



PROVINCE OF MANITOBA
THOMAS C. ABELE
REGISTERED ARCHITECT
2026-07-23

PROJECT TEAM:

APPLICANT:

BROADSTREET PROPERTIES LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

CONSTRUCTION:

SEYMOUR PACIFIC DEVELOPMENTS LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

STRUCTURAL ENGINEERING:

-

CIVIL ENGINEERING & PLANNING:

SBC INC.
60 South Landing Dr. Unit 1
Oak Bluff, MB R4G 0C4
204-505-0855

LANDSCAPE ARCHITECT:

LANDFORUM LANDSCAPE ARCHITECTS
47 Triton Bay
Winnipeg, Manitoba
R2M 2E8
(204) 296-9833

MECHANICAL & ELECTRICAL ENGINEERING:

-

ARCHITECT:

ABELEARCHITECTURE
Thomas Abele, Architect MAA
2001 – 1755 Haro Street
Vancouver, B.C. V6G 1H2
604-682-6818

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

SITE INFORMATION

PROJECT DESCRIPTION	3 - MULTI. RESIDENTIAL APART. (5/6 STOREY - FLAT R)		
TOTAL UNITS	236 UNITS		
CIVIC ADDRESS	STURGEON RD.		
MUNICIPALITY	CITY OF WINNIPEG		
ZONING	RMF-M		
LOT AREA	19,646,82 m²	4,85 ACRES	1,96 HECTARES
BUILDING AREA	17,239,32	m²	
DENSITY	48,65 DU/ACRE		

ZONING SUMMARY

	REQUIRED		PROPOSED	
MAX. BUILDING HEIGHT	21.3 m (70'-0")		18.82 m	
MIN. FRONT YARD S.B.	7.62 (25'-0")	m	7.62 (25'-0")	m
MIN. REAR YARD S.B.	7.62 (25'-0")	m	7.62 (25'-0")	m
MIN. INTERIOR SIDE YARD S.B. = 2.44m + (0.6m x 6)	6.1 (20'-0")	m	6.1 (20'-0")	m
MIN. CORNER SIDE YARD S.B.	6.1 (20'-0")	m	6.1 (20'-0")	m
MIN. LOT AREA	836 (9000)	m² (ft²)	19,646,82	m²
MIN. LOT WIDTH	-	m	-	m

VEHICULAR PARKING

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	1,5 / UNIT	236	354	312
TOTAL PARKING STALLS			**354**	**323**
VISITORS	MIN. 10%	354	36	36
SMALL CAR	MAX 33%		117	110
ACCESSIBLE TYPE A			-	5
ACCESSIBLE TYPE B (VAN)			-	3
EV CAPABLE			-	8

BICYCLE PARKING

	RATE	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	1 / 10 STALLS	354	36	40
PROPOSED LONG TERM				212
TOTAL BICYCLE				252

BUILDING INFORMATION

BUILDING	STOREYS	UNIT #	OTHER	FOOTPRINT	GROSS BUILDING AREA
A	5	76	RENTAL	1461,56 m²	7,467,32 m²
B	6	80	M&E	1442,24 m²	8,785,57 m²
C	6	80	M&E	1442,24 m²	8,785,57 m²
TOTAL		236		4,346,04 m²	25,038,46 m²

UNIT BREAKDOWN

	BUILDING A	BUILDING B	BUILDING C	
TOTAL PER BUILDING	76	80	80	
TOTAL		236 UNITS		
	BUILDING A	BUILDING B	BUILDING C	%
BACHELOR	10	10	10	13
1 BED / 1 BATH	9	10	10	12
2 BED / 1 BATH	5	5	5	6
2 BED / 2 BATH	42	45	45	56
3 BED / 2 BATH	10	10	10	13
TOTAL	236 UNITS			

LANDSCAPE

	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA	30,0%	30,2%
m²	5,894,05 m²	5,934,35 m²
PARKING AREA		7277,48 m²
LANDSCAPE PARKING ISLAND	5,0%	6,8%
m²	363,9 m²	499,1 m²

LEGEND

	PROPERTY LINE		CHAINLINK FENCE
	SETBACK LINE		LANDSCAPE AREA
	BUILDING OUTLINE		ROCK MULCH (300 mm STRIP)
	FIRE HYDRANT		CROSSWALK 1,5 X .45 STRIPS
	EV CHARGER - CAPABLE		SIDEWALK LETDOWN
	WOODEN FENCE		ACCESSIBLE PARKING
			BIKE PARKING (NUMBER REPRESENTS COUNT)



1 SITE PLAN
1 : 400

PROJECT NORTH TRUE NORTH

SCHEDULE "A" page 2 of 11
To Zoning Agreement: DASZ 19/2025
By-Law No.: BL 77/2025

Winnipeg

Zoning Officer	Mogahid Suliman	July 30, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

BROADSTREET PROPERTIES LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

SITE MAP:



PROJECT STATUS:
ISSUE FOR DP

Revision Schedule

No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024
B	FOR REVIEW	11/12/2025
C	ISSUE FOR REVIEW	11/20/2025
D	ISSUE FOR REVIEW	12/31/2025
E	ISSUE FOR REVIEW	02/13/2026
F	ISSUE FOR REVIEW	02/19/2026
G	ISSUE FOR REVIEW	02/26/2026
H	ISSUE FOR REVIEW	03/06/2026
I	ISSUE FOR REVIEW	06/04/2026
J	ISSUE FOR REVIEW	06/10/2026
K	ISSUE FOR REVIEW	06/26/2026
L	ISSUE FOR REVIEW	07/02/2026
M	ISSUE FOR DP	07/23/2026

SEAL: ABELEARCHITECTURE

2026-07-23

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PROJECT NAME:
STURGEON HEIGHTS APARTMENT

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
SITE PLAN

DRAWN BY: PD
CHECKED BY: -
DATE: 07/23/2026
SCALE: As indicated
DRAWING #: A1.01
REV #: M

07/23/2026 12:45:38 PM

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

PARKING KEYNOTES:	
V	VISITOR
EVC	EV PARKING STALL (CAPABLE)
◎	EV CHARGER
○	ACCESSIBLE PARKING SIGN
▶	VISITOR PARKING SIGN

VEHICULAR PARKING

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	1.5 / UNIT	236	354	312
TOTAL PARKING STALLS			**354**	**323**
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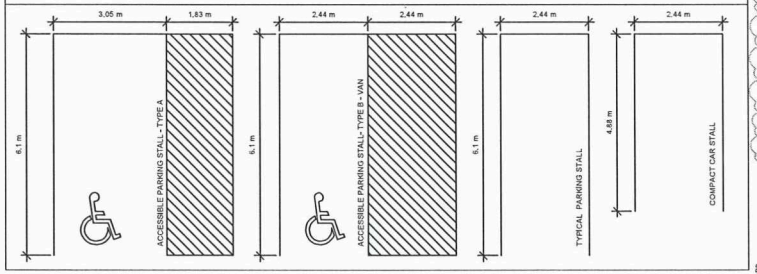
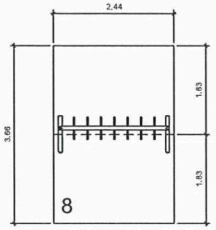
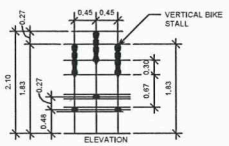
	RATE	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	1 / 8 STALLS	354	36	40
PROPOSED LONG TERM				212
TOTAL BICYCLE				**252**

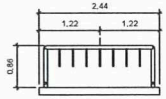
TYPICAL STALL DIMENSIONS

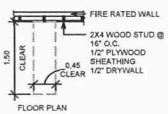




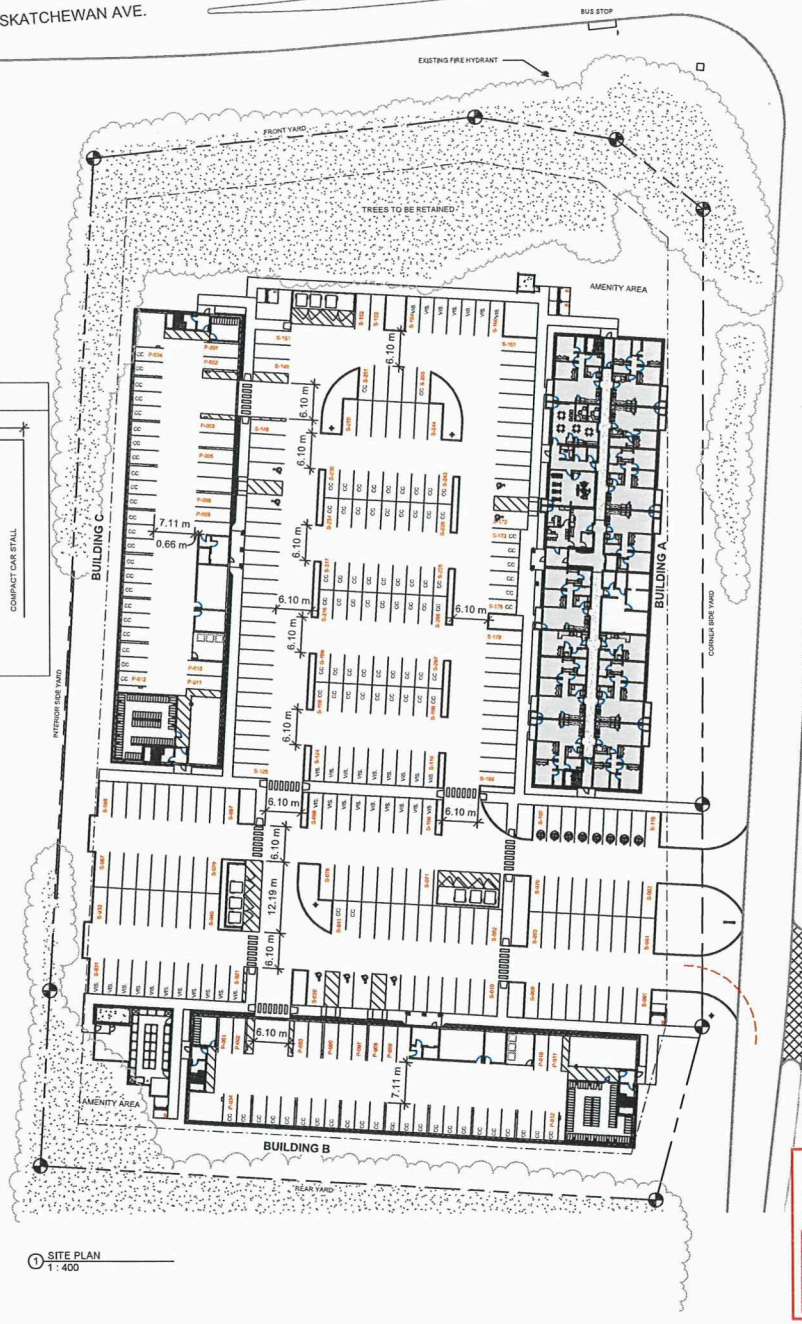
② HORIZONTAL BIKE LAYOUT
1 : 48







③ VERTICAL BIKE LAYOUT
1 : 48



① SITE PLAN
1 : 400

PROJECT NORTH
TRUE NORTH

SCHEDULE "A" page 3 of 11
To Zoning Agreement DASZ 19/2025
By-Law No.: BL 77/2025
Winnipeg

Zoning Officer	Mogahid Suliman	July 30, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

BROADSTREET PROPERTIES LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

SITE MAP:



PROJECT STATUS:
ISSUE FOR DP

Revision Schedule

No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024
B	ISSUE FOR REVIEW	06/26/2026
C	ISSUE FOR REVIEW	07/02/2026
D	ISSUE FOR DP	07/23/2026

SEAL: ABELEARCHITECTURE

2026-07-23

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PROJECT NAME:
STURGEON HEIGHTS APARTMENT

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
SURFACE PARKING PLAN

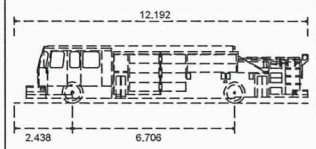
DRAWN BY: PD
CHECKED BY: -
DATE: 07/23/2026
SCALE: As indicated
DRAWING #: A1.02
REV #: D

07/23/2026 12:45:47 PM

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

LEGEND	
	PROPERTY LINE
	SETBACK LINE
	PATH OF TRAVEL
	BUILDING OUTLINE
	FIRE HYDRANT
	PRINCIPAL ENTRANCE
	FIRE DEPARTMENT CONNECTION

DESIGN VEHICLE - PUMPER FIRE TRUCK

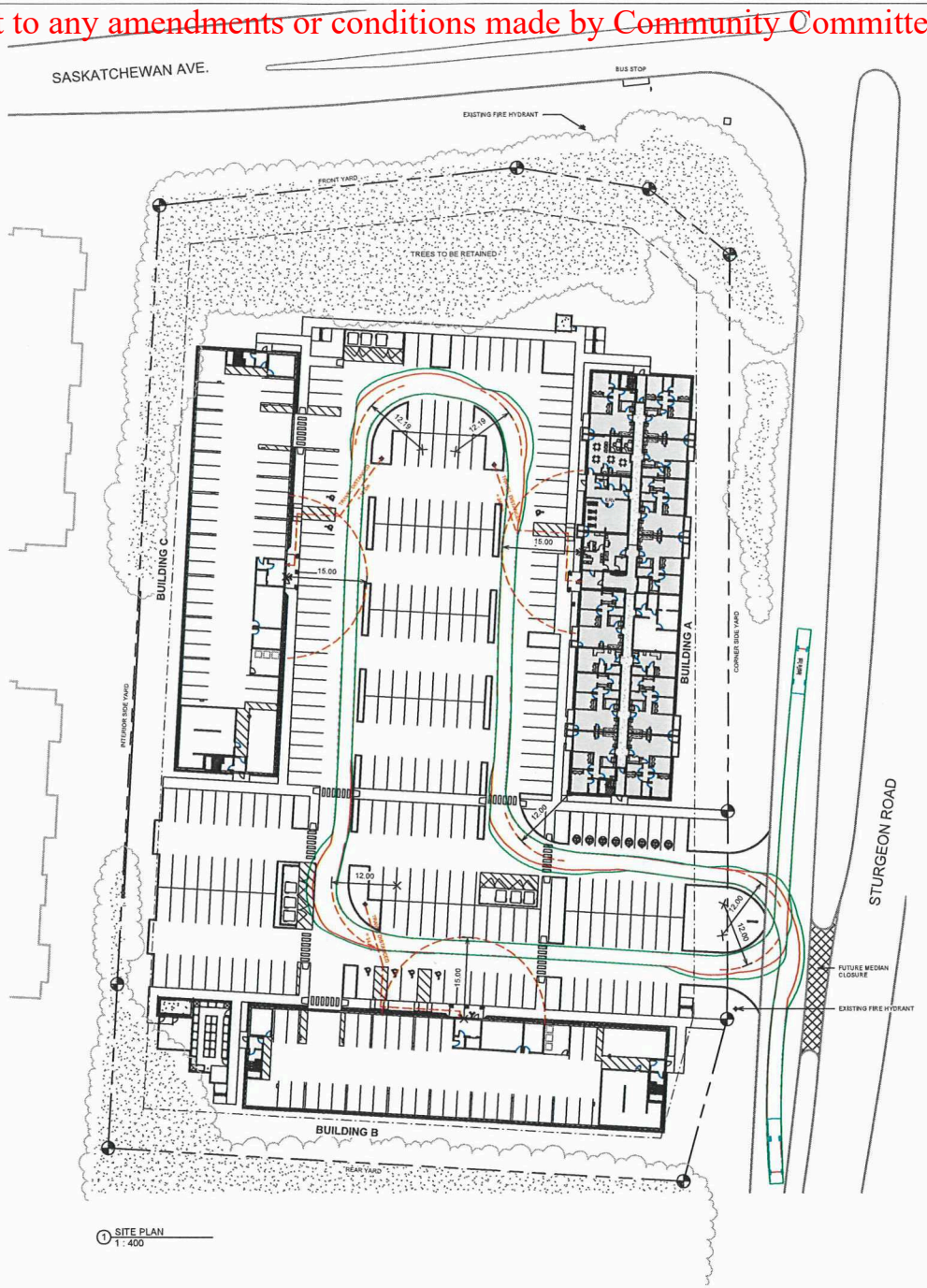


OVERALL LENGTH	12,192m
OVERALL WIDTH	2,489m
OVERALL BODY HEIGHT	2,361m
MIN. BODY GROUND CLEARANCE	0,200m
TRACK WIDTH	2,489m
LOCK-TO-LOCK TIME	5.00s
MAX WHEEL ANGLE	45.00°

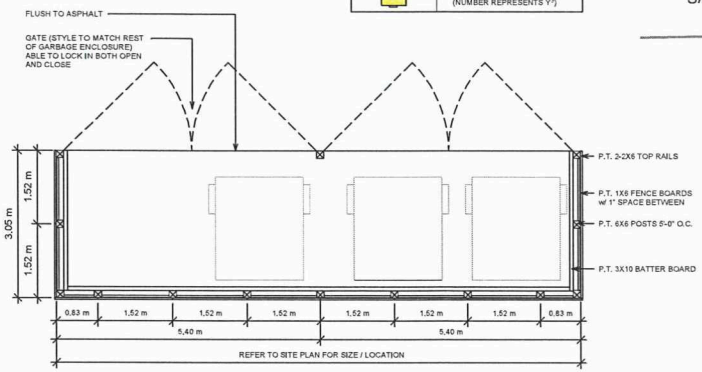
NTS

SCHEDULE "A" page 4 of 11
To Zoning Agreement DASZ 19/2025
By-Law No.: BL 77/2025
Winnipeg

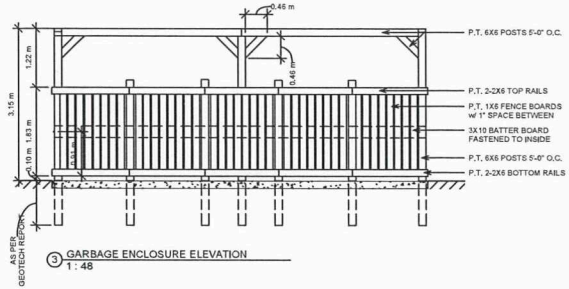
Zoning Officer	Mogahid Suliman	July 30, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		


SASKATCHEWAN AVE.
BUS STOP
EXISTING FIRE HYDRANT
FRONT YARD
TREES TO BE RETAINED
BUILDING C
BUILDING A
BUILDING B
INTERIOR SIDE YARD
CORNER SIDE YARD
REAR YARD
STURGEON ROAD
FUTURE MEDIAN CLOSURE
EXISTING FIRE HYDRANT
12.19
15.00
12.00
12.00
15.00
12.00
12.00
15.00
12.00
12.00

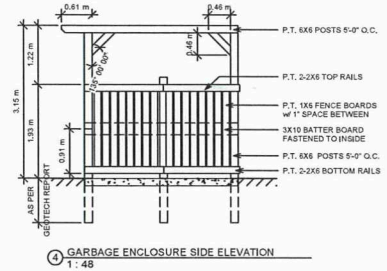
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



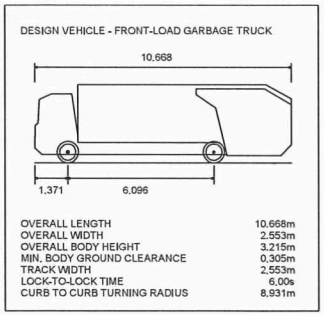
② GARBAGE ENCLOSURE
1 : 48



③ GARBAGE ENCLOSURE ELEVATION
1 : 48

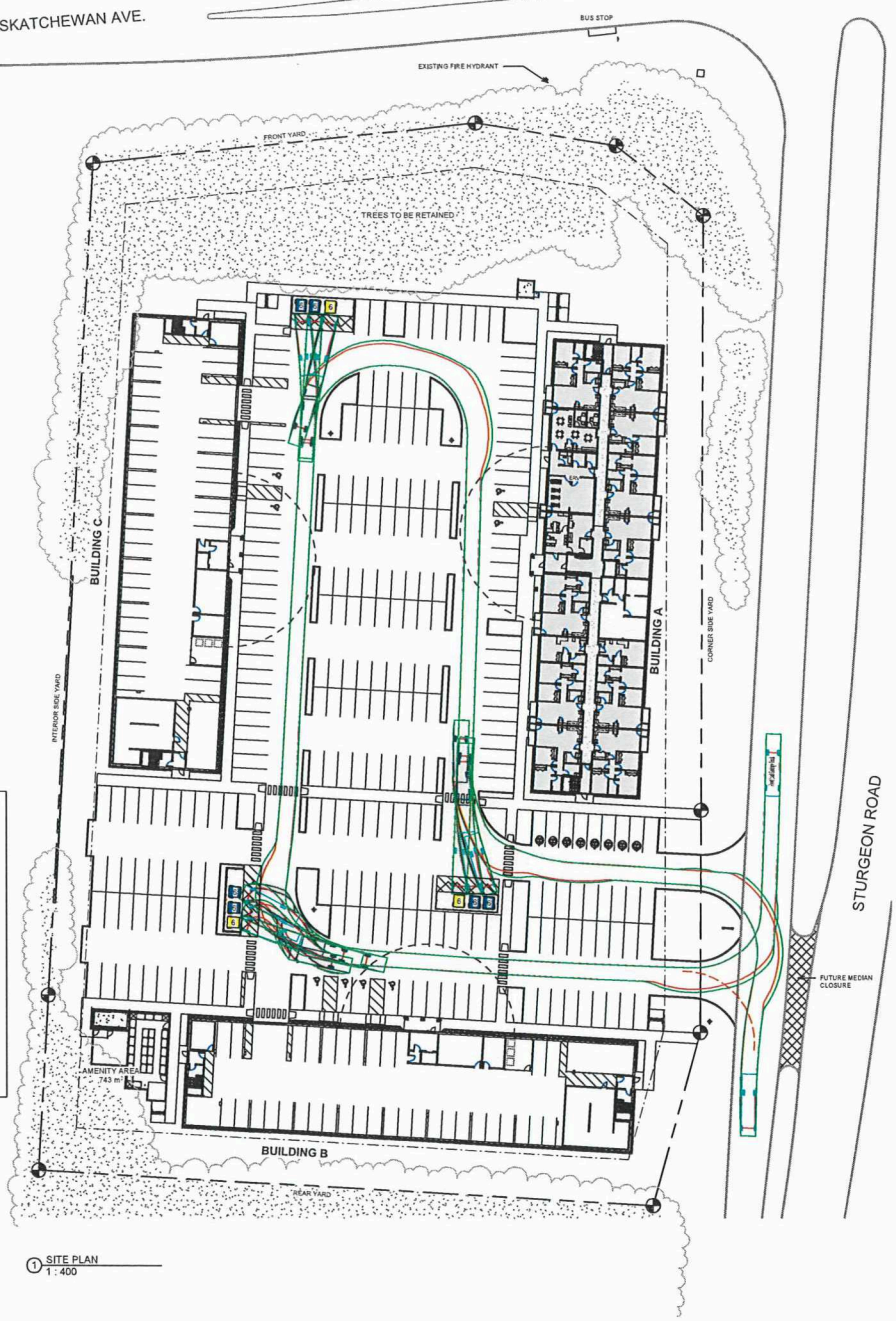


④ GARBAGE ENCLOSURE SIDE ELEVATION
1 : 48



OVERALL LENGTH	10.668m
OVERALL WIDTH	2.553m
OVERALL BODY HEIGHT	3.215m
MIN. BODY GROUND CLEARANCE	0.305m
TRACK WIDTH	2.553m
LOCK-TO-LOCK TIME	6.00s
CURB TO CURB TURNING RADIUS	8.931m

NTS



① SITE PLAN
1 : 400

SCHEDULE "A" page 5 of 11
To Zoning Agreement DASZ 19/2025
By-Law No.: BL 77/2025
Winnipeg

Zoning Officer	Mogahid Suliman	July 30, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

07/23/2026 12:45:58 PM

BROADSTREET PROPERTIES LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

SITE MAP:



PROJECT STATUS:
ISSUE FOR DP

Revision Schedule

No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024
B	ISSUE FOR REVIEW	06/24/2026
C	ISSUE FOR REVIEW	07/02/2026
D	ISSUE FOR DP	07/23/2026

SEAL: ABELEARCHITECTURE



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PROJECT NAME:
STURGEON HEIGHTS APARTMENT

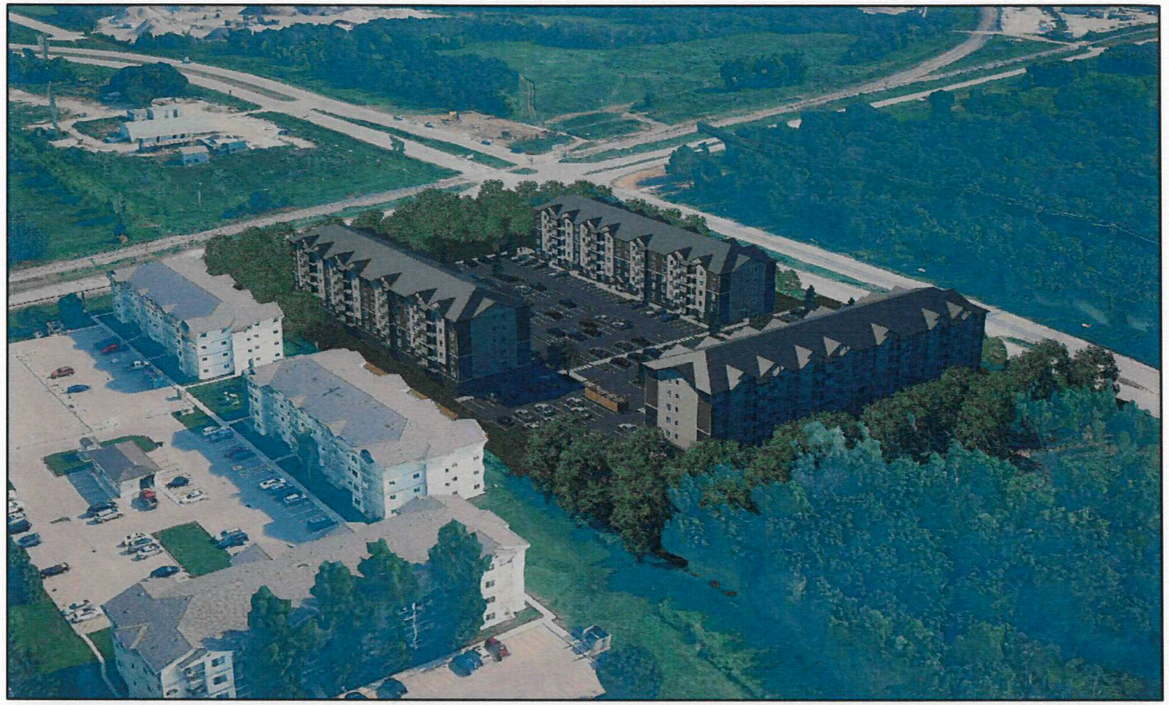
PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
WASTE + RECYCLING ACCESS PLAN

DRAWN BY:	PD
CHECKED BY:	-
DATE:	07/23/2026
SCALE:	As indicated
DRAWING #:	A1.04
REV #:	D

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







SCHEDULE "A" page 6 of 11
To Zoning Agreement: DASZ 19/2025
By-Law No.: BL 77/2025

Winnipeg

Zoning Officer	Mogahid Suliman	July 30, 2026
District Planner	R. Galston	Aug 7/26
Community Clerk		Sept 4
Approved for the Director of Planning, Property and Development		

BROADSTREET PROPERTIES' LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

SITE MAP:



PROJECT STATUS:

ISSUE FOR DP

Revision Schedule

No.	Description	Revision Date
A	ISSUE FOR REVIEW	06/26/2026
B	ISSUE FOR REVIEW	07/02/2026
C	ISSUE FOR DP	07/23/2026

SEAL: ABELEARCHITECTURE

THOMAS C. ABELE, ARCHITECT, AAA, T: 604.892-6818

PROVINCE OF MANITOBA THOMAS C. ABELE REGISTERED ARCHITECT

2026-07-23

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PROJECT NAME:
STURGEON HEIGHTS APARTMENT

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
RENDERINGS

DRAWN BY:	PD
CHECKED BY:	-
DATE:	07/23/2026
SCALE:	1 : 17
DRAWING #:	A1.07
REV #:	C

07/23/2026 12:46:07 PM

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











SCHEDULE "A" page 7 of 11

To Zoning Agreement: DASZ 19/2025

By-Law No.: BL 77/2025

Winnipeg

Zoning Officer	Mogahid Sulman	July 30, 2026
District Planner	R. Gilston	Aug 7/26
Community Clerk		Sept 4
Approved for the Director of Planning, Property and Development		

BROADSTREET PROPERTIES LTD.

100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

SITE MAP:



PROJECT STATUS:

ISSUE FOR DP

Revision Schedule

No.	Description	Revision Date
A	ISSUE FOR REVIEW	06/26/2026
B	ISSUE FOR REVIEW	07/02/2026
C	ISSUE FOR DP	07/23/2026

SEAL: ABELEARCHITECTURE

THOMAS C. ABELE — PROVINCE OF MANITOBA — REGISTERED ARCHITECT

2026-07-23

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME: STURGEON HEIGHTS APARTMENT

PROJECT NUMBER: VP 2323

ADDRESS: 1200 STURGEON RD. WINNIPEG, MB

DRAWING TITLE: RENDERINGS

DRAWN BY:	PD
CHECKED BY:	-
DATE:	07/23/2026
SCALE:	1 : 17
DRAWING #:	A1.08
REV #:	C

07/23/2026 12:46:09 PM

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



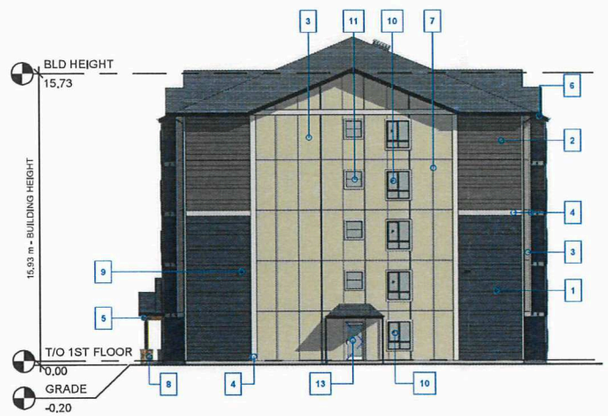
1 EAST ELEVATION
1 : 150



2 SOUTH ELEVATION
1 : 150

MATERIAL LEGEND

1	PLANK - CEDARMILL (IRON GREY)	7	EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED
2	PLANK - CEDARMILL (TIMBER BARK)	8	TAN / BROWN LEDGESTONE
3	PANEL - SMOOTH (NAVAJO BEIGE)	9	LED WALL SCONCE
4	TRIM - SMOOTH (ARTIC WHITE)	10	WINDOW - SLIDER - WHITE
5	TIMBER BEAMS / POST - SUNFAST	11	WINDOW - AWNING - WHITE
6	3 PANEL CLASSIC SOFFIT - WHITE	12	PATIO DOOR - SLIDER - WHITE
		13	ENTRY DOOR - SWING - ALUMINUM
		14	ALUMINUM RAILING - WELDED SYSTEM - BLACK



3 NORTH ELEVATION
1 : 150



4 WEST ELEVATION
1 : 150

SCHEDULE "A" page 8 of 11
To Zoning Agreement: DASZ 19/2025
By-Law No.: BL 77/2025
Winnipeg

Zoning Officer	Mogahid Suliman	July 30, 2026
District Planner	R. Galston	Aug 7/26
Community Clerk		
Approved for the Director of Planning, Property and Development		

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ISSUE FOR DP

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B	ISSUE FOR REVIEW	07/02/2026
C	ISSUE FOR DP	07/23/2026

SEAL:



2026-07-23

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PROJECT NAME:
STURGEON HEIGHTS APARTMENT

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
BUILDING A - EXTERIOR ELEVATIONS

DRAWN BY:	PD
CHECKED BY:	-
DATE:	07/23/2026
SCALE:	As indicated
DRAWING #:	A3.00
REV #:	C

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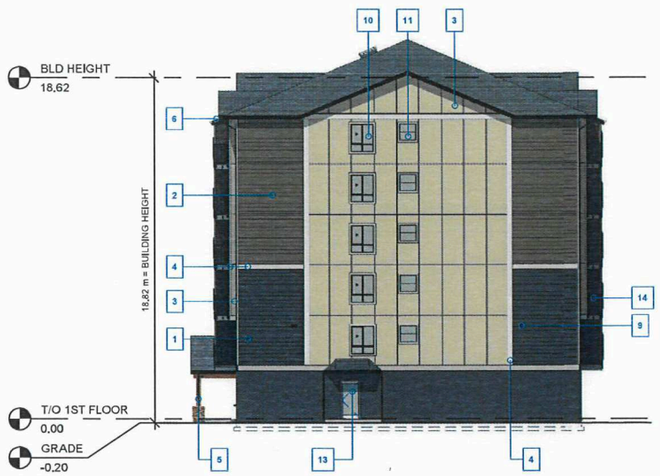
1 NORTH ELEVATION
1 : 150



2 EAST ELEVATION
1 : 150

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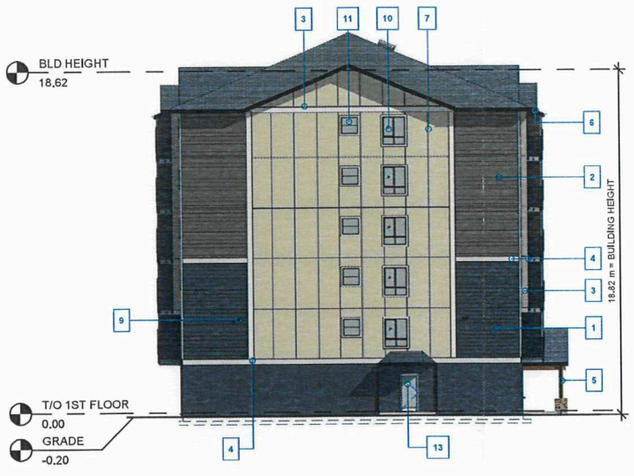

3 WEST ELEVATION
1 : 150



4 SOUTH ELEVATION
1 : 150

SCHEDULE "A" page 9 of 11
To Zoning Agreement: DASZ 19/2025
By-Law No.: BL 77/2025
Winnipeg

Zoning Officer	Mogahid Suliman	July 30, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

07/23/2026 11:52:11 AM

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SITE MAP:



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3	ISSUE FOR DP	07/23/2026

SEAL: ABELEARCHITECTURE
THOMAS C. ABEL REGISTERED ARCHITECT
PROVINCE OF MANITOBA
THOMAS C. ABEL
REGISTERED ARCHITECT
2026-07-23

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PROJECT NAME:
STURGEON HEIGHTS APARTMENT

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
BUILDING B/C - EXTERIOR ELEVATIONS

DRAWN BY:	PD
CHECKED BY:	-
DATE:	07/23/2026
SCALE:	As indicated
DRAWING #:	A3.01
REV #:	3

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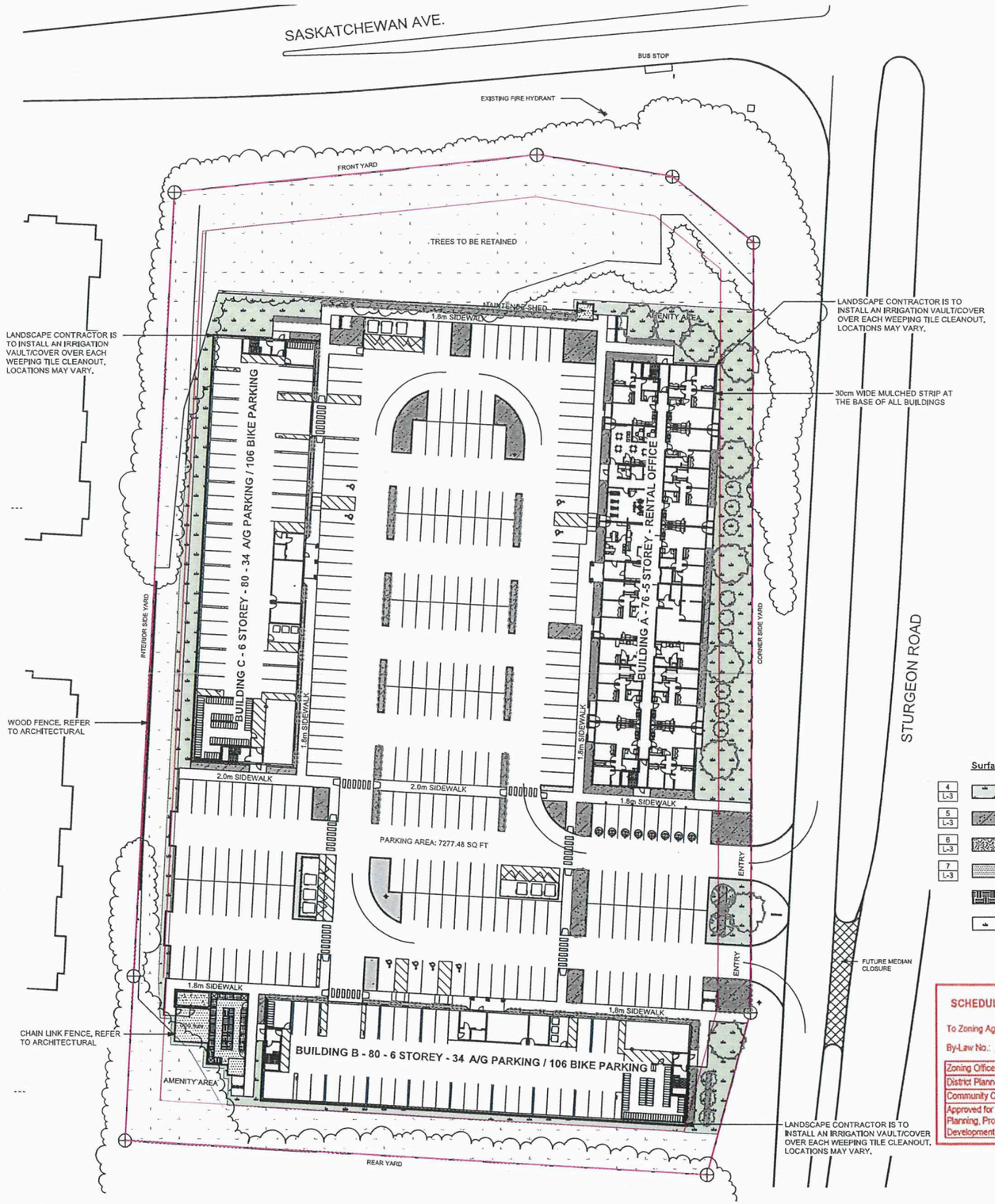
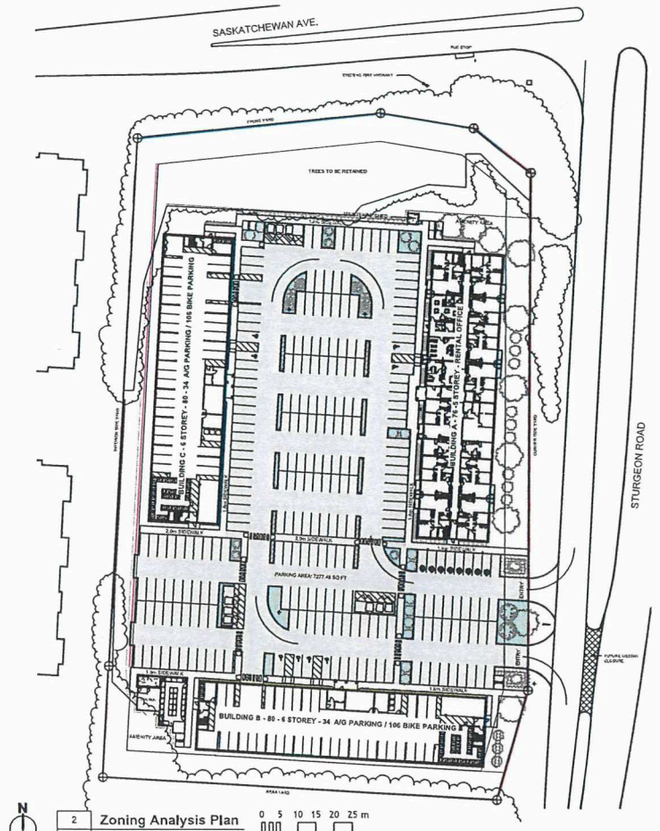


1 L-1 Landscape Scope Plan
Scale: 1:400
0 5 10 15 m



2 L-1 Zoning Analysis Plan
Scale: 1:750
0 5 10 15 20 25 m

Surface Material Legend

4 L-3	Sod c.w. Topsoil	1682 sm
5 L-3	Proposed Boulder Mulch Planting Bed	809 sm
6 L-3	Proposed Boulder Rip Rap Paving	125 sm
7 L-3	Pea Gravel Paving (18 cm thick) c.w. fabric	161 sm
	Garden Soil (30 cm depth 4 way mix soil)	36 sm
	Existing Grass to be Preserved	4094 sm

SCHEDULE "A" page 10 of 11
To Zoning Agreement: DASZ 19/2025
By-Law No.: BL 77/2025

Zoning Officer	Mogahid Suliman	July 30, 2026
District Planner	R. Coulston	Aug 7/26
Community Clerk		
Approved for the Director of Planning, Property and Development		Sept 1/25

Winnipeg

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

Sturgeon Rd — 593 Lin ft.

	Required	Proposed	Existing
Trees	20	21	8+
Shrubs	90	91	

Saskatchewan Ave — 332 Lin ft.

	Required	Proposed	Existing
Trees	11	3	12+
Shrubs	51	59	

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

Principle Facade

Building A — 254 Lin Ft.

	Required	Proposed
Shrubs	25	51

Building B — 254 Lin Ft.

	Required	Proposed
Shrubs	25	51

Building C — 254 Lin Ft.

	Required	Proposed
Shrubs	25	33

Facade Facing Street

Building A — 315 Lin Ft.

	Required	Proposed
Shrubs	32	41

Building B — 61 Lin Ft.

	Required	Proposed
Shrubs	6	16

Building C — 61 Lin Ft.

	Required	Proposed
Shrubs	6	7

190 (6) Parking lot Interior Landscaping

Gross Parking Lot Area — 85242 Sq. Ft.

	Required	Proposed
Required Landscape Area	4262	5479
Trees	14	23
Shrubs	43	99

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
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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

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No.	Date	Issue Notes
B	2026-07-17	Issued for Plan Approval
A	2026-06-09	Issued for Review

Consultant

Project Title: Sturgeon Heights Apartment
1200 Sturgeon Road
Winnipeg, MB

Drawing Title: Landscape Scope Plan

Drawing No.: L-1 of 3

Sturgeon Heights_Working.vwx

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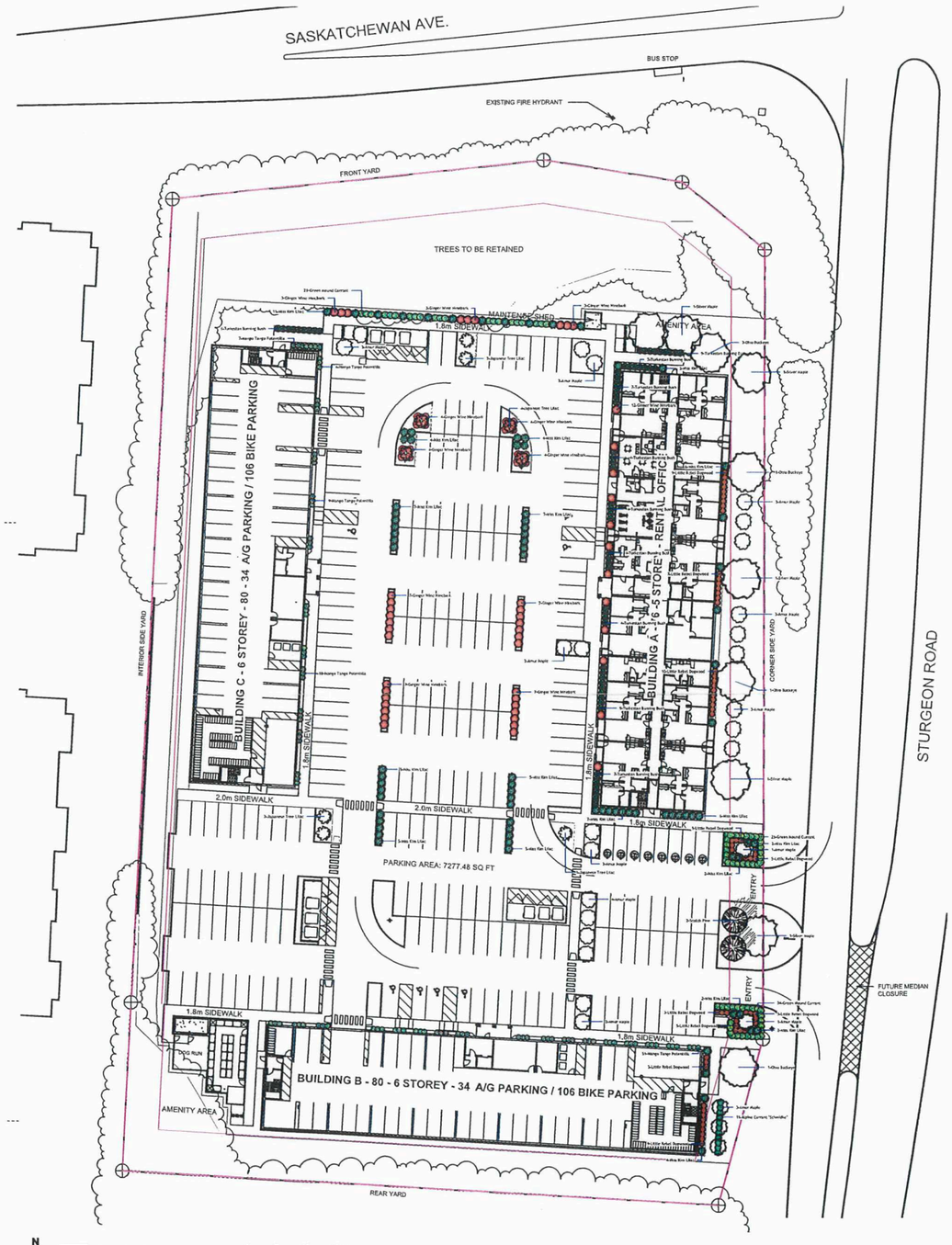

Planting Notes

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.

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
Scotch Pine	Pinus sylvestris	2	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	Acer ginnala	28	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.
Silver Maple	Acer saccharinum	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.
Ohio Buckeye	Aesculus glabra	5	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.
Japanese Tree Lilac	Syringa reticulata	9	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			
Little Rebel Dogwood	Cornus alba 'Jefreb'	61	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Turkestan Burning Bush	Euonymus nana 'Turkestanica'	64	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Ginger Wine Ninebark	Physocarpus opulifolius 'SMNPOBLR'	65	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Mango Tango Potentilla	Potentilla fruticosa 'Mango Tango'	91	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Alpine Currant "Schmidke"	Ribes alpinum	11	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Green Mound Currant	Ribes alpinum 'Green Mound'	70	45 cm ht. 5 stems minimum
Miss Kim Lilac	Syringa x 'Miss Kim'	86	45 cm ht. Min 6 branches at specified height. Must be full, bushy and evenly grown.
Evergreen Shrubs			
Perennials			
Ornamental Grasses			
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		497	
Total Plants in Drawing		497	

SCHEDULE "A" page 11 of 11
To Zoning Agreement: DASZ 19/2025
By-Law No.: BL 77/2025
Winnipeg

Zoning Officer	Mogahid Suliman	July 30, 2026
District Planner	R. Gaktan	Aug 7/26
Community Clerk		
Approved for the Director of Planning, Property and Development		

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LANDSCAPE ARCHITECTS

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A	2026-06-09	Issued for Review

Consultant

Project Title: Sturgeon Heights Apartment
1200 Sturgeon Road
Winnipeg, MB

Drawing Title: Planting Plan

Drawing No.: L-2
of 3

Sturgeon Heights_Working.vwx