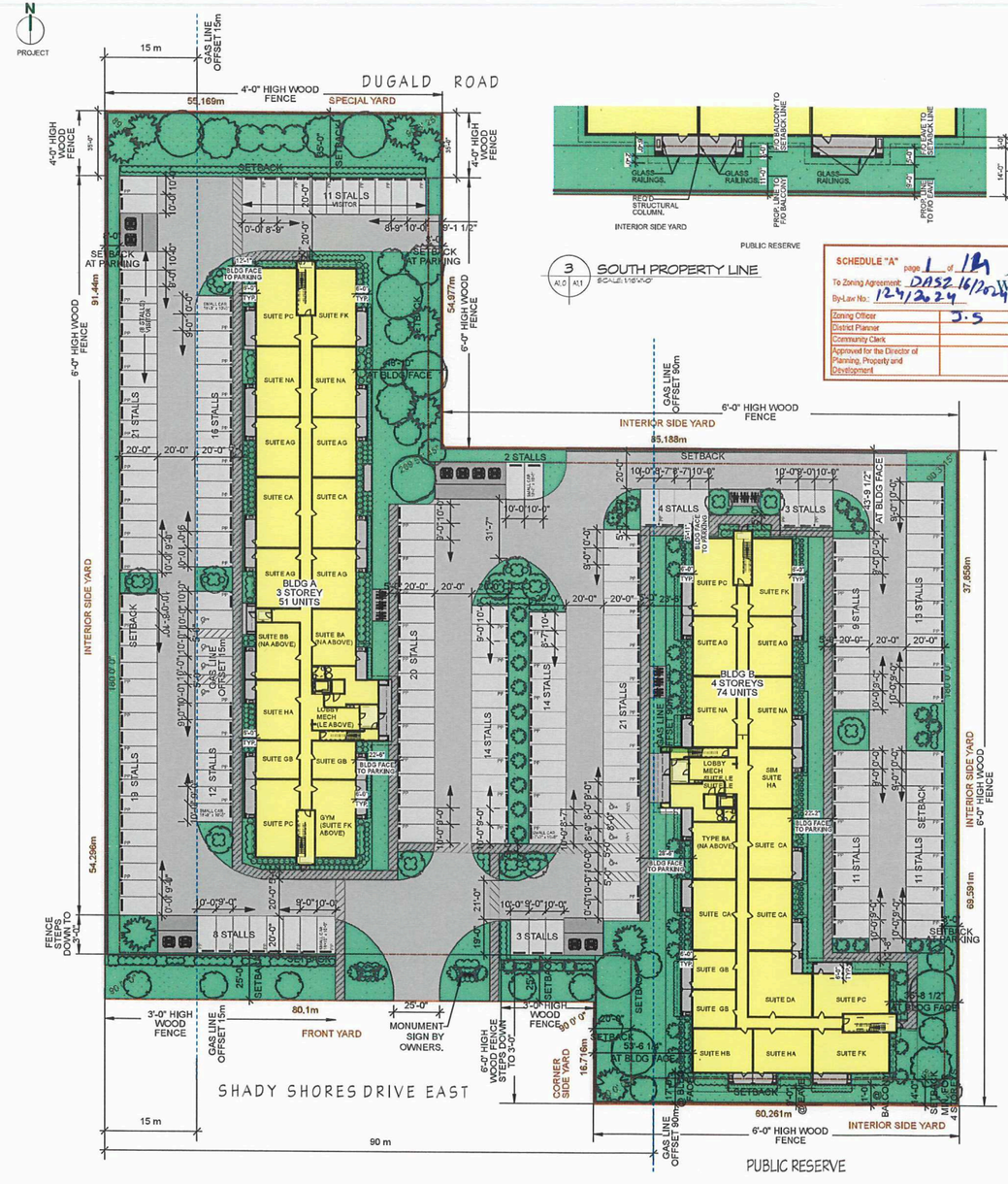


1 SITE PLAN
SCALE

RESIDENTIAL BUILDINGS

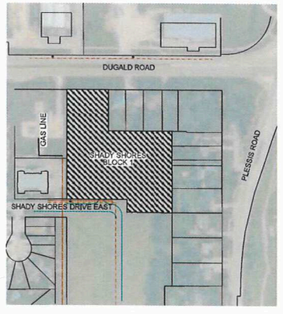
Address	BLOCK 1 - SHADY SHORES DRIVE EAST		
Legal	LOTS 161 1/2 and 162 1/2 lan 433 WLTO AND WLY 181 Feet of PARCEL 1 Plan 8901 WLTO in LOT 162,5 Roman Catholic Mission Property		
Zoning	RMT-M		
Setbacks		Required	Proposed
	Special	35 ft.	35 ft.
	Front	25 ft.	see plan
	Rear	25 ft.	N/A
	Side (Int)	8 ft./+ 2ft for each storey above grade) 4 storeys = 14 ft.	see plan 6 ft at parking *DOT permitted projection into setback for balcony and roof overhang.
	Corner	20 ft.	N/A
Minimum Site Area		8, 000 sq.ft.	180, 600.83 sq. ft.
Maximum Building Height		50 ft, or 4 storeys*	50 ft, Bldg B
Building Areas Proposed			34,643,9 sq.ft. building area
Min Lot Area/Dwelling Unit	800 sq.ft per unit* Max density 176 units*		1433.4 sq.ft per unit
Parking	125 units: 125 x 1.5 = 188 stalls 19% visitor = 19 stalls 5 accessible stalls incl.2 accessible van stalls 19 bicycle parking		212 stalls 6 accessible stalls incl. 2 accessible van stalls >19 bicycle parking

Notes
*As per Zoning Agreement
**Subdivision and Rezoning Agreement DASZ 16/2024 (crf DAV 120733/2024D
East Kildonan- Transcona Community Committee.
No buildings taller than 3 stories are permitted with in 93 metres of the GS-003 gas site.
Multi-family dwelling must maintain the minimum 15 metre setback to the property line of the GS-003 site and a 15 meter setback to the centerline of the pipeline.
*Public Reserve - continuous property delineation along any but line abutting the reserve.

LEGEND

- 5'-0" WIDE CONCRETE SIDEWALK.
- LANDSCAPING, REFER TO LANDSCAPE.
- REGULAR DUTY ASPHALT DRIVEWAY, REFER TO CIVIL.
- REGULAR DUTY ASPHALT PARKING, REFER TO CIVIL.
- PP PARKING PLUG POST.

ALL BALCONIES ARE 6'-0" DEEP.
TYPICAL ROOF OVERHANGS ARE 2'-0"
REFER TO BLDG A AND BLDG B FLOORPLANS FOR FURTHER DETAILS.



2 KEY PLAN
SCALE NTS

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONSULTANT
NO REPRODUCTIONS MAY BE MADE WITHOUT THE CONSENT OF THE CONSULTANT AND ALL REPRODUCTIONS MUST BEAR THE NAME OF THE CONSULTANT
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS IN SITE ON THIS DRAWING WITH THE CONDITIONS ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY ERRORS OR OMISSIONS TO THE ENGINEER FOR ADJUSTMENTS.
THIS DRAWING SHALL NOT BE SCALED.

Site Area ± 16, 778,92 m² / 180, 606,83ft²

Building Area
Bldg A 1642,7 m² /17, 681,9ft² **(MBC 3,2,2.51)**
Bldg B 1757,4 m² /18,916,51ft² **(MBC 3,2,2.51)**

Building A Residential Building - 51 Units
Main Levels 1642,7 m² /17, 681,9ft²
Second Levels 1642,7 m² /17, 681,9ft²
Third Levels 1642,7 m² /17, 681,9ft²
Gross Building Area: 4 928, 1m² /53,045,6.1ft²
Building Height 10,6m TBC / 34 ft 7 in TBC.

Building B Residential Building - 73 Units
Main Levels 1757,4 m² /18,916,5ft²
Second Levels 1757,4 m² /18,916,5ft²
Third Levels 1757,4 m² /18,916,5ft²
Fourth Levels 1757,4 m² /18,916,5ft²
Gross Building Area: 7026,0m² /75,666,0ft²
Building Height 13,7m TBC / 44 ft 11 in TBC.

TOTAL = **125 Units**

Parking - Required
125 Units x 1,5 Stalls/Unit = 188 Stalls
125 Units x 1,7 Stalls/Unit = 213 Stalls
Total Parking Required= 188 Stalls

Parking - Proposed
181 Regular
5 Small Car
5 Accessible
2 Van Accessible
19 Visitor (10%)

Total Parking Proposed 212 (1.7 ratio)

Bicycle Parking - Required 19
Bicycle Parking - Proposed >19

Landscaping
Refer to Landscaping Plans
Interior Landscaping - Refer to landscape drawings
Street Edge Landscaping - Refer to landscape drawings
Building Foundation Landscaping - Refer to landscape drawings

Residential Building A		Residential Building B	
51	**Residential Units**	**74**	**Residential Units**
12	Ashley 'G'	8	Ashley 'G'
1	Belle 'A'	1	Belle 'A'
1	Belle 'B'	12	Charles 'A'
6	Charles 'A'	4	Danica 'A'
5	Franklin 'K'	8	Grace 'B'
6	Grace 'B'	8	Franklin 'K'
3	Hailey 'A'	4	Hailey 'A'
1	Levine 'E'	4	Hailey 'A' SIM
10	Nikki 'A'	4	Hailey 'B'
6	Paisley 'C'	2	Levine 'E'
		11	Nikki 'A'
		8	Paisley 'C'

Revisions

Date	Revision
Oct 28, 2026	Issued for Plan Approval

KNH ASH & KAWCZKY & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS

Northern Sky Architecture Inc.
150-39 James Avenue
Winnipeg, Manitoba, Canada
R3B 0K9
204.943.6757

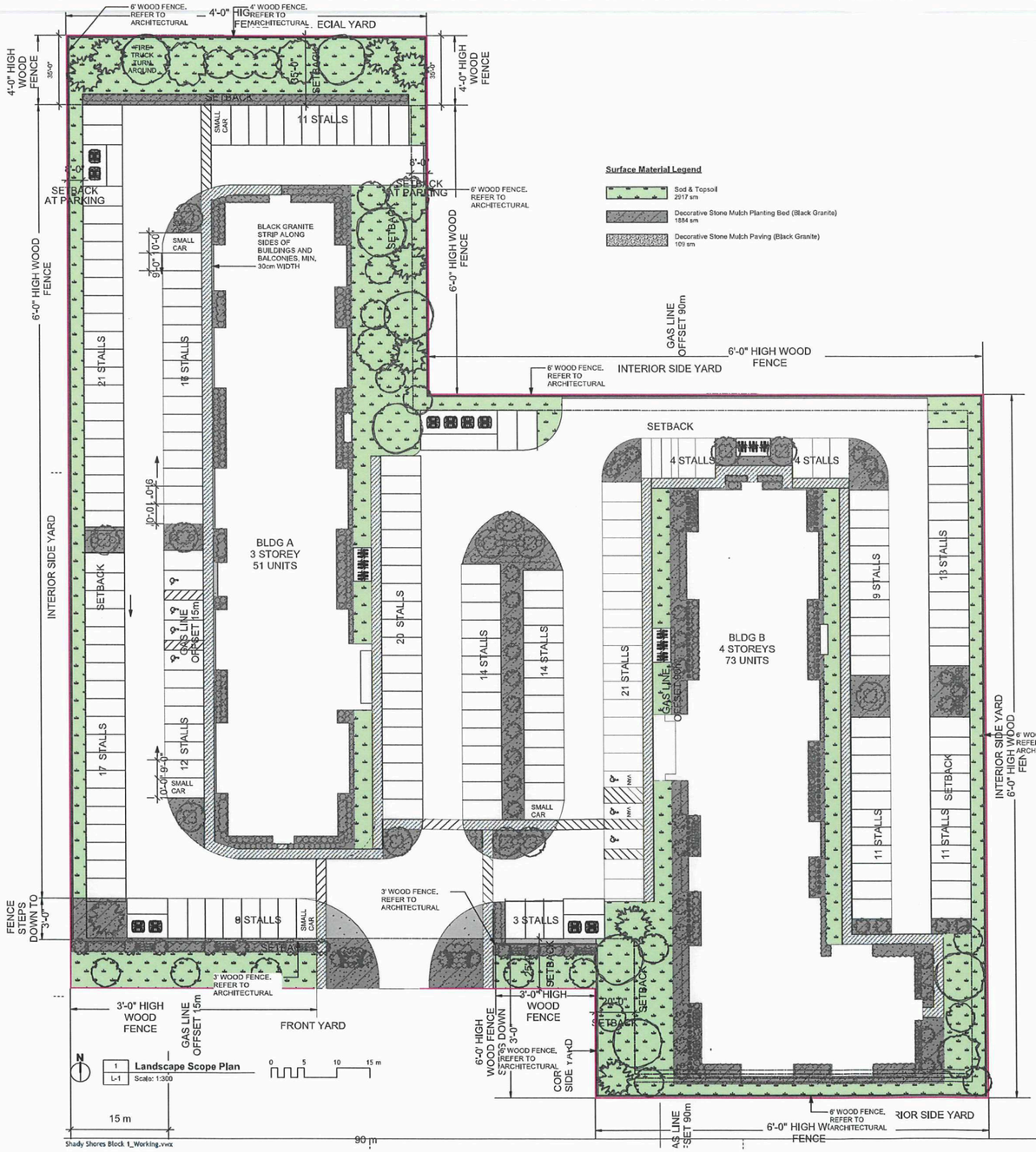
Stamp

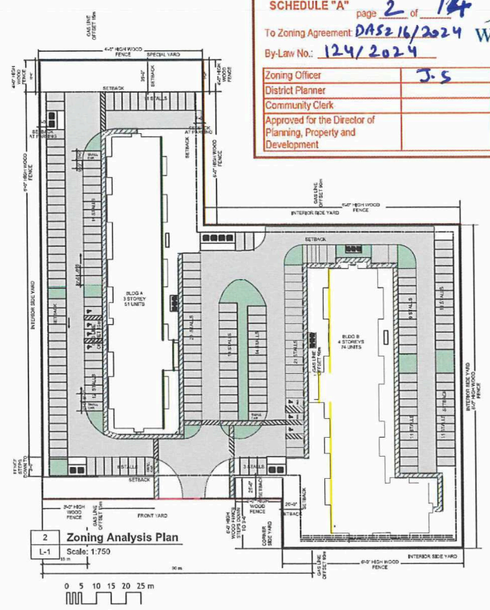
Stamp

Project
Forthright Ventures Inc.
Shady Shores Block 1
Winnipeg, Manitoba

drawing title
SITE PLAN

scale	as noted	designed by	tg
date	July, 2026	drawn by	tg
project no.	26,124	reviewed by	kdw
reference no.		sheet A1.1	REV. 12





SCHEDULE "A" page 2 of 184
To Zoning Agreement DAS2 16/2024
By-Law No.: 124/2024

Zoning Officer	J.S	Oct. 28, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

Winnipeg

LAND FORUM
LANDSCAPE ARCHITECTS

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Preliminary

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping
Street Frontage

		Required	Proposed
Shady Shores Drive E	317 Lin ft.		
	Trees	11	20
	Shrubs	48	105
Dugald Road	180 Lin ft.		
	Trees	6	11
	Shrubs	27	55

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

		Required	Proposed
Building A	317 Lin Ft.		
	Shrubs	32	46
Building B	287 Lin Ft.		
	Shrubs	29	118

190 (6) Parking lot Interior Landscaping

		Required	Proposed
Gross Parking Lot Area	86499 Sq. Ft.		
Required Landscape Area		4324	6589
	Trees	14	37
	Shrubs	43	241

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

Single Family	459 Lin ft.
RRS/CMU	476 Lin ft.

Requirement (Option 2) 6' privacy fence provided

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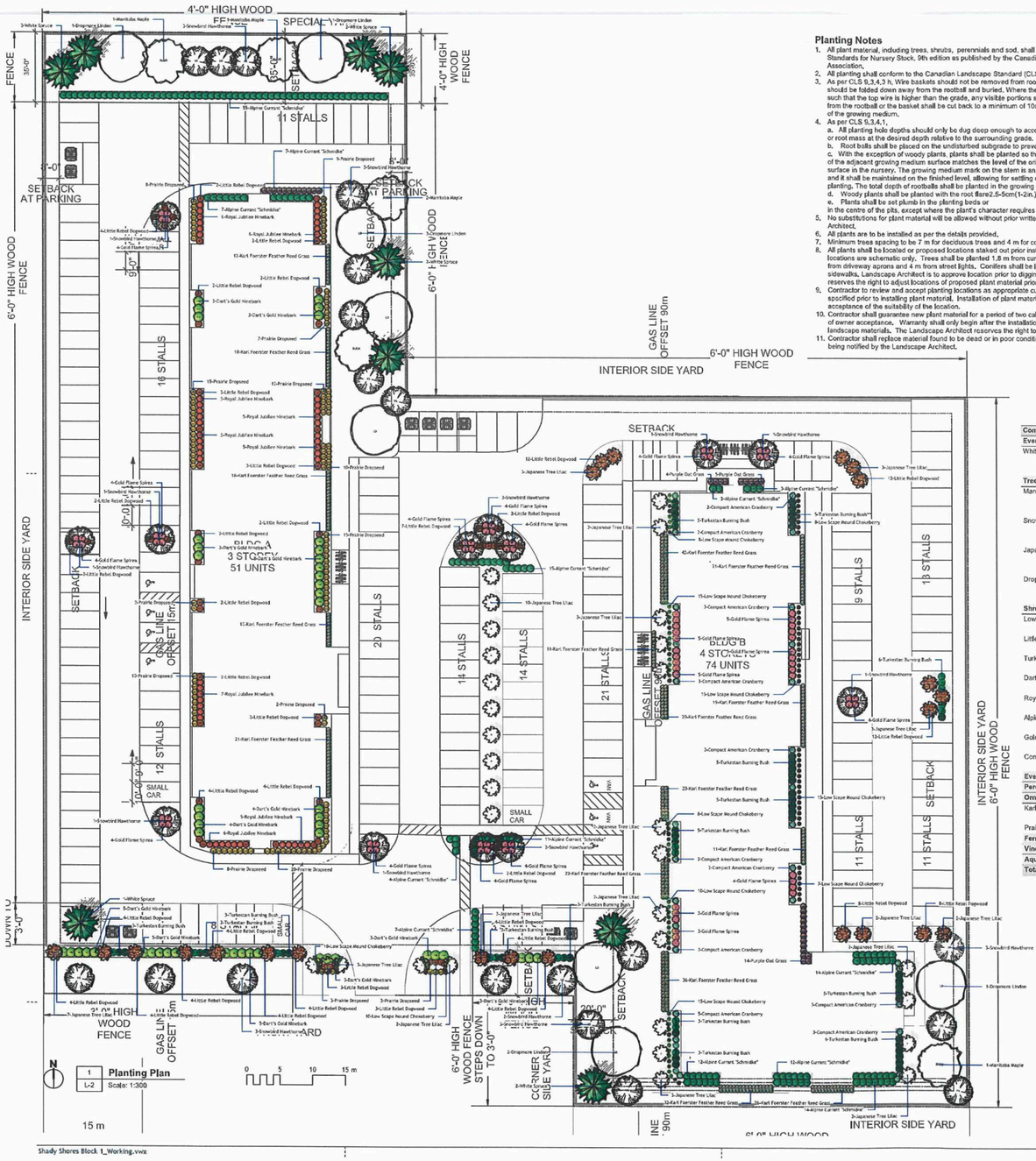
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Consultant

Project Title: Shady Shores Block 1
Multi-Family Development
Shady Shores Drive E
Winnipeg, MB

Drawing Title: Landscape Scope Plan

Drawing No.: L-1
of 3



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 caliper). 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.

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
White Spruce	Picea glauca	9	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			
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.
Snowbird Hawthorne	Crataegus x mordenensis 'Snowbird'	32	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.
Japanese Tree Lilac	Syringa reticulata	54	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.
Dropmore Linden	Tilia x flavescens 'Dropmore'	8	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			
Low Scape Mound Chokeberry	Aronia melanocarpa 'UCONNAM165'	121	30 cm ht, 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Little Rebel Dogwood	Cornus alba 'Jefreb'	149	45 cm, ht. 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Turkestan Burning Bush	Euonymus nana 'Turkestanica'	63	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'	49	45 cm, ht. 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Royal Jubilee Ninebark	Physocarpus opulifolius 'Royal Jubilee'	50	45 cm, ht. 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Alpine Currant "Schmidke"	Ribes alpinum	163	— 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Gold Flame Spirea	Spirea bumalda 'Goldflame'	62	45 cm, ht. 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Compact American Cranberry	Viburnum trilobum 'Compactum'	31	45 cm, ht. 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Evergreen Shrubs			
Perennials			
Ornamental Grasses			
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	339	Large Pot 2 yr. plant
Prairie Dropseed	Sporobolus heterolepsis	122	Large Pot 2 yr. Plants
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		1277	

SCHEDULE "A" page 3 of 184
To Zoning Agreement: DA52 16/2024 Winnipeg
By-Law No.: 124/2024

Zoning Officer	J.S.	Oct 28, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

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LANDSCAPE ARCHITECTS

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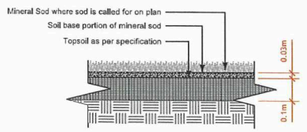
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Project Title
Shady Shores Block 1
Multi-Family Development
Shady Shores Drive E
Winnipeg, MB

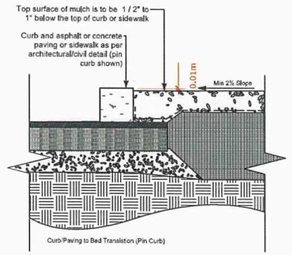
Drawing Title
Planting Plan

Drawing No.
L-2
of 3

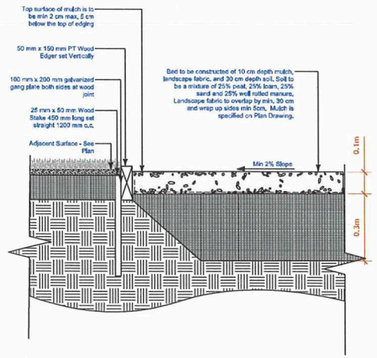
Topsoil Spec:
All topsoil required for Sod or Seed shall consist of a screened clay-textured or loam-textured dark topsoil, a fertile, friable material neither of heavy clay nor of very light sandy nature containing by volume, a minimum of four (4%) percent for clay loams and two (2%) percent for sandy loams to a maximum twenty-five (25%) percent organic matter (peat, rotted manure or composted material) and capable of sustaining vigorous plant growth. Topsoil shall be free of subsoil contamination, roots, stones over 25mm in diameter, baler twine or subsoil clay lumps over 25mm in diameter and other extraneous matter. Topsoil shall not contain quackgrass rhizomes, Canada thistle roots or other noxious weeds. Upon delivery or thirty (30) days following delivery, salinity rating shall be less than 4.0mm hos/cm on a saturated paste basis. The pH range shall be between 6.0 - 8.0.



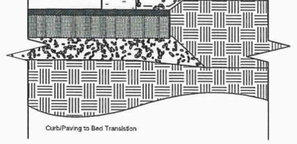
1 L-3 **Sod Detail**
Scale: 1:10



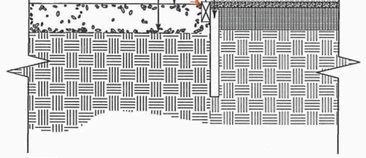
2 L-3 **Mulched Planting Bed c.w. Fabric @ Curb**
Scale: 1:10



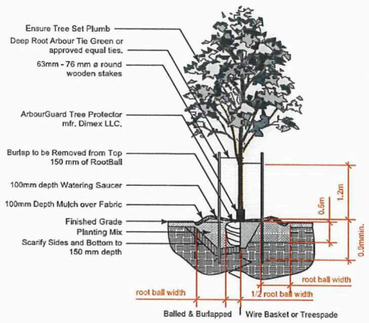
3 L-3 **Mulched Planting Bed c.w. Fabric and 2x4" Header @ Sod**
Scale: 1:10



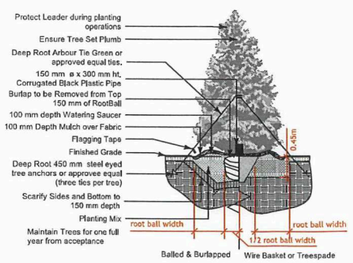
4 L-3 **Mulched Paving c.w. Fabric @ Curb**
Scale: 1:10



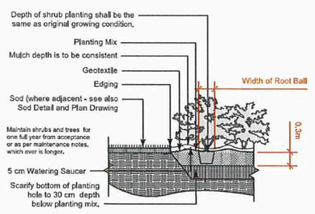
5 L-3 **Mulched Paving c.w. Fabric and 2x4" Header @ Sod**
Scale: 1:10



6 L-3 **Deciduous Tree Planting Detail**
Scale: 1:50



7 L-3 **Evergreen Tree Planting Detail**
Scale: 1:50



8 L-3 **Shrub Planting Detail**
Scale: 1:50

SCHEDULE "A"
page 4 of 124
To Zoning Agreement DA52 16/2024
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Winnipeg

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Consultant

Project Title
Shady Shores Block 1
Multi-Family Development
Shady Shores Drive E
Winnipeg, MB

Drawing Title
Details

Drawing No.
L-3
of
3

BLDG A

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONSULTANT.
NO REPRODUCTIONS MAY BE MADE WITHOUT THE CONSENT OF THE CONSULTANT AND ALL REPRODUCTIONS MUST BEAR THE NAME OF THE CONSULTANT.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND ELEVATIONS ON THE DRAWINGS WITH THE CONDITIONS ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCIES OR OMISSIONS TO THE ENGINEER FOR ADJUSTMENTS.

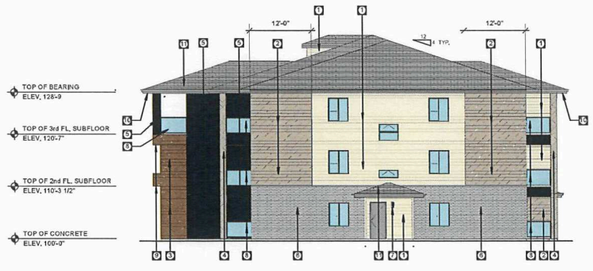
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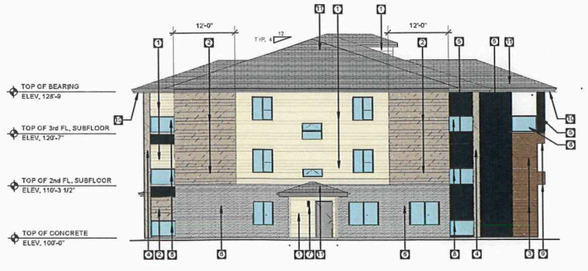
A EAST ELEVATION
A31 A31 SCALE: 1/8"



B WEST ELEVATION
A31 A31 SCALE: 1/8"



C NORTH ELEVATION
A31 A31 SCALE: 1/8"



D SOUTH ELEVATION
A31 A31 SCALE: 1/8"

SCHEDULE "A" page 5 of 14
To Zoning Agreement DASZ 16/2024 Winnipeg
By-Law No.: 124/2024

Zoning Officer	J.S	OCT 28, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

KEYNOTES:

1. HARDIE BOARD SIDING COLOUR 1 - COBBLESTONE
2. RUSTIC SERIES LAP SIDING BY WOODTONE COLOUR 5 - ROASTED WALNUT
3. RUSTIC SERIES LAP SIDING BY WOODTONE COLOUR 4 - MOUNTAIN CEDAR
4. RUSTIC SERIES SIDING BY WOODTONE COLOUR 4 - MOUNTAIN CEDAR
5. HARDIE PANEL SIDING HARDIE DREAM COLLECTION COLOUR 3 - MIDNIGHT BLACK
6. IXL ELDORADO TUNDRA THIN BRICK COLOUR 2 - IRONSIDE
7. EXTERIOR LIGHT FIXTURES TO BE BEGA 24606/24506 OR APPROVED ALTERNATIVE. COLOUR: FLAT BLACK. CENTRE LIGHT FIXTURES ON COLUMNS. TYP.
8. S.T.A.R. SYSTEM ALUMINUM RAILING SYSTEM C/W TEMPERED GLASS PANELS (TYPICAL).
9. DECORATIVE WOOD GRAIN LINEAR PREFINISHED METAL SOFFIT AS PER SPECIFICATIONS C/W RECESSED LIGHTING. REFER TO ELECTRICAL.
10. PREFINISHED METAL FASCIA AND FLASHING - BLACK (TYPICAL).
11. ASPHALT SHINGLES - BLACK.

Revisions

Date	Revision
July 31, 2026	Issued for Plan Approval

K.H. GAWRYZEY & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS

Northern Sky Architecture Inc.

105-28 James Avenue
Winnipeg, Manitoba, Canada
R3B 0N2
jorke@nsa.ca
Fax 204.943.7676
204.943.6767

Stamp

Stamp

Project

Forthright Ventures Inc.

Shady Shores Block 1

Winnipeg, Manitoba

drawing title

EXTERIOR ELEVATIONS

scale	as noted	designed by	tg
date	July, 2026	drawn by	tg
project no.	26,124	reviewed by	kdw
reference no.		sheet A3.1	REV.

BLDG B



A EAST ELEVATION
A3.1 | A3.2 SCALE: 1/8"



B WEST ELEVATION
A3.1 | A3.2 SCALE: 1/8"



C NORTH ELEVATION
A3.1 | A3.2 SCALE: 1/8"



D SOUTH ELEVATION
A3.1 | A3.2 SCALE: 1/8"

KEYNOTES:

1. HARDIE BOARD SIDING COLOUR 1 - COBBLESTONE
2. RUSTIC SERIES LAP SIDING BY WOODTONE COLOUR 9 - ROASTED WALNUT
3. RUSTIC SERIES LAP SIDING BY WOODTONE COLOUR 4 - MOUNTAIN CEDAR
4. RUSTIC SERIES SIDING BY WOODTONE COLOUR 4 - MOUNTAIN CEDAR
5. HARDIE PANEL SIDING HARDIE DREAM COLLECTION COLOUR 3 - MIDNIGHT BLACK
6. IXL ELDORADO TUNDRA THIN BRICK COLOUR 2 - IRONSIDE
7. EXTERIOR LIGHT FIXTURES TO BE BEGA 24505/24506 OR APPROVED ALTERNATIVE, COLOUR: FLAT BLACK, CENTRE LIGHT FIXTURES ON COLUMNS, TYP.
8. S.T.A.R. SYSTEM ALUMINUM RAILING SYSTEM C/W TEMPERED GLASS PANELS (TYPICAL).
9. DECORATIVE WOOD GRAIN LINEAR PREFINISHED METAL SOFFIT AS PER SPECIFICATIONS C/W RECESSED LIGHTING, REFER TO ELECTRICAL.
10. PREFINISHED METAL FASCIA AND FLASHING - BLACK (TYPICAL).
11. ASPHALT SHINGLES - BLACK.

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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK OR FABRICATION OF THE RESPECTIVE ITEMS.
THIS DRAWING SHALL NOT BE SCALED.

SCHEDULE "A"
To Zoning Agreement
By-Law No:

Zoning Officer	J.S.	Oct 28 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

page 6 of 14 Winnipeg
DA52/16/24
124/2024

Revisions

Date	Revision
Oct 26, 2026	Issued for Plan Approval R1
July 31, 2026	Issued for Plan Approval

KHH SAWATZKY & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS
155-167 Henlow Bay, Winnipeg, MB R3Y 1G4 Phone: 204.488.3700

Northern Sky Architecture Inc.
105-24 James Avenue, Winnipeg, Manitoba, Canada R3B 0T4
204.943.6787

Stamp

Stamp

Project

Forthright Ventures Inc.

Shady Shores Block 1

Winnipeg, Manitoba

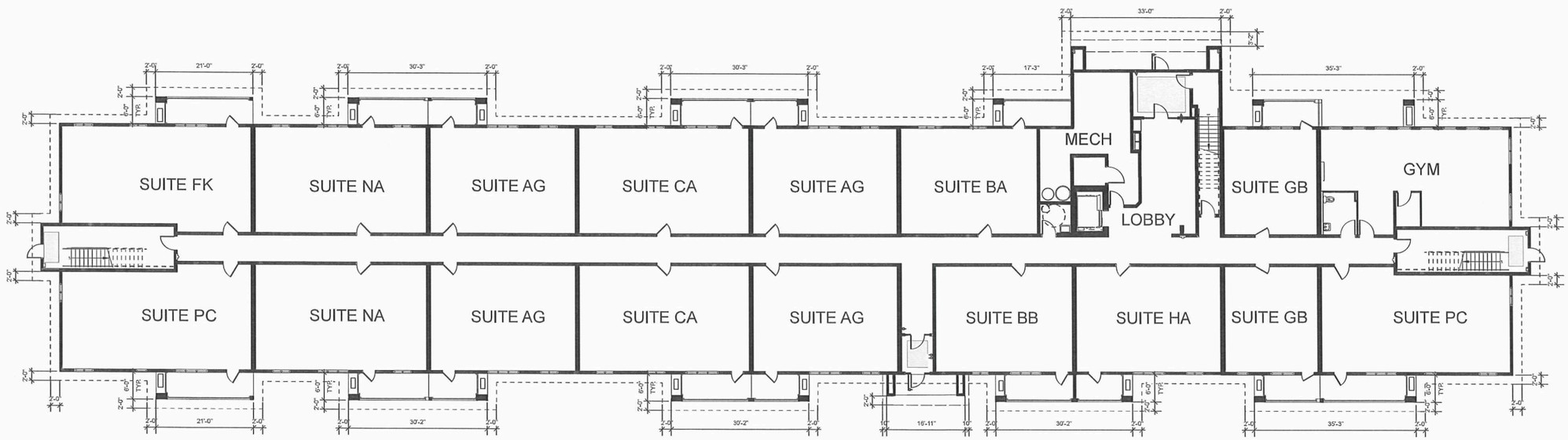
drawing title

EXTERIOR ELEVATIONS

scale	as noted	designed by	tg
date	July, 2026	drawn by	tg
project no.	26.124	reviewed by	kdw
reference no.		sheet A3.2	REV. 1

N

PROJECT



A / A3.1 | FI MAIN FLOOR PLAN

SCALE: 1:250

FLOOR AREA 1,639.1 m^2 / 17, 643.2 ft^2

16 SUITES
1 - 3 BED (TYPE FK)
7 - 2 BED (TYPE PC, CA, NA, HA)
8 - 1 BED (TYPE GB, BA, BB, AG)

SCHEDULE "A" page 7 of 14
To Zoning Agreement: DAS2 16/2024
By-Law No.: 124/2024

Winnipeg

Zoning Officer	J.S	Oct 28, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

BLDG A

Northern Sky Architecture Inc.
100 -128 James Avenue
Winnipeg, Manitoba, Canada
contact@nskl.ca
Fax 204.355.7979
204.943.6767

Forthright Ventures Inc.

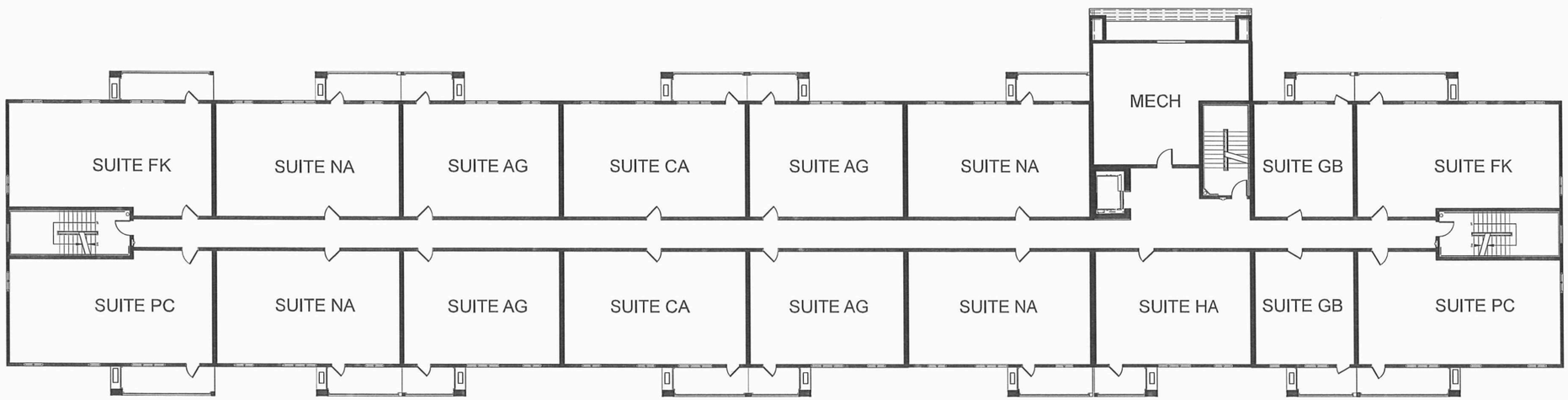
Shady Shores - Block 1

Winnipeg, Manitoba

KNH SAWATZKY & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS

N

PROJECT



B / A3.1 / F2

SECOND FLOOR PLAN

SCALE: 1:250

FLOOR AREA 1,631,5 m² / 17, 561,3 ft²

17 SUITES
2 - 3 BED (TYPE FK)
9 - 2 BED (TYPE PC, CA, NA, HA)
6 - 1 BED (TYPE GB, AG)

SCHEDULE "A" page 8 of 14

To Zoning Agreement: DAS2 16/2024

By-Law No.: 124/2024

Winnipeg

Zoning Officer	J.S.	Oct 29, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

BLDG A

Northern Sky Architecture Inc.
100 -128 James Avenue
Winnipeg, Manitoba, Canada
contact@nsai.ca
Fax 204.955.7979
204.943.6767

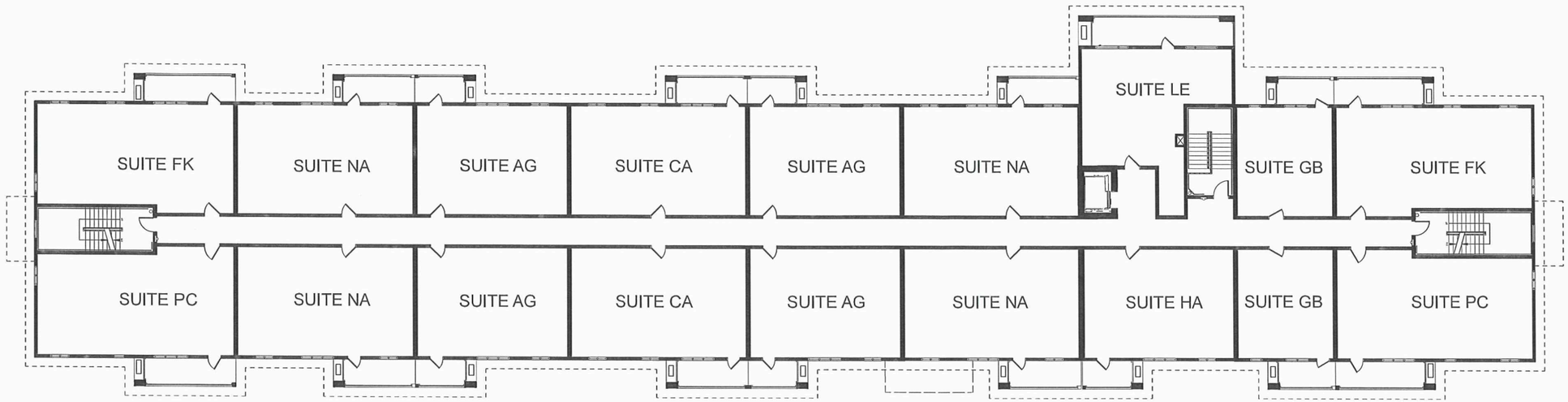
Forthright Ventures Inc.

Shady Shores - Block 1

Winnipeg, Manitoba

KHH SAWATZKY & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS

PROJECT



C / A3.1 / F3 THIRD FLOOR PLAN

SCALE: 1:250

FLOOR AREA 1,631.5 m² / 17, 561.3 ft²

18 SUITES
2 - 3 BED (TYPE FK)
9 - 2 BED (TYPE PC, CA, NA, HA)
7 - 1 BED (TYPE GB, AG, LE)

SCHEDULE "A" page 9 of 124
To Zoning Agreement: DAS2 16/2024
By-Law No.: 124/2024

Winnipeg

Zoning Officer	J-S	Oct 25, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

BLDG A

Northern Sky Architecture Inc.
100 -128 James Avenue
Winnipeg, Manitoba, Canada
contact@nsai.ca
Fax 204.956.7979
204.943.6767

Forthright Ventures Inc.

Shady Shores - Block 1

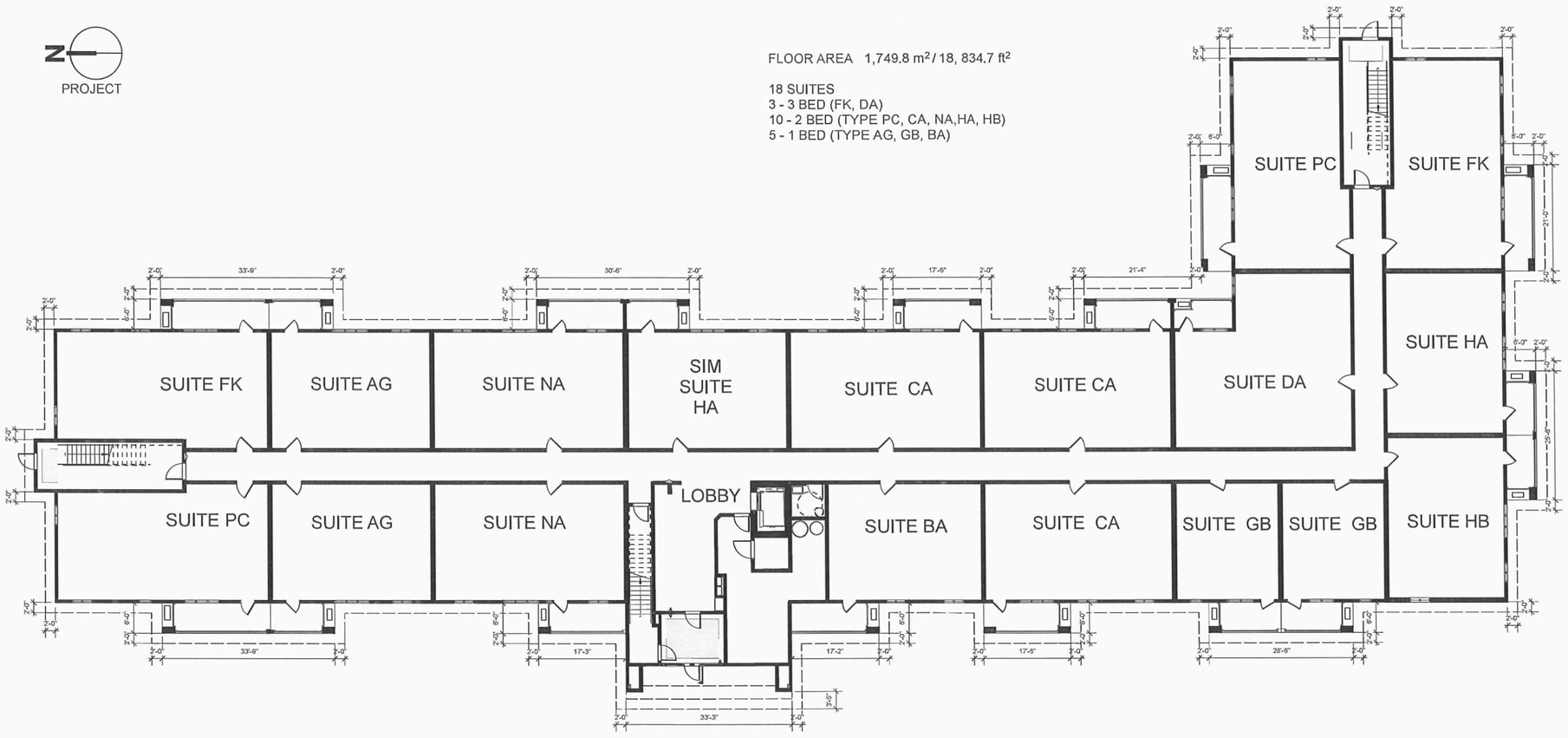
Winnipeg, Manitoba

KNH SAWATZKY & ASSOCIATES
STRUCTURAL ENGINEERING CONSULTANTS
800-1200 ROSSER AVENUE
BRANDON, MANITOBA
R7A 0K7
204.727.0703
103-128 JAMES AVENUE
WINNIPEG, MANITOBA
R3B 0Y5
FAX 204.727.0703

N
PROJECT

FLOOR AREA 1,749.8 m² / 18, 834.7 ft²

18 SUITES
3 - 3 BED (FK, DA)
10 - 2 BED (TYPE PC, CA, NA,HA, HB)
5 - 1 BED (TYPE AG, GB, BA)



A
A3.1 A
MAIN FLOOR PLAN
SCALE: 1:250

SCHEDULE "A" page 10 of 12
To Zoning Agreement: DAS2 16/2024
By-Law No.: 124/2024

Winnipeg

Zoning Officer	JS	Oct 25, 2024
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

Northern Sky Architecture Inc.
100-128 James Avenue
Winnipeg, Manitoba, Canada
contact@nskl.ca
Fax 204.955.7319
204.943.6767

Forthright Ventures Inc.

Shady Shores - Block 1

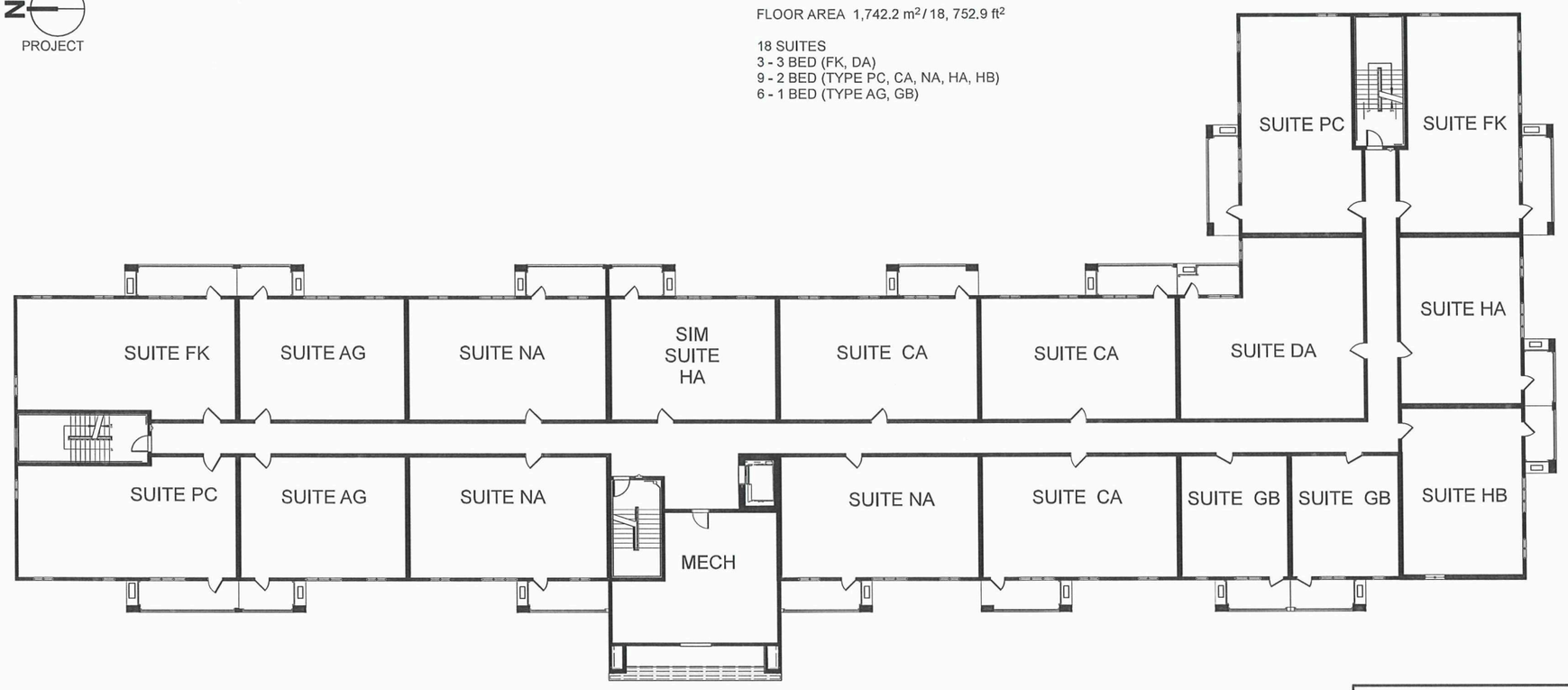
Winnipeg, Manitoba

KHH SAWATZKY & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS

N
PROJECT

FLOOR AREA 1,742.2 m² / 18, 752.9 ft²

18 SUITES
3 - 3 BED (FK, DA)
9 - 2 BED (TYPE PC, CA, NA, HA, HB)
6 - 1 BED (TYPE AG, GB)



B
A3.1 B

SECOND FLOOR PLAN

SCALE: 1:250

SCHEDULE "A" page 11 of 124
To Zoning Agreement DAS2 16/2024
By-Law No.: 124/ 2024

Winnipeg

Zoning Officer	J.S	Oct 28, 2024
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

BLDG B

Northern Sky Architecture Inc.
100 -128 James Avenue
Winnipeg, Manitoba, Canada
contact@nsai.ca
Fax 204.355.7379
204.943.6767

Forthright Ventures Inc.

Shady Shores - Block 1

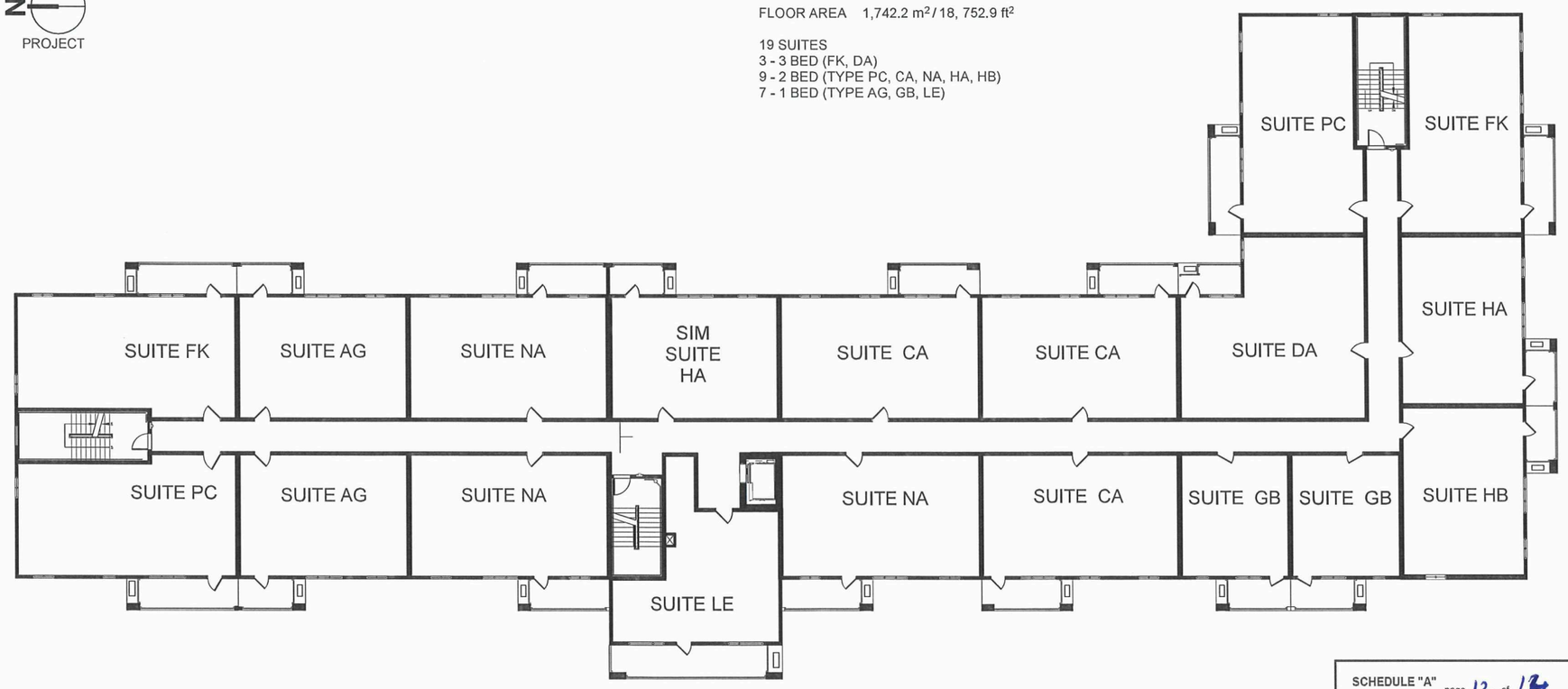
Winnipeg, Manitoba

KWH SAWATZKY & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS
BOX 2260 STEINBACH MANITOBA R5G 1N10
100 - 128 JAMES AVENUE WINNIPEG MANITOBA R3B 0T4 PH 669.2525 FAX 669.2519

N
PROJECT

FLOOR AREA 1,742.2 m² / 18, 752.9 ft²

19 SUITES
3 - 3 BED (FK, DA)
9 - 2 BED (TYPE PC, CA, NA, HA, HB)
7 - 1 BED (TYPE AG, GB, LE)



SCHEDULE "A" page 12 of 18
To Zoning Agreement: DAS2 15/2024
By-Law No.: 124/2024

Winnipeg

Zoning Officer	J.S	Apr 28, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

C
A3.1 C

THIRD FLOOR PLAN

SCALE: 1:250

BLDG B

Northern Sky Architecture Inc.
100 -128 James Avenue
Winnipeg, Manitoba, Canada
contact@nsai.ca
Fax 204.956.7979
204.943.6767

Forthright Ventures Inc.

Shady Shores - Block 1

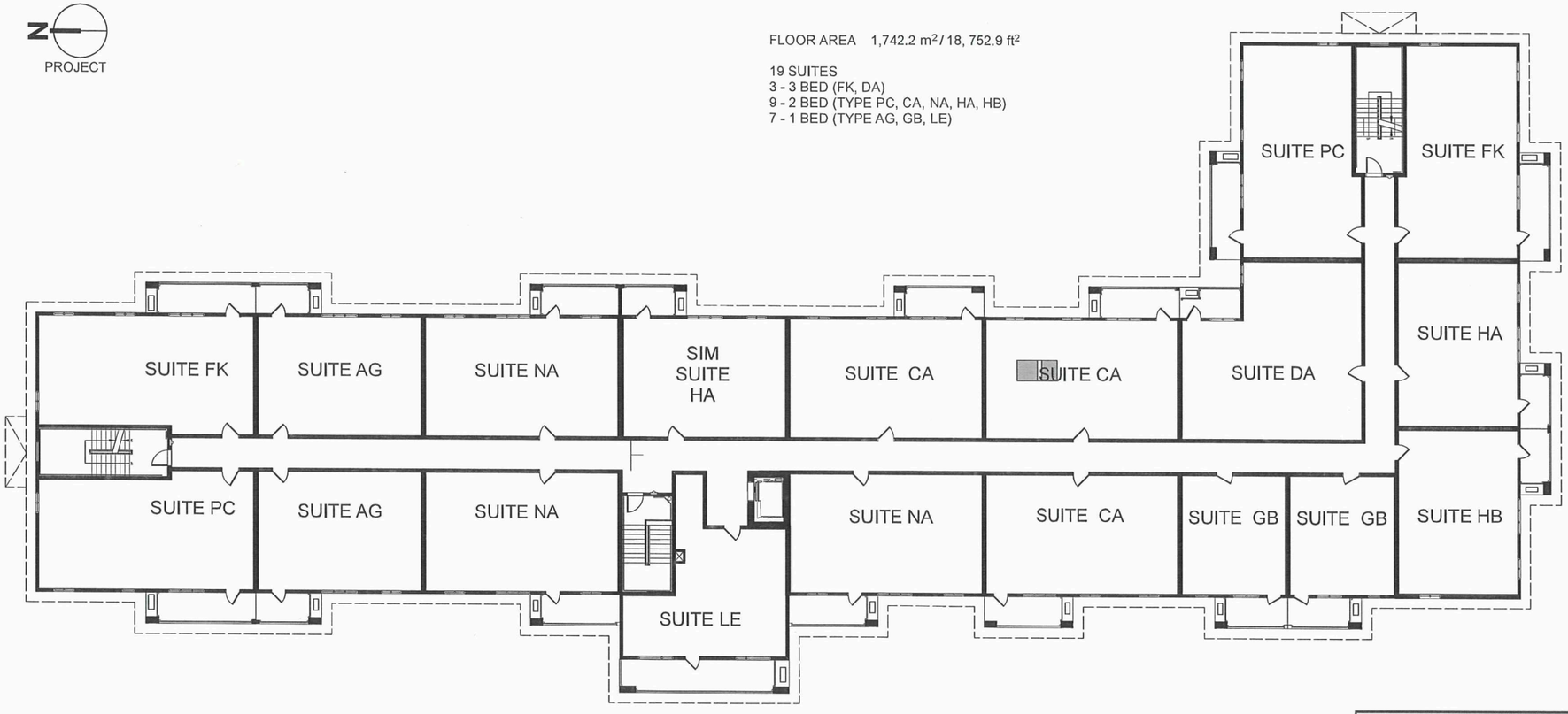
Winnipeg, Manitoba

KNH SAWATZKY & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS

N
PROJECT

FLOOR AREA 1,742.2 m² / 18, 752.9 ft²

19 SUITES
3 - 3 BED (FK, DA)
9 - 2 BED (TYPE PC, CA, NA, HA, HB)
7 - 1 BED (TYPE AG, GB, LE)



D A3.1 D FOURTH FLOOR PLAN
SCALE: 1:250

SCHEDULE "A" page 13 of 18
To Zoning Agreement: OAS2 16/2024
By-Law No.: 124/2024
Winnipeg

Zoning Officer	J.S	Oct 28/2024
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

BLDG B

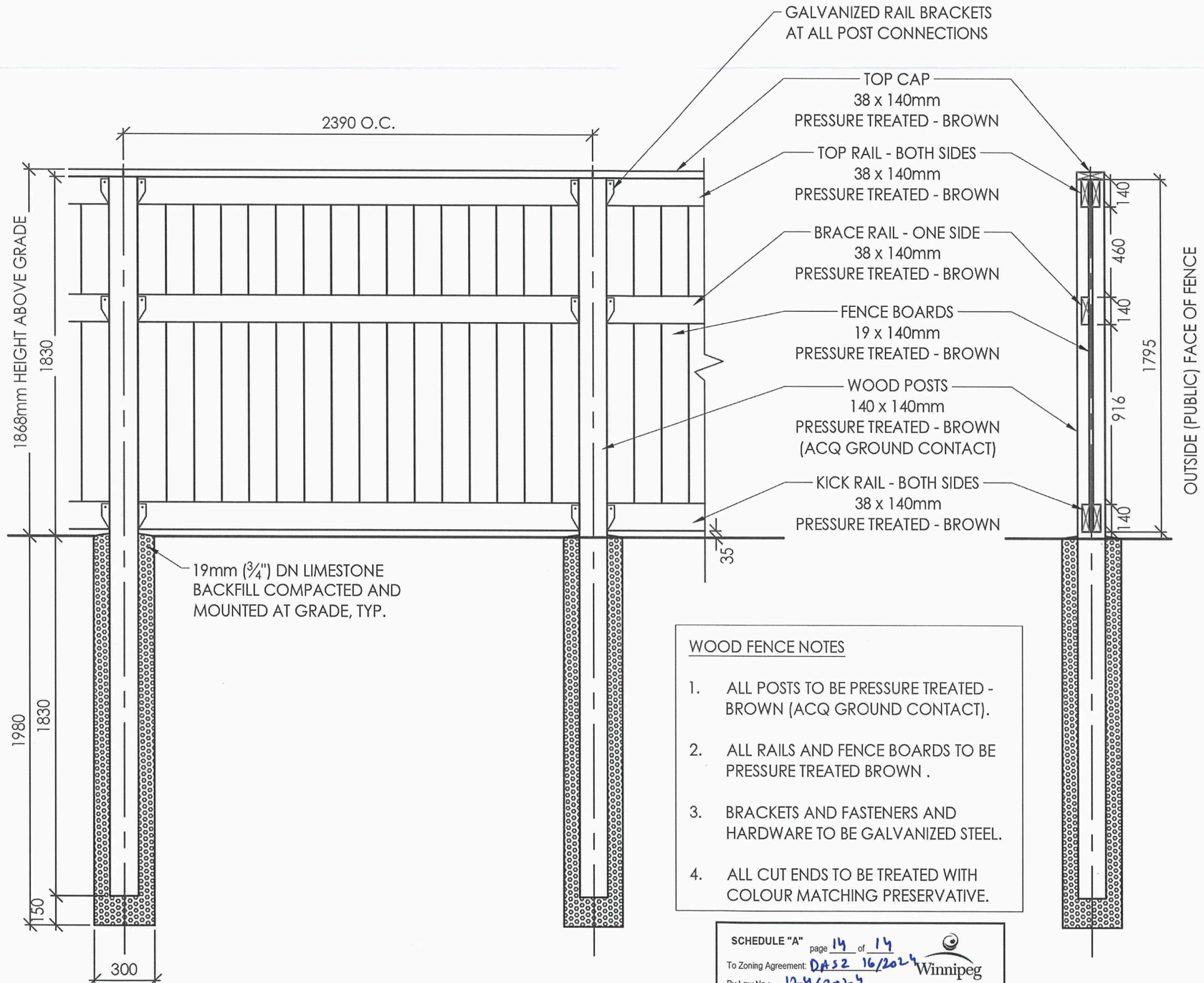
Northern Sky Architecture Inc.
100 -128 James Avenue
Winnipeg, Manitoba, Canada
contact@nsaki.ca
Fax 204.955.7979
204.943.6767

Forthright Ventures Inc.

Shady Shores - Block 1

Winnipeg, Manitoba

KNH SAWATZKY & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS



WOOD FENCE NOTES

1. ALL POSTS TO BE PRESSURE TREATED - BROWN (ACQ GROUND CONTACT).
2. ALL RAILS AND FENCE BOARDS TO BE PRESSURE TREATED BROWN .
3. BRACKETS AND FASTENERS AND HARDWARE TO BE GALVANIZED STEEL.
4. ALL CUT ENDS TO BE TREATED WITH COLOUR MATCHING PRESERVATIVE.

SCHEDULE "A" page 14 of 14
To Zoning Agreement: DAS2 16/2024
By-Law No.: 124/2024
Winnipeg

Zoning Officer	J. S.	Nov. 07 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

2 / L-101 WOOD PRIVACY FENCE

1:25