Agenda – Council – June 20, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 27, 2019

Item No. 5 Subdivision and Rezoning – 327 and 339 Wardlaw Avenue (Fort Rouge - East Fort Garry Ward) File DASZ 6/2019 [c/r DAV 189588/2018D]

STANDING COMMITTEE RECOMMENDATION:

On June 11, 2019, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 6/19 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 7, 2019 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DASZ 6/19 by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District as shown on the map dated May 7, 2019 and attached as Schedule "A" to this report.

3. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 17, 2019 to the satisfaction of the Director of Planning, Property and Development.

4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of any required agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 6/2019, as determined by the City's Director of Planning, Property and Development.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 27, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

6. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

7. That, upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

8. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 8 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

12. That the Developer be required to provide bicycle parking, which shall be shown on the site plans submitted as part of the plan approval process.

13. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 27, 2019

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 11, 2019, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 27, 2019 the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 7, 2019, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Add the following new Recommendation and renumber the remaining recommendations accordingly:

    "12. That the Developer be required to provide bicycle parking, which shall be shown on the site plans submitted as part of the plan approval process,"

and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

File: DASZ 6/2019

Before: City Centre Community Committee
Councillor Orlikow, Chairperson
Councillor Gilroy
Councillor Rollins

Public Hearing: May 7, 2019
Council Building, 510 Main Street

Applicant: Affinity Architecture Inc. (Mark Funk)

Subject:



Premises Affected: 327 and 339 Wardlaw Avenue

For submission to: The Standing Policy Committee on Property and Development, Heritage and Downtown Development

Prepared by: Kate McMillan, Senior Committee Clerk
City Centre Community Committee

Report date: May 9, 2019

Community Committee Recommendation:

On May 7, 2019, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 6/19 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 7, 2019 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DASZ 6/19 by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District as shown on the map dated May 7, 2019 and attached as Schedule "A" to this report.

3. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 17, 2019 to the satisfaction of the Director of Planning, Property and Development.

4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of any required agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 6/2019, as determined by the City's Director of Planning, Property and Development.
6. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

7. That, upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

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12. That the Developer be required to provide bicycle parking, which shall be shown on the site plans submitted as part of the plan approval process.

13. ~~12~~. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. I'm encouraged by the universal accessibility, the staying to building height and the building as pedestrian friendly.
2. I'm also encouraged by the mix of socio-economic households and I think this is a very solid move for Osborne Village in line with the plan because the additional density allows for that encouraging mix.
3. The suites are down at grade and improves that streetscape.
4. The fully landscaped side yard fits not only within the neighborhood plan, moreover the neighborhood concerns that request oftentimes for increased greenery in the neighborhood and that is often times a concomitant discussion with the development that is happening in Osborne Village, at a pace.

Exhibits Filed:

1. Application dated January 28, 2019
2. Notification of Public Hearing dated March 12, 2019
3. Manitoba Status of Titles 2868107/1 and 2889611/1
4. Letter of authorization dated December 6, 2018 from Ruben Kalra to Affinity Architecture Inc.
5. Letter of authorization dated December 7, 2018 from Nigel Furgus, 7059010 Manitoba Ltd. to Affinity Architecture Inc.
6. Plans (6 pages)
7. Report from the Urban Planning Division dated April 30, 2019
8. Inspection Report
9. Presentation in opposition to the application submitted by Elaine Henderson at the public hearing
10. Recording of Representations

REPRESENTATIONS:

In Support:

Mark Funk
Nigel Furgus
Daniel Serhal

In Opposition

Shirley Forsyth
Elaine Henderson
Cheryl Hobbs
Judith Lehn
Laura Lysenko
Herman Thorvaldson
Elizabeth Turnbull
David Wilken

For Information:

Salley Stephen

For the City:

D. Harris, Planner, Planning, Property and Development Department
A. Ross, Planner, Planning, Property and Development Department

Exhibit " 7 " referred to in File DASZ 6/2019

ADMINISTRATIVE REPORT

Title: DASZ 6/19 – 327-339 Wardlaw Ave.

Issue: For consideration at the public hearing for a subdivision and rezoning for DASZ 6/19 – 327-339 Wardlaw Ave. to permit the development of a multifamily dwelling with 30 units on the subject property.

Critical Path: City Centre Community Committee as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Division Head	CFO	CAO
B. Smith, RPP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 6/19 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 7, 2019 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.
2. That The Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DASZ 6/19 by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District as shown on the map dated May 7, 2019 and attached as Schedule "A" to this report.
3. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 17, 2019 to the satisfaction of the Director of Planning, Property and Development.
4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of any required agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.
5. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 6/2019, as determined by the City's Director of Planning, Property and Development.
6. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer

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11. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the property will be subdivided and rezoned to an "RMF-L" Residential Multifamily (Large) District, to permit the development of a multifamily dwelling with 30 units on the subject property.

HISTORY

N/A

CONSULTATION

In preparing this Report there was consultation with:

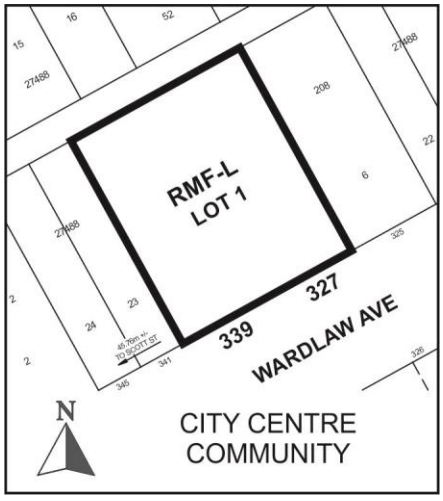
N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Andrew Ross, RPP, MCIP
Date:	April 30, 2019
File No.	DASZ 6/19

APPENDIX 'A'

DATE:	April 30, 2019
FILE:	**DAZ 6/19**
RELATED FILES:	DAV 18-189588D
COMMUNITY:	City Centre Community
NEIGHBOURHOOD #:	**1.111 -** River-Osborne
SUBJECT:	To subdivide and rezone the land from an "RMF-M" Residential Multifamily (Medium) District to an "RMF-L" Residential Multifamily (Large) District.
LOCATION:	327 Wardlaw Ave.
LEGAL DESCRIPTION:	LOTS 4 & 5 BLOCK 2 PLAN 208 31/5 ST B



APPLICANT:	Mark Funk 4 Fort ST Unit 200 Winnipeg , Manitoba R3C 1C4
OWNER:	7059010 MANITOBA LTD. 466 MAIN ST Winnipeg , Manitoba R3B 1B6

SITE DESCRIPTION

The subject property is located on the north side of Wardlaw Avenue, in the River-Osborne neighbourhood of the Fort Rouge - East Fort Garry ward.

The property is located within a Mature Community under the *Complete Communities Direction Strategy,* and falls within the boundaries of the Osborne Village Neighbourhood Plan.

The property is currently composed of two properties: 327 and 339 Wardlaw Avenue. Both properties are currently zoned “RMF-M" – Residential Multifamily (Medium). Through an associated subdivision and rezoning application (DASZ 6/19), the two properties are proposed to be consolidated and rezoned to an “RMF-L" – Residential Multifamily (Large) district.

The property is 12,016 sq. ft. in size and contains a single family home and a vacant dwelling.



Figure 1: Air photo of the location of subject property and surrounding area (2018).

The immediate area is characterized by a mix of residential and commercial development, with primarily residential development in varying densities on the north side of the block and primarily commercial development on the south side of the block.

Donald Street, an arterial road, is ½ block to the east.

The property is a little over 400m., or a 5-minute walk, to the Harkness Rapid Transit Station. See Figure 1. There is regular transit service one block north on Stradbrook Avenue and one block east on Donald Street. Immediately adjacent land uses include:

North: Rear lane, then multiple family residential uses (zoned "RMF-M” Residential Multifamily (Medium).

South: Wardlaw Avenue, then commercial uses (zoned “C2” – Commercial Community).

East: Two-family residential uses (zoned "RMF-M” Residential Multifamily (Medium).

West: Office uses (zoned "RMF-M” Residential Multifamily (Medium).

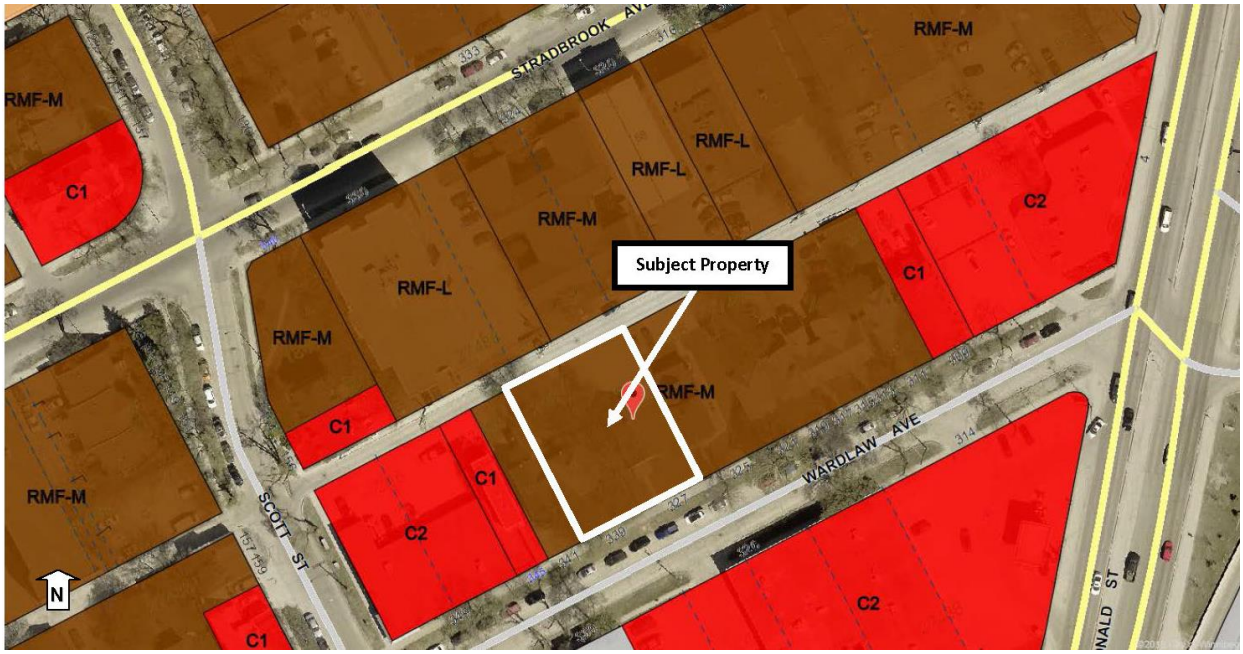


Figure 2: Zoning of the site and surrounding area (2018).

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks approval to subdivide and rezone the subject lands from an "RMF-M" Residential Multifamily (Medium) District to an "RMF-L" - Residential Multifamily (Large) District, in order to establish a 4-storey residential development with 30 units on the subject property.

The proposed subdivision consolidates 327 and 339 Wardlaw into one lot.

The two existing onsite dwellings will be demolished as part of the redevelopment.

The development requires variances for lot area, yards, parking and buffering of parking. See the Administrative Report for Associated File No. DAV 18-189588D for more information on variances.

ANALYSIS AND ISSUES

OurWinnipeg

Direction 9 of *OurWinnipeg* states:

- Collaborate with developers, community organizations and other partners to foster an age-friendly and accessible urban environment.

That Direction sets out the following Enabling Strategy:

- With guidance from Complete Communities, encourage age-friendly and accessible new development in existing neighbourhoods.

The proposed development provides an elevator which enables access to those living with mobility challenges and supports universal accessibility, identified as a priority in *OurWinnipeg*.

Housing that supports universal accessibility allows for 'aging-in-place' – an option for residents to remain in their neighbourhood of choice as they move through different stages of life related to age and ability.

Complete Communities Direction Strategy

As per the *Complete Communities Direction Strategy,* the proposed development falls within the Areas of Stability – Mature Communities policy area. Key policies guiding development within Areas of Stability include:

- Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
- Support Complete Communities by ensuring diverse and high quality housing stock.
- In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.

The proposal to rezone this property to “RMF-L” supports an increase in density increase to a Mature Community, and adds to the mix of housing types in the neighbourhood, in alignment with goals of Complete Communities.

Osborne Village Neighbourhood Plan

This property falls within the Village Mixed Use Transition Area of the Osborne Village Neighbourhood Plan (“the Plan”). The policies of the Village Mixed Use Transition Area are as follows:

- *6.1.1.A Residential development in Mixed-Use Transition areas will conform to the Village Medium Density Residential (V-MDR) policies;*
- *6.1.1.B Commercial and employment uses in Mixed-Use Transition areas should be compatible in lot size, building scale, and character to the existing context (particularly that of the immediate block);*
- *6.1.1.C New developments and additions will have a minimum height of two storeys and a maximum height of four storeys;*
- *6.1.1.D Non-residential uses are not to emit any noise, odour, dust, smoke, or similarly objectionable operational characteristics detectable outside the building.*

As a residential development, policies 6.1.1.B. and 6.1.1.D. do not apply.

With a height of 4 storeys, the development complies with policy 6.1.1.C.

The development also conforms with policy 6.1.1.A. The Village Medium Density Area, which is applicable to residential development in this policy area, governs the scale of buildings based on height, rather than density. This development, at 4 storeys, meets the intent of these Plan policies.

The Plan also contains policies guiding character, urban form and design (Section 3.1). Key highlights relevant to this development include:

- *Respecting the traditional character of the area and surrounding properties in terms of pedestrian orientation, mass and scale of surrounding properties, compatible building materials, orientation of entrances to the street, and incorporation of compatible alignment, setbacks, and height of building(s) along the street;*
- *Providing pedestrian access at the street level, and locating parking, loading, and services entrances at the rear of buildings;*

- *Ensuring building design reinforces activity and vitality at the ground level through use of architectural elements and accommodate features to create interest on the street level;*

Taking in to account the immediate context on Wardlaw Avenue and the proximity to Donald Street, the development is reflective of contextual built form.

Setbacks, further described below, are designed to minimize adverse effect on neighbouring properties.

The development builds on the local pedestrian orientation of buildings by providing 'active uses' (residential units, lobby) facing the street.

The development locates the parking underground and behind the building, taking it out of view of public streets.

The development complies with the policies of the *Osborne Village Neighbourhood Plan.*

DESIGN CONSIDERATIONS

The applicant worked with the Urban Planning Division to make adjustments to the design of the building. Specifically, the following adjustments were made to the development through the collaborative planning process leading up to receipt of the application:

- The previously proposed 50 ft. height was reduced to 45 ft. to comply with the *Osborne Village Neighbourhood Plan.*
- The parking garage, previously proposed to extend 6.5 ft. above grade, was located fully below grade in order to:
    - Provide active uses (residential units, lobby, glazed stairwell) running the full length of Wardlaw to better enliven the street, and
    - Provide fully functional landscaped side yards.

Winnipeg Zoning By-Law 200/06

Variances

See the Administrative Report for Associated File DAV 19-189588D for information on variances.

OTHER CONSIDERATIONS

Site servicing

The Department of Water & Waste includes some servicing conditions regarding wastewater and land drainage runoff peak discharge. These and other servicing conditions are outlined further in the Report of the Administrative Coordinating Group, attached as Schedule 'B'.

There are no other City of Winnipeg Departmental conditions for this development.

Trees

At the request of the Urban Planning Division, the applicant submitted an arborist report. The report found that the two Manitoba Maple trees that are located outside the buildable footprint of the development are dying and should be removed. The applicant is however planting new trees in the front yard per requirements of the Zoning By-Law, as shown on the plans.

SUMMARY

The Urban Planning Division supports the subdivision and rezoning, because the development:

- Supports universal accessibility and aging-in-place
- Meets policies of the *Osborne Village Neighbourhood Plan* including character policies
- Adds density to a Mature Community in a context-sensitive manner in alignment with *Complete Communities*
- Adds to the mix of housing types in the neighbourhood
- Builds on the local pedestrian orientation of buildings by providing 'active uses' (residential units, lobby, glazed stairwells) and entrances facing Wardlaw Ave.

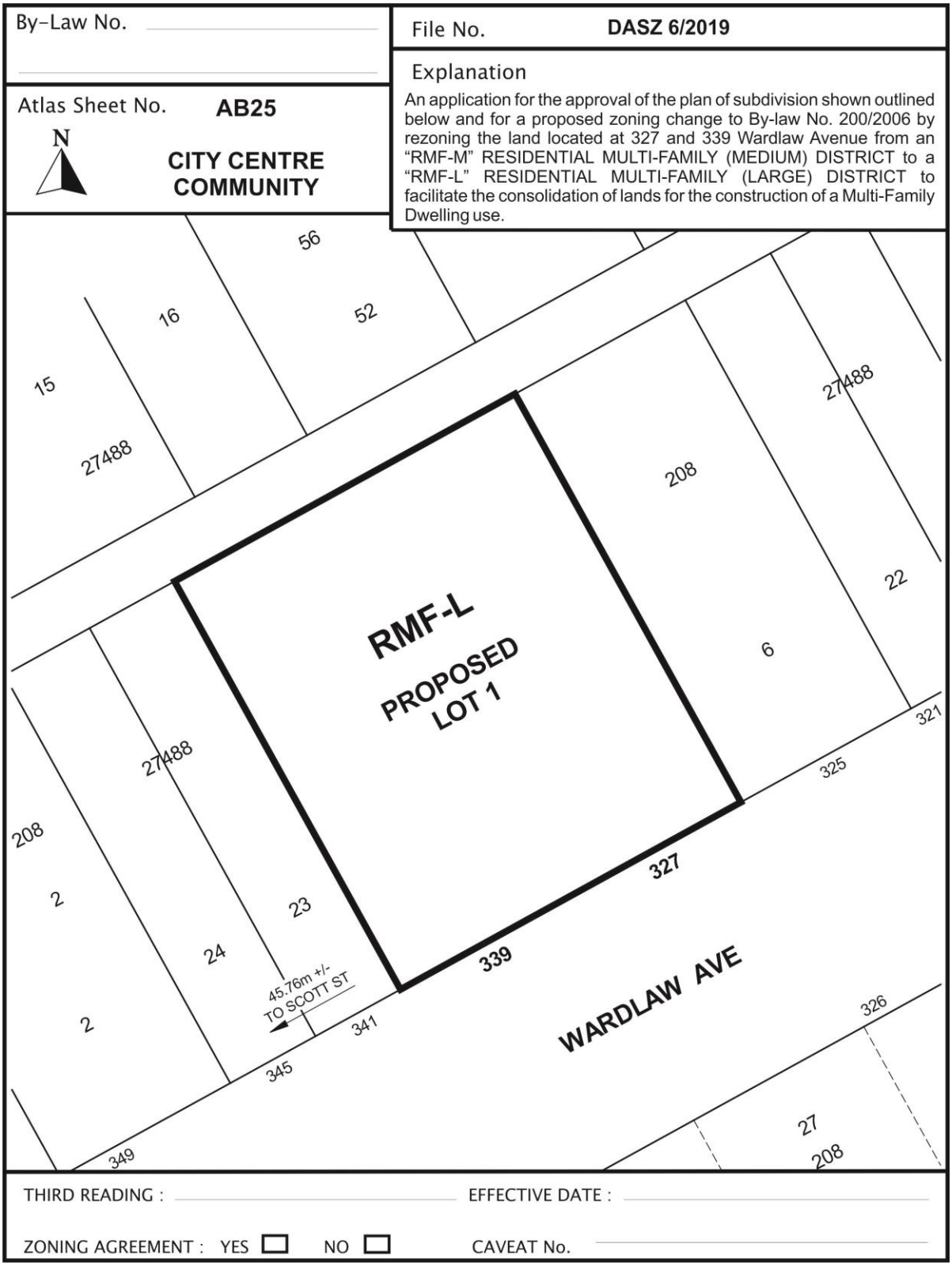
RECOMMENDATIONS

The Urban Planning Division recommends that the application be **approved with conditions** and that the subject property be subdivided and rezoned to an "RMF-L" Residential Multifamily (Large) District.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross, RPP, MCIP

File No. DASZ 6/19

Schedule “A” for File No. DASZ 6/19, City Centre Community Committee, May 7, 2019



SCHEDULE "B"

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING ON LAND LOCATED AT 327 & 339 WARDLAW AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 6/2019. The applicant should take into consideration the following servicing and design requirements and comments in the redevelopment of the site:

Water and Waste Department:

1) There is adequate servicing for the proposed development based on the site plan provided. Additional review will be required should the plans of development be altered during the design process.

2) The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate. The following design criteria shall be used:

    a) The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.
    b) The peak land drainage discharged from the site must be based on a c-value of 0.35, with a 5 year rainfall event applied.
    c) The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 6/2019
April 17, 2019

"*Original Signed by D. Trenchard"*

D. Trenchard, P. Eng.
Land Development Branch

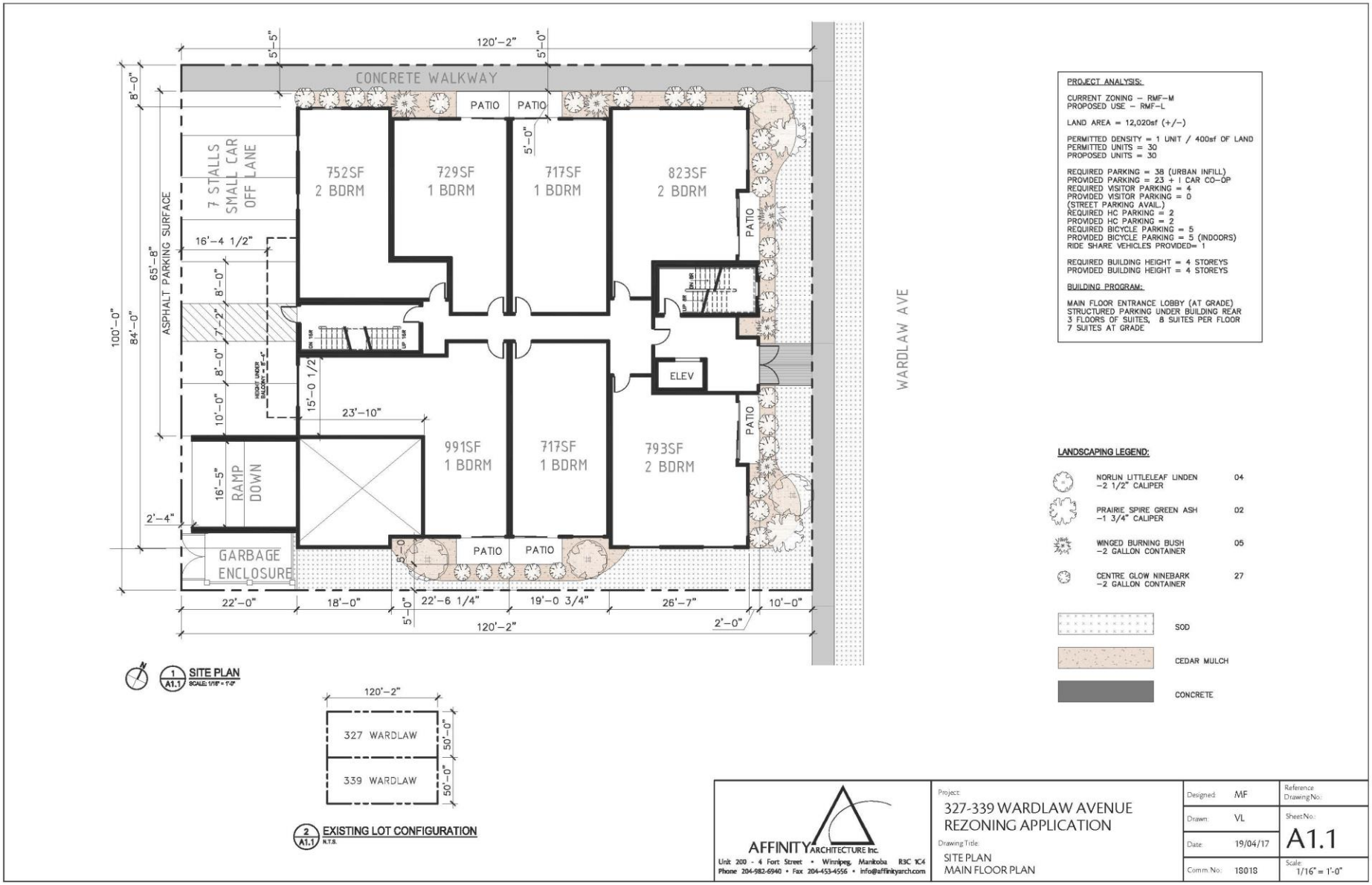
"*Original Signed by M. Gajda"*

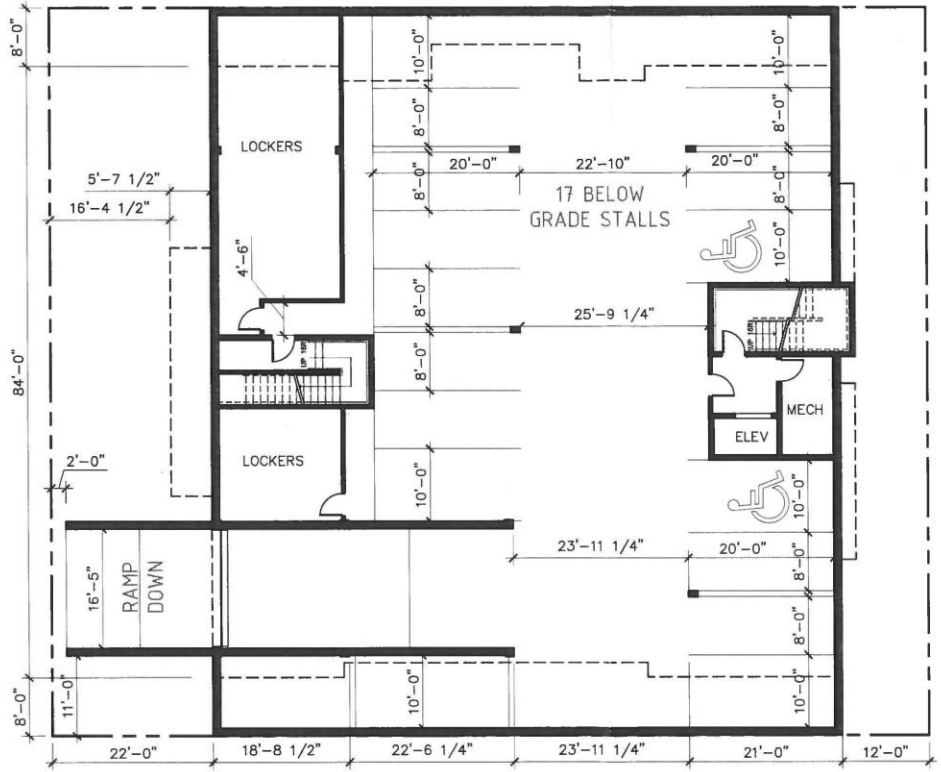
M. Gajda, P. Eng.
Water & Waste Department

"Original Signed By C.J. Desjardine"

C.J. Desjardine, M.Sc., P. Eng.
Public Works Department, Transportation Division

Exhibit " 6 " referred to in File DASZ 6/2019





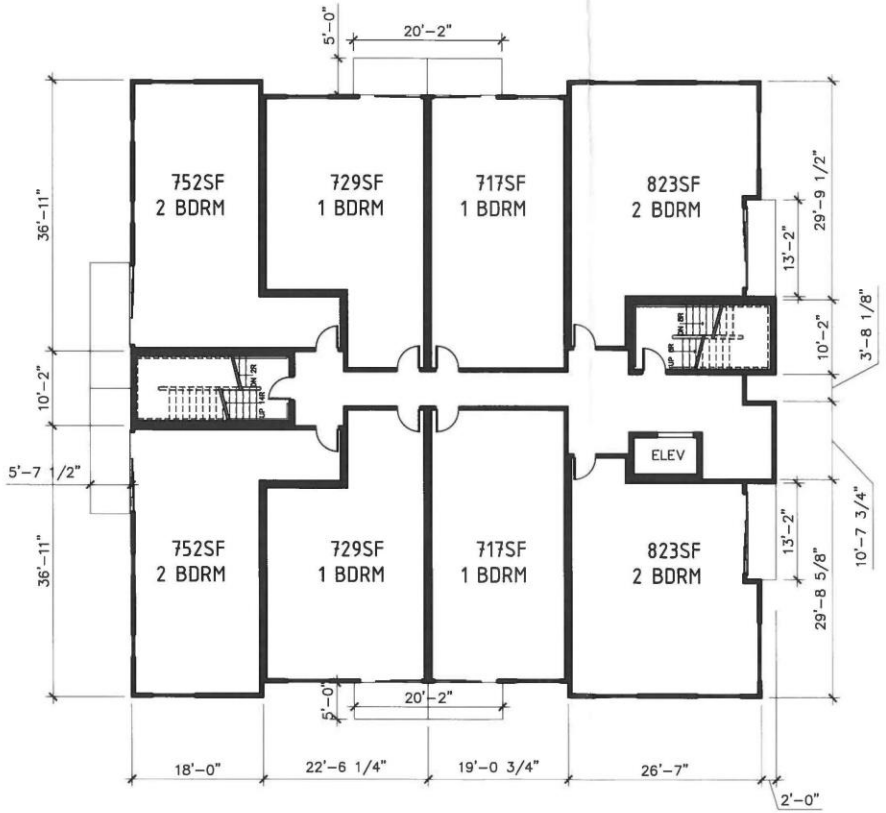
2 / A2.1 PARKADE FLOOR PLAN
SCALE: 1/16" = 1'-0"

AFFINITY ARCHITECTURE Inc.
Unit 200 - 4 Fort Street • Winnipeg, Manitoba R3C 1C4
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project:
327-339 WARDLAW AVENUE
REZONING APPLICATION

Drawing Title:
PARKADE

Designed: MF	Reference Drawing No.:
Drawn: VL	Sheet No.: A2.1
Date: 18/12/19	
Comm. No.: 18018	Scale: 1/16" = 1'-0"



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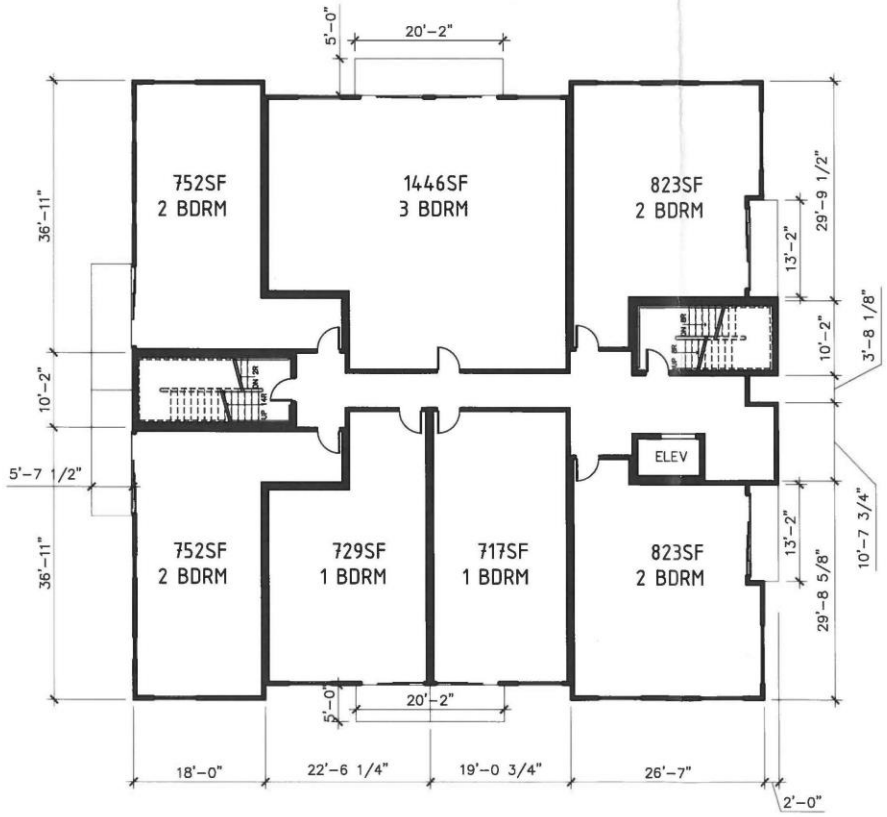
2 / A2.3 TYPICAL FLOOR PLAN
SCALE: 1/16" = 1'-0"

AFFINITY ARCHITECTURE Inc.
Unit 200 - 4 Fort Street • Winnipeg, Manitoba R3C 1C4
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project:
327-339 WARDLAW AVENUE
REZONING APPLICATION

Drawing Title:
TYPICAL FLOOR PLAN

Designed:	MF	Reference Drawing No.:	
Drawn:	VL	Sheet No.:	A2.2
Date:	18/11/06		
Comm. No.:	18018	Scale:	1/16" = 1'-0"



2 / A2.3 FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

AFFINITY ARCHITECTURE Inc.
Unit 200 - 4 Fort Street • Winnipeg, Manitoba R3C 1C4
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project:
327-339 WARDLAW AVENUE
REZONING APPLICATION

Drawing Title:
FOURTH FLOOR PLAN

Designed:	MF	Reference Drawing No.:	
Drawn:	VL	Sheet No.:	A2.3
Date:	18/11/06		
Comm. No.:	18018	Scale:	1/16" = 1'-0"



5 A4.1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 A4.1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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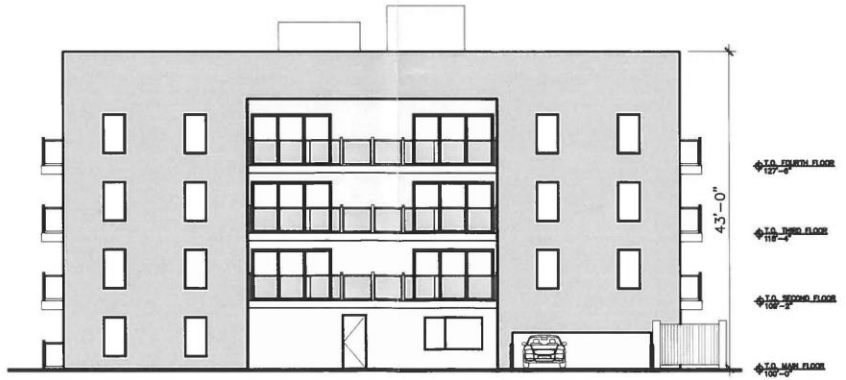
Project:
327-339 WARDLAW AVENUE
REZONING APPLICATION

Drawing Title:
ELEVATIONS
SOUTH AND WEST

Designed:	MF	Reference Drawing No.:	
Drawn:	VL	Sheet No.:	A4.1
Date:	18/11/06		
Comm. No.:	18018	Scale:	1/16" = 1'-0"



7 / A4.2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



6 / A4.2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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Project:
327-339 WARDLAW AVENUE
REZONING APPLICATION

Drawing Title:
ELEVATIONS
NORTH AND EAST

Designed:	MF	Reference Drawing No.:	
Drawn:	VL	Sheet No.:	A4.2
Date:	18/11/06		
Comm. No.:	18018	Scale:	1/16" = 1'-0"