Minute No. 422
Report – Executive Policy Committee – July 2, 2019

Item No. 3 **Subdivision and Rezoning – 1, 5, 7, 9 and 11 St. John Ambulance Way (St. James Ward)**
File DASZ 7/2019

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the subdivision under Development Application No. DASZ 7/2019 be approved for preparation as a plan of subdivision the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 23, 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 by rezoning the subject land to a "C2 PDO-1 AIRPORT VICINITY" Commercial Community District as shown on the map dated May 23, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That the Owner must submit plans showing the location and design of any and all proposed:

            a. Buildings
            b. Accessory parking areas
            c. Private approaches
            d. Garbage enclosures
            e. Fencing
            f. Landscaping; and
            g. Free-standing signage

            On the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") for approval prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

Report – Executive Policy Committee – July 2, 2019

COUNCIL DECISION (continued):

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the zoning Agreement, and Ancillary 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 interest of the City.

3. 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 7/2019, as determined by the City's Director of Planning, Property and Development.

4. 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 two year period and Council approves the extension.

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

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

7. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

Report – Executive Policy Committee – July 2, 2019

COUNCIL DECISION (continued):

9. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if necessary Plan approvals 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 applied for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

Report – Executive Policy Committee – July 2, 2019

DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 2, 2019, the Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 4, 2019, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

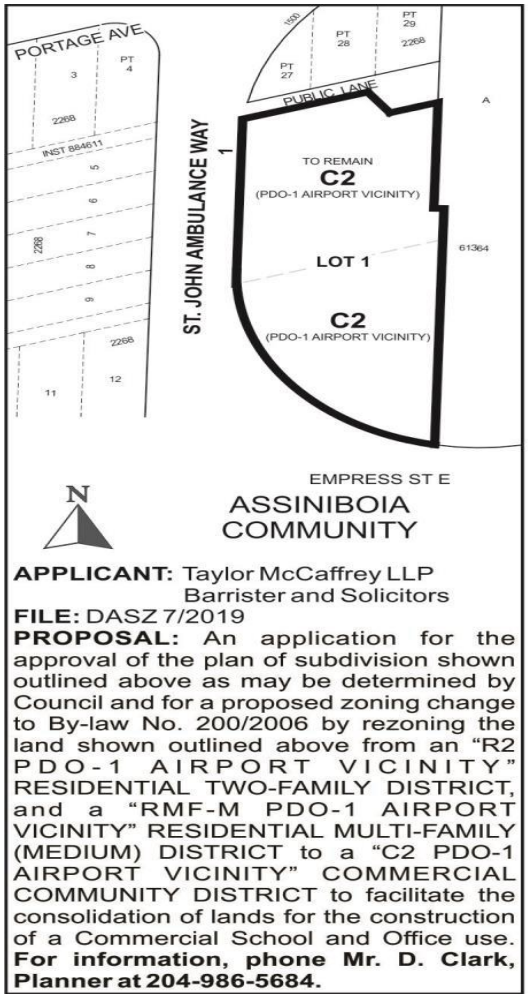
File: DASZ 7/2019

Before: Assiniboia Community Committee
Councillor Lukes, Chairperson
Councillor Gillingham
Councillor Klein

Public Hearing: June 4, 2019
Council Building, 510 Main Street

Applicant: Taylor McCaffrey LLP Barrister & Solicitors
(Colin B. Findlay)

Subject:



Premises Affected: 1, 5, 7, 9 and 11 St. John Ambulance Way

For submission to: Executive Policy Committee

Prepared by: Leah Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: June 6, 2019

Community Committee Recommendation:

On June 4, 2019, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 7/2019 be approved for preparation as a plan of subdivision the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 23, 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. 200/06 be amended by rezoning the subject land to a "C2 PDO-1 AIRPORT VICINITY" Commercial Community District as shown on the map dated May 23, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

   A. That the developer enter into a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter in accordance with the following:

      i. That the Owner must submit plans showing the location and design of any and all proposed:

         a. Buildings
         b. Accessory parking areas
         c. Private approaches
         d. Garbage enclosures
         e. Fencing
         f. Landscaping; and
         g. Free-standing signage

         On the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") for approval prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the zoning Agreement, and Ancillary 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 interest of the City.

3. 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 7/2019, as determined by the City's Director of Planning, Property and Development.

4. 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 two year period and Council approves the extension.

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

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

7. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

9. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if necessary Plan approvals 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 applied for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

1. The application meets with the approval of the planning department.

2. The application conforms with OurWinnipeg.

3. It's a logical consolidation of properties in preparation for a development that is going through the plan approval processes.

Exhibits Filed:

1. Application dated March 19, 2019
2. Notification of Public Hearing dated April 1, 2019
3. Manitoba Status of Titles 1995871/1, 1995886/1, 1995889/1, 1995896/1 and 1995899/1
4. Manitoba Certificate of Title 731060
5. Letter of authorization dated August 23, 2018 from St. John for Manitoba Council Inc. to Taylor McCaffrey LLP Barristers and Solicitors
6. Letter of authorization dated February 28, 2019 from The City of Winnipeg to Taylor McCaffrey LLP Barristers and Solicitors, on behalf of St. John Ambulance
7. Manitoba Land Surveyor's Staking Certificate dated December 19, 2012 (Altus Geomatics Manitoba)
8. Surveyor's Building Location Certificate and sketch dated May 23, 2018
9. Caveat 88-18538
10. Drawings of subject property
11. Plans (4 pages)
12. Report from the Urban Planning Division dated May 27, 2019
13. Inspection Report
14. Communication in support of the application submitted by the Applicant at the public hearing
15. Recording of Representations of public hearing held on June 4, 2019

REPRESENTATIONS:

In Support:

Brent Fowler

In Opposition

Nil

For Information:

Nil

For the City:

D. Clark, Urban Planner, Planning, Property and Development Department
F. Ojo, Urban Planner, Planning, Property and Development Department

Exhibit "12" referred to in File DASZ 7/2019

ADMINISTRATIVE REPORT

Title: DASZ 7/19 – 1, 5, 7, 9 & 11 St John Ambulance Way

Issue: For consideration at the public hearing to rezone land from "R2 PDO-1 AIRPORT VICINITY" Residential Two-Family District to a "C2 PDO-1 AIRPORT VICINITY" Commercial District for the establishment of a training facility and offices for St. John Ambulance facility.

Critical Path: Assiniboia Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 7/2019 be approved for preparation as a plan of subdivision the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 23, 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. 200/06 be amended by rezoning the subject land to a "C2 PDO-1 AIRPORT VICINITY" Commercial Community District as shown on the map dated May 23, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That the Owner must submit plans showing the location and design of any and all proposed:

            a. Buildings

            b. Accessory parking areas

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d. Garbage enclosures

e. Fencing

f. Landscaping; and

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8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations

6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

9. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if necessary Plan approvals 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 applied for an extension of time before the expiration of the 1 year period and Council approves the extension.
10. 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

- The applicant is proposing to consolidate twelve (12) lots into one (1) and rezone the existing "R2 PDO-1 AIRPORT VICINITY" Residential Two-Family District and "C2 PDO-1 AIRPORT VICINITY Commercial Community District to a "C2 PDO-1 AIRPORT VICINITY" Commercial Community District
- The proposed consolidation and subsequent rezoning of the parcel to "C2 PDO-1 AIRPORT VICINITY" Commercial Community District is to allow the establishment of a new Commercial School with offices for St John Ambulance Facility.
- Subdivisions and rezonings 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 subject land will be consolidated into one (1) lot and rezoned to "C2 PDO-1 AIRPORT VICINITY" Commercial Community District

HISTORY

March 20, 2013 – Council concurred in the recommendation of Executive Policy Committee and approved a public lane opening & closing and public street opening and that the portion of the lane to be closed be declared surplus to the City's need under file DAOC 1/2012.

April 30, 2014 – Council concurred in the recommendation of the Executive Policy Committee and approved the subdivision/rezoning of the subject property to "C2" Commercial Community under file DASZ 1/2014 subject to a Zoning Agreement requiring a plan approval.

CONSULTATION

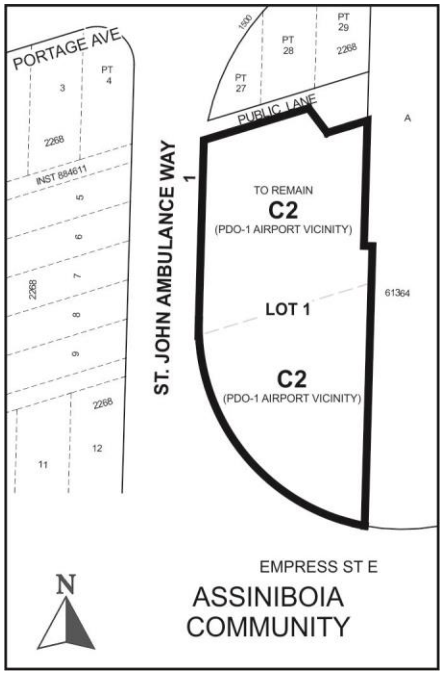
In preparing this Report there was consultation with: N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Femi Ojo, MCIP, RPP
Date:	May 27, 2019
File No.	DASZ 7/2019

APPENDIX 'A'

DATE:	May 27, 2019
FILE:	**DASZ 7/2019**
RELATED FILES:	DAZ 221/1987 (B/L 16721); DASZ 1/2014 & DAOC 1/2012
COMMUNITY:	Assiniboia
NEIGHBOURHOOD #:	2.226 (West Wolseley)
SUBJECT:	To consolidate the site into one (1) lot that is currently zoned "R2 PDO-1 AIRPORT VICINITY" Residential Two-Family District and "C2 PDO-1 AIRPORT VICINITY" Commercial Community District to "C2 PDO-1 AIRPORT VICINITY" Commercial Community District for the establishment and construction a new Commercial School with offices for St. John Ambulance Facility.
LOCATION:	1, 5, 7, 9 & 11 St John Ambulance Way.
LEGAL DESCRIPTION:	LOT 22/26 PLAN 2268 LOT 4,6 42 ST JA LOT 5 PLAN 5175 52 ST JA



APPLICANT:	Colin B. Findlay (Taylor McCaffrey LLP Barrister & Solicitors) 900 – 400 St. Mary Avenue Winnipeg, MB R3C 4K5

OWNER: St. John Council for Manitoba Inc.
535 Doreen Street
Winnipeg, MB R3G 3H5

RECOMMENDATION: Approval, with conditions

SITE DESCRIPTION

- The subject property is located south of Portage Avenue in the West Wolseley neighbourhood of the St. James Ward.
- The proposed subdivision of the property would combine twelve (12) titles into one (1) for a total of +/- 50,353.6 sq. ft. All existing structures on site will be demolished.
- Under the *Complete Communities Direction Strategy*, the site is located within the Areas of Stability – Mature Communities policy area. The subject site is currently split zoned as "R2" Residential Two-Family and "C2" Commercial Community zoning districts.

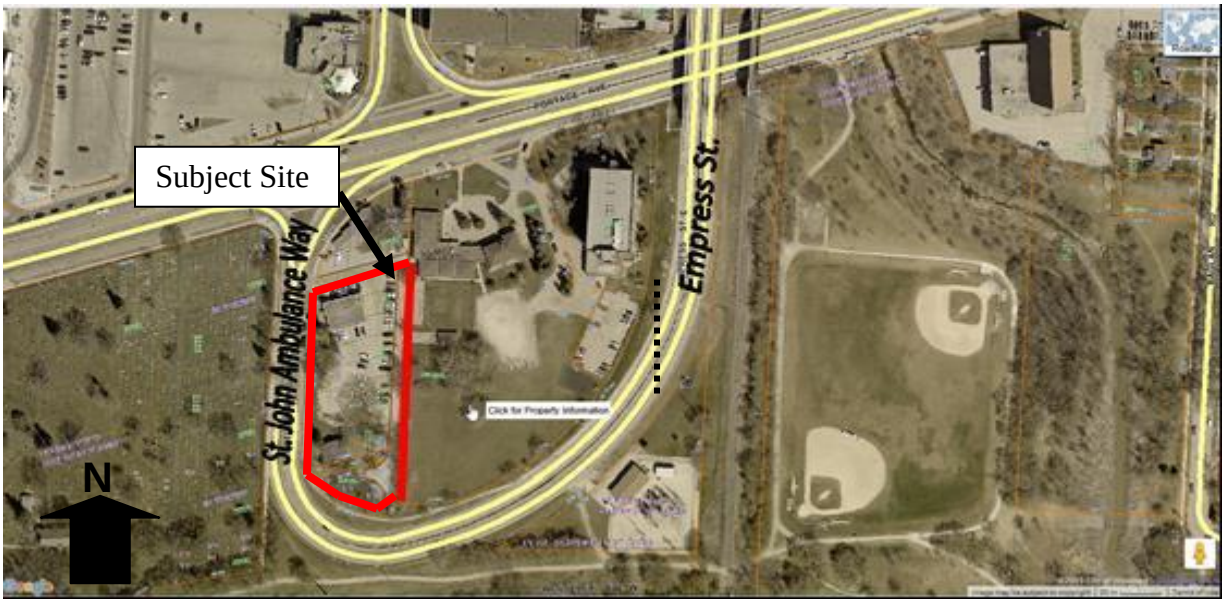


Figure 1: Site map of subject property and surrounding neighbourhood (flown 2018)

SURROUNDING ZONING & USES (See Figure 2)

North: Commercial retail use zoned "C2" Commercial Community.

South: Green space, then St John's Ambulance Way.

East: A Church zoned "R2" Residential Two-Family and "RMF-M" Residential Multi-Family-Medium.

West: St. John Ambulance Way, then a Cemetery zoned "R2" Residential Two-Family.

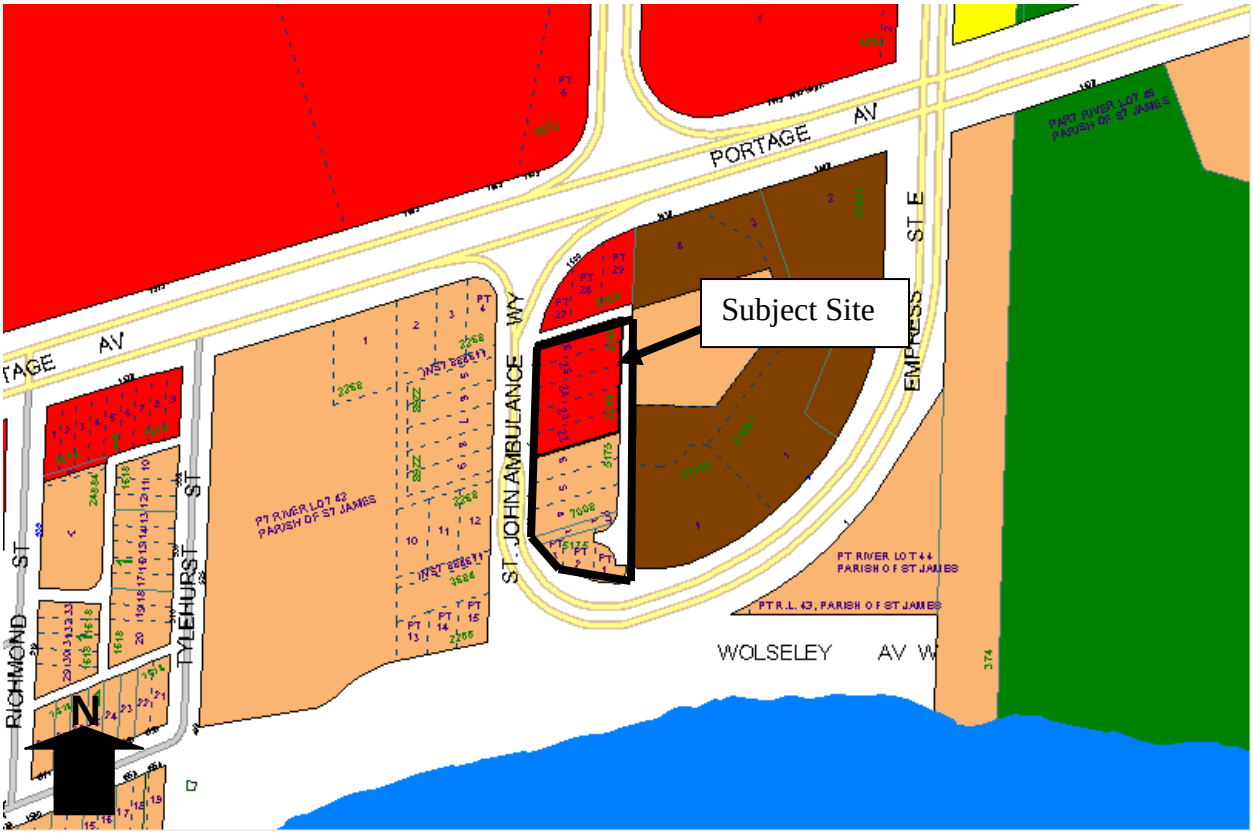


Figure 2: Zoning map of subject property and surrounding neighbourhood

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate the twelve properties into one and rezone the land to "C2 PDO-1 AIRPORT VICINITY Commercial Community for the establishment of new training facilities with offices for St John Ambulance.
- Submitted preliminary plan shows a detailed site layout plan and the proposed one storey, 13,232.7 sq. ft. (1229.36 sq. m.) building.
- The applicant is showing thirty one parking stalls and street edge landscaping covering the entire frontage along St. John's Ambulance Way and a portion of Empress Street.
- The submitted site layout plan shows the location of proposed signage; however, details of the signage were not submitted as part of this application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Under the *Complete Communities Direction Strategy,* the proposed development is within the Area of Stability - Recent Communities. The key relevant polices guiding the development of Area of Stability include:

- Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.
- Encourage intensification to occur at centres and along corridors.
- Support a mix of commercial services and employment uses that serve the local community.
- Provide opportunities to increase multi-modal connectivity when redevelopment occurs.
- Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.

ZONING BY-LAW 200/2006

Current Zoning

"R2" Residential Two-Family and *"C2" Commercial Community Zoning Districts*

R2 Residential Two-Family District Airport Vicinity Protection Area 1 – is intended to accommodate the development of single and two family units and where appropriate limited multi-family units in lower-density areas.

C2 Community Commercial District Airport Vicinity Protection Area 1 – is intended to accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support the surrounding neighbourhoods and the broader community. C2 districts are generally located in Community of Regional mixed use centres or along Community or Regional mixed use corridors.

AIRPORT VICINITY PROTECTION AREA PDO-1
The Airport Vicinity Protection Area planned development overlay district is intended to minimize exposure of residential and other sensitive land uses to aircraft and their potential impacts, including noise, to minimize the risk of public safety from aircraft accidents, and to discourage traffic congestion and incompatible land uses proximate to, and within airport influence areas. In addition, the District is intended to ensure that the 24-hour operation of Winnipeg's airport continues to contribute to the economic vitality of the city and the region by avoiding or mitigating potential land use conflicts.

Proposed Zoning

C2 Community Commercial Airport Vicinity Protection Area 1

The intent of the rezoning is to remove the split zoning on site of residential and commercial and consolidate the site into one lot and zone the property for commercial in its entirety.

COMPATIBILITY WITH SURROUNDING USES

- As earlier mentioned, the subject property is currently split zoned ("C2" on the northern portion and "R2" on the southern portion). The applicant is proposing to consolidate the property into one (1) lot and rezone it to "C2 PDO-1 AIRPORT VICINITY Commercial Community District with the intent of constructing a commercial school.
- It is important to note that since a training facility (commercial school) is not a permitted use in the "R2" Residential two-family district; the proposed "C2" Commercial Community is most appropriate as a training facility is a permitted use.
- Most often, consolidation is a standard requirement during rezoning applications where the property has several underlying titles. The consolidation and rezoning will facilitate the establishment of a use that is consistent with the zoning district.
- The subject site is a block away from a Regional Mixed Use Corridor (Portage Avenue), which promotes high level intensification at significant intersection. The surrounding context, Clarion Hotel and a Regional Shopping Mall to the north, a Church and an apartment to the east shows a neighbourhood context within which the subject proposal readily fits.
- The Urban Planning Division believes that rezoning the lands to "C2" and the establishment of a training facility is consistent and compatible with the immediate surrounding area.

CONDITIONS OF APPROVAL

Zoning Agreement

The public service is recommending that the applicant enter into a Zoning Agreement with the City which requires a plan approval review by the Director of Planning, Property and Development. This layer of scrutiny will focus mainly on general site landscaping, internal circulation/parking and building articulation and materials. This is to ensure that final plans respects existing built form, scale and character.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes.
- The amount of land is not less than 10%.
- The developer is to provide land or 'cash in lieu' as determined by the Planning, Property and Development Department.

RECOMMENDATION

The Urban Planning Division recommends **approval, with a condition** for the following reasons:

- Rezoning the subject property to "C2 PDO-1 AIRPORT VICINITY" Commercial Community will facilitate a use that is permitted in the zoning district and compatible with the immediate surrounding context.
- The plan approval condition set out in the Zoning Agreement is to ensure that the proposed development aligns with the *Complete Communities Direction Strategy*. It also provides the Urban Planning Division an opportunity to review proposed building design and site layout in order to ensure compatible with other existing surrounding properties and uses.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared By: Femi Ojo, MCIP, RPP
PPD File # DASZ 7/2019

Schedule "A" for File No. DASZ 7/2019, Assiniboia Community Committee, dated May 23, 2019

By–Law No. _____

File No. **DASZ 7/2019**

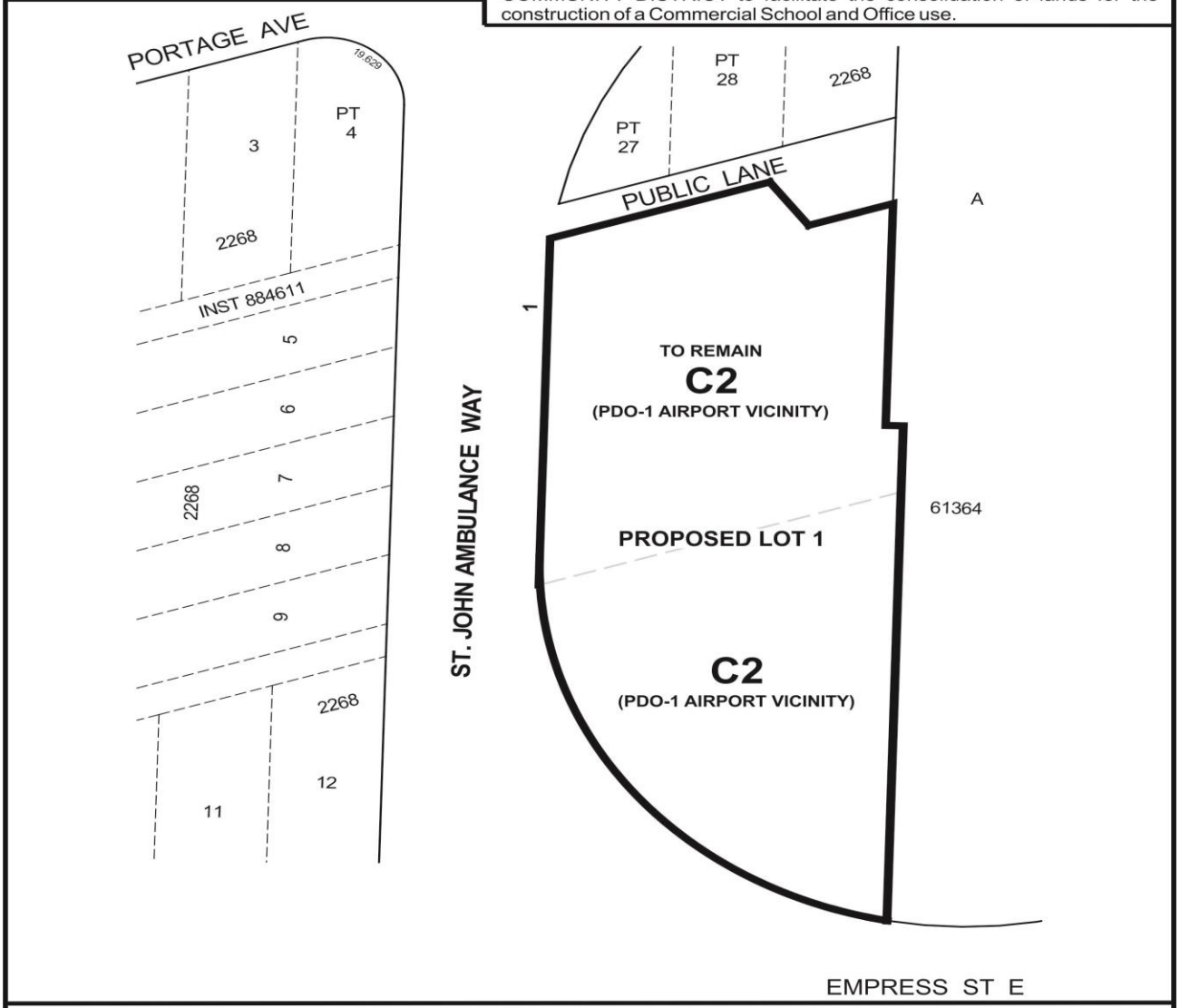
Atlas Sheet No. **AB20**

N

ASSINIBOIA COMMUNITY

Explanation

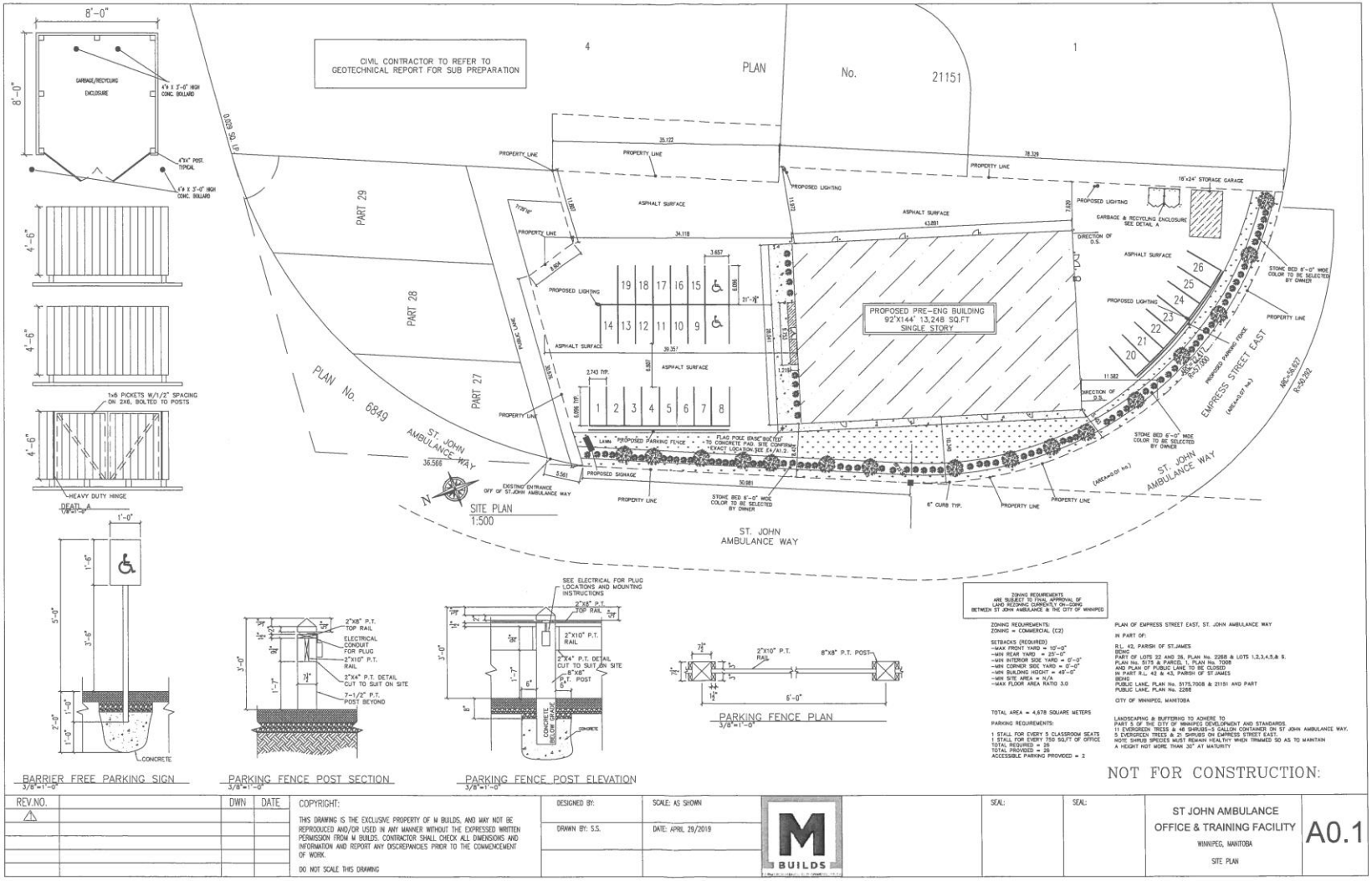
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1 St. John Ambulance Way from an "R2 PDO-1 AIRPORT VICINITY" RESIDENTIAL TWO-FAMILY DISTRICT, and a "RMF-M PDO-1 AIRPORT VICINITY" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to a "C2 PDO-1 AIRPORT VICINITY" COMMERCIAL COMMUNITY DISTRICT to facilitate the consolidation of lands for the construction of a Commercial School and Office use.

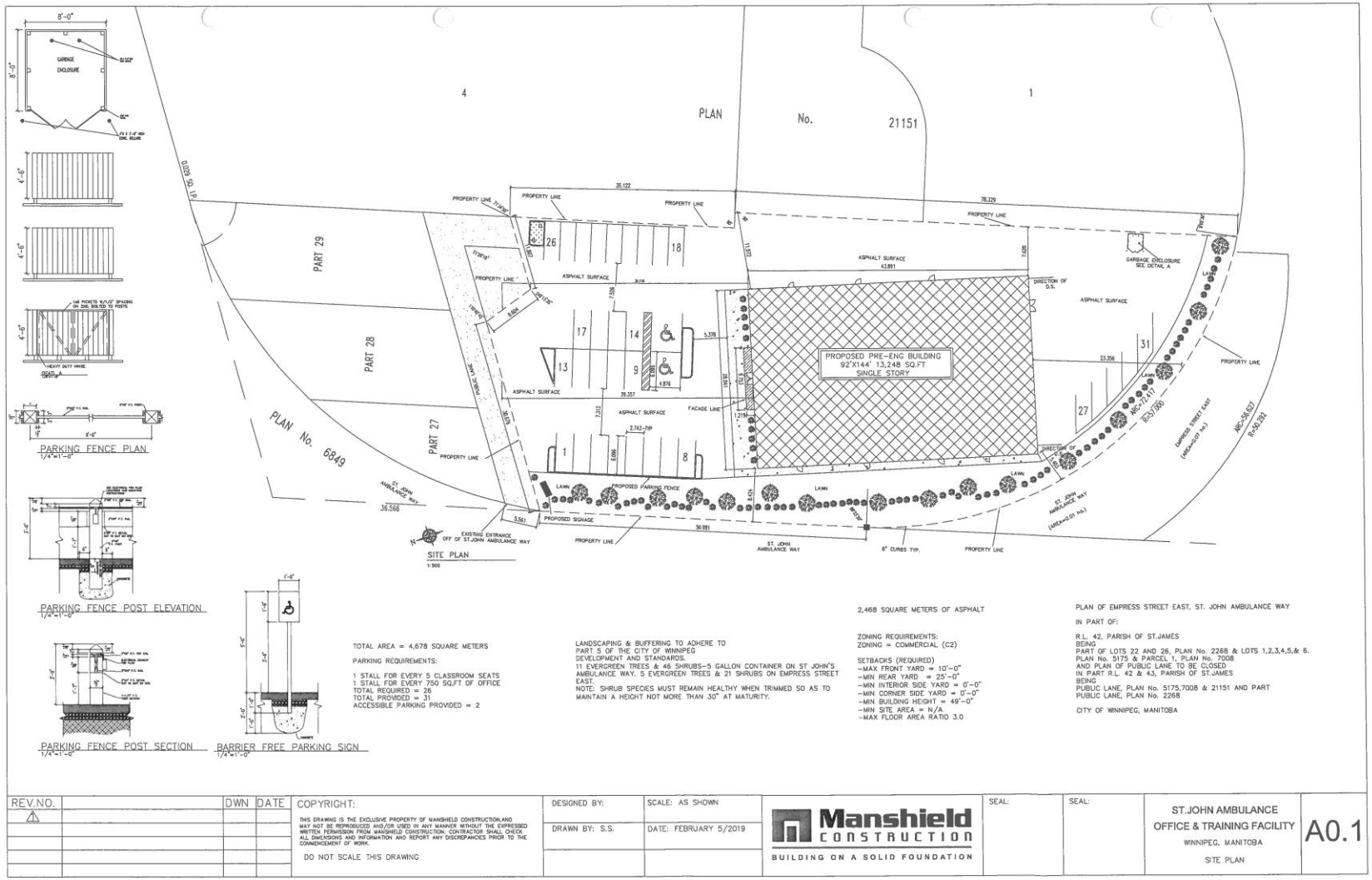


THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit "11" referred to in File DASZ 7/2019





TOTAL AREA = 4,678 SQUARE METERS

PARKING REQUIREMENTS:

1 STALL FOR EVERY 5 CLASSROOM SEATS
1 STALL FOR EVERY 750 SQ.FT OF OFFICE
TOTAL REQUIRED = 26
TOTAL PROVIDED = 31
ACCESSIBLE PARKING PROVIDED = 2

LANDSCAPING & BUFFERING TO ADHERE TO PART 5 OF THE CITY OF WINNIPEG DEVELOPMENT AND STANDARDS.
11 EVERGREEN TREES & 46 SHRUBS–5 GALLON CONTAINER ON ST JOHN'S AMBULANCE WAY. 5 EVERGREEN TREES & 21 SHRUBS ON EMPRESS STREET EAST.
NOTE: SHRUB SPECIES MUST REMAIN HEALTHY WHEN TRIMMED SO AS TO MAINTAIN A HEIGHT NOT MORE THAN 30" AT MATURITY.

2,468 SQUARE METERS OF ASPHALT

ZONING REQUIREMENTS:
ZONING = COMMERCIAL (C2)

SETBACKS (REQUIRED)
–MAX FRONT YARD = 10'–0"
–MIN REAR YARD = 25'–0"
–MIN INTERIOR SIDE YARD = 0'–0"
–MIN CORNER SIDE YARD = 0'–0"
–MIN BUILDING HEIGHT = 49'–0"
–MIN SITE AREA = N/A
–MAX FLOOR AREA RATIO 3.0

PLAN OF EMPRESS STREET EAST, ST. JOHN AMBULANCE WAY

IN PART OF:

R.L. 42, PARISH OF ST.JAMES
BEING
PART OF LOTS 22 AND 26, PLAN No. 2268 & LOTS 1,2,3,4,5,& 6. PLAN No. 5175 & PARCEL 1, PLAN No. 7008
AND PLAN OF PUBLIC LANE TO BE CLOSED
IN PART R.L. 42 & 43, PARISH OF ST.JAMES
BEING
PUBLIC LANE, PLAN No. 5175,7008 & 21151 AND PART
PUBLIC LANE, PLAN No. 2268

CITY OF WINNIPEG, MANITOBA

REV.NO.		DWN	DATE
1			

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DO NOT SCALE THIS DRAWING

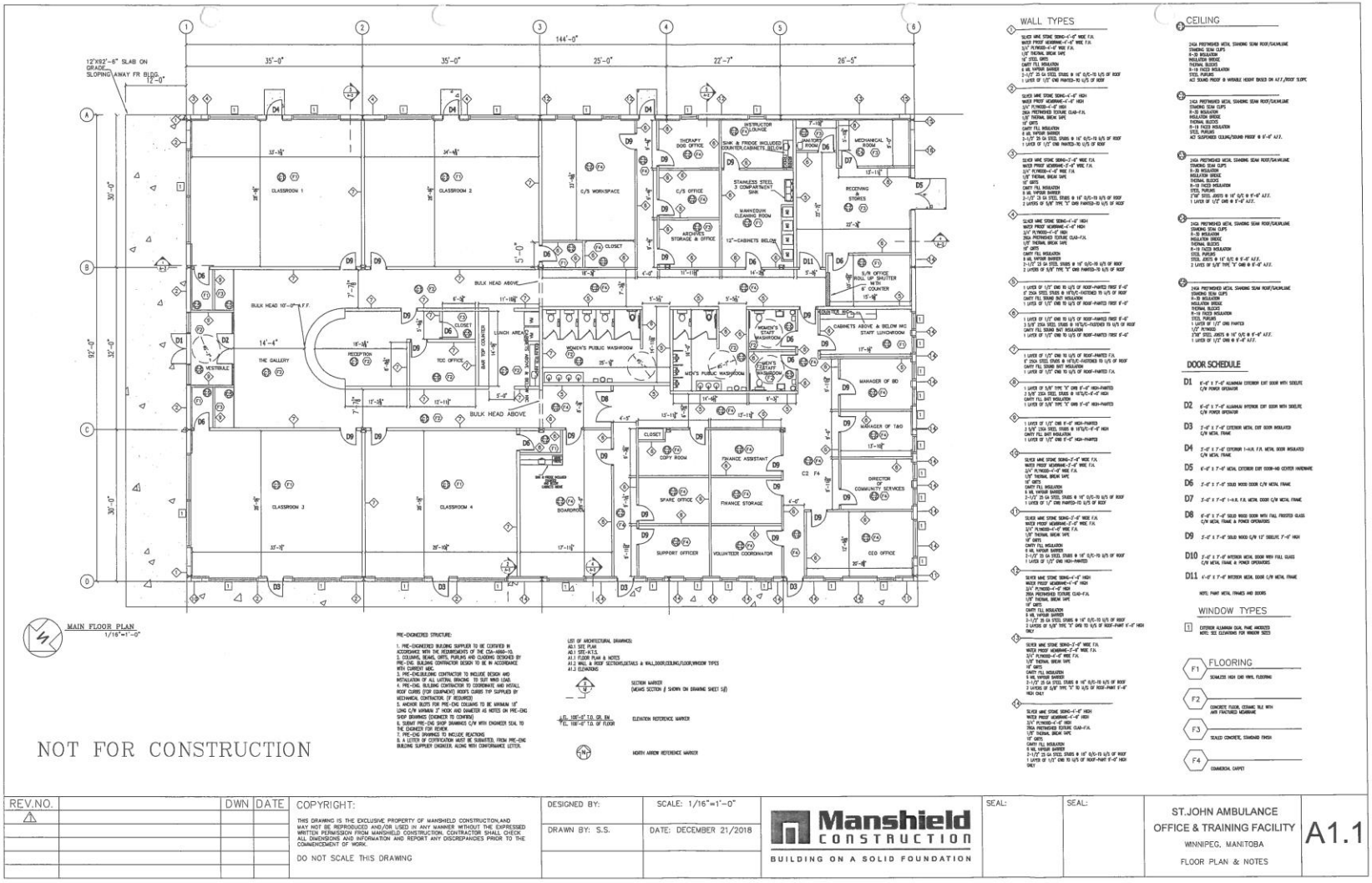
DESIGNED BY:
DRAWN BY: S.S.
SCALE: AS SHOWN
DATE: FEBRUARY 5/2019

Manshield CONSTRUCTION
BUILDING ON A SOLID FOUNDATION

SEAL:
SEAL:

ST.JOHN AMBULANCE
OFFICE & TRAINING FACILITY
WINNIPEG, MANITOBA
SITE PLAN

A0.1



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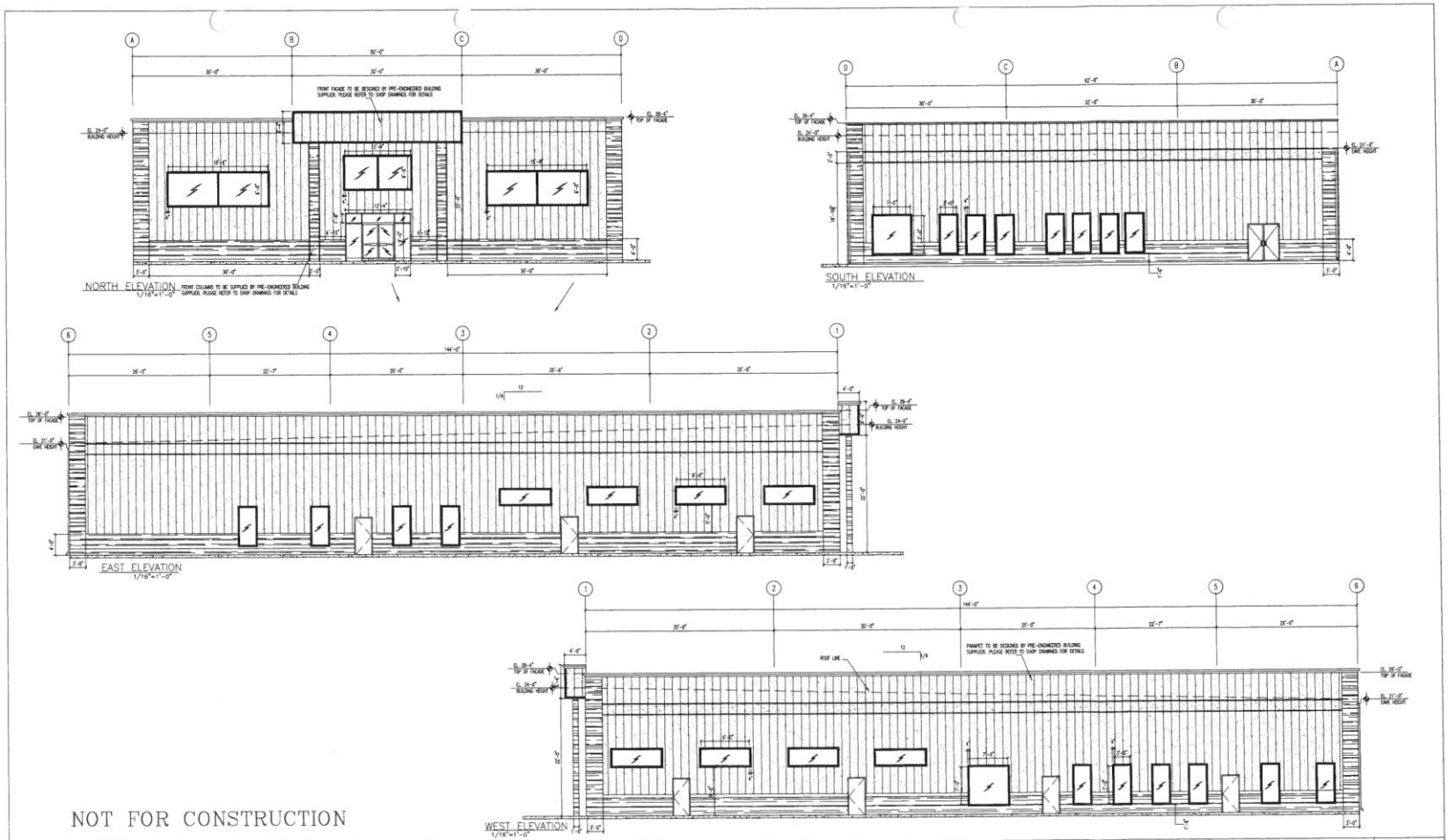
Manshield CONSTRUCTION
BUILDING ON A SOLID FOUNDATION

SEAL:

SEAL:

ST.JOHN AMBULANCE
OFFICE & TRAINING FACILITY
WINNIPEG, MANITOBA
FLOOR PLAN & NOTES

A1.1



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Manshield CONSTRUCTION
BUILDING ON A SOLID FOUNDATION

SEAL:
SEAL:

ST.JOHN AMBULANCE
OFFICE & TRAINING FACILITY
WINNIPEG, MANITOBA
ELEVATIONS

A1.3