

Minute No. 527

Report – Executive Policy Committee – September 21, 2020

**Item No. 7 Rezoning – 302 Archibald Street
(St. Boniface Ward)
File DAZ 203/2020 [c/r DAV 122352/2020D]**

COUNCIL DECISION:

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

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 209/2019 by rezoning the subject land to an "M2" Manufacturing General District, as shown on the map dated August 17, 2020, and attached as Schedule "A" to this report, subject to the following conditions:
 - A. That the owner of the subject land (the "Owner") 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. The owner must construct the Works in conformance with the plans submitted as "Appendix D", otherwise plans must be submitted showing the location and design of any and all proposed:
 - a. buildings
 - b. accessory parking areas
 - c. private approaches
 - d. garbage enclosures
 - e. pedestrian pathways
 - f. fencing
 - g. landscaping.

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee 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 1.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").

Report – Executive Policy Committee – September 21, 2020

COUNCIL DECISION (continued):

- 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 any 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 interests of the City.
- 2. That the Developer shall meet all terms and conditions as outlined in Schedule “B”, the report of the Administrative Coordinating Group, dated August 17, 2020 to the satisfaction of the Director of Planning, Property and Development.
- 3. That in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.
- 4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the 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.
- 5. 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.
- 6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.
- 7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.
- 8. 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 – September 21, 2020

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 September 21, 2020, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 2, 2020, the Riel 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: DAZ 203/2020

Before: Riel Community Committee
Councillor Mayes, Chairperson
Councillor Allard
Councillor Chambers

Public Hearing: September 2, 2020
Council Building, 510 Main Street

Applicant: Independent Building Inspections (Terry Allard)

Subject:



Premises Affected: 302 Archibald Street

For submission to: Executive Policy Committee

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: September 4, 2020

Community Committee Recommendation:

On September 2, 2020, the Riel 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 Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 209/2019 by rezoning the subject land to an "M2" Manufacturing General District, as shown on the map dated August 17, 2020, and attached as Schedule "A" to this report, subject to the following conditions:

- A. That the owner of the subject land (the "Owner") 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. The owner must construct the Works in conformance with the plans submitted as "Appendix D", otherwise plans must be submitted showing the location and design of any and all proposed:
 - a. buildings
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on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee 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 1.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 any 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 interests of the City.
2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated August 17, 2020 to the satisfaction of the Director of Planning, Property and Development.
3. That in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.
4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the 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.
5. 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.
6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.
7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.
8. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

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

1. It's a benefit to the community, downsizing from an M3 to an M2 is a positive for the residential folks, maybe not adjacent to, but in the surrounding area.

2. I don't expect this operation will be one creating much in terms of negative interactions between residents and industrial, namely; smells, sounds, and dust, so I think it's a net positive to the surrounding area. At the same time, it's providing a brand new investment in employment, it will be good for our tax base and will provide jobs in the neighbourhood. For these supporting reasons, I would like to support the recommendation.

Exhibits Filed:

1. Application dated May 29, 2020
2. Notification of Public Hearing dated July 21, 2020
3. Manitoba Status of Title 3053072/1
4. Letter of authorization dated February 11, 2020 from Dragen Blknc, Import City Inc. to Terry Allard
5. Plans (12 pages)
6. Report from the Urban Planning Division dated August 14, 2020
7. Inspection Report
8. Recording of Representations

REPRESENTATIONS:

In Support:
Terry Allard

In Opposition:
Nil

For Information:
Nil

For the City:

E. Finnigan, Planner, Planning Property and Development Department
J. Hildebrand, Planner, Planning Property and Development Department
S. Jerez, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development

Exhibit “6” referred to in File DAZ 203/2020

ADMINISTRATIVE REPORT

Title: DAZ 203/2020 – 302 Archibald Street

Issue: For consideration at the public hearing for rezoning from “M3” Manufacturing Heavy to an “M2” Manufacturing General District for the establishment of a vehicle sales and repair/service use.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 209/2019 by rezoning the subject land to an "M2" Manufacturing General District, as shown on the map dated August 17, 2020, and attached as Schedule “A” to this report, subject to the following conditions:
 - A. That the owner of the subject land (the “Owner”) 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. The owner must construct the Works in conformance with the plans submitted as “Appendix D”, otherwise plans must be submitted showing the location and design of any and all proposed:
 - (a) buildings;
 - (b) accessory parking areas;
 - (c) private approaches;
 - (d) garbage enclosures;
 - (e) pedestrian pathways;
 - (f) fencing; and

(g) landscaping.

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee 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 1.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 any 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 interests of the City.
2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated August 17, 2020 to the satisfaction of the Director of Planning, Property and Development.
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 7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
 8. 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

- This report provides information and makes recommendations regarding the subject application's compliance with The City of Winnipeg Charter.
- 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 may be rezoned, subject to conditions.

HISTORY

N/A

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Simi Jerez
Date:	August 14, 2020
File No.	DAZ 203/2020

List of Schedules and Attachments

- | | |
|-------------------------------|---|
| 1. Appendix A | Planning Discussion |
| 2. Schedule "A"
Committee, | Recommended File No. DAZ 209/2020 Riel Community
dated August 17, 2020 |
| 3. Schedule "B" | Report of the Administrative Working Group |

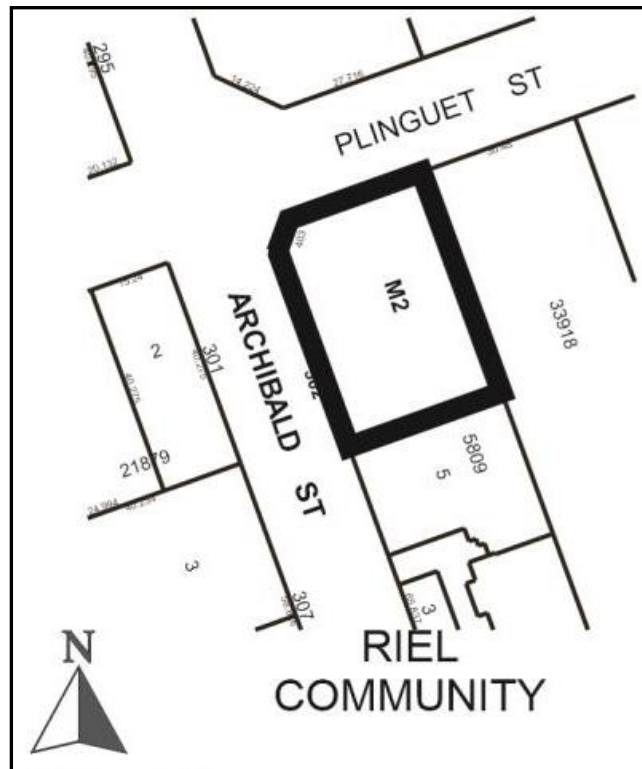
APPENDIX 'A'

DATE: August 14, 2020
FILE: **DAZ 203/2020**
RELATED FILES: DAV 20-122352\D
COMMUNITY: Riel Community
NEIGHBOURHOOD #: 5.549 - Mission Industrial

SUBJECT: To rezone the land from an "M3" Manufacturing Heavy District to an "M2" Manufacturing General District.

LOCATION: 302 Archibald ST

LEGAL DESCRIPTION: EXC RUE ARCHIBALD PL 34390 LOT 1 PLAN 20089 RCMP



APPLICANT: Terry Allard
311 Raquette ST
Winnipeg , Manitoba R3K 1N1

OWNER:

38 Heroic PL
Winnipeg , Manitoba R2C 3Y3

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on Archibald Street on the southeast corner of the intersection with Plinguet Street, in the Mission Industrial neighbourhood of the St Boniface ward.
- The subject site is 14,323 square feet in area and is currently vacant. The site has double frontage and access from both streets. Archibald is a Priority 1 arterial street and Plinguet is a collector street. The rear of the lot abuts the CP Emerson secondary main line.
- The property is zoned “M3” Manufacturing Heavy District and is located within the Employment Lands – General Manufacturing policy area under the Complete Communities Direction Strategy.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (*flown 2018*)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Plinguet Street, then industrial uses zoned “M2” Manufacturing General and “M3” Manufacturing Heavy;

- South:** Vacant land currently in use as an accessory parking area for 542 Plinguet Street;
- East:** CP Emerson secondary main line, then commercial/industrial uses zoned “M3” Manufacturing Heavy;
- West:** Archibald Street, then commercial uses zoned “M2” Manufacturing General.

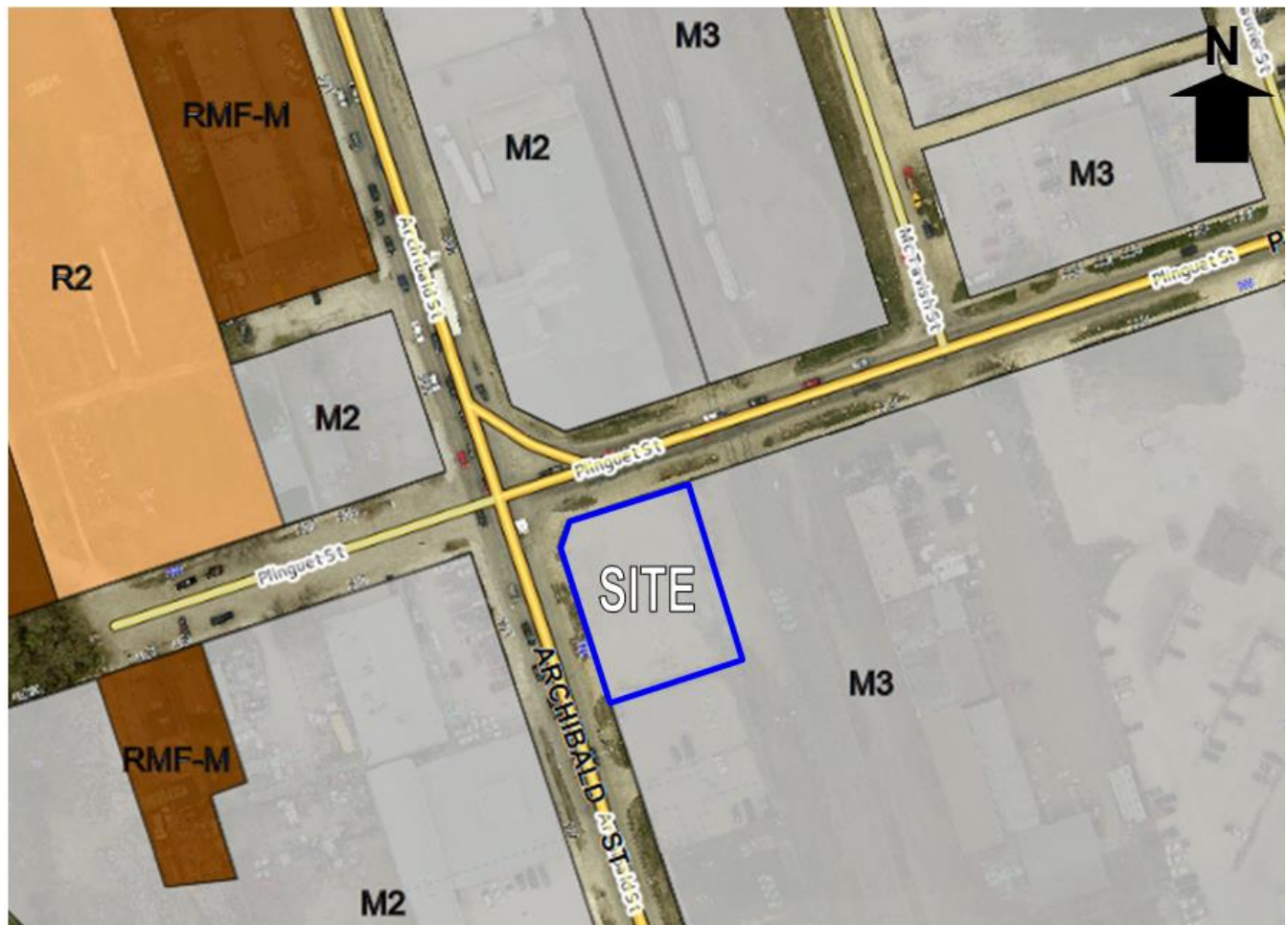


Figure 2: Zoning Context

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject site from an “M3” Manufacturing Heavy zoning district to an “M2” Manufacturing General district to establish an auto sales and repair business.
- The proposed development consists of a 4,958.33 square foot, 2 storey building (sited in the southeast corner of the lot, including a garage and commercial sales area), an outside display/sales area and an accessory parking area.
- The applicant is proposing to establish 13 parking stalls on the site.

- The applicant is proposing to plant low-lying landscaping to act as a buffer around the vehicle display area/accessory parking area. Around this area the applicant is proposing to install an ornamental wood picket fence rather than a standard bumper guard fence.
- Drawings show a wooden garbage enclosure located along the rear (east) property line.
- The applicant has a concurrent application (DAV 20-122352\ID) for variances to the dimensional standards for the front and corner side yards for the accessory parking area; for a reduced aisleway width; and for the temporary change of use for a period not to exceed five (5) years to permit the establishment of an auto/light truck/motorcycle, sales, repair & service uses. Please see the related Planning report for details.

COLLABORATION

- The owner submitted a pre-application for the proposed redevelopment in 2019, and has incorporated the feedback provided to provide a mutually agreeable site plan and design.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- The *Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is classified as an "Employment Lands – General Manufacturing" site in the *Complete Communities' Urban Structure* map. With regard to this proposal, relevant policies guiding development within the Employment Lands include:
 - Consider options to encourage development of under-utilized parcels and obsolete sites.
 - Maximize the economic development potential of existing and future employment lands.
 - Consider the quality of lands required to support employment growth and encourage a suitable range and mix of features and uses that will best match the emerging needs of Winnipeg's current and future employers.
 - Allow for the development and retention of a broad range of employment lands and a variety of employment parcel sizes.
 - Development or redevelopment of employment sites should provide for good walking environments within the site and adjacent to public sidewalks and transit stops.
 - Provide street trees, landscaping, fencing, and architectural elements for sites that are highly visible to the public from perimeter roads in cases where employment lands interface with other types of land uses, including public rights of way.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The Manufacturing Heavy (M3) district is intended to provide for light or heavy industrial development, including heavy manufacturing, storage, major freight terminals, waste and salvage, resource extraction, processing, transportation, major utilities, and other related uses, particularly those that require very large buildings, frequent heavy truck traffic for supplies or shipments, or that may require substantial mitigation to avoid sound, noise, and odour impacts to neighbouring properties.

- The Manufacturing General (M2) district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations, with some limited outside operations and storage.
- Section 152 of Zoning By-law No. 200/06 prescribes the following dimensional standards for the “M2” district:

TABLE 5-6: Dimensional Standards for Manufacturing Zoning Districts
amended 121/2008

Zoning District	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Ft.)	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.) [note a]	Minimum Interior Side Yard (Ft.) [note a]	Minimum Corner Side Yard (Ft.)	Maximum Height of Building. (Ft.)	Maximum Floor Area Ratio
M2	NA	NA	25	0	0	15	100	2.0
M3	NA	NA	25	0	0	15	150	3.0

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- As noted above, the Employment Lands – General Manufacturing policy area under the *Complete Communities Direction Strategy* is intended to allow for the development and retention of a broad range of employment lands and a variety of employment parcel sizes, as well as to support options for redevelopment of underutilized parcels and obsolete sites.
- The subject property is located on a corner lot between an arterial route and a rail line. The surrounding lands are zoned “M3” Manufacturing Heavy and “M2” Manufacturing General and characterized by a mix of small to medium scale industrial and commercial uses. As such, the proposal to develop an auto sales and service use on the subject property is consistent with the neighbouring industrial developments and provides a suitable transition from Archibald Street to more intensive manufacturing uses east of the site.
- The proposed development supports objectives in the *Complete Communities Direction Strategy* as it is a redevelopment of a small, underutilized site and is consistent with the surrounding scale and type of uses. It fits within the *Complete Communities* vision of supporting good walking environments within the site and adjacent to public sidewalks and transit stops, and providing improvements to the site including street trees, landscaping, and ornamental fencing for sites that are highly visible to the public where employment lands interface with other types of land uses, including public rights of way.
- This property and surrounding properties are part of an established industrial area that was developed a long time ago taking advantage of the proximity to the rail line just east of the site. The visual appearance of these sites is indicative of an era where fewer standards were imposed on aesthetic considerations. As a result, the development of this site is an opportunity for visual improvements to the property, including reducing the size of approaches along both Archibald Street and Plinguet Street, the introduction of some street edge landscaping (14 trees and 63 shrubs), and an improved fencing standard through the installation of an ornamental fence around the vehicle display area.
- The Urban Planning Division supports the proposed rezoning and development as the proposed use is complementary to the existing scale, character and built form of the surrounding neighbourhood.

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, or cash in lieu, 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.
- The City is requesting cash in lieu for this application.

RECOMMENDED ZONING AGREEMENT

- In light of the location of this development and in order to ensure quality development along on Archibald Street, the Urban Planning Division is recommending Substantial Conformance with the drawings submitted as a condition of approval. Should the proposed drawings be altered, Plan Approval by the Director of Planning, Property and Development will be required prior to the issuance of building permits and prior to the commencement of any new construction.

RECOMMENDATION

The Urban Planning Division recommends **approval with conditions** for the following reasons:

- The proposed development is consistent with the policies of the *Complete Communities Direction Strategy* goals of supporting the development and retention of a broad range of employment lands and a variety of employment parcel sizes, as well as to support options for redevelopment of underutilized parcels and obsolete sites in a manner that improves the streetscape and creates good walking environments within the site and adjacent to public sidewalks and transit stops.

OUR WINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg's Approach to City Building

- **Direction 3: Promote compact urban form and manage the extension of municipal services for new growth:**
 - Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

○

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Simi Jerez
PPD File #: DAZ 203/2020

Schedule “A” for File No. DAZ 209/2019, Riel Committee, dated August 17, 2020

By-Law No. _____ _____	File No. DAZ 203/2020
Atlas Sheet No. AA27 <div style="display: flex; align-items: center;"> <div> RIEL COMMUNITY </div> </div>	Explanation A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 302 Archibald Street from an "M3" MANUFACTURING HEAVY DISTRICT to an "M2" MANUFACTURING GENERAL DISTRICT to allow for the establishment of an Auto, Light Truck, Motorcycle: Sales and Rental use and an Auto, Light Truck, Motorcycle: Repair and Service use.

THIRD READING : _____	EFFECTIVE DATE : _____
ZONING AGREEMENT : YES ☐ NO ☐	CAVEAT No. _____

SCHEDULE B**REPORT OF THE ADMINISTRATIVE COORDINATING GROUP****RE: PROPOSED REZONING OF LAND LOCATED AT 302 ARCHIBALD STREET**

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 203/2020. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

The Public Works Department wishes to advise that the private approaches will require separate application to the Public Works Department. The proposed private approaches will need to be wider than shown on the proposed site plan if they are to accommodate bi-directional traffic. The applicant is encouraged to contact the Public Works Department at their earliest convenience to further discuss.

Section II - Servicing Conditions**1) Combined Sewer District**

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:

- i. The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.
- ii. The peak land drainage discharged from the site must be based on a c-value of 0.10, with a 5 year rainfall event applied.
- iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (<http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm>), unless otherwise approved.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 203/2020
August 17, 2020

“Original Signed by D. Trenchard”

D. Trenchard, P. Eng.
Land Development Branch

Planning, Property and Development Department

"Original Signed by M. Gajda"

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

"Original Signed by C. Desjardine"

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

Exhibit “5” referred to in File DAZ 203/2020



302 RUE ARCHIBALD

ARCHITECTURAL DRAWINGS

- A01 FRONT PAGE
- A02 SITE PLAN
- A03 CODE ANALYSIS
- A04 ASSEMBLIES
- A05 LIFE SAFETY PLANS
- A06 MAIN FLOOR PLAN
- A07 SECOND FLOOR PLAN
- A08 ROOF PLAN
- A09 ELEVATIONS
- A10 ELEVATIONS
- A11 SCHEDULES
- A12 MAIN FLOOR REFLECTED CEILING PLAN
- A13 SECOND FLOOR REFLECTED CEILING PLAN
- A14 SECTIONS
- A15 SECTIONS
- A16 WALL SECTIONS
- A17 WALL SECTIONS
- A18 DETAILS
- A19 MAIN STAIR DETAILS
- A20 DETAILS
- A21 DETAILS
- A22 DETAILS
- A23 RSI CALCULATIONS



ALL DIMENSIONS TO
BE CONFIRMED ON SITE

302 RUE ARCHIBALD

LIST OF DRAWINGS

302 RUE ARCHIBALD
A01

