Agenda – Council – May 26, 2022

Report – Executive Policy Committee – May 18, 2022

Item No. 15 Subdivision and Rezoning – 768 and 770 Mountain Avenue (Mynarksi Ward)
File DASZ 2/2022 [c/r DAV 249419/2021D and DCU 249417/2021D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 18, 2022, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 2/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 5, 2022 and attached as Schedule "A" to this report, with such 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 "CMU" Commercial Mixed-Use District, as shown on the map dated April 5, 2022 and included within Schedule "A", subject to the following conditions:

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

        i. For those portions of the Owner's Land zoned "CMU" Commercial Mixed-Use, 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
            g. free-standing signage

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Lord Selkirk West Kildonan 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.

Report – Executive Policy Committee – May 18, 2022

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

ii. That the following uses shall be Conditional on the land:

a. Auto/light truck/motorcycle, repair and service
b. Auto/light truck/motorcycle, sales and rental
c. Auto parts and supplies, sales
d. Car wash
e. Drive-in or drive-through
f. Fuel sales
g. Parking, structured
h. Parking, surface
i. Bus depot
j. Commercial marina
k. Utility facility, minor
l. Recycling collection centre
m. Supermarket

B. That the City enter into, execute and deliver with the developer 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 (the "Director") 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.

3. 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 2/2022, as determined by the City's Director of Planning, Property and Development.

4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

Report – Executive Policy Committee – May 18, 2022

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

5. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 5 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

6. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

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

8. 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.

9. 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 7 and 8 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

10. 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.

11. 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 – May 18, 2022

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 18, 2022, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 2, 2022, the Lord Selkirk-West Kildonan 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

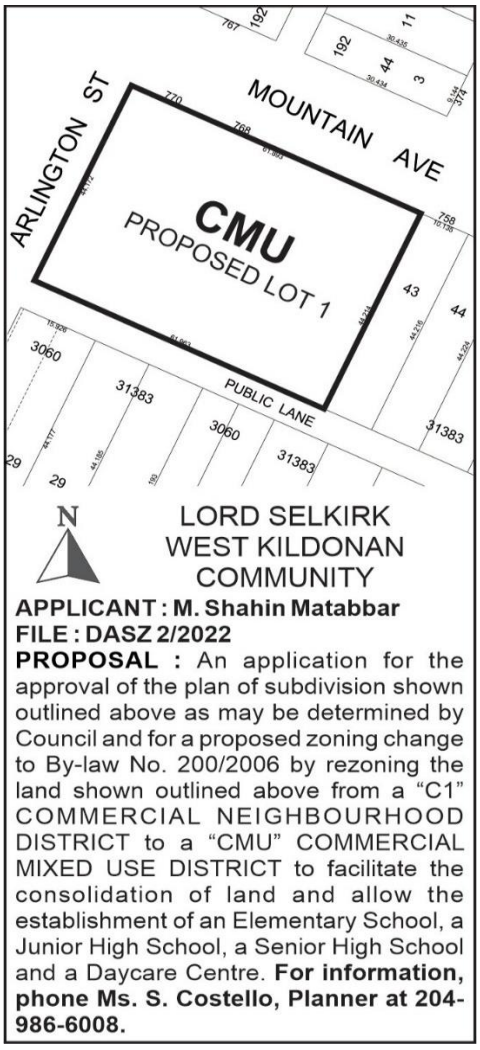
File: DASZ 2/2022

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Santos, Chairperson
Councillor Eadie
Councillor Sharma

Public Hearing: May 2, 2022
Council Building, 510 Main Street

Applicant: M. Shahin Matabbar

Subject:



Premises Affected: 768 and 770 Mountain Avenue

For submission to: Executive Policy Committee

Prepared by: P. Prinsloo, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: May 3, 2022

Community Committee Recommendation:

On May 2, 2022, the Lord Selkirk-West Kildonan 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 2/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 5, 2022 and attached as Schedule "A" to this report, with such 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 "CMU" Commercial Mixed-Use District, as shown on the map dated April 5, 2022 and included within Schedule "A", subject to the following conditions:

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

        i. For those portions of the Owner's Land zoned "CMU" Commercial Mixed-Use, 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") and the Lord Selkirk West Kildonan 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.

ii. That the following uses shall be Conditional on the land:

a. Auto/light truck/motorcycle, repair and service
b. Auto/light truck/motorcycle, sales and rental
c. Auto parts and supplies, sales
d. Car wash
e. Drive-in or drive-through
f. Fuel sales
g. Parking, structured
h. Parking, surface
i. Bus depot
j. Commercial marina
k. Utility facility, minor
l. Recycling collection centre
m. Supermarket

B. That the City enter into, execute and deliver with the developer 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 (the "Director") 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.

3. 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 2/2022, as determined by the City's Director of Planning, Property and Development.

4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

5. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 5 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

6. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

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

8. 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.

9. 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 7 and 8 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. I'm excited to see that they picked this building to put a school in, under a C1 and under the last probably 10 years, there's been a great difficulty to operate out of here, and some people have tried it they bought it off the St. John's Cancerous Group. I think a school will work really well. The zoning is appropriate to help them accomplish establishing a school right here in the North End.

2. This is a really good project and glad that we are renewing the use and that this will be a vibrant building where kids learn and people will have good experiences.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated January 21, 2022
2. Notification of Public Hearing dated March 7, 2022
3. Manitoba Status of Title(s) 2870576/1, 2870577/1, 2870580/1, 2870582/1 and 2870583/1
4. Letter of authorization dated May 10, 2021 from 6696547 Manitoba Ltd. to M. Shahin Matabbar
5. Surveyor's Building Location Certificate and sketch dated May 13th and 25th, 2021
6. Plans (9 pages)
7. Report from the Urban Planning Division dated April 5, 2022
8. Inspection Report
9. Concept for 768 and 770 Mountain Avenue submitted by the Applicant at the public hearing
10. Recording of Representations

REPRESENTATIONS:

In Support:

M. Shahin Matabbar

In Opposition:

Nil

For Information:

Nil

For the City:

R. Hayer, Planner, Planning, Property and Development Department
S. Costello, Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 2/2022

ADMINISTRATIVE REPORT

Title: DASZ 2/2022 – 768/770 Mountain Avenue

Issue: For consideration at the Public Hearing for a Subdivision and Rezoning from "C1" Commercial Neighbourhood to "CMU" Commercial Mixed-Use

Critical Path: Lord Selkirk-West Kildonan Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Costello, BURPl.	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 2/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 5, 2022 and attached as Schedule "A" to this report, with such 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 "CMU" Commercial Mixed-Use District, as shown on the map dated April 5, 2022 and included within Schedule "A", subject to the following conditions:

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

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            (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") and the Lord Selkirk West Kildonan 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.

ii. That the following uses shall be Conditional on the land:

(a) Auto/light truck/motorcycle, repair and service

(b) Auto/light truck/motorcycle, sales and rental

(c) Auto parts and supplies, sales

(d) Car wash

(e) Drive-in or drive-through

(f) Fuel sales

(g) Parking, structured

(h) Parking, surface

(i) Bus depot

(j) Commercial marina

(k) Utility facility, minor

(l) Recycling collection centre

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C. 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 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.

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11. 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 intends to consolidate the underlying lots and rezone the lands to “CMU” for the establishment of an Elementary/Junior high, and Senior High School with a Day Care Centre as an accessory use.
- 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.

OURWINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg Approach to City Building: 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.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether the PRS is applicable, however it was determined that it does not apply.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Shaylyn Costello
Date:	April 5, 2022
File No.	DAZ 2/2022

List of Schedules and Attachments

- Appendix “A” – Planning Discussion.
- Schedule “A” of File no. 2/22**,** Lord Selkirk - West Kildonan Community Committee, dated April 5, 2022.
- Appendix “B” – Proposed By-law.

APPENDIX 'A'

DATE:	April 5, 2022
FILE:	**DASZ 2/2022**
RELATED FILES:	DAV 21-249419D; DCU 21-249417D
COMMUNITY:	Lord Selkirk – West Kildonan Committee
NEIGHBOURHOOD #:	308 Inkster - Faraday
SUBJECT:	For Subdivision and Rezoning to "CMU" Commercial Mixed Use.
LOCATION:	768 & 770 Mountain Ave
LEGAL DESCRIPTION:	SP LOTS 41 & 42 PLAN 31383 WLTO IN RL 42 AND 43 PARISH OF ST JOHN; LOTS 73-78 PLAN 3060 WLTO IN RL 43 PARISH OF ST JOHN



APPLICANT:	Shahin Matabbar 174 Sterling Ave Winnipeg MB R2M 2R7
OWNER:	6696547 Manitoba LTD. C-1771 Ness Ave Winnipeg MB R3J 0Y2

SITE DESCRIPTION

- The subject site, which encompasses (7) lots, is located on the southeast corner of Mountain Avenue and Arlington Street in the in the Inkster-Faraday neighbourhood of the Mynarski ward.

- The property is 29,429 sq. ft. with a width of 203 feet and a depth of 145 feet. The site contains a one storey building of approximately 11,500 sq. ft. which is currently used as the Polish Fraternal Aid Society of St. John Cantius. The building contains a banquet hall and a bowling alley.

- The subject site is currently zoned “C1” Commercial Neighbourhood.

- Under OurWinnipeg and the Complete Communities Direction Strategy, the lands are within the “Areas of Stability – Mature Community” policy area and is designated as Area 1 under the *Infill Guidelines.*



Figure 1: Air Photo Map of Property and Surrounding Area (flown 2021)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Mountain Ave (arterial road); then single-family residential dwellings zoned “R1-S” and a commercial dwelling zoned “C1.”

South: Public lane; then single-family residential dwellings zoned “R1-S.”

East: Single-family residential dwellings zoned “R1-S”; then Parr St (local road).

West: Arlington St (arterial road); then a commercial convenience store zoned “C1” and single-family residential dwellings zoned “R1-S.”

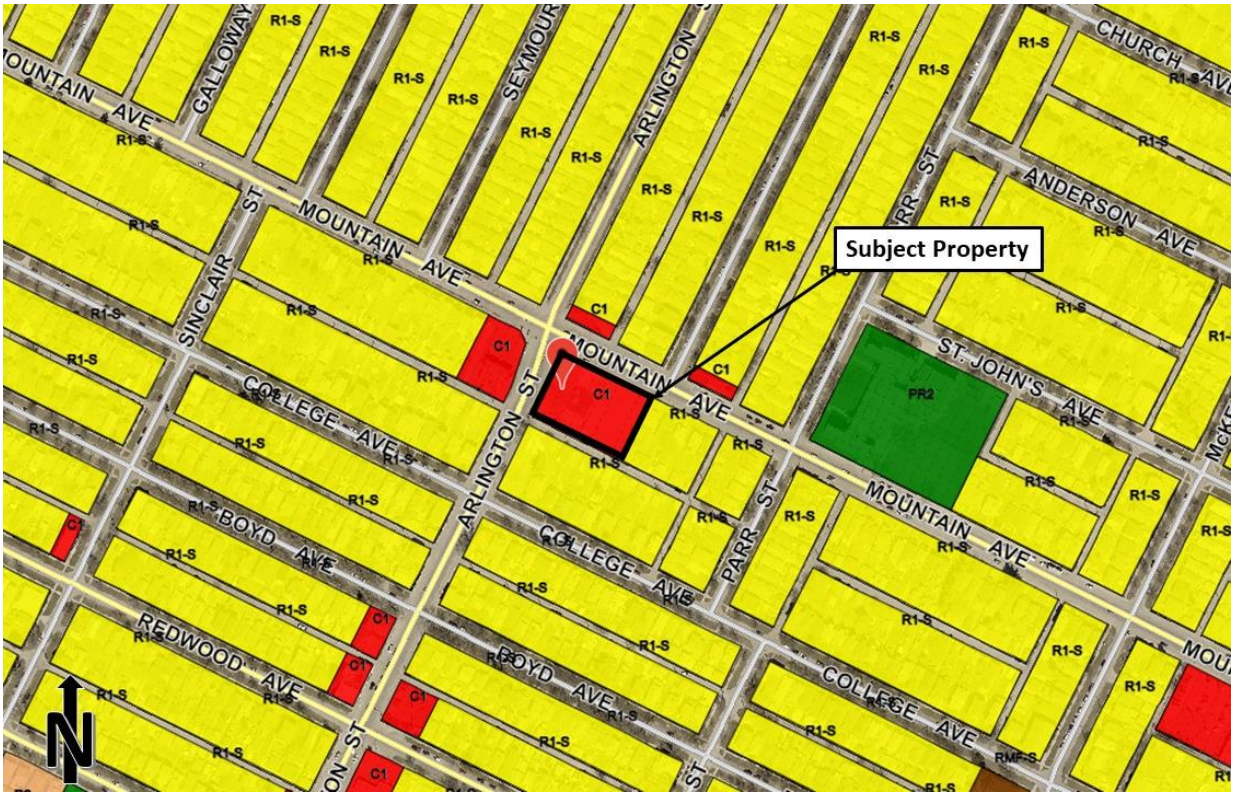


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate seven underlying lots into proposed Lot 1 and rezoning it to a “CMU” Commercial Mixed-Use District. The intent is to permit an Elementary/Junior and Senior High School in the existing building on the property.

- The proposal makes use of the existing building. The building will undergo interior renovations to accommodate classrooms, a prayer hall, a daycare, and offices. Façade improvements, an accessible ramp, landscaping, as well as bike parking are also proposed.

- To the west of the building, 19 parking stalls are proposed, including two accessible parking stalls. Five queuing stalls are being provided along the front entrance of the building. There are two entrances to the property on Mountain Ave. Traffic will enter at the east entrance, loop beside the building and through the parking lot, and exit at the west entrance.

- In addition to the proposed subdivision and rezoning, approval for variances and conditional uses are required to accommodate aspects of the proposal. Applications have been submitted under files DAV 21-249419D and DCU 21-249417D, respectively. Please refer to the related Planner’s report for analysis on the proposed Variance and Conditional Use applications.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The proponent submitted a pre-application request which was received on August 27, 2021 (21-198762 PA). Feedback indicated that variances would be required for substandard front and interior side yards to parking, no bus and queuing spaces, insufficient passenger vehicle drop-off spaces, as well as landscaping and buffering requirements.

The existing wood fence along the south lot line encroached on the public lane. The proponent was advised to obtain an encroachment permit or otherwise reconstruct the fence entirely within the private property.

The Water and Waste Department noted that the proposed garbage enclosure would not be serviceable for City collection.

Furthermore, the Public Works Department noted concerns with the location of passenger vehicle queuing spaces and with the location of one of the accessible parking spaces. The proponent was further advised that the landscaped area in front yard be increased to mitigate these concerns.

The proponent revised the plans accordingly to address these concerns.

Additionally, public consultation was undertaken by the applicant for which 94 signatures were submitted in support of the application(s).

OURWINNIPEG AND THE COMPLETE COMMUNITIES DIRECTION STRATEGY

Under the *Complete Communities Direction Strategy* of *OurWinnipeg*, the property is designated Mature Community.

Key policies under Complete Communities include the following:

- *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
- *Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.*
- *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.*

Furthermore, the CCDS provides contains commercial policies which are articulated as follows:

- *Encourage the redevelopment, infill and expansion of existing commercial areas as the preferred method of accommodating new commercial development.*
- *Recognize and support the role that commercial businesses play in local employment.*

The proposed subdivision & rezoning is consistent with the *Complete Communities Direction Strategy*. Key reasons are as follows:

- The proposed development will make improvements to and intensify the use of an existing building.

- The proposed use will serve the local community.
- Employment opportunities will result from the proposed new use(s).
- The site is in close proximity to public transit stops and as a result, it will be accessible and well-connected.
- The proposed use is expected to increase the use of public transit in the area.

SUBDIVISION & REZONING

- The applicant is proposing to consolidate seven underlying lots and rezone proposed Lot 1 to a “CMU” Commercial Mixed-Use District.
- The “CMU” district is intended to accommodate an array of commercial and multi-family residential development opportunities with Elementary/Junior School and Senior High School identified as conditional uses in this district. Parking and queuing spaces are required in accordance with these uses.
- The subject property a large lot at the corner of two arterial roads (Mountain Ave and Arlington St) and is able to accommodate commercial uses at a higher scale than is appropriate for smaller neighbourhood locations.
- In addition, there is a public transit stop located at the corner of Arlington Avenue and Mountain Avenue as well as frequent transit along McGregor Street (approximately 600 metres walking).
- The subject property is abutting neighbourhood commercial uses as well as low-density residential homes in this area.
- In addition, there are four variances to the proposed “CMU” District associated with the development pertaining to parking and landscaping requirements, as well as a conditional use application to permit the school uses. These are analyzed in the Administrative Reports for Associated file No. DAV 21-249419D and DCU 21-249417D respectively.
- The proposed subdivision/rezoning application is considered compatible with the surrounding area and will increase the use of the property, and is unlikely to create a substantial adverse effect on the neighbourhood.

REASONS FOR RECOMMENDATIONS

The Urban Planning Division recommends approval the subdivision and rezoning for the following reasons**:**

- The subdivision and rezoning application would comply with the *Complete Communities Direction Strategy*, and would be compatible with the surrounding area.
- The subject site is located within an existing commercial node and makes use of an existing building, which is supported by Commercial Policies in the *Complete Communities Direction Strategy*.
- The elementary, junior, and senior high school uses will service the surrounding community and increase the amenities and walkability of a mature neighbourhood.
- These applications are the result of extensive consultation with City Departments and the public.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: Shaylyn Costello, B.U.R.Pl.
DASZ File Number: 2/2022

SCHEDULE "A" FOR FILE NO. DASZ 2/2022, LORD SELKIRK COMMUNITY COMMITTEE, APRIL 5, 2022

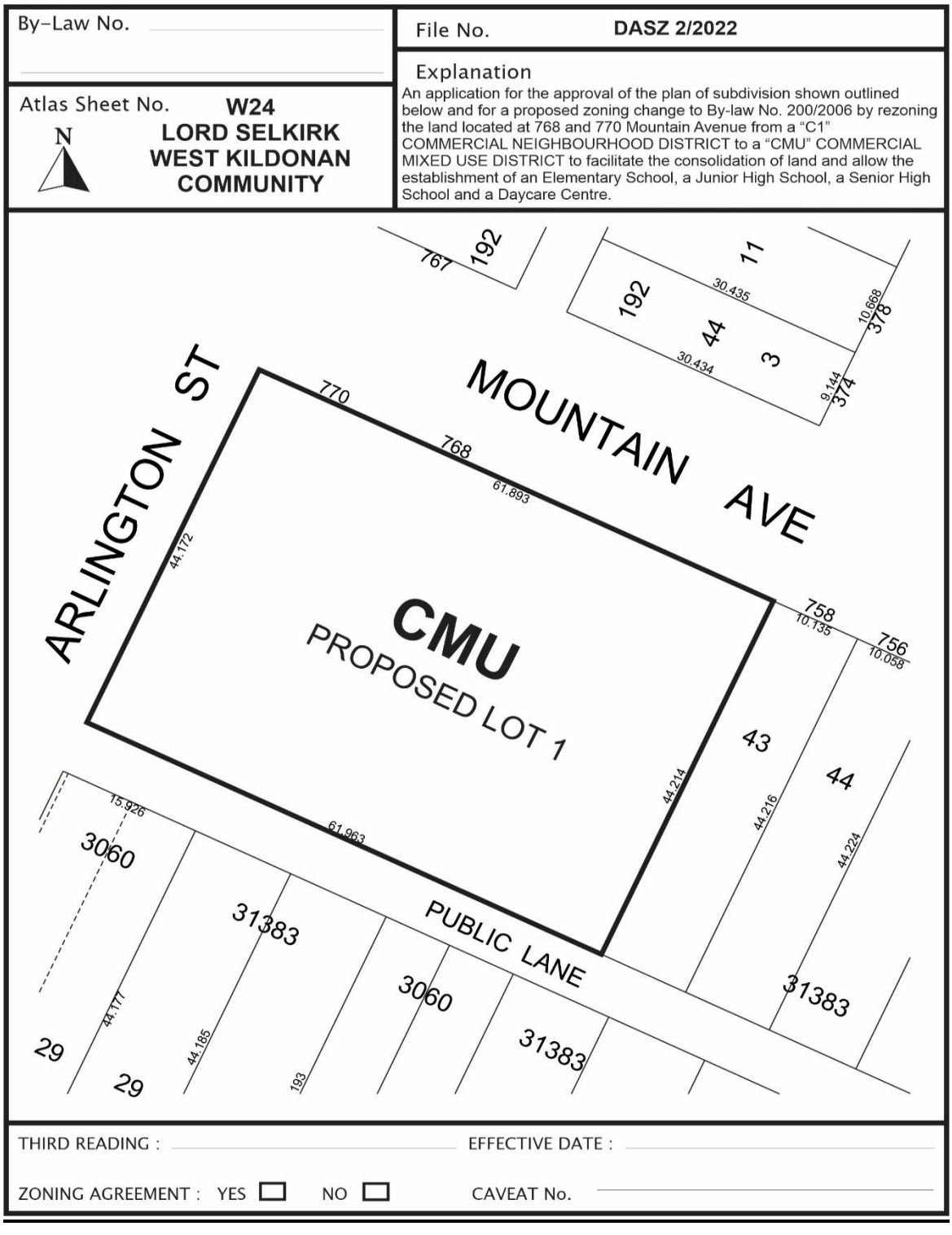
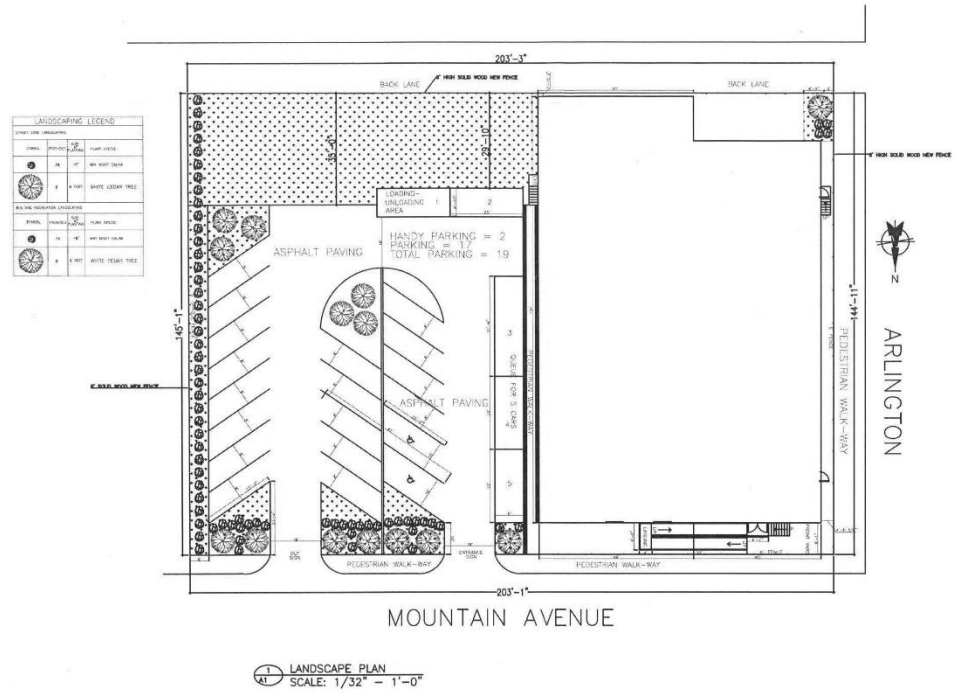
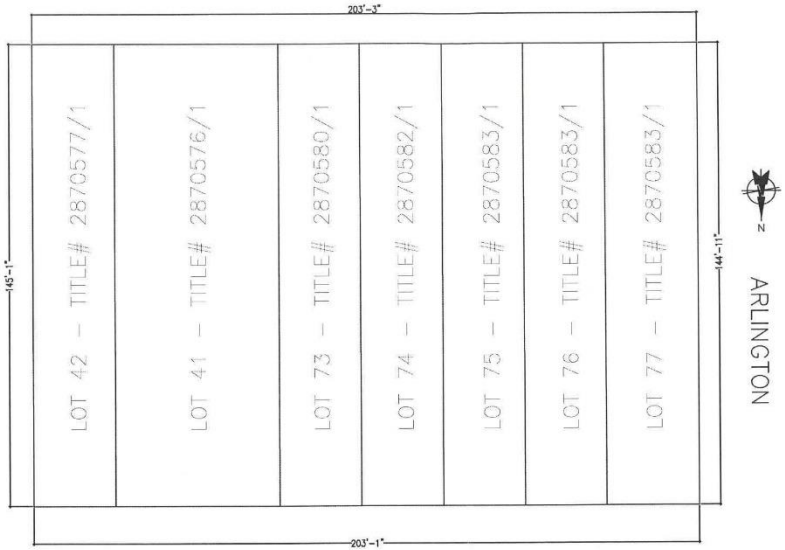


Exhibit “6” referred to in File DASZ 2/2022



IQRA SCHOOL 768 – 770 MOUNTAIN AVE, WINNIPEG, MB		LANDSCAPE PLAN	Proj. No. 2101 Scale AS NOTED	2021.10.11 Rev. 1	A0–1

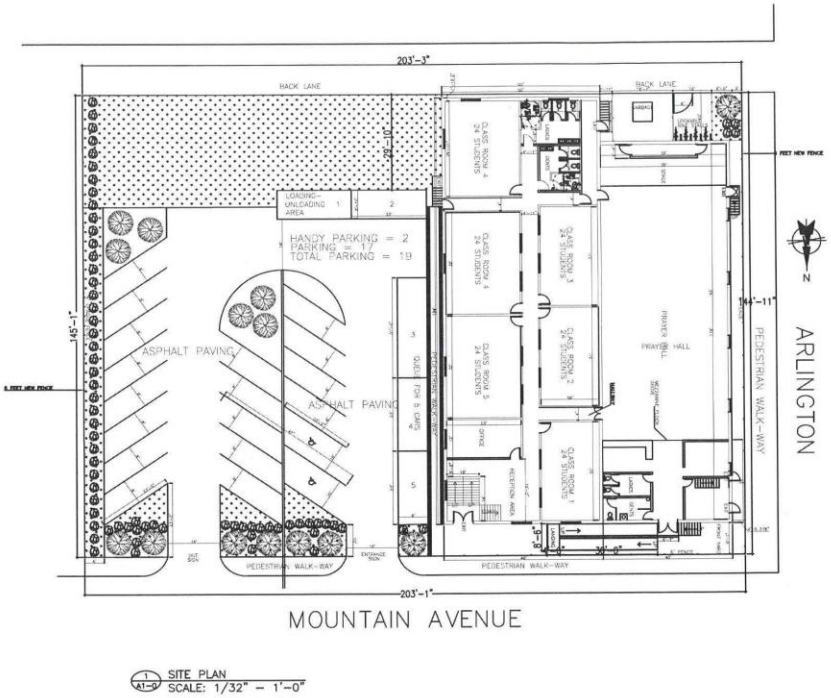


MOUNTAIN AVENUE

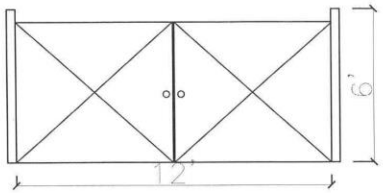
PROPOSED LOT 1 INTO CMU ZONE
ALL UNDER LAYING LOTS CURRENTLY ZONED C1 – COMMERCIAL
7 UNDER LAYING LOTS
TOTAL LAND AREA = 29, 429 SQUARE FEET

1/A0-2 PLAN OF SUB-DIVISION
SCALE: 1/32" = 1'-0"

IQRA SCHOOL 768 – 770 MOUNTAIN AVE, WINNIPEG, MB		PLAN OF SUBDIVISION	Proj. No. 2101 Scale AS NOTED	2021.10.11 Rev. 1	A0–2



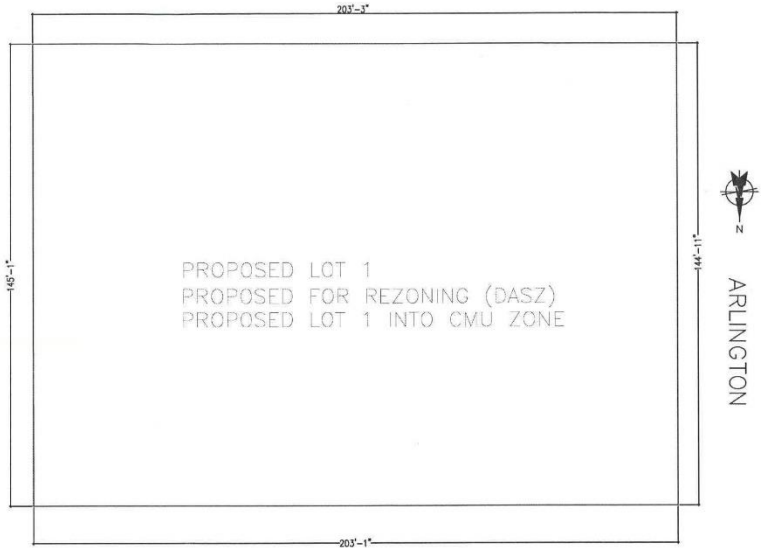
1 A1-0 SITE PLAN
SCALE: 1/32" – 1'-0"



2 A1-0 GARBAGE ENCLOSURE – ELEVATION
SCALE: 1/4" – 1'-0"

IQRA SCHOOL 768 – 770 MOUNTAIN AVE, WINNIPEG, MB		SITE PLAN	Proj. No. 2101 Scale AS NOTED	2021.10.11 Rev. 1	A0–3

LOT 42 – TITLE# 2870577/1
LOT 41 – TITLE# 2870576/1
LOT 73 – TITLE# 2870580/1
LOT 74 – TITLE# 2870582/1
LOT 75 – TITLE# 2870583/1
LOT 76 – TITLE# 2870583/1
LOT 77 – TITLE# 2870583/1

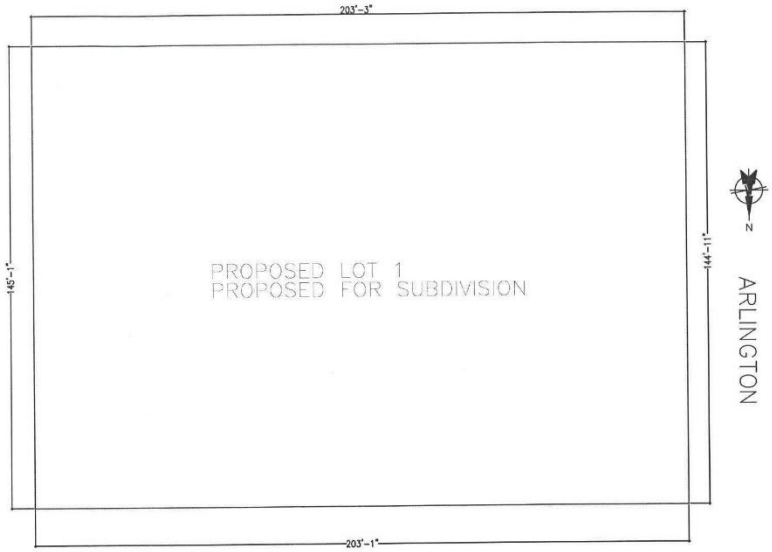


ALL UNDER LAYING LOTS CURRENTLY ZONED C1 – COMMERCIAL
7 UNDER LAYING LOTS
TOTAL LAND AREA = 29, 429 SQUARE FEET

1 / A0-2 PLAN OF SUB-DIVISION
SCALE: 1/32" = 1'-0"

IQRA SCHOOL 768 – 770 MOUNTAIN AVE, WINNIPEG, MB		PLAN OF SUBDIVISION	Proj. No. 2101 Scale AS NOTED	2021.10.11 Rev. 1	A0–4

LOT 42 – TITLE# 2870577/1
LOT 41 – TITLE# 2870576/1
LOT 73 – TITLE# 2870580/1
LOT 74 – TITLE# 2870582/1
LOT 75 – TITLE# 2870583/1
LOT 76 – TITLE# 2870583/1
LOT 77 – TITLE# 2870583/1

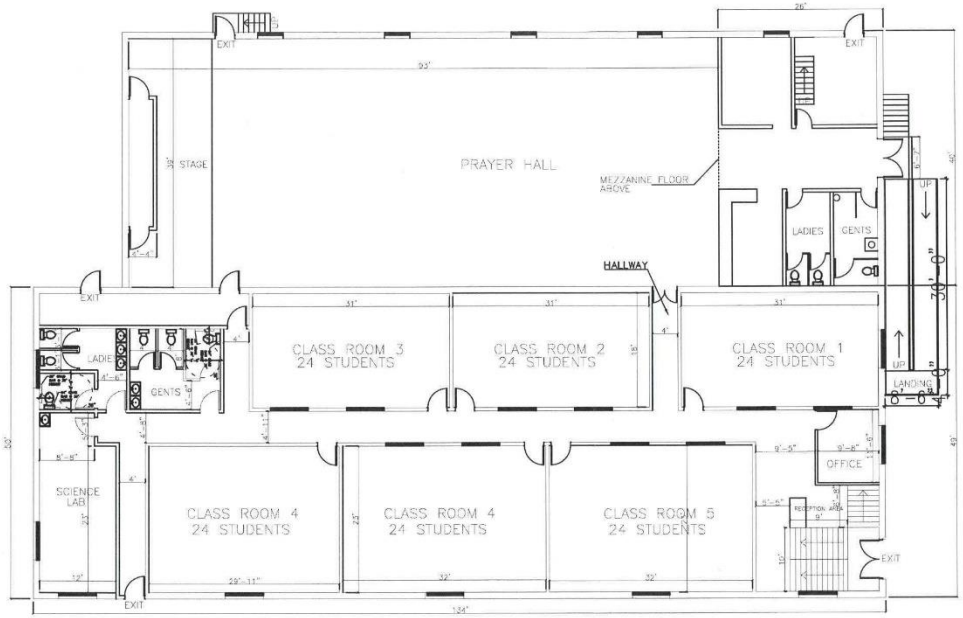


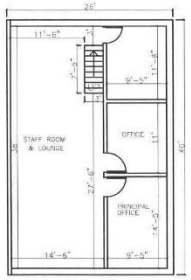
PROPOSED LOT 1 INTO CMU ZONE
ALL UNDER LAYING LOTS CURRENTLY ZONED C1 – COMMERCIAL
7 UNDER LAYING LOTS
TOTAL LAND AREA = 29, 429 SQUARE FEET

1 A0-2 PLAN OF SUB-DIVISION
SCALE: 1/32" = 1'-0"

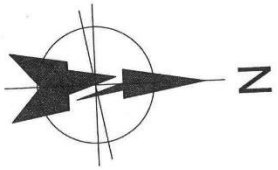
IQRA SCHOOL
768 – 770 MOUNTAIN AVE, WINNIPEG, MB

PLAN OF SUBDIVISION | Proj. No. 2101 | Scale AS NOTED | 2021.10.11 | Rev. 1 | A0–5

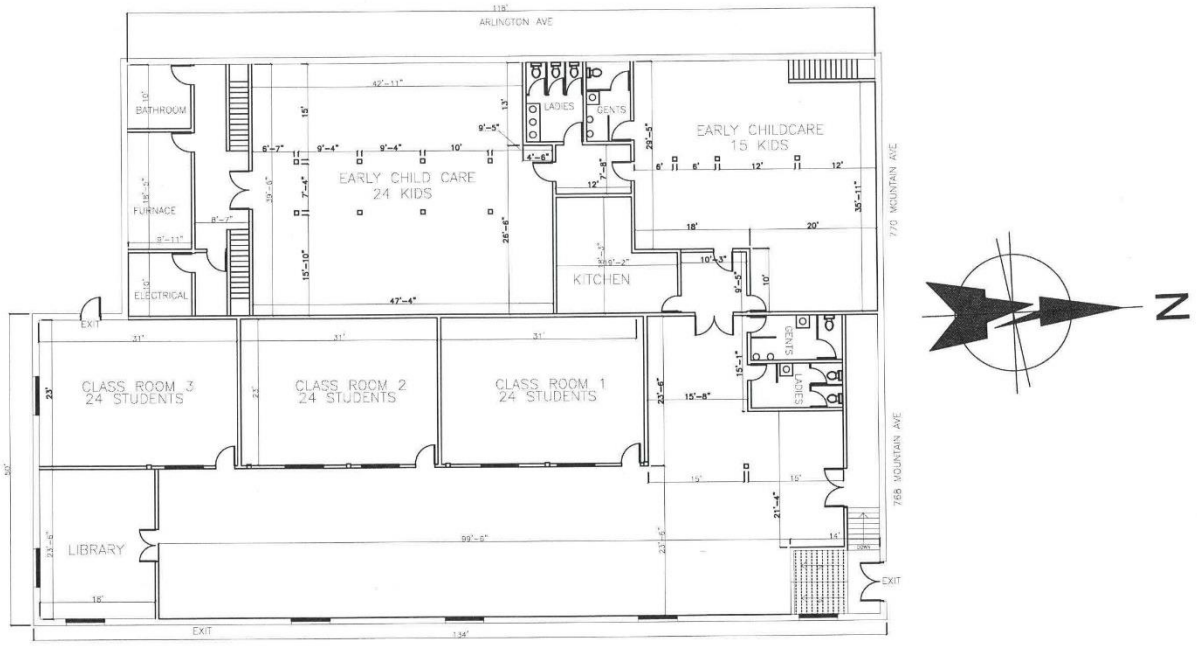




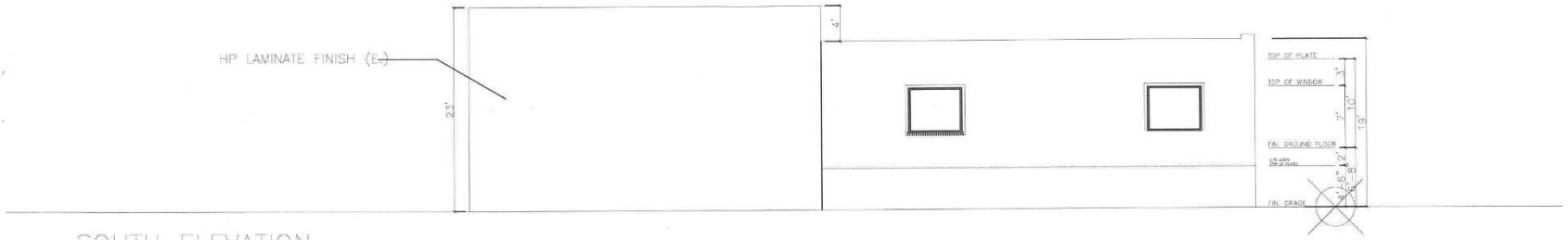
MEZZANINE FLOOR



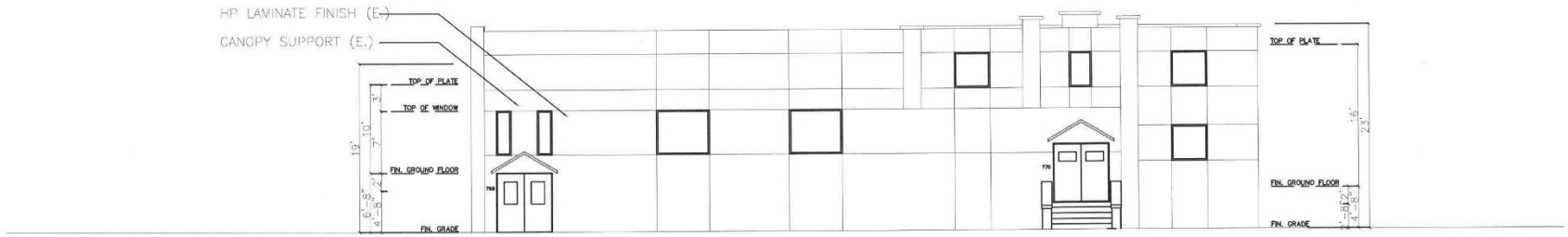
IQRA SCHOOL 768 – 770 MOUNTAIN AVE, WINNIPEG, MB		MAIN FLOOR PLAN	Proj. No. 2101 Scale 1/16" = 1'–0"	2021.10.11 Rev. 1	A1–1



IQRA SCHOOL 768 – 770 MOUNTAIN AVE, WINNIPEG, MB		LOWER PLAN	Proj. No. 2101 Scale 1/16" = 1'–0"	2021.10.11 Rev. 1	A1–2

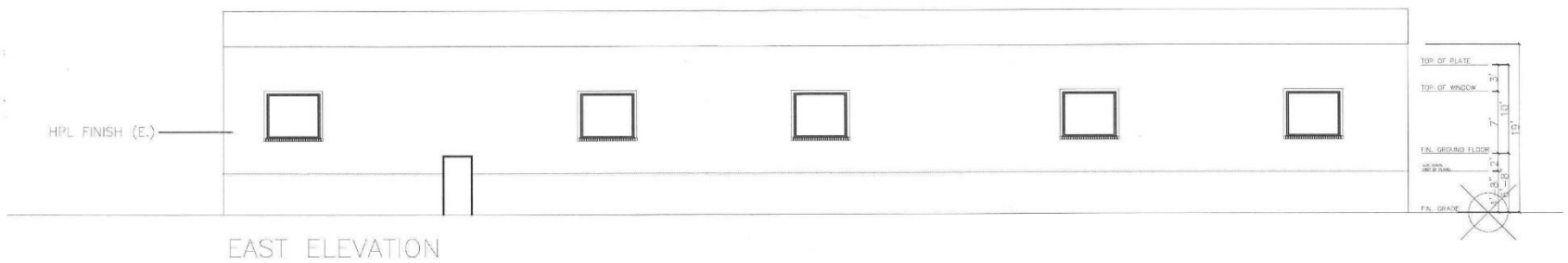


SOUTH ELEVATION

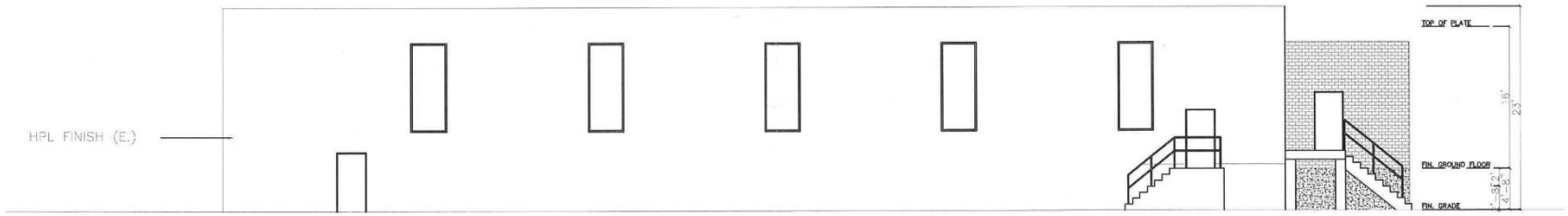


NORTH ELEVATION

IQRA SCHOOL 768 – 770 MOUNTAIN AVE, WINNIPEG, MB		ELEVATIONS	Proj. No. 2101 Scale 3/32" = 1'–0"	2021.10.11 Rev. 1	A2–2



EAST ELEVATION



WEST ELEVATION

IQRA SCHOOL 768 – 770 MOUNTAIN AVE, WINNIPEG, MB		ELEVATIONS	Proj. No. 2101 Scale 3/32" = 1'–0"	2021.10.11 Rev. 1	A2–1

OCCUPANCY CALCULATIONS

LOWER LEVEL
125 STUDENTS
5 TEACHER
3 ASSISTANT TEACHER
1 JANITOR
134 TOTAL PEOPLE

MAIN LEVEL
175 STUDENTS
7 TEACHER
3 ASSISTANT TEACHER
1 ADMINISTRATOR
1 SECRETARY
1 PRINCIPAL
1 JANITOR
189 TOTAL PEOPLE

HIGH SCHOOL STUDENTS AND PARKING REQ.		
GRADE 9	9 STUDENTS	1 PARKING
GRADE 10	9 STUDENTS	1 PARKING
GRADE 11	9 STUDENTS	1 PARKING
GRADE 12	9 STUDENTS	1 PARKING

TOTAL OCCUPANCY
336 TOTAL STUDENTS
23 EMPLOYEES
359 TOTAL OCCUPANTS

PARKING REQUIREMENTS		
FACULTY STAFF	REQUIREMENT	TOTAL REQUIRED
15 TEACHERS	1 PER 2 TEACHERS	8 STALLS
STAFF		
14 STAFF	1 PER 4 PERSONS	4 STALLS
HIGH SCHOOL STUDENTS		
GRADE 9	1 PER 9 STUDENTS	1 STALLS
GRADE 10	1 PER 9 STUDENTS	1 PARKING
GRADE 11	1 PER 9 STUDENTS	1 PARKING
GRADE 12	1 PER 9 STUDENTS	1 PARKING

TOILETS – LOWER LEVEL
8 TOILETS
6 URINALS

TOILETS – MAIN LEVEL
9 TOILETS
3 URINALS

NOTES: ALL EXTERIOR DOORS ARE EXISTING
ALL WINDOWS ARE EXISTING
4 EXISTING FEMALE WASHROOM
5 EXISTING MALE WASHROOM
EXISTING SUSPENSION CEILING
2X6 METAL STUDS 18GA
5/8 FIRE RATED DRYWALL

EXITS
2 MAIN ENTRANCE
4 EMERGENCY EXITS

PARKING
EXISTING 2 HANDICAP PARKING
EXISTING 41 PARKING

IQRA SCHOOL
768 – 770 MOUNTAIN AVE, WINNIPEG, MB

CALCULATIONS

Proj. No. 2101 2021.10.11
Scale **1/32" = 1'–0"** Rev. 1

A0–(