Agenda – Executive Policy Committee – September 14, 2022

REPORTS

Item No. 34 Subdivision and Rezoning – 775 and 777 St. Matthews Avenue (Daniel McIntyre Ward)
File DASZ 27/2022 [c/r DAV 149747/2022D]

COMMUNITY COMMITTEE RECOMMENDATION:

On September 2, 2022, the City Centre 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 27/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 8, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated August 3, 2022, to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "C1" Commercial Neighbourhood District, as shown on the map dated August 8, 2022 and included within Schedule "A".

4. 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 the Development Application No. DASZ 27/2022, as determined by the City's Director of Planning, Property and Development.

5. 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.

6. 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 6 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.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

7. 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.

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

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

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 That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 8 unless the Developer applies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

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

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

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On September 2, 2022, the City Centre 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

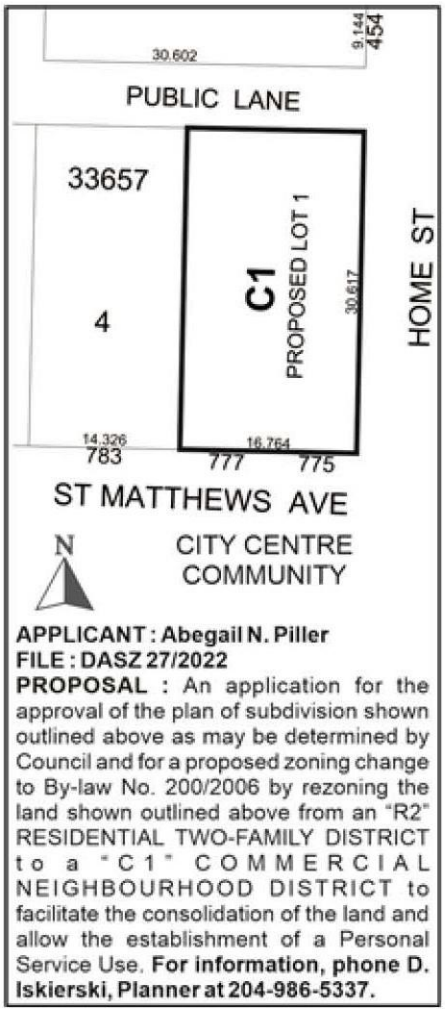
File: DASZ 27/2022

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

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

Applicant: Abegail N. Piller

Subject:



Premises Affected: 775 and 777 St. Matthews Avenue

For submission to: Executive Policy Committee

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

Report date: September 2, 2022

Community Committee Recommendation:

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1. That the subdivision under Development Application No. DASZ 27/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 8, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated August 3, 2022, to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "C1" Commercial Neighbourhood District, as shown on the map dated August 8, 2022 and included within Schedule "A".

4. 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 the Development Application No. DASZ 27/2022, as determined by the City's Director of Planning, Property and Development.

5. 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.

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

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

1. This really is a good use of mixed-use building. I think a beauty salon of that type will be welcomed in the area, it’s a good opportunity for the neighborhood and a really good use of space that is there now. Very supportive of this.

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 May 20, 2022 2. Notification of Public Hearing dated June 23, 2022 3. Manitoba Status of Title 3180103/1 4. Letter of authorization dated April 2022 from Abegail N. Piller, Skin by Abie Ltd., and Heidenberg Piller, Skin by Abie Ltd., to Abegail N. Piller 5. Plans (5 pages) 6. Report from the Urban Planning Division dated August 5, 2022 7. Inspection Report 8. Recording of Representations

REPRESENTATIONS:

In Support:

Abegail Piller

In Opposition:

Nil

For Information:

Nil

For the City:

D. Iskierski, Planner, Planning, Property and Development Department

Exhibit "6" referred to in File DASZ 27/2022

ADMINISTRATIVE REPORT

Title: DASZ 27/2022 – 775 St. Matthews Avenue

Issue: An application for consideration at the public hearing to consolidate the underlying lots into one parcel and rezone from 'R2' Residential Two-Family District to 'C1' Commercial Neighbourhood District to establish a residential and commercial use within an existing building.

Critical Path: City Centre 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
D. Iskierski, MCP	J. Kiernan	N/A	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 27/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 8, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.
2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated August 3, 2022, to the satisfaction of the Director of Planning, Property and Development.
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4. 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 the Development Application No. DASZ 27/2022, as determined by the City's Director of Planning, Property and Development.
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ancillary fees (the “Fees”) are submitted to the City within 2 years after the By-law has been given first reading.

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12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to consolidate underlying lots into one parcel and rezone from an ‘R2’ Residential Two-Family District to a ‘C1’ Commercial Neighbourhood District to establish residential and commercial uses within an existing building.
- Combined subdivisions and rezoning 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 and Design Division are concurred in, the subject site will be consolidated and rezoned consistent with the map provided in Schedule “A” of this report.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg Goal: City Building

Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.

- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Mature Communities

6.1 Sustainable Urban Growth

- The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

6.6 Intensification Target

- Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed by *Complete Communities*.

6.16 Established Neighbourhoods

- Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in *Complete Communities*.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.1:** Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service
- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

Strategic Opportunity #6: Waste Reduction and Diversion

- **Key Direction 6.1:** Reduce consumption and increase waste diversion from residential, commercial, and industrial users.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared by:	Dan Iskierski, MCP
Date:	August 5, 2022
File No.	DASZ 27/2022

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Appendix B — Proposed By-law
3. Schedule “A” — Recommended File No. DASZ 27/2022 City Centre Community Committee, dated August 8, 2022
4. Schedule “B” — Report of the Administrative Working Group - August 3, 2022

APPENDIX 'A'

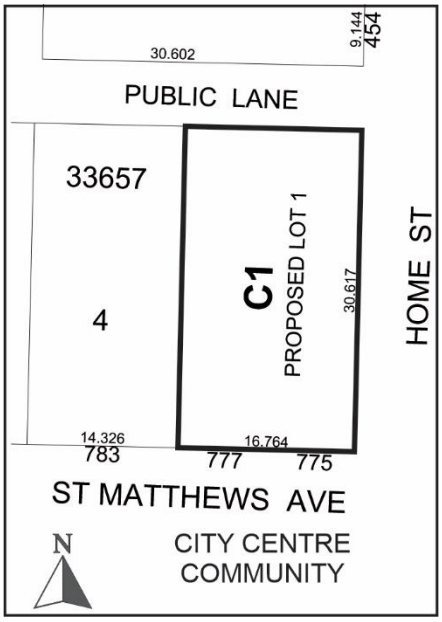
DATE: August 8, 2022

FILE: **DASZ 27/2022**
RELATED FILES: DAV 22-149747\D

COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.112 – St. Matthews

SUBJECT: An application to consolidate underlying lots and rezone to 'C1' (Commercial Neighbourhood) to establish residential and commercial uses within an existing building.

LOCATION: 775 St. Matthews Street (see map below)



APPLICANT: Abegail Piller
332 Queen St
Winnipeg, MB R3J 1L1

OWNER: SKIN BY ABIE LTD.
775 St. Matthews Ave
Winnipeg, MB R3G 0H6

RECOMMENDATION: Approval with Conditions

SITE DESCRIPTION

- The subject property is located on the north side of St. Matthews Avenue in the St. Matthews neighbourhood of the Daniel McIntyre ward.
- The site comprises one parcel with two underlying lots that encompass 5543 square feet (514.96 square metres) in area and currently has a building used for residential and commercial purposes. The age of the building was unknown at the time of writing this report.
- Under the *Complete Communities Direction Strategy 2.0*, the property is located within the "Mature Communities" policy area and is zoned "R2" Residential Two-Family District.

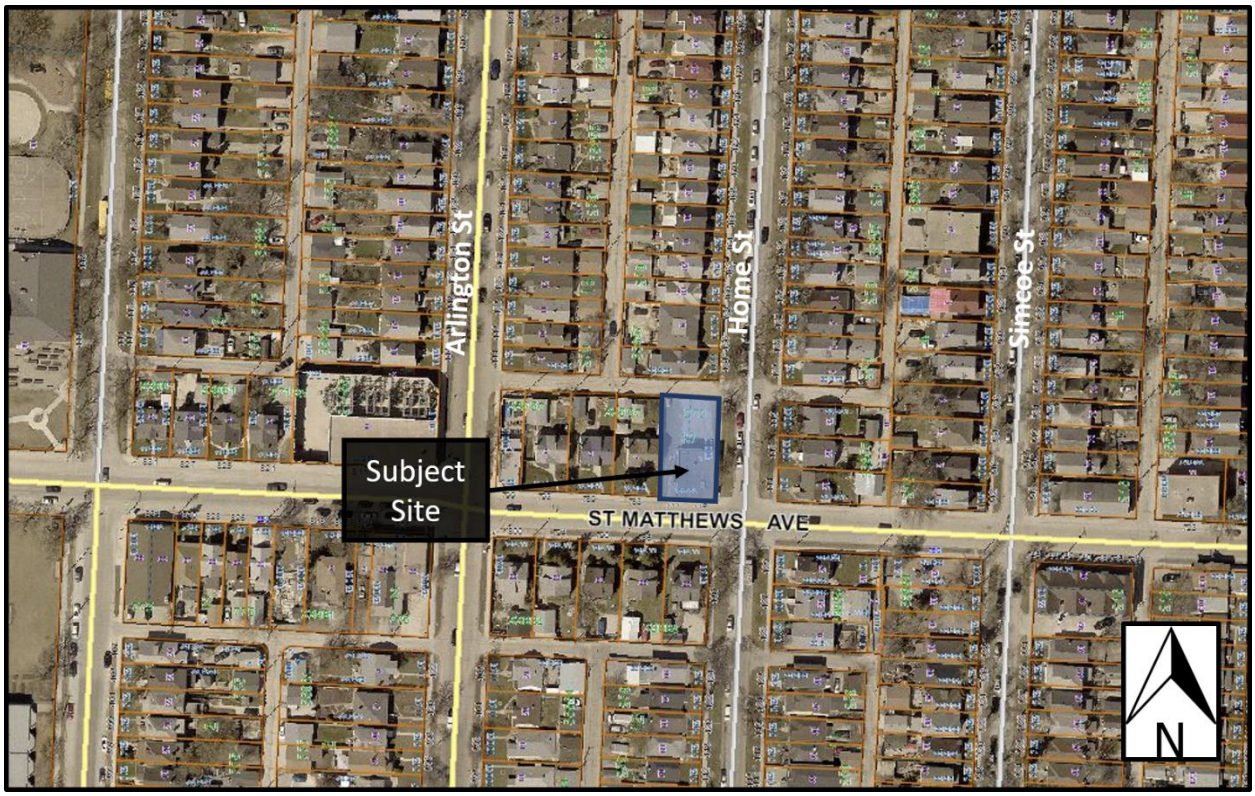


Figure 1: Aerial photo of subject site and surrounding area *(flown 2021).*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Laneway then detached single-family dwelling zoned 'R2' Residential Two-Family District.

South: St. Matthews Avenue then duplex zoned 'R2' Residential Two-Family District.

East: Home Street then detached single-family dwellings zoned 'R2' Residential Two-Family District.

West: Detached single-family dwelling zoned 'R2' Residential Two-Family District.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate the underlying lots into one parcel and rezone from an ‘R2’ Residential Two-Family District to a ‘C1’ Commercial Neighbourhood District for the purposes of establishing a commercial zoning district to utilize the existing building as a residential and commercial mixed-use building with the commercial use being for a personal services business.
- Three parking stalls will be provided for both the residential and commercial uses at the rear of the property behind the building.
- Vehicular access to the property is proposed by way of the laneway accessed from Home Street.
- The proposed development requires variances for a reduction in the front yard and corner side yard setback Winnipeg Zoning Bylaw as well as a temporary use to permit commercial uses while the DASZ application is being processed (see associated variance application DAV 22-149747\D).

COLLABORRATIVE PLANNING and CONSULTATION

With the Urban Planning and Design Division

The applicant engaged the Urban Planning and Design Division for preliminary discussions and incorporated recommendations into the final application. The Urban Planning and Design Division was in support of the application as there was a non-conforming commercial use within the existing building and the proposed commercial use is similar in that the focus is towards neighbourhood clientele.

With the Public

The applicant included five letters of support from neighbours living at 427, 430, 445, 454 and 458 Home Street who are within close proximity of the site.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction* Strategy 2.0 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 located in an Established Neighbourhood designated as a "Mature Community" as outlined in *Complete Communities Direction Strategy 2.0.*
- The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states "encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City's residential intensification target.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.
- Goal 2 states "design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  2.2. Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation.

  2.8. Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:

  a. Direct pedestrian access to main building entrances from the street;

  b. Transparent storefront displays; and

  c. Human scaled signage.
- Goal 4 states "ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs".
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  4.1 *Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.*

  4.3 *Only approve new locations for commercial development where existing commercial areas cannot accommodate expansion and where the location of new commercial uses is in close proximity to transit.*

  4.4 *New commercial development should be complementary and context sensitive to nearby uses.*

  4.8 *Commercial signage should be pedestrian-oriented and contextually sensitive to adjacent uses.*

  4.10 *Consider the establishment of new neighbourhood-focused, small scale commercial uses where at least one of the following criteria are met:*

a. *The property is a corner fronting a collector or arterial street; and*

d. *The property contains existing non-residential uses or buildings that were not designed to accommodate residential uses.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Currently, the lands are zoned 'R2' Residential Two-Family District. The Residential Two-Family (R2) District is intended to accommodate the development of single and two family units and where appropriate limited multi-family units in lower density areas.

The existing property was used as a mixed-use residential and commercial building with a food sales business operating under legal non-conforming rights.

The Zoning Bylaw has a section titled Protected Non-Conformities which outlines protection for certain uses and buildings that would otherwise be legal non-conformities under *The City of Winnipeg Charter*. In relation to the subject proposal, the previous retail use was a non-conforming use however the proposed new commercial use is for personal services therefore terminates the legal non-conforming rights. As such, a rezoning is required to formally establish commercial uses on the subject property.

The Urban Planning and Design Division recommends approval of the subject proposal because it is consistent with applicable policies as outlined above for Mature Communities for the following reasons:

- The development will maintain an existing residential dwelling unit;
- The existing building was previously used as a mixed residential and commercial use with the commercial use being legally established, however now being a non-conforming use under the current zoning bylaw.
- The development will positively contribute to the surrounding neighbourhood by maintaining an existing housing option while adapting an existing building to provide a neighbourhood focused commercial use;
- The proposed development will utilize existing infrastructure including the street network, active transportation paths to the east, water and wastewater service capacity and city services such as transit, library, recreation and education;
- Formalizing a commercial use is suitable in this location as the property is located on a collector street at the corner where Home Street and St. Matthews Avenue intersect and the property was previously used for a neighbourhood focused commercial use;
- The existing building has direct pedestrian access from the front of the building with orientation and location adjacent to the abutting public sidewalks along the front and corner yards; and
- The proposed design is complementary to the existing building stock and is to a scale and massing consistent with the surrounding context.

LAND DEDICATION

- 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 or an equivalent amount as a cash dedication (cash in lieu).
- In this instance, the Public Service is recommending the developer provide 'cash in lieu' as determined by the Planning, Property and Development Department.

RECOMMENDATION

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

- The proposed development is consistent with the policies of *OurWinnipeg 2045* and the *Complete Communities Direction Strategy 2.0*;
- The proposal is consistent with the policies guiding development in Established Neighbourhood – Mature Communities in the *Complete Communities Direction Strategy 2.0* because it utilizes existing infrastructure in an efficient manner, has a minimal impact on the existing form, is compatible with the existing surrounding land uses and provides an affordable opportunity to repurpose an existing building into a residential and commercial use; and
- The proposal an adaptive reuse of a building that will update the façade increasing the quality of the public realm and enhance the overall look of the street edge along St. Matthews Avenue.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared By: Dan Iskierski, MCP
PPD File # DASZ 27/2022

Schedule "A" for File No. DASZ 27/2022, City Centre Community Committee, dated August 8, 2022

By-Law No. _____

File No. **DASZ 27/2022**

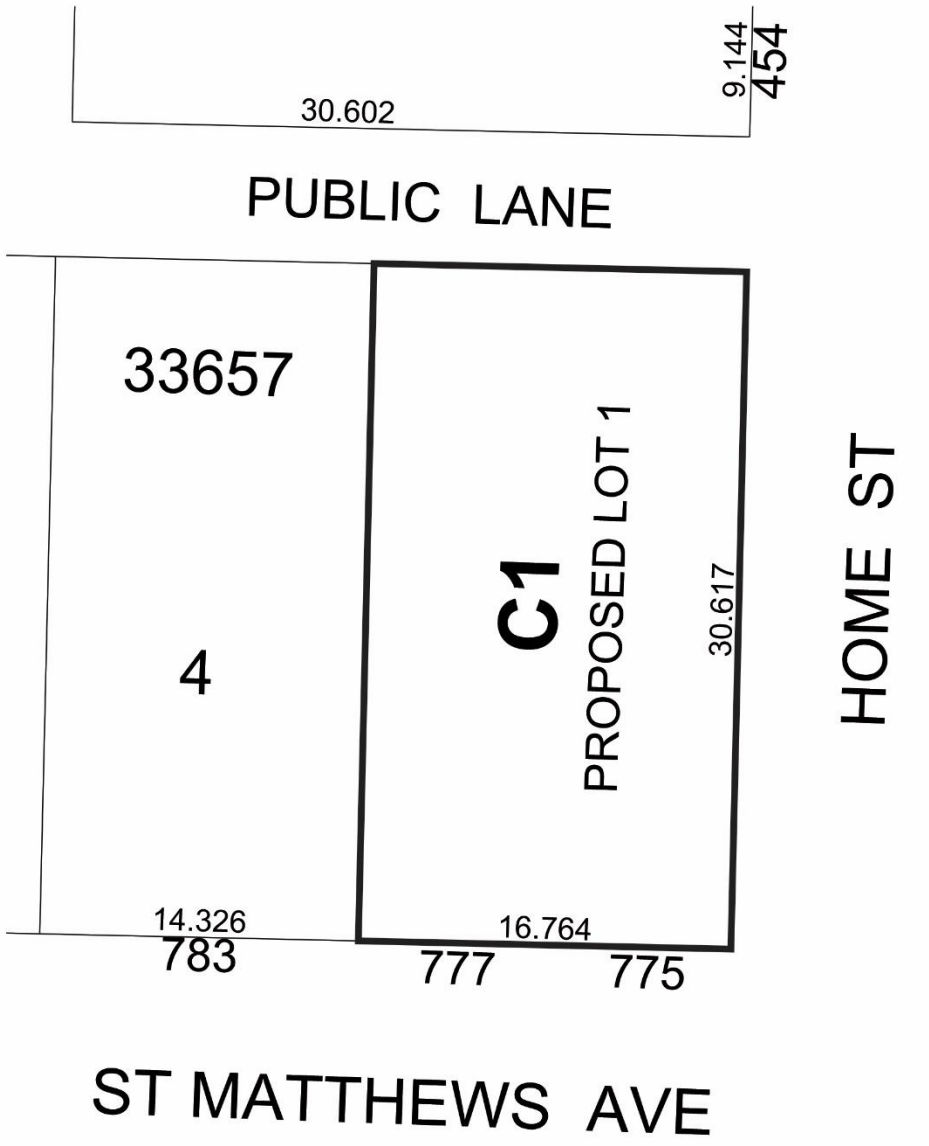
Atlas Sheet No. **AA23**

N

CITY CENTRE 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 775 and 777 St. Matthews Avenue from an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to a "C1" COMMERCIAL NEIGHBOURHOOD DISTRICT to facilitate the consolidation of the land and allow the establishment of a Personal Service Use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING ON LAND LOCATE AT 775 AND 777 ST. MATTHEWS AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 27/2022. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – Servicing Considerations

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 0.35, 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.

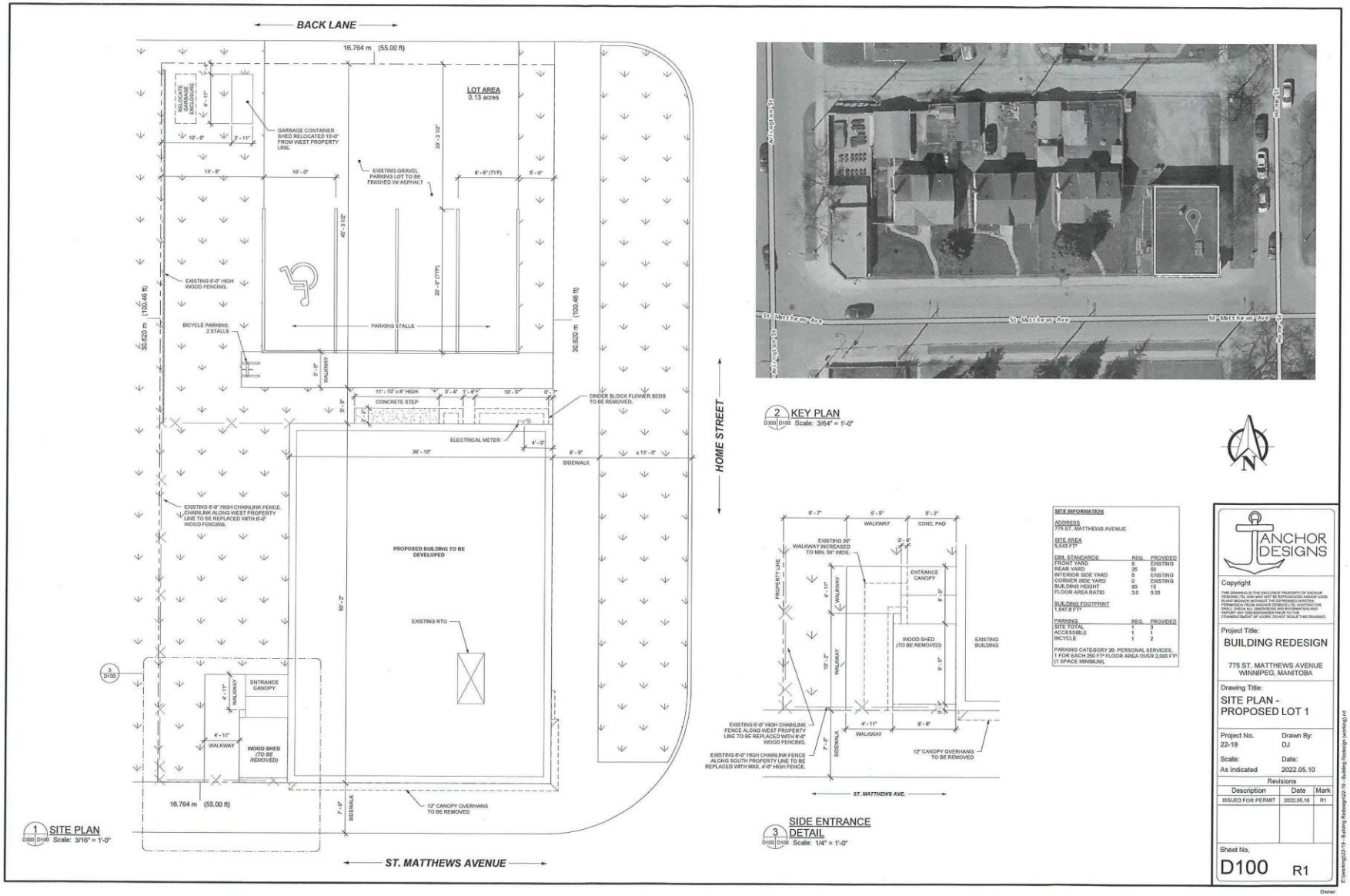
THIS REPORT SUBMITTED BY:

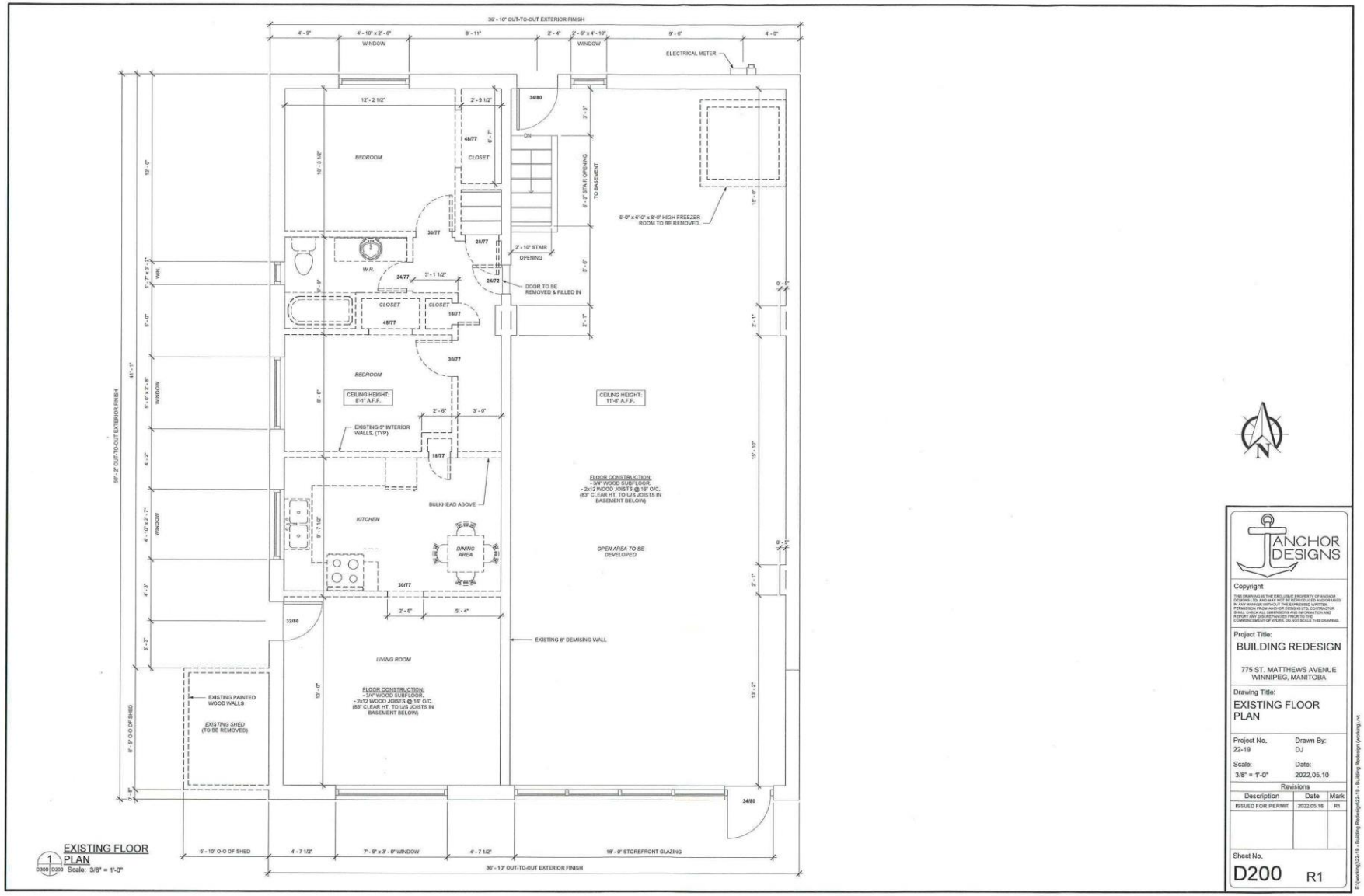
Administrative Co-ordinating Group
File No. DASZ 27/2022
August 3, 2022

"*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 and Waste Department

Exhibit “5” referred to in File DASZ 27/2022





1 D300 D200 EXISTING FLOOR PLAN
Scale: 3/8" = 1'-0"

N

ANCHOR DESIGNS

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Project Title:
BUILDING REDESIGN

775 ST. MATTHEWS AVENUE
WINNIPEG, MANITOBA

Drawing Title:
EXISTING FLOOR PLAN

Project No.	Drawn By:
22-19	DJ
Scale:	Date:
3/8" = 1'-0"	2022.05.10

Revisions

Description	Date	Mark
ISSUED FOR PERMIT	2022.05.16	R1

Sheet No.
D200 R1

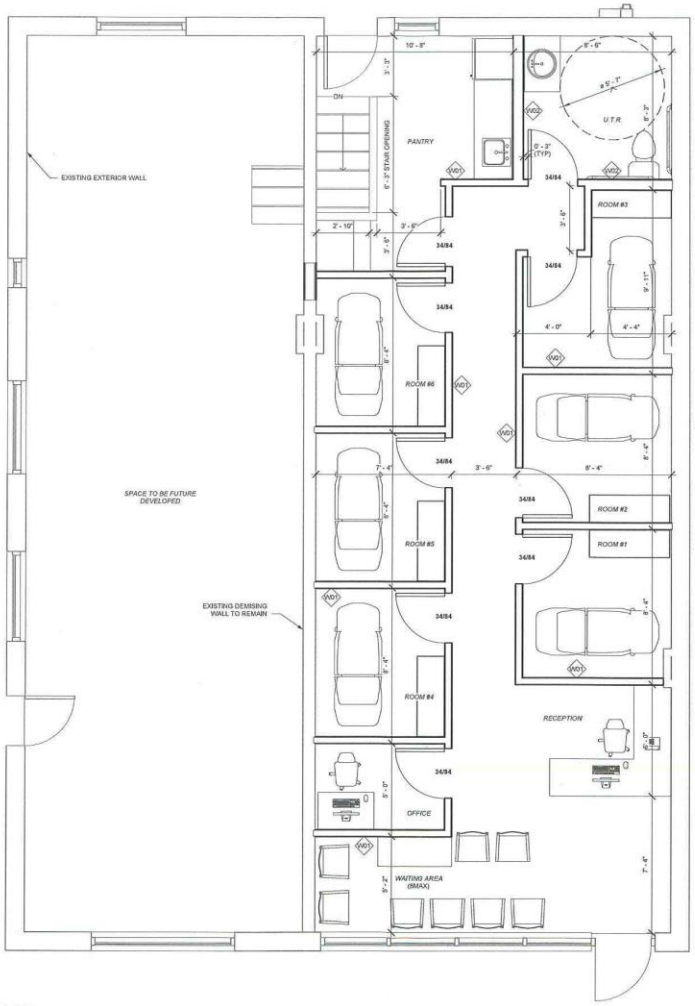
E:\working\22-19 - Building Redesign (working).rvt

Owner

WALL CONSTRUCTION
INTERIOR WALL HT.: 12'-0" A.F.F.
(TYP U.N.O.)

W01 *(INTERIOR WALL)*
- 1/2" PAINTED GYPSUM BOARD.
- 3 5/8" STEEL STUDS @ 16" O/C.
- 1/2" PAINTED GYPSUM BOARD.

W02 *(PLUMBING WALL)*
- 1/2" PAINTED GYPSUM BOARD.
- 6" STEEL STUDS @ 16" O/C.
- 1/2" PAINTED GYPSUM BOARD.



1 PROPOSED FLOOR PLAN
D300 D201 Scale: 3/8" = 1'-0"

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Project Title:
BUILDING REDESIGN

775 ST. MATTHEWS AVENUE
WINNIPEG, MANITOBA

Drawing Title:
PROPOSED FLOOR PLAN

Project No.	Drawn By:
22-19	DJ
Scale:	Date:
As indicated	2022.05.10

Revisions

Description	Date	Mark
ISSUED FOR PERMIT	2022.05.16	R1

Sheet No.
D201 R1

Owner

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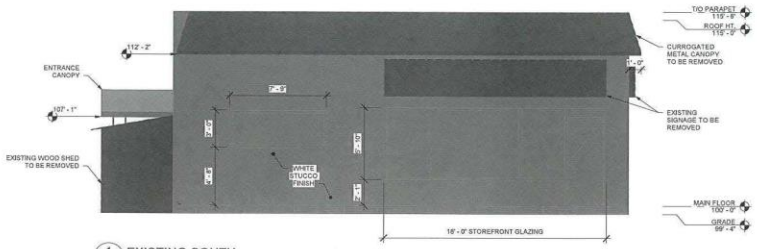
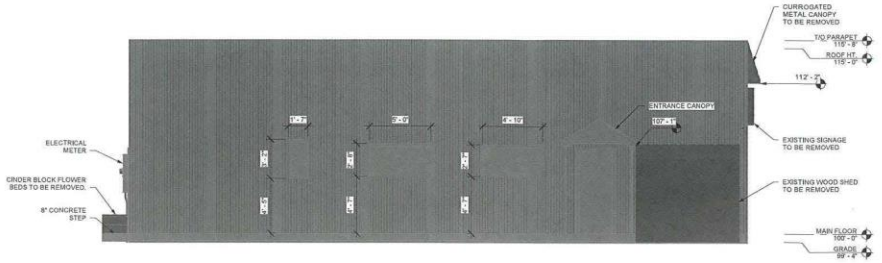
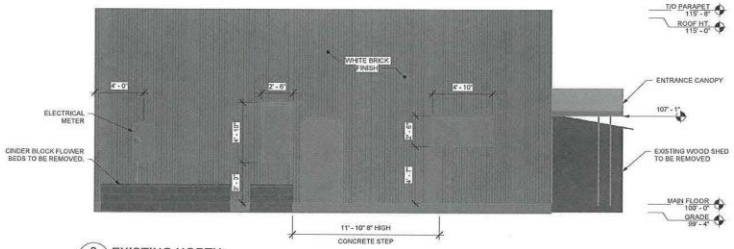


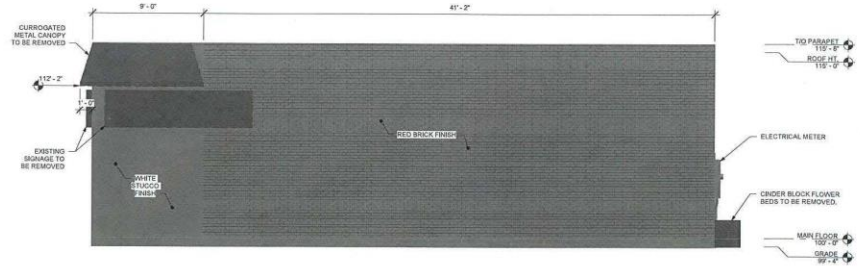
1 EXISTING SOUTH
D300 Scale: 1/4" = 1'-0"



2 EXISTING WEST
D300 Scale: 1/4" = 1'-0"



3 EXISTING NORTH
D300 Scale: 1/4" = 1'-0"



4 EXISTING EAST
D300 Scale: 1/4" = 1'-0"

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Project Title:
BUILDING REDESIGN

775 ST. MATTHEWS AVENUE
WINNIPEG, MANITOBA

Drawing Title:
EXISTING ELEVATIONS

Project No.	Drawn By:
22-19	DJ
Scale:	Date:
1/4" = 1'-0"	2022.05.10

Revisions

Description	Date	Mark
ISSUED FOR PERMIT	2022.05.16	R1

Sheet No.
D300 R1

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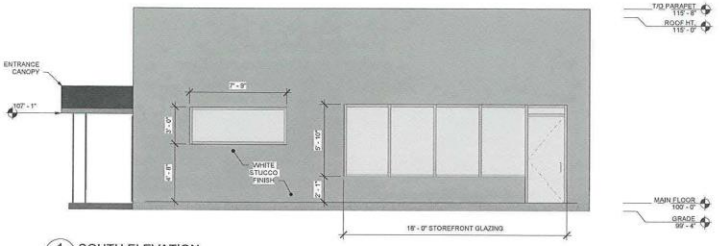
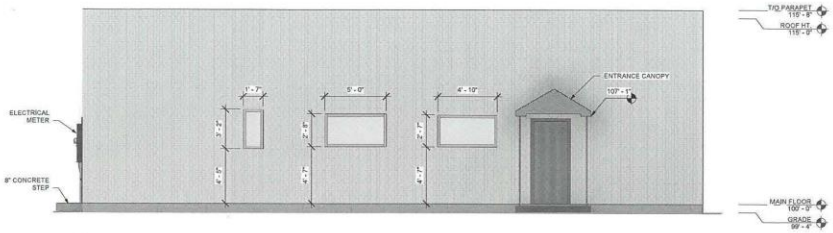
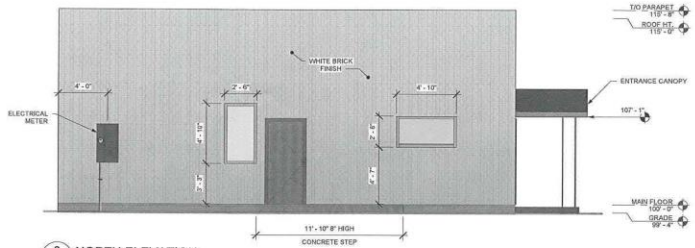


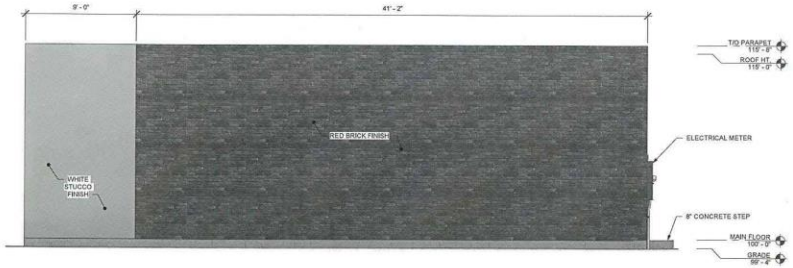
1 D301 **SOUTH ELEVATION**
Scale: 1/4" = 1'-0"



2 D301 **WEST ELEVATION**
Scale: 1/4" = 1'-0"



3 D301 **NORTH ELEVATION**
Scale: 1/4" = 1'-0"



4 D301 **EAST ELEVATION**
Scale: 1/4" = 1'-0"

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Project Title:
BUILDING REDESIGN

775 ST. MATTHEWS AVENUE
WINNIPEG, MANITOBA

Drawing Title:
EXTERIOR ELEVATIONS

Project No.	Drawn By:
22-19	DJ
Scale:	Date:
1/4" = 1'-0"	2022.05.10

Revisions

Description	Date	Mark
ISSUED FOR PERMIT	2022.05.16	R1

Sheet No.
D301 R1

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