Minutes – Executive Policy Committee – July 5, 2023

REPORTS

Item No. 11 Rezoning – 102 Pulford Street
(Fort Rouge-East Fort Garry Ward)
File DAZ 205/2023 [c/r DAV 121674/2023D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and recommended to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 205/2023 by rezoning the subject land to a "C1" Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated May 23, 2023 and attached as Schedule "B" to this report.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "C", the report of the Administrative Coordinating Group, dated May 9, 2023 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 in an amount equal to ten percent (10%) of the appraised value of Development Application No. DAZ 205/2023, 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 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That, upon instruction from the Director of Planning, Property and Development that the developer has paid the Dedication Fee and all other associated ancillary fees (collectively, the "Fees") and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

6. That Development Application No. DAZ 205/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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

8. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 205/2023.

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the City Centre Community Committee be concurred in and forwarded to Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On June 19, 2023, 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: DAZ 205/2023

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

Public Hearing: June 19, 2023
Council Building, 510 Main Street

Applicant: The Paquin Entertainment Group Inc. (Melanie Marciniw)

Subject:



Premises Affected: 102 Pulford Street

For submission to: Executive Policy Committee

Prepared by: K. Dolski, Committee Clerk
City Centre Community Committee

Report date: June 20, 2023

Community Committee Recommendation:

On June 19, 2023, 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 Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 205/2023 by rezoning the subject land to a "C1" Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated May 23, 2023 and attached as Schedule "B" to this report.

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

8. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 205/2023.

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

1. The secondary plan does allow for increased commercial. Paquin Entertainment has ambitions to expand, we're happy for that. It fits. They'd like to expand. Good luck with that.

2. Pulford is a community that will happily accept, with Augustine's Centre right across the street, Paquin Entertainment.

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 March 15, 2023 2. Notification of Public Hearing dated April 25, 2023 3. Manitoba Status of Title 3203150/1 4. Letter of authorization dated March 3, 2023 from Gilles Paquin, The Paquin Entertainment Group Inc. to The Paquin Entertainment Group Inc. 5. Surveyor's Building Location Certificate and sketch dated November 2, 2022 6. Plans (6 pages) 7. Report from the Urban Planning Division dated May 23, 2023 8. Inspection Report 9. Recording of Representations

REPRESENTATIONS:

In Support:

Jaime Rosin

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit "7" referred to in File DAZ 205/2023

ADMINISTRATIVE REPORT

Title: DAZ 205/2023 – 102 Pulford Street

Issue: An application for consideration at the public hearing to rezone from "RMF-M" Residential Multi-Family Medium District to "C1" Commercial Neighbourhood District to establish an office 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	n/a	n/a	n/a

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 205/2023 by rezoning the subject land to a "C1" Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated May 23, 2023 and attached as Schedule "B" to this report.
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years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

7. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
8. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 205/2023.

REASON FOR THE REPORT

- The applicant is proposing to rezone from an "RMF-M" Residential Multi-Family Medium District to a "C1" Commercial Neighbourhood District to establish an office use within an existing building.
- 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 and Design Division are concurred in, the subject site will be 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.

6.16 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:	May 23, 2023
File No.	DAZ 205/2023

List of Schedules and Attachments

1. Schedule A Planning Discussion

2. Schedule B Recommended File No. DAZ 205/2023 City Centre Community Committee, dated May 23, 2023
3. Schedule C Report of the Administrative Working Group – May 9, 2023
4. Appendix A Proposed By-law

SCHEDULE A

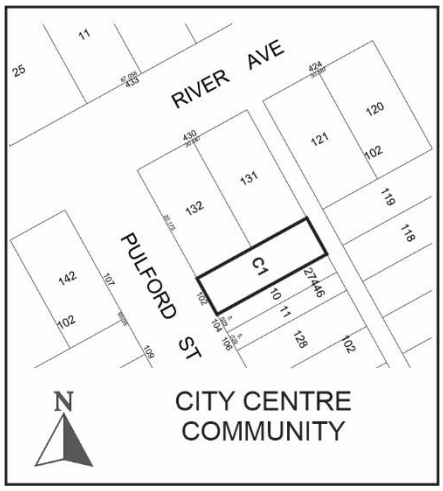
DATE: May 23, 2023

FILE: **DAZ 205/2023**
RELATED FILES: DAV 23-121674\D

COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.111 – River-Osborne

SUBJECT: An application to rezone to 'C1' (Commercial Neighbourhood) to establish an office use within an existing building.

LOCATION: 102 Pulford St
LEGAL DESCRIPTION: LOT 130 PLAN 102 37 ST B



APPLICANT: Melanie Marciniw (The Paquin Entertainment Group Inc.)
468 Stradbrook Ave
Winnipeg, MB R3L 0J9

OWNER: THE PAQUIN ENTERTAINMENT GROUP INC.
468 Stradbrook Ave
Winnipeg, MB R3L 0J9

RECOMMENDATION: Approval with Conditions

SITE DESCRIPTION

- The subject property is located on the east side of Pulford Street in the River-Osborne neighbourhood of the Fort Rouge - East Fort Garry ward.
- The site is designated as a Mature Community under the *Complete Communities Direction Strategy 2.0*, is within the Village Mixed-Use Transition policy area under the *Osborne Village Neighbourhood Plan* and is currently zoned “RMF-M”- Residential Multi-Family Medium.
- The site is 3310 square feet (307.51 square metres) in size and has a two-storey detached single family building built in 1905 which is used for residential purposes.
- The site has access from a rear concrete laneway.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: 17-unit three-storey stacked townhouse condominium building zoned “RMF-M” Residential Multi-Family Medium District.

South: Side-by-side duplex zoned “R2” Residential Two-Family District.

East: Laneway then 68-unit six-storey apartment building zoned “RMF-M” Residential Multi-Family Medium District.

West: Pulford Street then historical church used for religious and community services zoned “RMF-M” Residential Multi-Family Medium District.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone from an “RMF-M” Residential Multi-Family Medium District to a “C1” Commercial Neighbourhood District for the purposes of establishing a commercial zoning district to utilize the existing building as a commercial use for an office type business.
- No major exterior renovations will occur to the existing building however the interior will be refurbished to suit the office use.
- Landscaping and site improvements will be provided in the front yard included two new trees, a variety of shrubs and new fencing along the property lines.
- Vehicular access to the property is proposed by way of the laneway accessed from River Avenue.
- Two parking stalls will be provided at the rear of the property behind the building.
- Additional variances for reduced front, interior side yards and accessory parking buffering are also required. For the complete analysis of required variances, please see the corresponding planners report for File No. DAV 23-121674\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.

With the Public

The applicant did not include any letters of support with their application.

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 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:

  1.2 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; and

  b. Human scaled signage.

- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  4.3 *Only approve new locations for commercial development where existing commercial areas cannot accommodate expansion and where the location of new commercial uses are 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.*

The subject proposal meets the intent of the above polices in that the introduction of commercial uses expands employment opportunities within the area and potentially provides additional patrons for the nearby amenities and services. Furthermore, the building is existing and already had good pedestrian connections and orientation to the street which will be further enhanced by the addition of landscaping in the front yard as proposed.

OSBORNE VILLAGE NEIGHBOURHOOD PLAN

This property falls within the Village Mixed Use Transition Area of the *Osborne Village Neighbourhood Plan*, which provides for transition between commercial concentrations and predominantly (and historically) residential areas where residential and low-impact commercial

activities can co-exist in a mixed-use environment. Development within this category is to retain current built forms and lot configurations, and to encourage mixed-use development.

In order to achieve the Mixed-Use intent and address the issues, the following policies are implemented:

6.1.1.1 Village Mixed-use Transition

6.1.1.B Commercial and employment uses in Mixed-Use Transition areas should be compatible in lot size, building scale, and character to the existing context (particularly that of the immediate block);

6.1.1.D Non-Residential uses are not to emit any noise, odour, dust, smoke, or similarly objectionable operational characteristics detectable outside the building.

The OVNP also contains policies guiding physical character (Section 3). Key highlights relevant to this development include:

- *"Respecting the traditional character of the area and surrounding properties in terms of pedestrian orientation, mass and scale of surrounding properties, compatible building materials, orientation of entrances to the street, and incorporation of compatible alignment, setbacks, and height of building(s) along the street;*
- *Providing pedestrian access at the street level, and locating parking, loading, and services entrances at the rear of buildings;*
- *Ensuring building design reinforces activity and vitality at the ground level through use of architectural elements and accommodate features to create interest on the street level".*

Considering the immediate context on Pulford Street, the development is reflective of contextual massing and scale considering that the proposal is a retrofit of an existing building which was already similar in scale to adjacent buildings. The development builds on the local pedestrian orientation of buildings by providing 'active uses' facing the street and improving the landscaped edge along the public sidewalk and locates the parking behind the building. For these reasons, the development meets the policies of the *Osborne Village Neighbourhood Plan.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The "C1" Commercial Neighbourhood District is intended to accommodate small, compact commercial uses within or surrounded by residential areas that are attractive and compatible in scale and character with surrounding residential uses, to serve the convenience needs of the surrounding neighbourhood.
- Development in the "C1" district should provide convenient access for pedestrians and transit users from the public street, and should facilitate pedestrian travel between the commercial use and the public realm.
- The subject site is located on a Pulford Street which is characterized by predominately residential uses with a mix of institutional uses that include office uses within an existing place of worship on the west side of the street (across from the subject site).
- *Complete Communities Direction Strategy 2.0* designates this site as an "Established Neighbourhood – Mature Communities" which the enhancement of complete communities by including a mixture of uses.
- The established mixed use context, supportive planning policy, high degree of neighbourhood walkability, proximity to high frequency transit service and proximity to a full

range of commercial services are supporting factors in the use of the “C1” Commercial Neighbourhood Zoning District.

Based on these considerations, the “C1” Commercial Neighbourhood Zoning District is the most appropriate zoning district to enable the proposed development.

LAND DEDICATION

- As a condition of rezoning, 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.

SUMMARY

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

- The subject rezoning will result in the establishment of a commercial development that is consistent with policies in *OurWinnipeg 2045,* the *Complete Communities Direction Strategy 2.0,* the *Osborne Village Neighbourhood Plan*;
- The proposed development will better utilize existing infrastructure including the street network, active transportation paths to the east, water and wastewater service capacity; and
- The proposal is consistent with the policies guiding mixed-use development in the Village Mixed-Use Transition Policy area in that it repurposes an existing building which is already contextually reflective of the massing and scale of adjacent building while improving the active edge along Pulford Street.

RECOMMENDATIONS

The Urban Planning and Design Division recommends this application be **approved subject to conditions** and the subject property be rezoned into the “C1” Commercial Neighbourhood District.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning and Design Division

Report Prepared by:
Dan Iskierski, MCP

PPD File# DAZ 200/2023

Schedule "B" for File No. DAZ 205/2023, City Centre Community Committee, dated May 23, 2023

By-Law No. _____

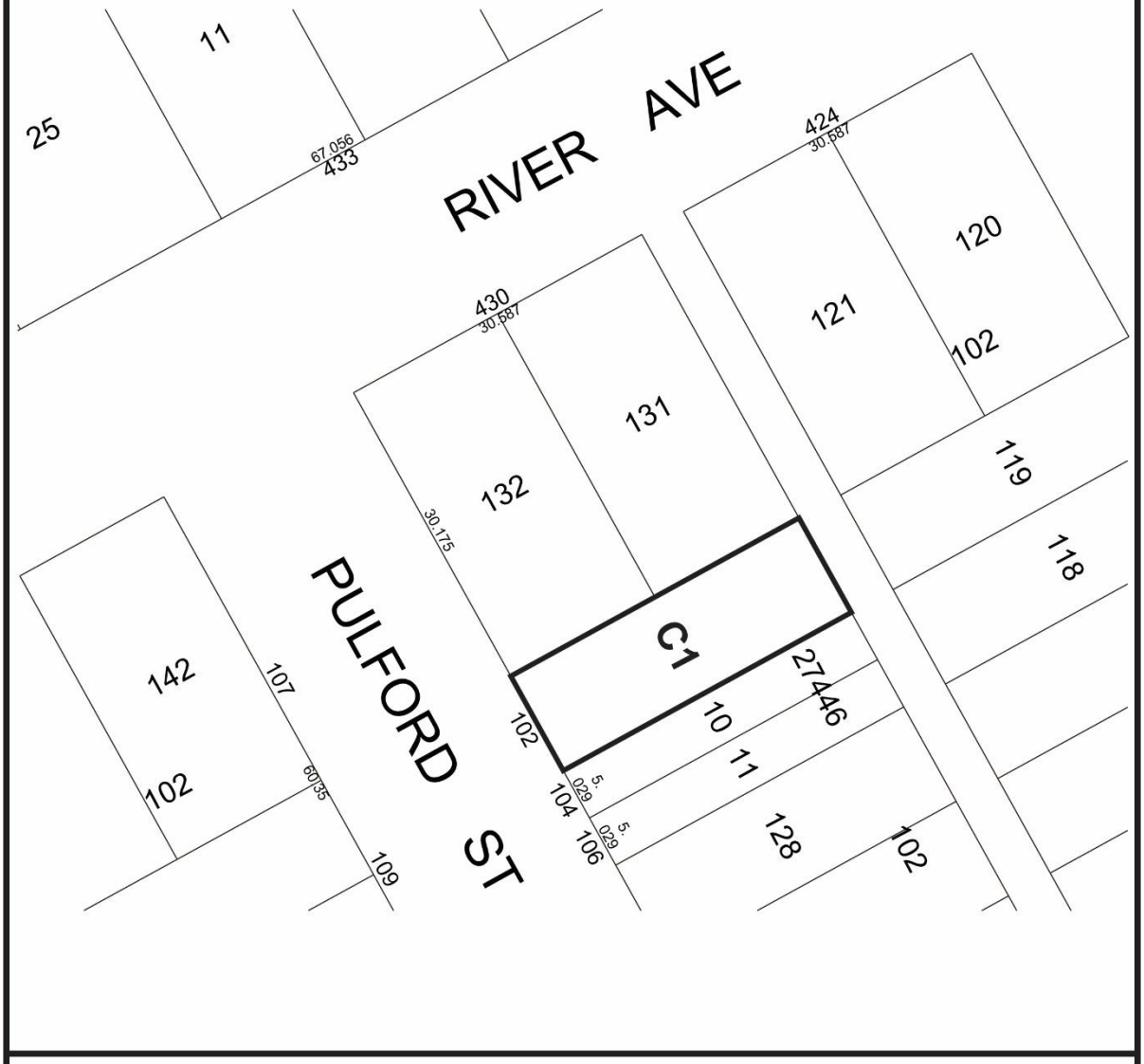
File No. **DAZ 205/2023**

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 102 Pulford Street from an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to a "C1" COMMERCIAL NEIGHBOURHOOD DISTRICT to allow the establishment of an office use.

Atlas Sheet No. **AB24 CITY CENTRE COMMUNITY**

N



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE C

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 102 PULFORD STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 205/2023. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I - Servicing Conditions

1) Water System Assessment

The Water and Waste Department has advised there is adequate water servicing for the proposed development based on the provided development plans. Additional review will be required by the Department should the plans of development change during the design process.

2) 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:

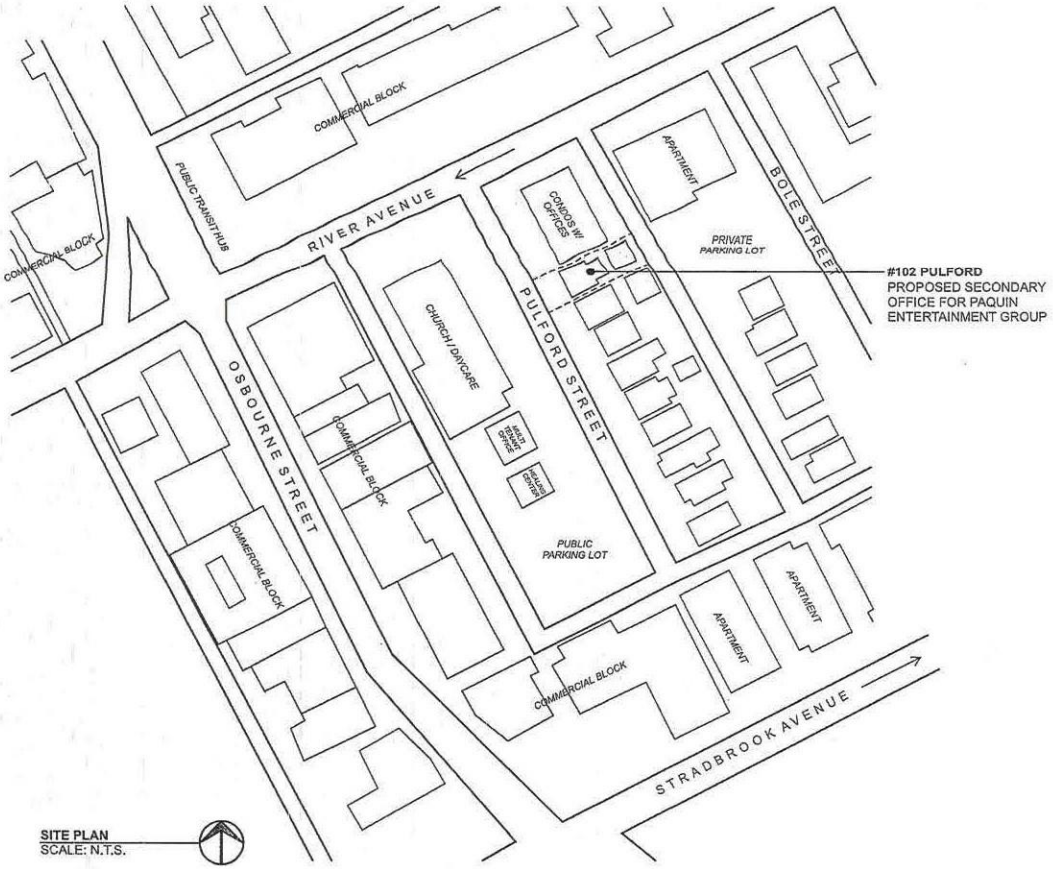
Administrative Co-ordinating Group
File No. DAZ 205/2023
May 9th, 2023

"*Original Signed by K. Kowalyk"*
K. Kowalyk, 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

APPENDIX A – Proposed Bylaw

Exhibit “6” referred to in File DAZ 205/2023



DRAWING LIST

A0	TITLE PAGE W/ SITE PLAN
A1	EXISTING HOUSE SITE PLAN W/ PROPOSED LANDSCAPING
A2	EXISTING FLOOR PLAN - MAIN LEVEL
A3	EXISTING FLOOR PLAN - 2ND LEVEL & BASEMENT
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS

SCOPE OF WORK
DRAWING SET IN SUPPORT OF RE-ZONING APPLICATION BY PAQUIN ENTERTAINMENT GROUP.
MAIN OFFICE: 468 STRADBROOK AVENUE, WINNIPEG, MB

PROPOSED REZONING: RESIDENTIAL 1 TO C1.

NEW PROPERTY
102 PULFORD STREET, WINNIPEG, MB
NEIGHBOURHOOD: RIVER-OSBORNE

LIVING AREA: 1570 SQFT
ASSESSED LAND AREA: 3,310 SQFT

rocke design
600 Clifton Street, Unit 1, Winnipeg, MB R3G 2X6
p. 204.284.7900
architectural interiors + space planning

Drawings are not to be scaled. Dimensions must be verified before work commences. Discrepancies, variances, or missing information is to be brought to the attention of the Consultant before work proceeds.

The structural systems and components must be approved by a Professional Engineer. Rocke Design assumes no liability for any failure in the structural system or any of its components.

Project:
Paquin Entertainment Group
102 Pulford Street
Winnipeg, Mb

Sheet Title: Title Page

Date: January 18, 2023

Scale:

Revisions:

Drawn By: T.R. / J.K.

PROJECT NORTH

Sheet #: A0

SMALLER CANOPY, LOWER MAINTENANCE TRESS



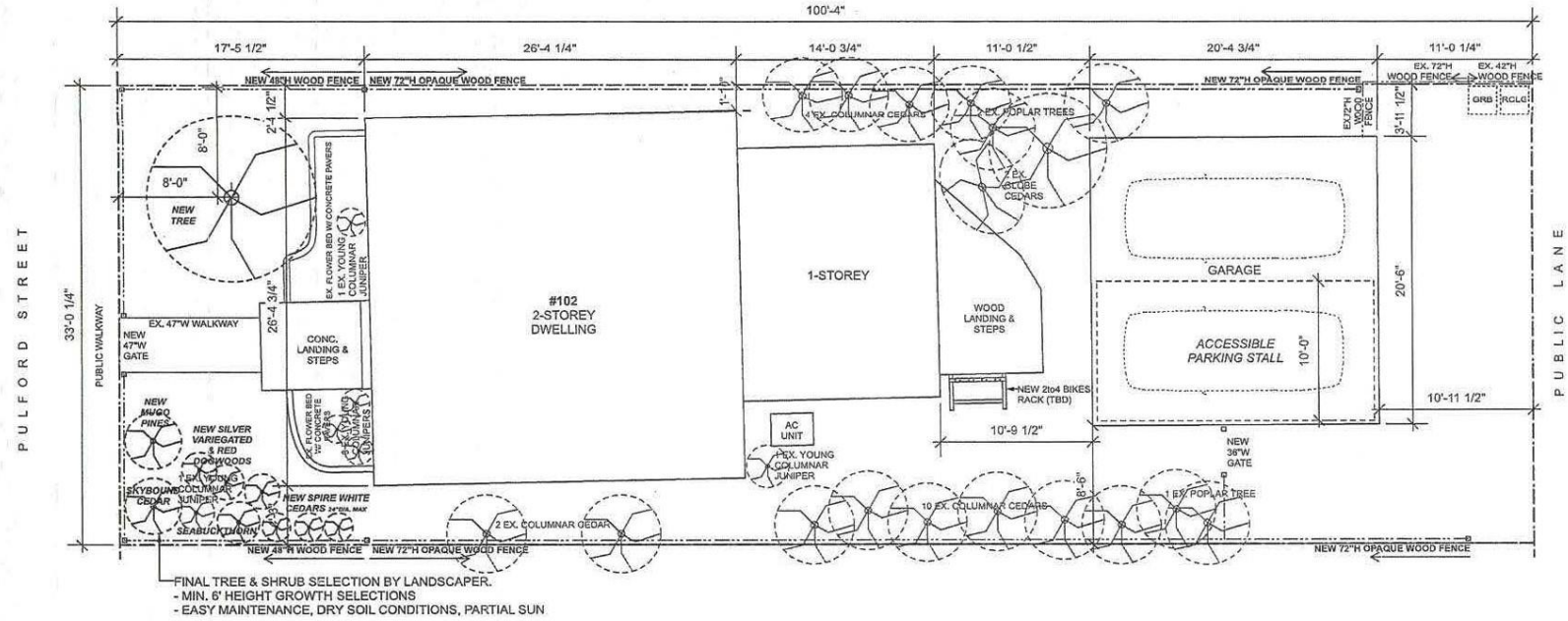
AMUR CHERRY



SHOWY MOUNTAIN ASH



JAPANESE TREE LILAC



FINAL TREE & SHRUB SELECTION BY LANDSCAPER.
- MIN. 6' HEIGHT GROWTH SELECTIONS
- EASY MAINTENANCE, DRY SOIL CONDITIONS, PARTIAL SUN

rocke design
600 Clifton Street, Unit 1, Winnipeg, MB R3G 2X6
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architectural interiors + space planning

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Project:
Paquin Entertainment Group
102 Pulford Street
Winnipeg, Mb

Sheet Title:
Existing Site Plan w/ Proposed Landscaping

Date: January 18, 2023

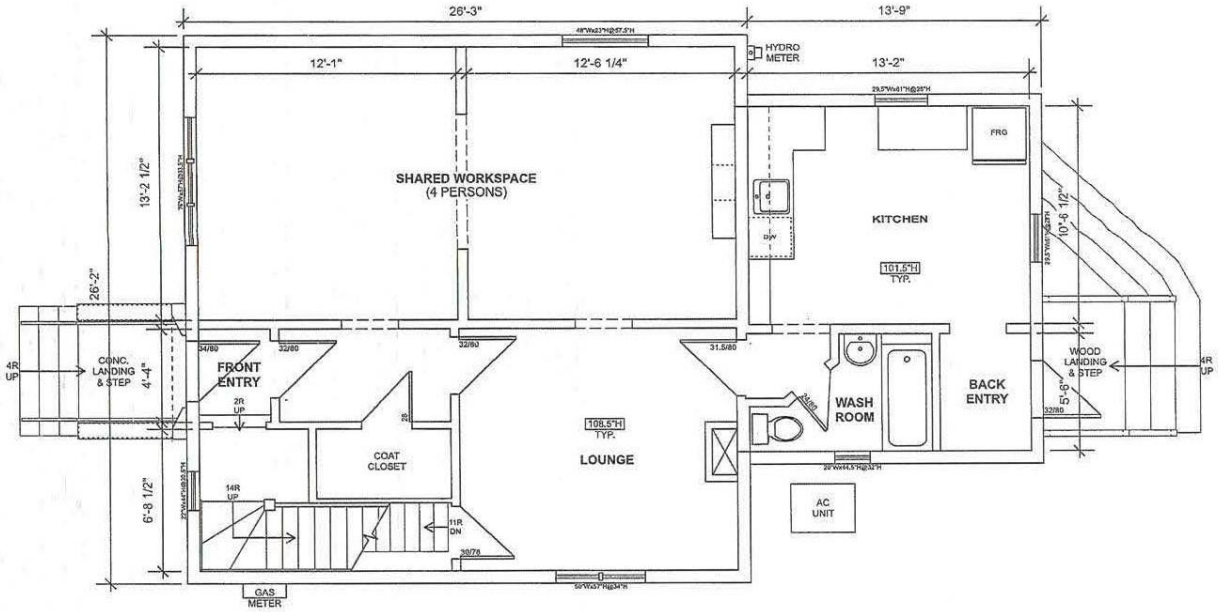
Scale: 1/8" = 1'-0"

Revisions:
02.22.2023 - REVISED W/ NEW WOOD FENCE & ADDED LANDSCAPING

Drawn By: T.R. / J.K.

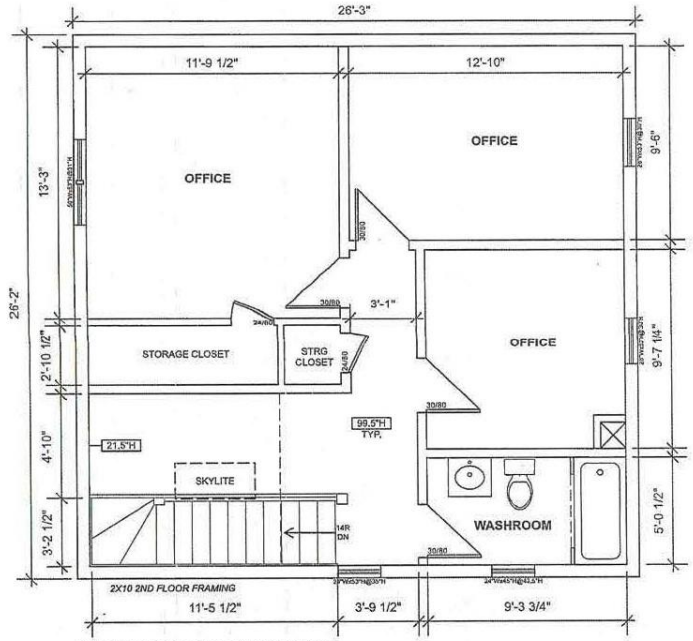
PROJECT NORTH

Sheet #: A1

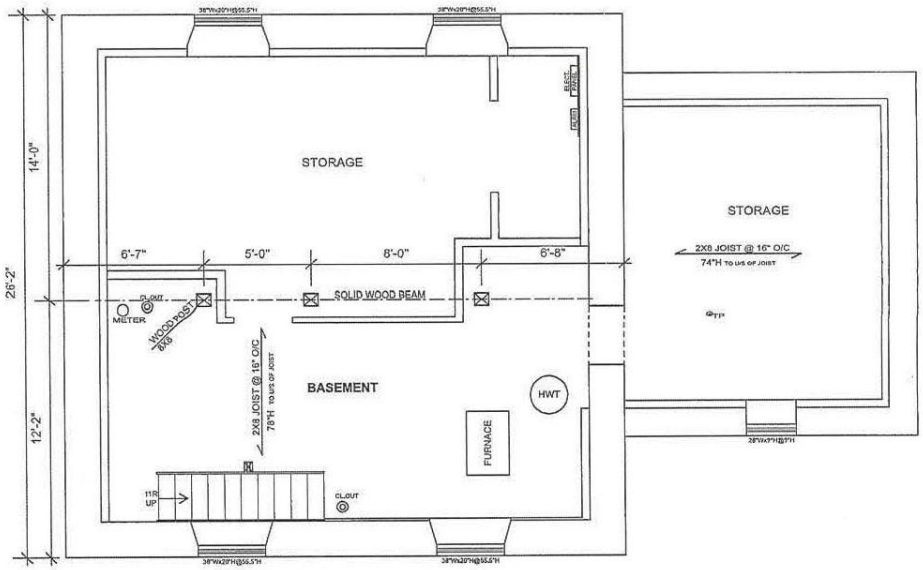


EXISTING FLOOR PLAN - MAIN LEVEL

rocke design 600 Clifton Street, Unit 1, Winnipeg, MB R3G 2X6 p. 204.284.7900 architectural interiors + space planning	Drawings are not to be scaled. Dimensions must be verified before work commences. Discrepancies, variances, or missing information is to be brought to the attention of the Consultant before work proceeds. The structural systems and components must be approved by a Professional Engineer. Rocke Design assumes no liability for any failure in the structural system or any of its components.	Project: Paquin Entertainment Group 102 Pulford Street Winnipeg, Mb	Sheet Title: Existing Floor Plan Main Level Date: January 18, 2023 Scale: 3/16" = 1'-0"	Revisions:	Drawn By: T.R. / J.K. PROJECT NORTH	Sheet #: A2



EXISTING FLOOR PLAN - SECOND LEVEL



EXISTING FLOOR PLAN - BASEMENT

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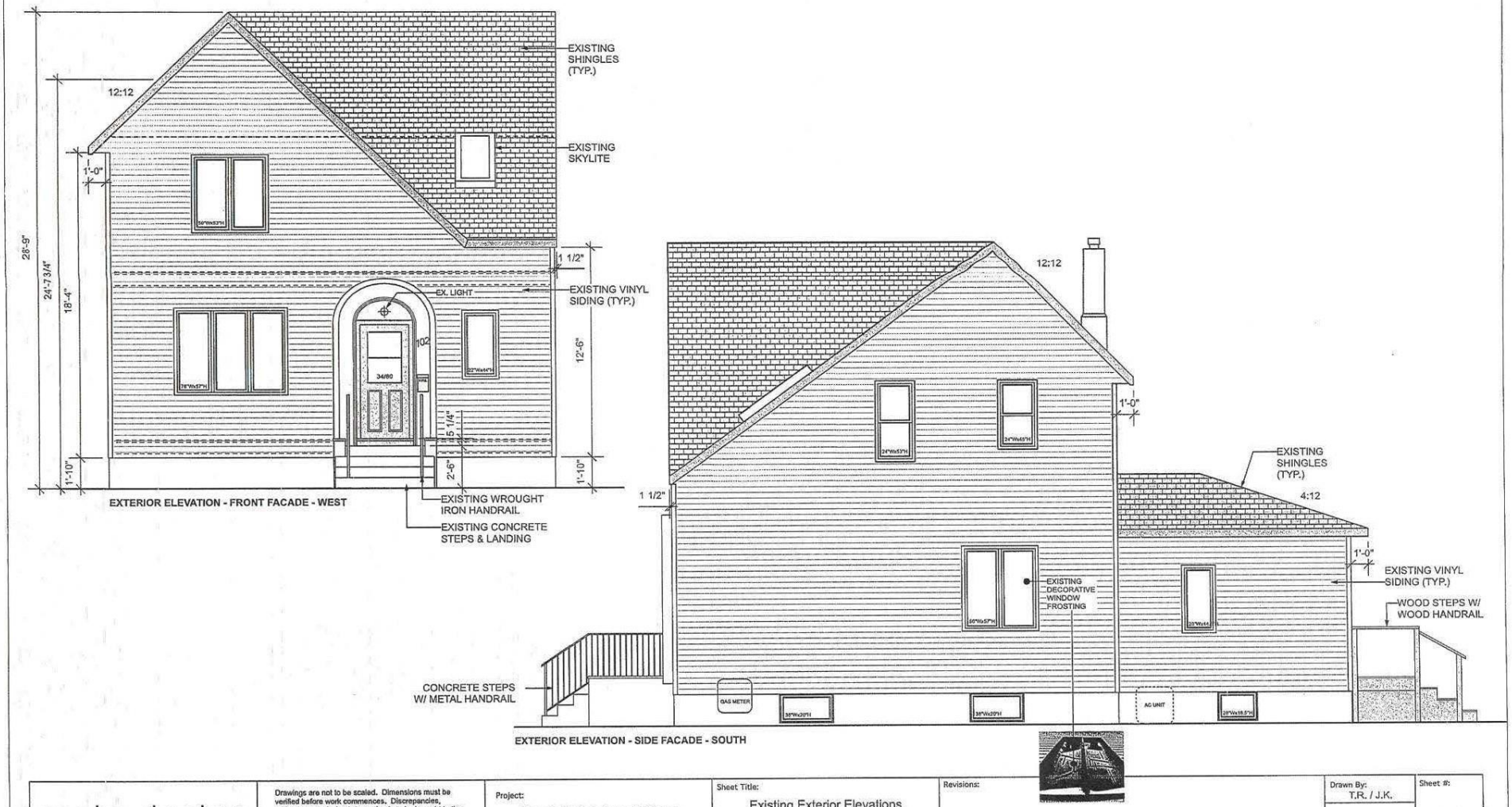

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Project:
Paquin Entertainment Group
102 Pulford Street
Winnipeg, Mb

Sheet Title:
Existing Exterior Elevations

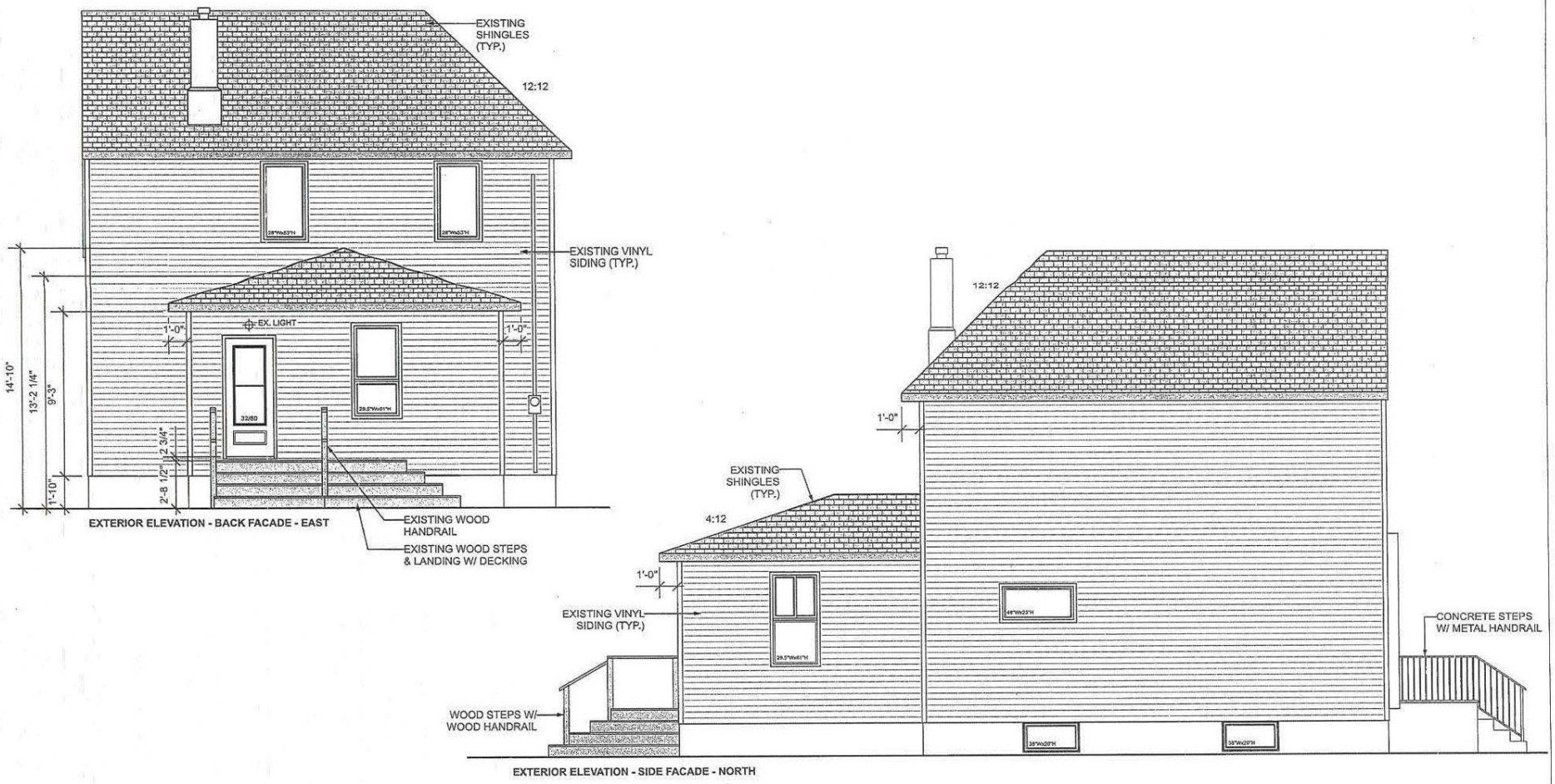
Date: January 18, 2023

Scale: 3/16" = 1'-0"

Revisions:

Drawn By:
T.R. / J.K.

Sheet #:
A4



rocke design 600 Clifton Street, Unit 1, Winnipeg, MB R3G 2X6 p. 204.284.7900 architectural interiors + space planning	Drawings are not to be scaled. Dimensions must be verified before work commences. Discrepancies, variances, or missing information is to be brought to the attention of the Consultant before work proceeds. The structural systems and components must be approved by a Professional Engineer. Rocke Design assumes no liability for any failure in the structural system or any of its components.	Project: Paquin Entertainment Group 102 Pulford Street Winnipeg, Mb	Sheet Title: Existing Exterior Elevations Date: January 18, 2023 Scale: 3/16" = 1'-0"	Revisions:	Drawn By: T.R. / J.K.	Sheet #: A5