Minutes – Executive Policy Committee – December 5, 2023

Report – Standing Policy Committee on Property and Development – November 22, 2023

Item No. 7 Rezoning – 775 Cambridge Street
(River Heights-Fort Garry Ward)
File DAZ 212/2023 [c/r DAV 156988/2023D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 212/2023 by rezoning the subject land to a "C1 PDO-1 Airport Vicinity" Commercial Neighbourhood District, in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated November 15, 2023 and attached as Schedule "C" to this report, subject to the following conditions:

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

        i. That in the event the property is redeveloped, 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 (the "Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

        ii. That the following uses shall be deemed Conditional Uses:

            a. Restaurant
            b. Animal hospital or veterinary clinic
            c. Kennel

Report – Standing Policy Committee on Property and Development – November 22, 2023

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated October 18, 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 the Development Application (the "Dedication fee"), 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.

Report – Standing Policy Committee on Property and Development – November 22, 2023

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

6. That Development Application No. DAZ 212/2023 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.

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

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

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

10. 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 212/2023.

Report – Standing Policy Committee on Property and Development – November 22, 2023

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On November 22, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 15, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

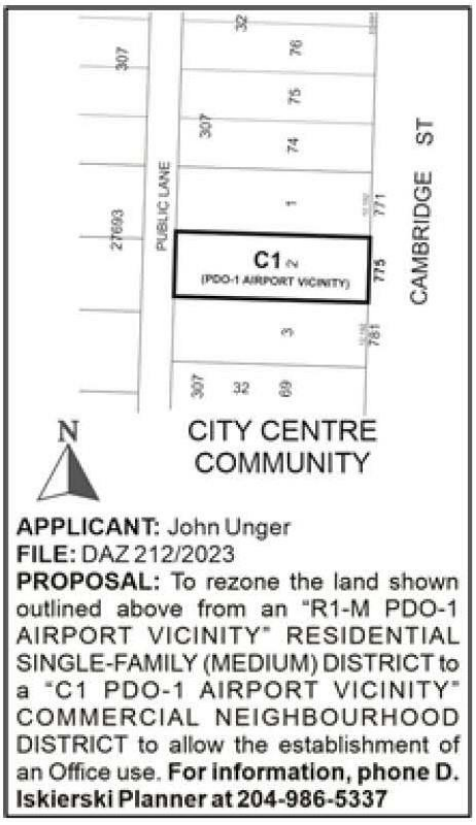
File: DAZ 212/2023

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

Public Hearing: November 15, 2023
Council Building, 510 Main Street

Applicant: John Unger

Subject:



Premises Affected: 775 Cambridge Street

For submission to: The Standing Policy Committee on Property and Development

Prepared by: Karly Dolski, Committee Clerk
City Centre Community Committee

Report date: November 15, 2023

Community Committee Recommendation:

On November 15, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 212/2023 by rezoning the subject land to a "C1 PDO-1 Airport Vicinity" Commercial Neighbourhood District, in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated November 15, 2023 and attached as Schedule "C" to this report, subject to the following conditions:

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

        i. That in the event the property is redeveloped, 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 (the "Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

        ii. That the following uses shall be deemed Conditional Uses:

            a. Restaurant
            b. Animal hospital or veterinary clinic
            c. Kennel

    B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated October 18, 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 the Development Application (the "Dedication fee"), 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 212/2023 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.

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

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

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

10. 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 212/2023.

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

1. The proposal is consistent of course with Complete Communities 2.0. The site has a long history of commercial uses. I know because I've long since been at the Pan Am Pool, now Pan Am Clinic, and looked across at what is now a church but it used to be a convenience store. I know because I used to represent the area as a school trustee, my first elected office.

2. The building is not a residential use now, and it has not been for some time. The proposal that's before me includes site improvements, including the fencing to buffer to and really be protective in a way know that perhaps isn't now to the residents that is surrounding. I know the residents will not be happy with this decision today and I would say that there is no evidence to support economic losses on houses, Madame Chair, that there has been a strong south River Heights property value uplift in the past recent years, but I realize in deciding this today that will fall short to some of those fears.

3. In terms of the building being generally consistent with design policies, I agree with. We have a library, we have dynamic street endcaps on Grant, and there's a long history of that in both Osborne Village and Earl Grey, all across the city as we heard from the Public Service.

4. For those reasons, the long history of commercial uses, that the building is not a residence any more and for decades has not been a residence, in addition to some additional protection for the abutting residential uses that are there that I believe have been co-existing for a long time. The landscaping, the paving, for those reasons I'm supportive of the application.

Objections under the Charter:

Total number of valid objections as per section 125(2) – 10

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated August 25, 2023
2. Notification of Public Hearing dated October 10, 2023
3. Manitoba Status of Title 2387832/1
4. Letter of authorization dated January 13, 2023 from Randy Dueck and John Reimer-Epp, FAITHWORKS 4 U INC., to John Unger
5. Surveyor's Building Location Certificate and sketch dated February 2 and 13, 2023
6. Plans (15 pages)
7. Report from the Urban Planning Division dated October 20, 2023
8. Inspection Report
9. Communication dated November 10, 2023, from Josef Bima in opposition to the application
10. Petition in opposition to the application purporting to contain 10 signatures, submitted by Josef Bima at the public hearing
11. Recording of Representations

REPRESENTATIONS:

In Support:

Randy Dueck
John Reimer-Epp
John Unger

In Opposition:

Josef Bima
Nina Bima
Roy Bowkett
Elaine Deserranno
Kevin Deserranno
Vera Hrycenko
Lloyd Penner
Oksana Rozumna
Charlene Van Walleghem
Dave Van Walleghem

For Information:

Nil

For the City:

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

Exhibit "7" referred to in File DAZ 212/2023

ADMINISTRATIVE REPORT

Title: DAZ 212/2023 – 775 Cambridge Street

Issue: For consideration at the public hearing for a rezoning to "C1" Commercial Neighbourhood to convert an existing place of worship to an office.

Critical Path: City Centre 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, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 212/2023 by rezoning the subject land to a "C1 PDO-1 Airport Vicinity" Commercial Neighbourhood District, in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated November 15, 2023 and attached as Schedule "C" to this report, subject to the following conditions:

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

        i. That in the event the property is redeveloped, the Owner must submit plans showing the location and design of any and all proposed:

            - buildings;
            - accessory parking areas;
            - private approaches;
            - garbage enclosures;
            - fencing;
            - landscaping; and

- free-standing signage

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

ii. That the following uses shall be deemed Conditional Uses:

a. Restaurant

b. Animal hospital or veterinary clinic

c. Kennel.

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated October 18, 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 the Development Application (the "Dedication fee"), 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 212/2023 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.

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

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

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

10. 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 212/2023.

REASON FOR THE REPORT

- The applicant is proposing to rezone 775 Cambridge from Residential Single-Family Medium (R1-M) to Commercial Neighbourhood (C1).
- 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 2045 POLICY ALIGNMENT

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.

City Building 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 healthy food, daily needs, employment, education, recreation, and green infrastructure.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

4.1 Increase Strategic Infill Development That Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

4.2 Ensure New Areas of Growth are Designed According to the Principles of Complete Communities

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, RPP, MCIP.
Date:	October 20, 2023
File No.	DAZ 212/2023

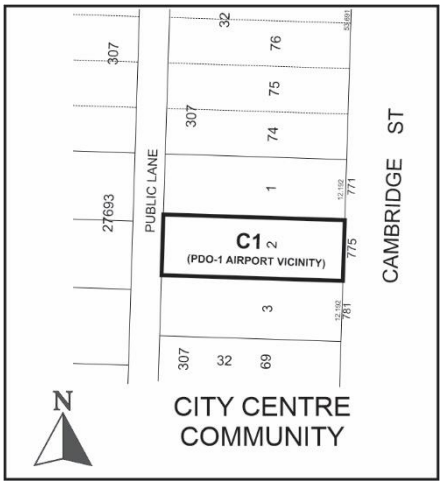
List of Schedules and Attachments

- Schedule A – Planning Discussion.
- Schedule B – Report of the Administrative Coordinating Group.
- Schedule C for File no. DAZ 212/2023
- Appendix B – Proposed By-law.

Schedule A

DATE:	November 15, 2023
FILE:	**DAZ 212/2023**
RELATED FILES:	DAV 23-156988/D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.628 South River Heights

SUBJECT:	Rezoning from “R1-M” to “C1”
LOCATION:	775 Cambridge Street
LEGAL DESCRIPTION:	LOT 2 PLAN 27693 46 ST B



APPLICANT:	John Unger 500 Shaftesbury Blvd Winnipeg, MB R3P 2N2
OWNER:	Faithworks 4 U Inc. 775 Cambridge St Winnipeg, MB R3M 3G3

HISTORY

- In 2009, a Conditional Use was approved to establish a place of worship on the subject property.
- In 2017, Conditional Use and Variance applications were approved to expand the existing place of worship on the subject property.

SITE DESCRIPTION

- The subject property is located on the west side of Cambridge Avenue, in the South River Heights neighbourhood of the River Heights - Fort Garry ward.
- The site is designated Established Neighbourhood – Mature Community under the *Complete Communities Direction Strategy 2.0.* The property is zoned "R1-M" Residential Single-family (medium).
- The property is 40 feet wide and 120 feet deep with a total lot area of 4,817 square feet. The subject property currently contains a place of worship with vehicular access from the back lane.

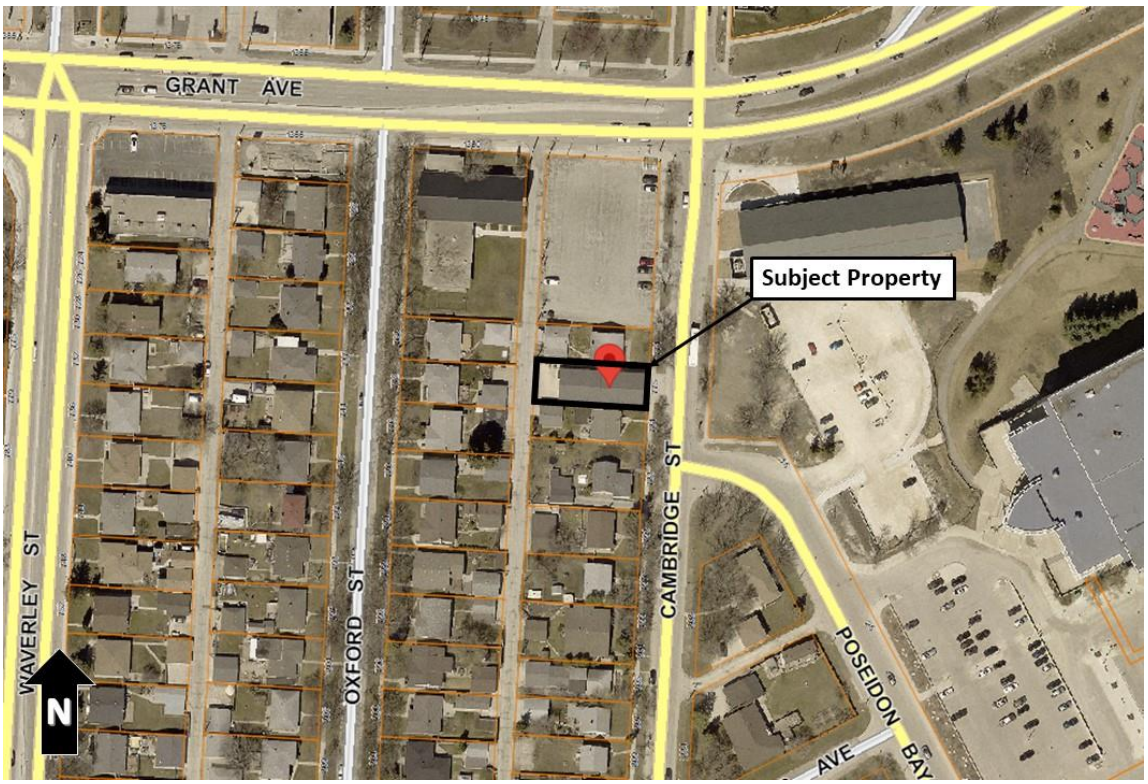


Figure 1: Air Photo Map of Property and Surrounding Area *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Office zoned "C1," and surface parking lot zoned "R1-M," then Grant Avenue.

South: Single-family dwellings zoned "R1-M," then Mathers Avenue.

East: Cambridge Street, then Pan Am Pool, Grant Park High School, and Grant/Nathaniel Athletic Grounds zoned “PR3.”

West: Public lane, then single-family dwellings zoned “R1-M” on Oxford Street.

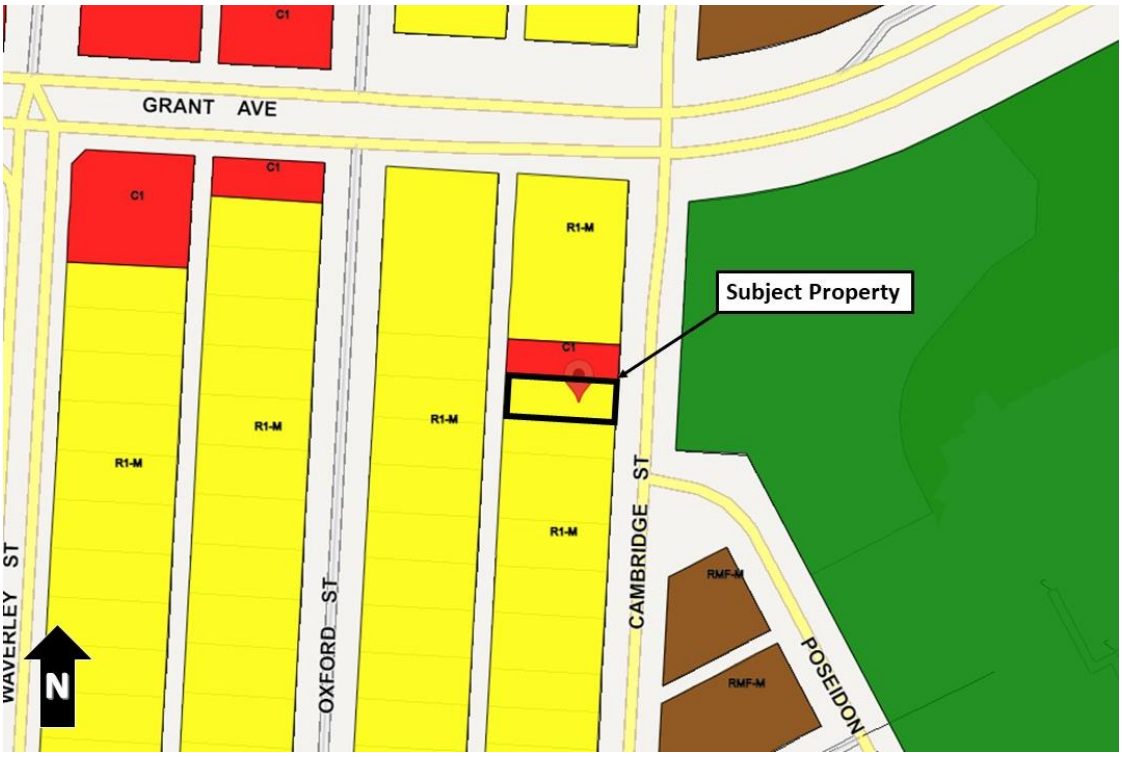


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject property from “R1-M” Residential Single-family (medium) to “C1” Commercial Neighbourhood for the purpose of converting the existing building to a future office use.
- The single-storey building has 5-foot side yards on both sides, and a 5-foot front yard.
- Parking is located at the rear, accommodating four vehicular stalls. The applicant is proposing to replace the gravel with asphalt as part of this application, to comply with the Zoning By-law.
- Front yard landscaping planters, south side yard landscaping to buffer the parking, and a 6-foot fence along the south side yard are also proposed additions as part of this application.
- In addition to the rezoning, Variances related to the south side yard setback and parking area are required. Information on the required Variances can be found in the Administrative Report under file DAV 23-156988/D.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

- The applicant contacted the Planning, Property and Development department prior to the submission of the rezoning application. The applicant indicated their intent to rezone the property to assist with the sale of the property.
- The Department was supportive of their rezoning application, and requested the provision of buffering/fencing to the residential use, paving the gravel parking area, and adding planters for landscaping in the front yard. The applicant adhered to the requests of the Department.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The City of Winnipeg's development plan, *OurWinnipeg*, and its citywide secondary plan, the *Complete Communities Direction Strategy 2.0* (CCDS 2.0), lay out the framework for how our City will grow over the next 25 years and how all other plans and City Council decisions must be consistent with it. The subject site is designated "Established Neighbourhood - Mature Community" under CCDS 2.0 and applicable goals and policies that apply to the proposal are noted below.

Goal 2

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.

Building design

2.5 Encourage a variety of architectural styles.

2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.

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;

c. Human scaled signage; and

d. Decorative lighting, awnings, benches and other pedestrian oriented amenities.

Massing and scale

2.12 New development should respect and complement the existing character of the built form of surrounding properties.

2.14 Avoid buildings that create long blank walls facing public streets.

Parking and loading

2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:

a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;

b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and

c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.

2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.

2.18 Strongly discourage locating surface parking lots between streets and building fronts.

Site design

2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

Goal 4

4.0 Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.

General policies

4.2 In order to protect the vitality and viability of existing commercial areas, encourage the redevelopment and infill of existing commercial areas as the preferred method of accommodating new commercial development.

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.

Mature Communities policies

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 lot fronting a collector or arterial street;

b. The property abuts an existing commercial use on a collector or arterial street;

c. Immediately adjacent uses render the subject property unsuitable for residential development; or

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

4.11 Conserve traditional, fine-grained commercial store fronts where possible.

Summary

The proposal is consistent with CCDS 2.0 in the following ways:

- The site abuts an existing commercial use to the north (a chiropractic clinic).
- The building is currently a non-residential use (a place of worship) and was not designed to accommodate residential uses.

- Prior to the establishment of the place of worship, the property operated for several years as a grocery store/deli.
- The proposal will repurpose an existing building in a location that meets the criteria for approving new commercial zoning.
- The proposal includes site improvements including fencing to buffer the abutting residential use, front yard landscaping, and paving of the rear gravel parking area.
- The existing building is generally consistent with the design policies for Mature Communities, inclusive of a front entrance at grade and ground floor glazing facing Cambridge Street, as well as cultured stone and vertical siding on the front façade.

REZONING

- The applicant is proposing to rezone the lands to “C1” from its existing “R1-M” zoning to legally establish a commercial office use. Commercial uses are not permitted in “R1.”
- The “C1” 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.
- The future tenant of the commercial space is not known, but this property has functioned as a commercial/non-residential property for a number of years and the applicant indicated that prospective buyers were primarily interested in using the property for commercial purposes, not residential.
- The proposed rezoning application is considered compatible with the surrounding area given it makes use of the existing building and meets multiple of the *CCDS 2.0* criteria for establishing new commercial zoning in a Mature Community.

REASONS FOR RECOMMENDATIONS

The Urban Planning Division recommends **approval** of the application for the following reasons:

- The proposed rezoning is consistent with Complete Communities 2.0 criteria for approving new commercial locations by expanding an existing commercial node on a collector street and by accommodating commercial uses in a building that was not designed to accommodate residential uses;
- The proposal generally conforms with the Complete Communities 2.0 design polices for Mature Communities; and
- The conversion of an existing building for future commercial use on a lot that has been used for non-residential uses for many years will minimize the environmental and visual impacts of redevelopment and is complementary to the existing character of the area.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: Shaylyn Costello, RPP, MCIP.
DAZ File Number: 212/2023

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 775 CAMBRIDGE STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 212/2023. 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) 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 212/2023
October 18th, 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

SCHEDULE C FOR FILE NO. DAZ 212/2023, CITY CENTRE COMMUNITY COMMITTEE, NOVEMBER 15, 2023

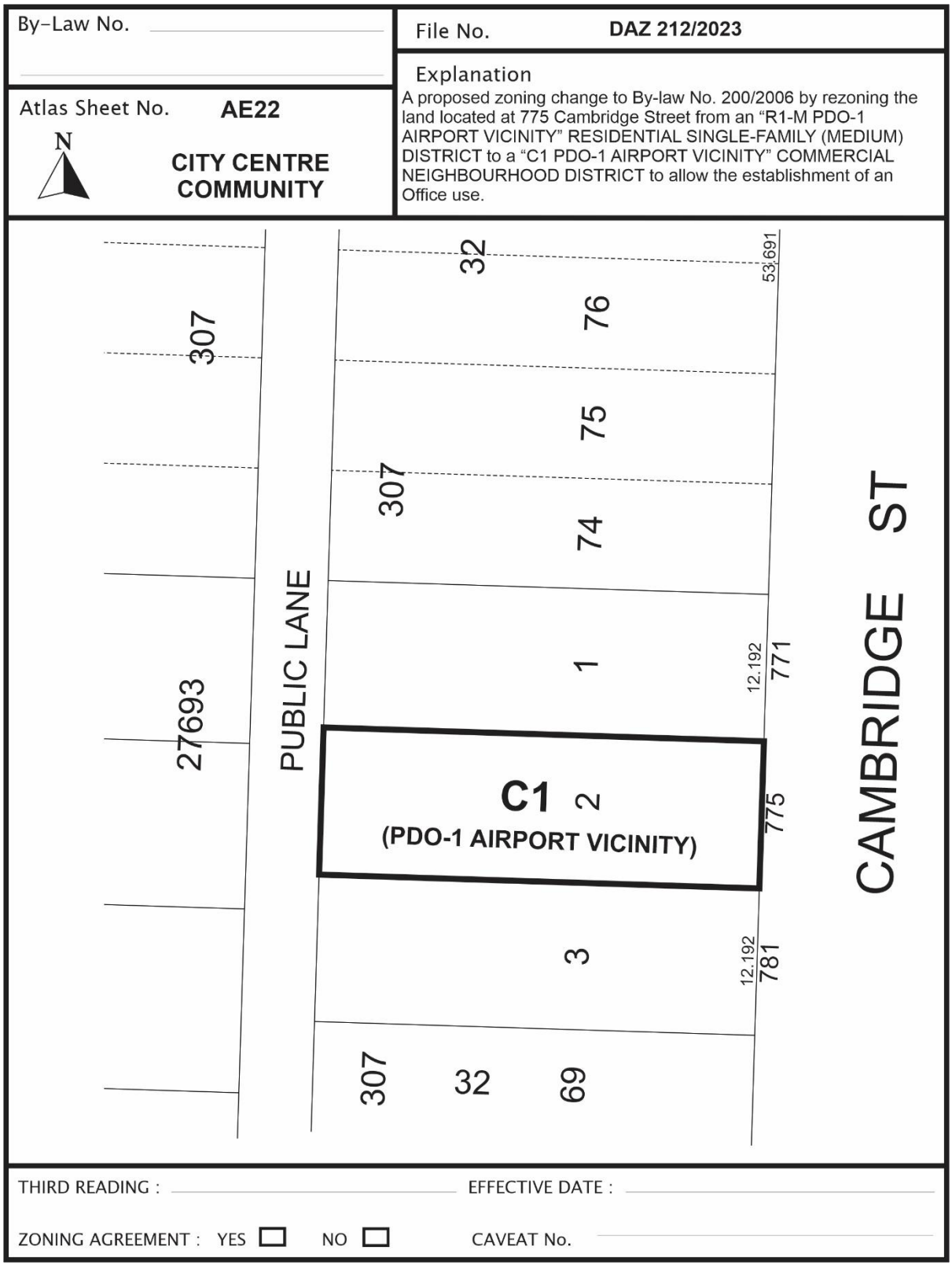
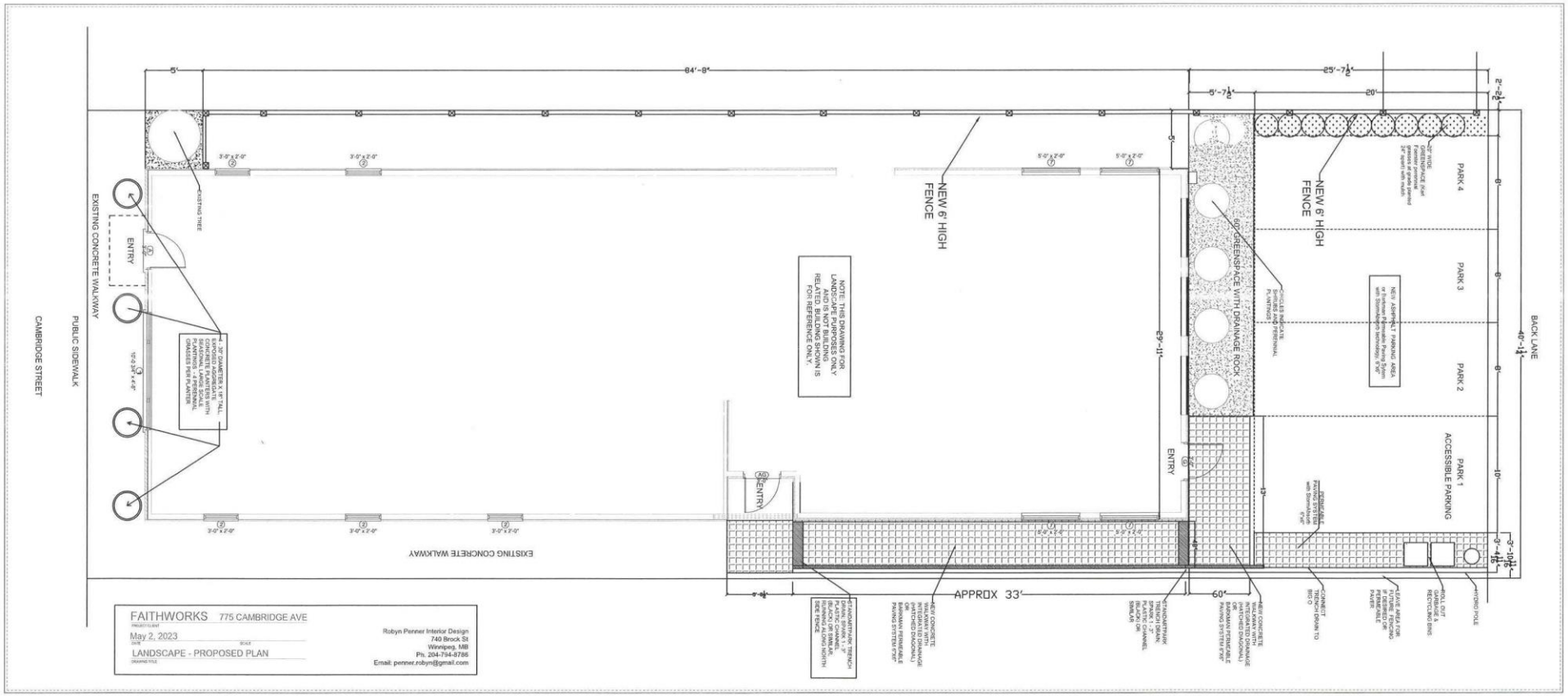
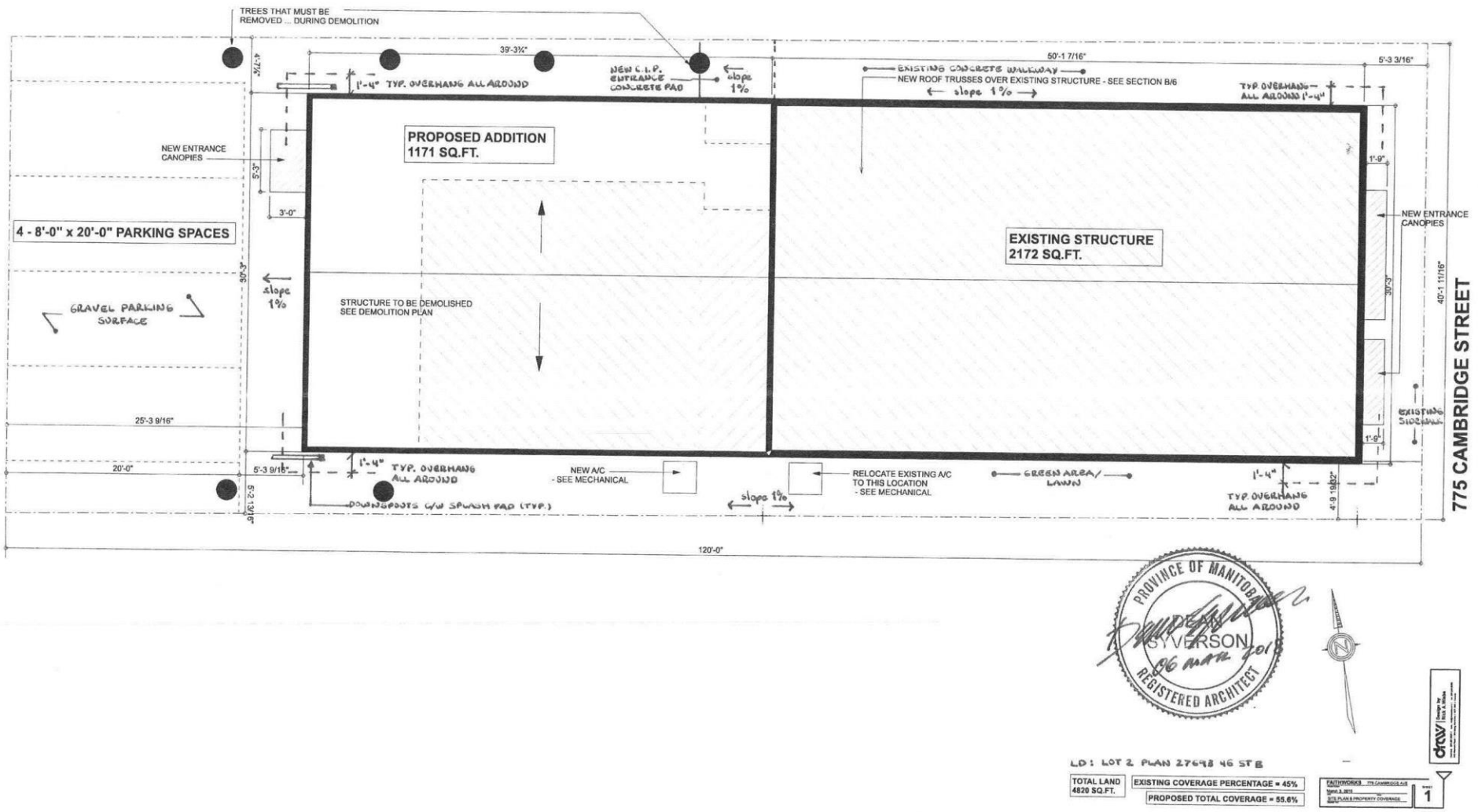
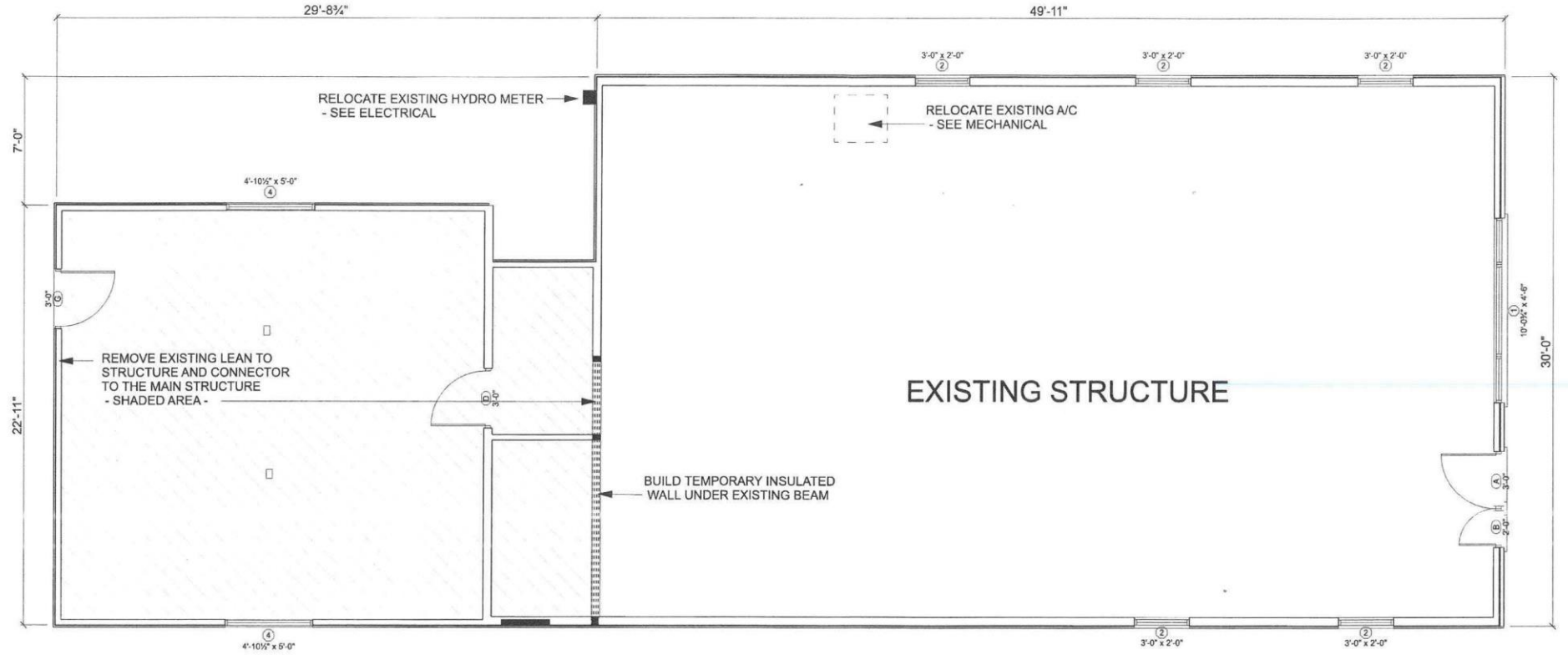


Exhibit “6” referred to in File DAZ 212/2023



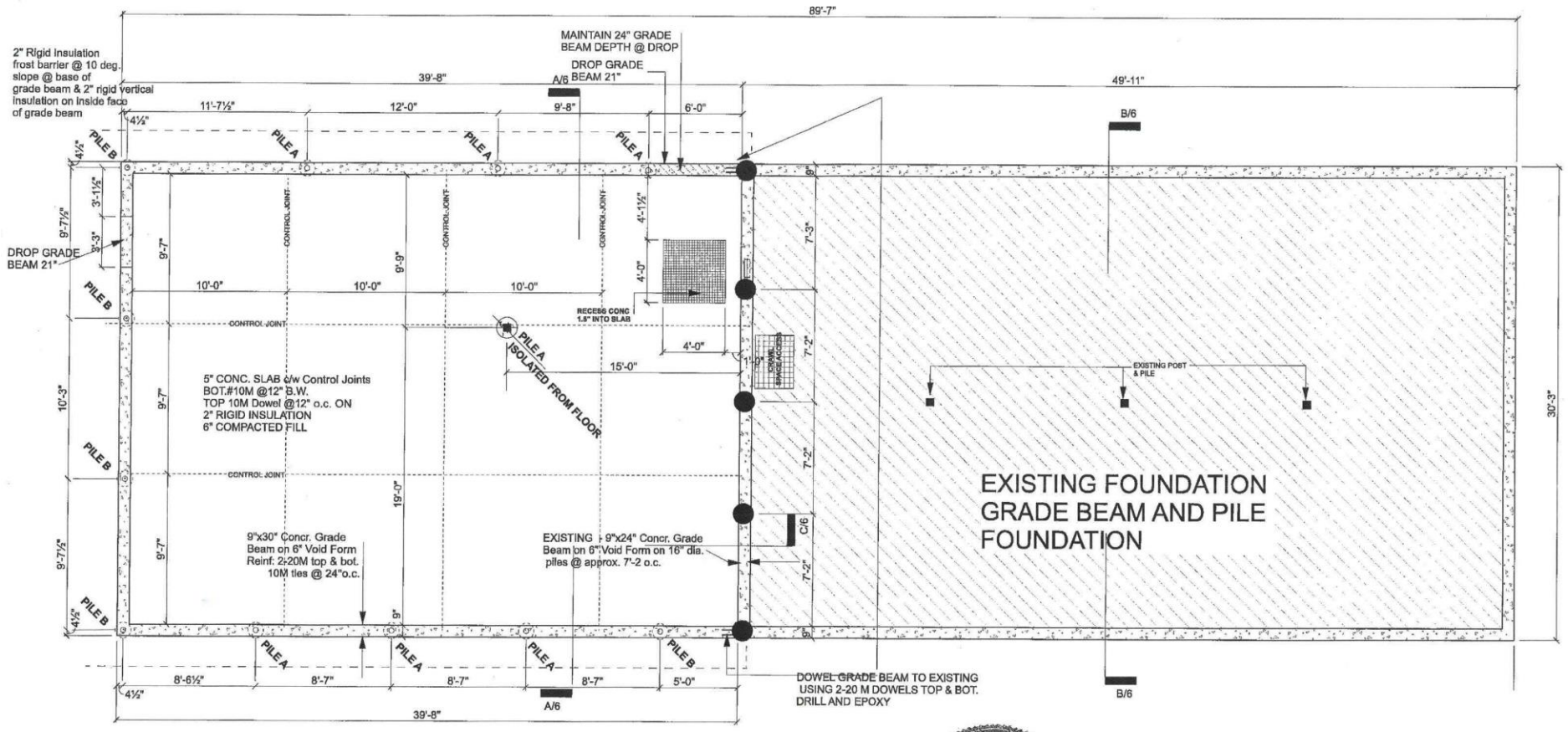

TREES THAT MUST BE REMOVED ... DURING DEMOLITION
39'-3½"
1'-4" TYP. OVERHANG ALL AROUND
NEW C.I.P. ENTRANCE CONCRETE PAD
slope 1%
50'-1 7/16"
EXISTING CONCRETE WALKWAY
NEW ROOF TRUSSES OVER EXISTING STRUCTURE - SEE SECTION B/6
slope 1%
TYP. OVERHANG ALL AROUND 1'-4"
5'-3 3/16"
PROPOSED ADDITION 1171 SQ.FT.
NEW ENTRANCE CANOPIES
4 - 8'-0" x 20'-0" PARKING SPACES
EXISTING STRUCTURE 2172 SQ.FT.
NEW ENTRANCE CANOPIES
GRAVEL PARKING SURFACE
STRUCTURE TO BE DEMOLISHED SEE DEMOLITION PLAN
slope 1%
775 CAMBRIDGE STREET
25'-3 9/16"
20'-0"
5'-3 9/16"
1'-4" TYP. OVERHANG ALL AROUND
NEW A/C - SEE MECHANICAL
RELOCATE EXISTING A/C TO THIS LOCATION - SEE MECHANICAL
GREEN AREA/ LAWN
1'-4" TYP. OVERHANG ALL AROUND
DOWNSPOUTS C/W SPLASH PAD (TYP.)
slope 1%
120'-0"
PROVINCE OF MANITOBA
STIVERSON
06 MAR 201
REGISTERED ARCHITECT
LD: LOT 2 PLAN 27698 46 ST E
TOTAL LAND 4820 SQ.FT.
EXISTING COVERAGE PERCENTAGE = 45%
PROPOSED TOTAL COVERAGE = 55.6%
FAITHWORKS
1



DEMOLITION PLAN

PROVINCE OF MANITOBA
DEAN
SIVERSON
06 MAR 2018
REGISTERED ARCHITECT

FAITHWORKS 775 CAMBRIDGE AVE
March 3, 2018
DEMOLITION
SHEET 2



Revised Pile Plan
April 10 / 2018

PROVINCE OF MANITOBA
V. J. TANNER
Member
4421
REGISTERED PROFESSIONAL ENGINEER
Apr 10 / 2018

PILE A - Postech mo# P312L20-16-16-16
99kN (22.3 klp) SLS @ 10,800 N-m

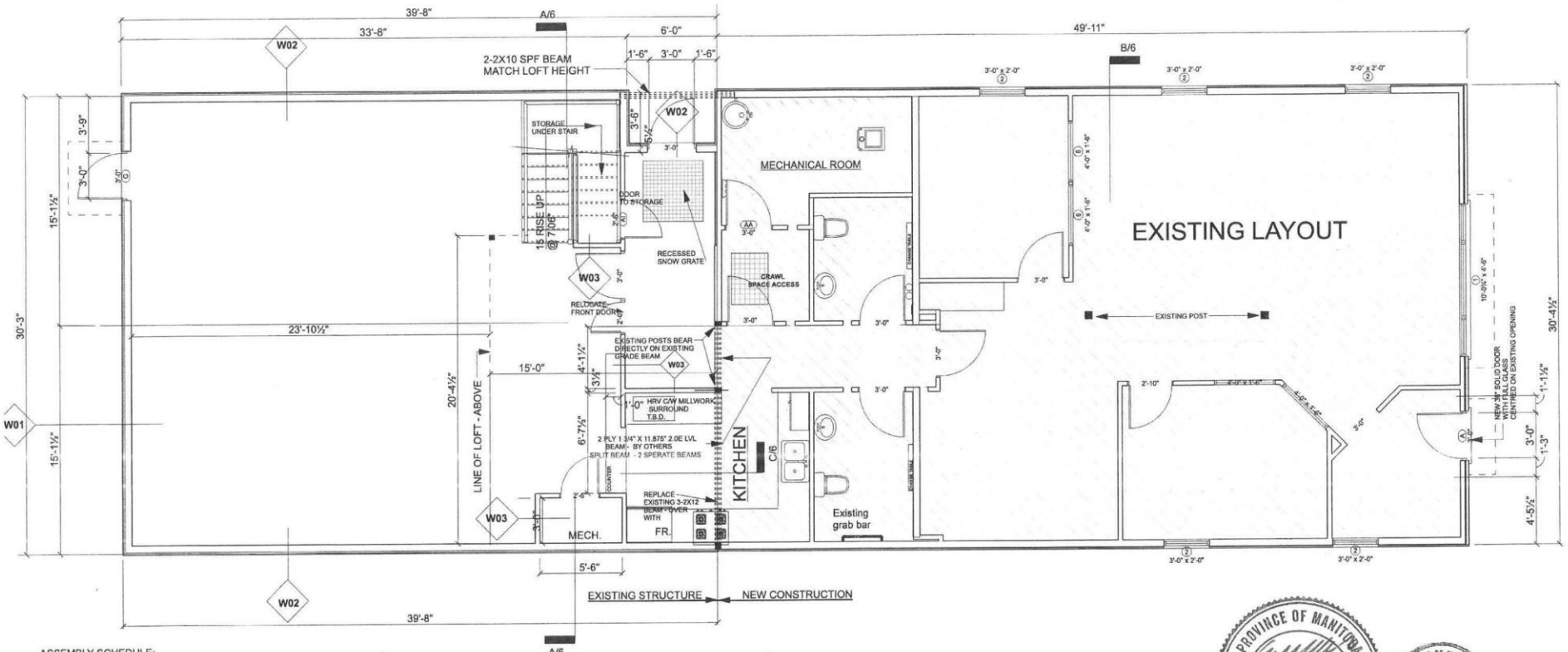
PILE B - Postech mo# P312L20-15-16-16
73 kN (16.4 klp) SLS @ 7,970 N-m

GRADE BEAM AND FLOOR SLAB 20MPa @ 28 DAYS, CEMENT GU, NORMAL AIR, 20MM AGGREGATE

NOTE: MATCH WIDTH OF BUILDING WIDTH TO ACTUAL EXISTING GRADE BEAM

drew | Design by Rick A. Wilkie

FAITHWORKS 775 CAMBRIDGE AVE
April 10, 2018
FOUNDATION PLAN
SHEET 3



ASSEMBLY SCHEDULE:

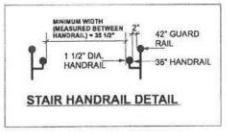
W01 - Exterior Wall- Conbustible Construction (Reff 5.05)
O.S. finish as per elev.
Building wrap ; 2" XPS
7/16" OSB sheathing
2x8 @16"o.c.wood stud c/w R28 Batt insulation
V.B.
1/2 GWB

or

W01a - (Reff 4.81) O.S. finish as per elev.
Building wrap ; 3" semi rigid roxul (cont.)
7/16" OSB sheathing
2x8 steel stud @ 16"o.c. c/w R28 mineral wool
V.B.
1/2 GWB

W02 - Exterior Wall - Non Conbustible Construction (Reff 5.00286) (1 Hr FRR)
O.S. finish as per elev.
Building wrap ; 3" semi rigid roxul (cont.)
Ext 5/8" type X GWB
2x8 steel stud 800S162-43 @ 16"o.c.with 800T200-43 track fastened with Hilti #10 Kwik-Pro self drillin screws
c/w R28 mineral wool
V.B.
2 layers 5/8" Type X GWB

W03 - Interior Wall (typ.)
1/2" GWB
2x4 stud @ 16"o.c.8 steel stud @ 16"o.c. c/w R28 mineral wool
1/2" GWB



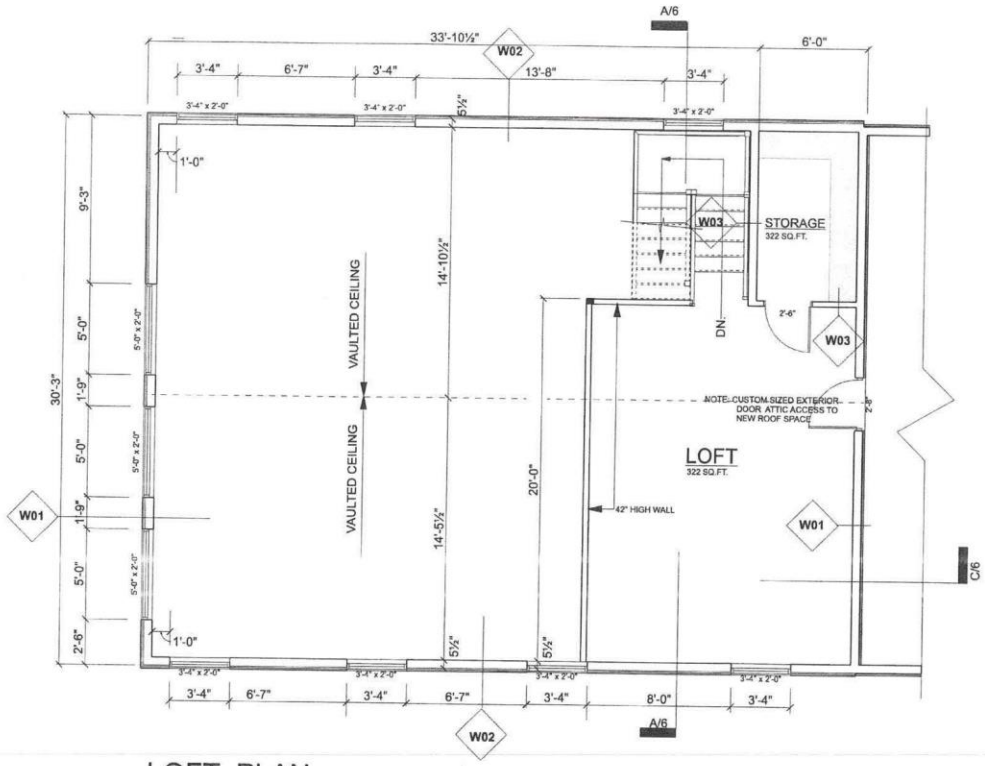
STAIR HANDRAIL DETAIL

NOTE: ALL CONSTRUCTION TO BE IN CONFORMANCE WITH MBC 2011 AND AMMENMENTS, PART 3 RESIDENTIAL OCCUPANCY.
LOFT FLOOR LIVE LOAD 100 PSF, 10 PSF DEAD LOAD.
ROOF SNOW LOAD 36.0 PSF, 15 PSF DEAD LOAD,
WIND LOAD q 1/50 = 0.45 kPa (9.4 psf.)

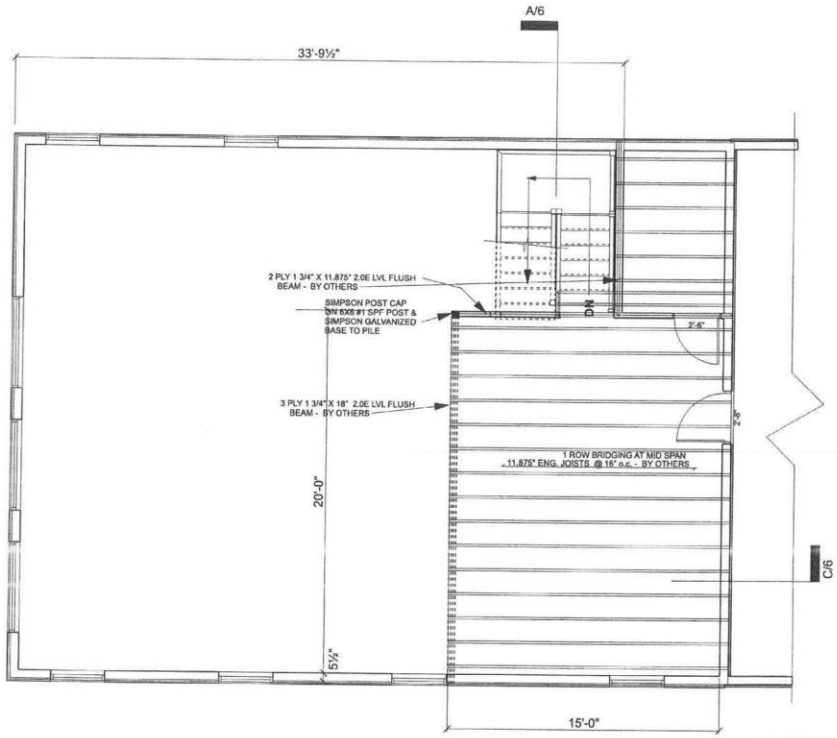
PROVINCE OF MANITOBA
DEAN SYVERSON
06 MAR 2018
REGISTERED ARCHITECT

PROVINCE OF MANITOBA
R. J. TANNER
Member
4421
REGISTERED PROFESSIONAL ENGINEER
Mar 05/ 2018

FAITHWORKS 775 CAMBRIDGE AVE
March 5, 2018
MAIN FLOOR
SHEET 4



LOFT PLAN



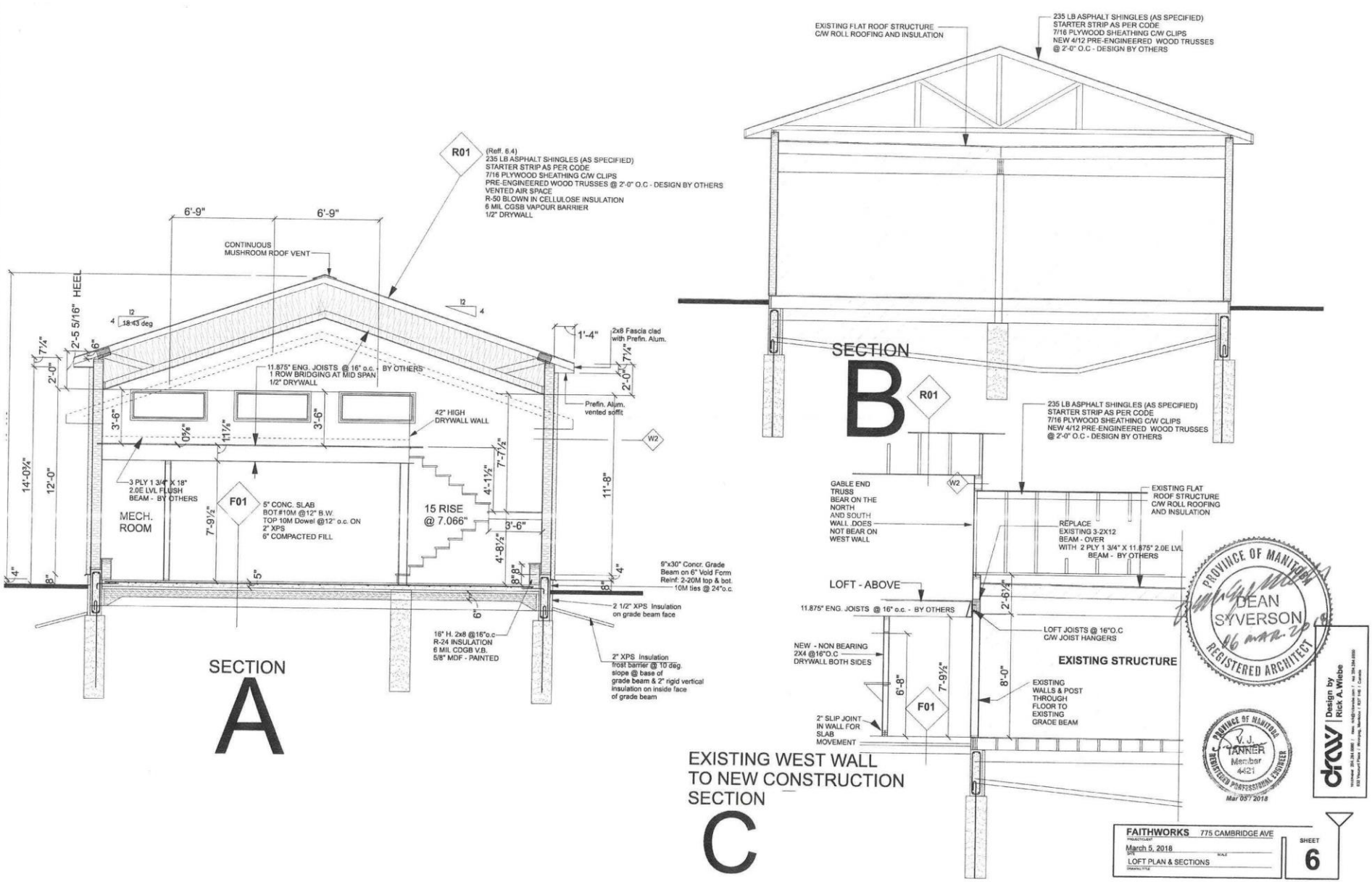
LOFT JOIST LAYOUT

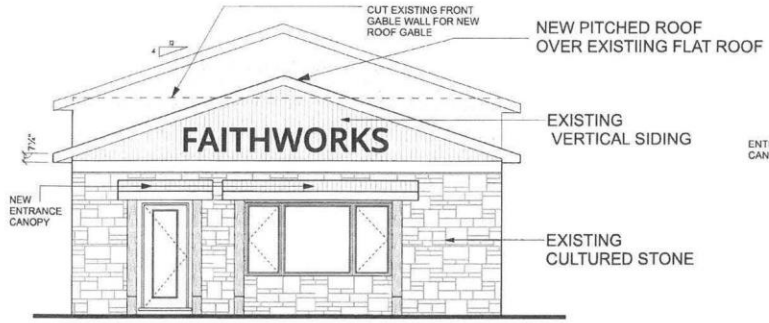
PROVINCE OF MANITOBA
DEAN SYVERSON
REGISTERED ARCHITECT

PROVINCE OF MANITOBA
V. J. TANNER
Member
4421
REGISTERED PROFESSIONAL ENGINEER
Mar 05/ 2018

Design by Rick A. Wiebe

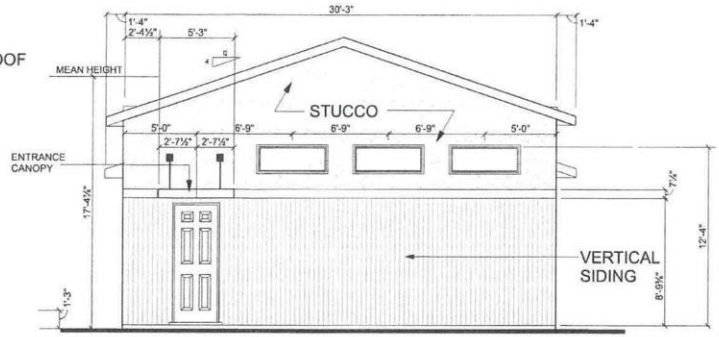
FAITHWORKS 775 CAMBRIDGE AVE
March 3, 2018
LOFT PLAN & SECTIONS
SHEET 5


R01
(Reff. 8.4)
235 LB ASPHALT SHINGLES (AS SPECIFIED)
STARTER STRIP AS PER CODE
7/16 PLYWOOD SHEATHING C/W CLIPS
PRE-ENGINEERED WOOD TRUSSES @ 2'-0" O.C - DESIGN BY OTHERS
VENTED AIR SPACE
R-50 BLOWN IN CELLULOSE INSULATION
6 MIL CGSB VAPOUR BARRIER
1/2" DRYWALL
6'-9"
6'-9"
CONTINUOUS
MUSHROOM ROOF VENT
12
4
18.43 deg
2'-5 5/16" HEEL
7¼"
2'-0"
6"
1'-4"
2x8 Fascia clad
with Prefin. Alum.
11.875" ENG. JOISTS @ 16" o.c. - BY OTHERS
1 ROW BRIDGING AT MID SPAN
1/2" DRYWALL
Prefin. Alum.
vented soffit
42" HIGH
DRYWALL WALL
W2
3'-6"
0⅝"
11⅛"
3'-6"
7'-7½"
4'-1½"
11'-8"
14'-0¾"
12'-0"
3 PLY 1 3/4" X 18"
2.0E LVL FLUSH
BEAM - BY OTHERS
MECH.
ROOM
F01
5" CONC. SLAB
BOT.#10M @12" B.W.
TOP 10M Dowel @12" o.c. ON
2" XPS
6" COMPACTED FILL
7'-9½"
15 RISE
@ 7.066"
3'-6"
4'-8½"
8"
8"
4"
5"
6"
9"x30" Concr. Grade
Beam on 6" Void Form
Reinf. 2-20M top & bot.
10M ties @ 24"o.c.
2 1/2" XPS Insulation
on grade beam face
16" H. 2x8 @16"o.c
R-24 INSULATION
6 MIL CDGB V.B.
5/8" MDF - PAINTED
2" XPS Insulation
frost barrier @ 10 deg.
slope @ base of
grade beam & 2" rigid vertical
insulation on inside face
of grade beam
SECTION
A
EXISTING FLAT ROOF STRUCTURE
C/W ROLL ROOFING AND INSULATION
235 LB ASPHALT SHINGLES (AS SPECIFIED)
STARTER STRIP AS PER CODE
7/16 PLYWOOD SHEATHING C/W CLIPS
NEW 4/12 PRE-ENGINEERED WOOD TRUSSES
@ 2'-0" O.C - DESIGN BY OTHERS
SECTION
B
R01
235 LB ASPHALT SHINGLES (AS SPECIFIED)
STARTER STRIP AS PER CODE
7/16 PLYWOOD SHEATHING C/W CLIPS
NEW 4/12 PRE-ENGINEERED WOOD TRUSSES
@ 2'-0" O.C - DESIGN BY OTHERS
W2
GABLE END
TRUSS
BEAR ON THE
NORTH
AND SOUTH
WALL. DOES
NOT BEAR ON
WEST WALL
EXISTING FLAT
ROOF STRUCTURE
C/W ROLL ROOFING
AND INSULATION
REPLACE
EXISTING 3-2X12
BEAM - OVER
WITH 2 PLY 1 3/4" X 11.875" 2.0E LVL
BEAM - BY OTHERS
LOFT - ABOVE
11.875" ENG. JOISTS @ 16" o.c. - BY OTHERS
2'-6¼"
LOFT JOISTS @ 16"O.C
C/W JOIST HANGERS
NEW - NON BEARING
2X4 @16"O.C
DRYWALL BOTH SIDES
EXISTING STRUCTURE
6'-8"
7'-9½"
8'-0"
F01
EXISTING
WALLS & POST
THROUGH
FLOOR TO
EXISTING
GRADE BEAM
2" SLIP JOINT
IN WALL FOR
SLAB
MOVEMENT
EXISTING WEST WALL
TO NEW CONSTRUCTION
SECTION
C
PROVINCE OF MANITOBA
DEAN
SYVERSON
06 MAR. 20
REGISTERED ARCHITECT
PROVINCE OF MANITOBA
V. J.
TANNER
Member
4421
REGISTERED PROFESSIONAL ENGINEER
Mar 05/ 2018
Design by
Rick A. Wiebe
FAITHWORKS
775 CAMBRIDGE AVE
March 5, 2018
LOFT PLAN & SECTIONS
SHEET
6



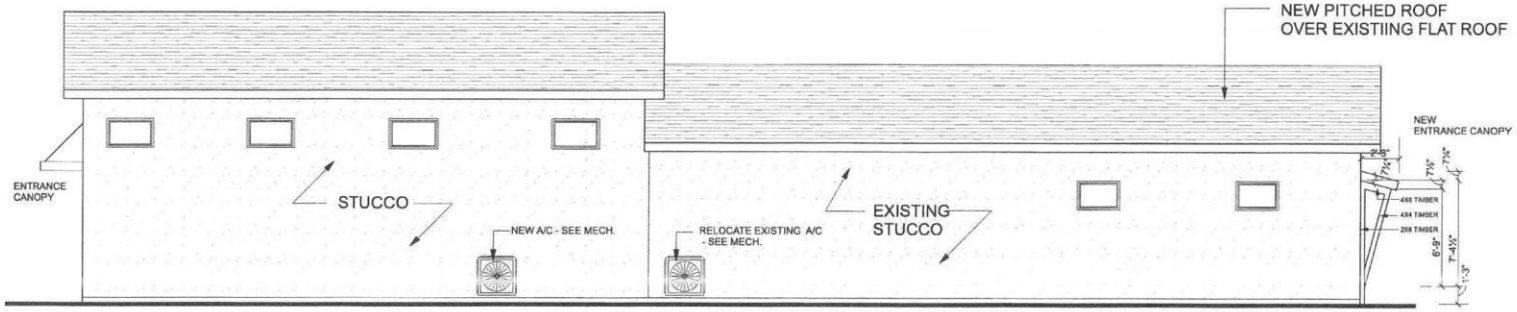
EAST ELEVATION

REVISED FRONT ELEVATION



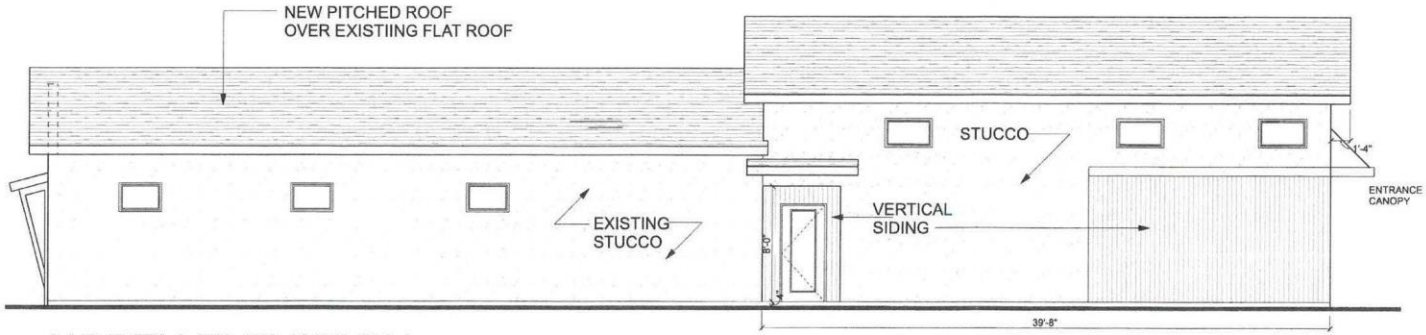
WEST ELEVATION

PROPOSED REAR ELEVATION



NEW CONSTRUCTION...REPLACEMENT OF EXISTING | EXISTING STRUCTURE

SOUTH ELEVATION



NORTH ELEVATION

EXISTING STRUCTURE | NEW CONSTRUCTION...REPLACEMENT OF EXISTING

1171 SQ. FT.

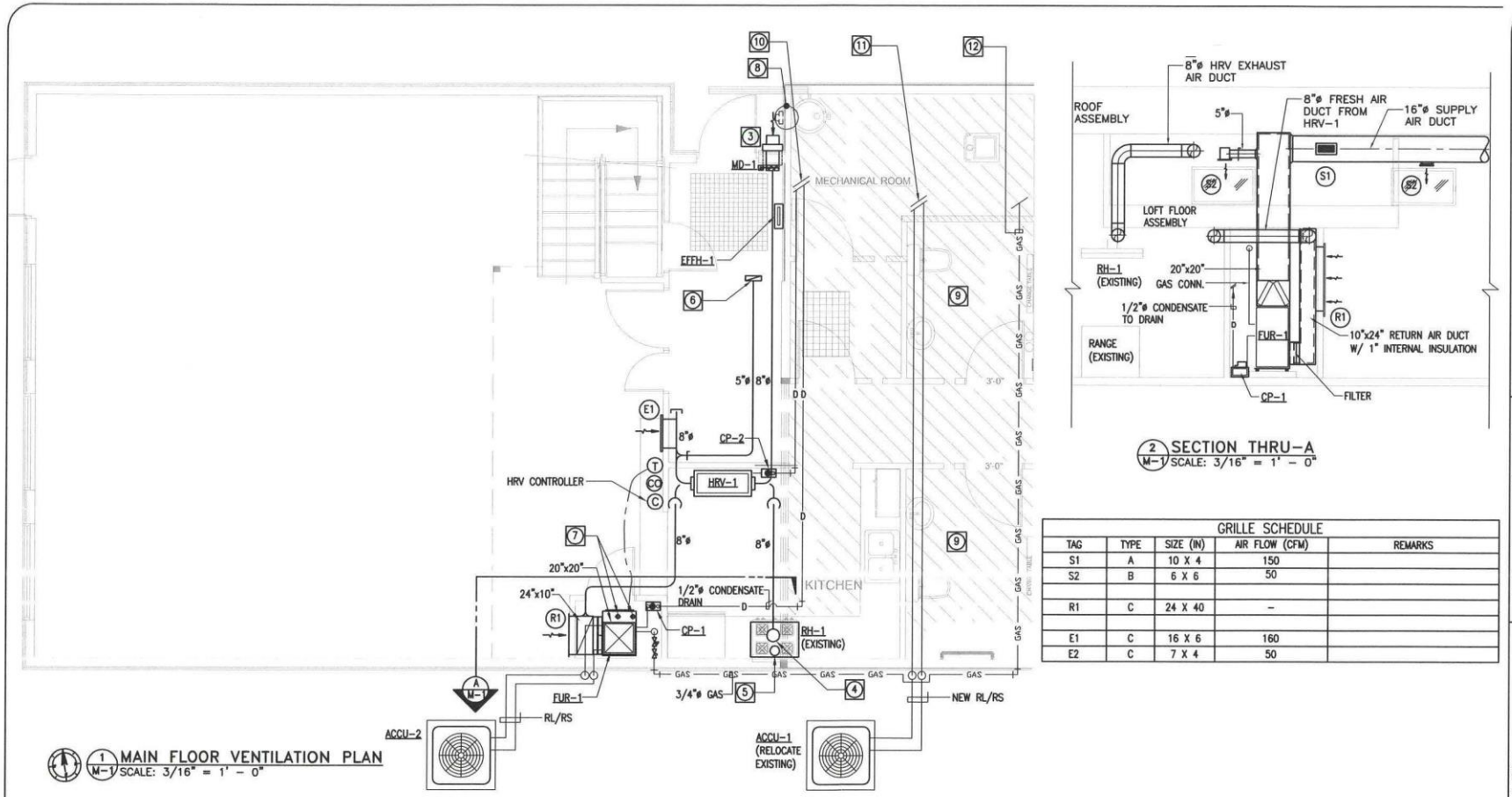


FAITHWORKS 775 CAMBRIDGE AVE

March 3, 2018

ELEVATIONS

SHEET 7



1 / M-1 MAIN FLOOR VENTILATION PLAN
SCALE: 3/16" = 1' - 0"

2 / M-1 SECTION THRU-A
SCALE: 3/16" = 1' - 0"

GRILLE SCHEDULE				
TAG	TYPE	SIZE (IN)	AIR FLOW (CFM)	REMARKS
S1	A	10 X 4	150	
S2	B	6 X 6	50	
R1	C	24 X 40	-	
E1	C	16 X 6	160	
E2	C	7 X 4	50	

APEGM
Certificate of Authorization
G.D. Stasynec & Associates Ltd.
No. 1243 Date: 20180302

PROVINCE OF MANITOBA
G. D. STASYNEC
20180302
REGISTERED PROFESSIONAL ENGINEER

ISSUED FOR CONTRUCTION 02 MAR 2018

G.D. Stasynec and Associates Ltd.
Engineering Consultants
551 Academy Road
Winnipeg, Manitoba
Canada, R3N 0E4
T: (204) 488-1332
F: (204) 488-1337
E: stasynec@amethyst.mb.ca

- This drawing must not be scaled. Refer to given dimensions only.
- The contractor shall verify, and be responsible for co-ordinating all dimensions and levels as shown, with actual site conditions. Report discrepancies to the engineer prior to commencing work.

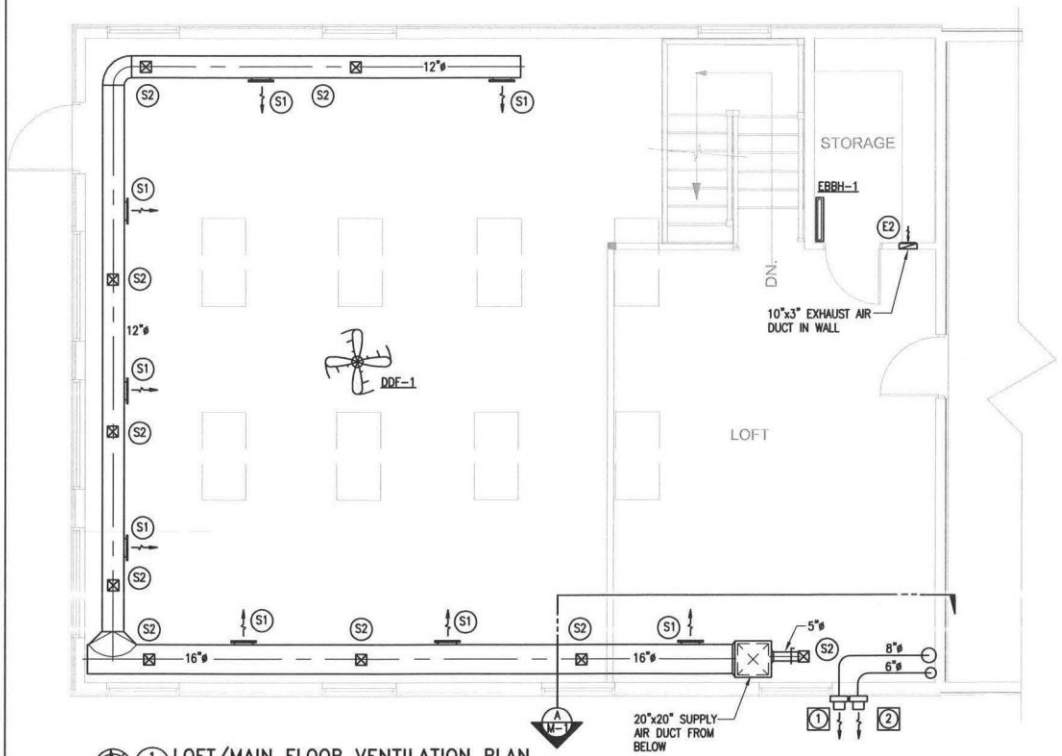
- This drawing shall not be reproduced without the written consent of the engineer. All rights reserved.

Project: FAITH WORKS ADDITION
775 CAMBRIDGE AVE.
WINNIPEG, MB

Sheet Title: MAIN FLOOR VENTILATION PLAN, SECTION & SCHEDULE

Sheet No./Revision No.: M-1 / R-A

File: 20181004
Date: 02MAR2018
Scale: AS SHOWN
Drawn: MG



1 M-1 LOFT/MAIN FLOOR VENTILATION PLAN
SCALE: 3/16" = 1' - 0"

ASHRAE 62.1-2004 CALCULATIONS

MULTI-PURPOSE ASSEMBLY = 1,020 SQ. FT.
CLASSIFICATION: HOTELS, MOTELS, RESORT, DORMITORIES.
OCCUPANCY BASED ON SPACED OCCUPANCY: 20 PEOPLE
PEOPLE OUTDOOR AIR RATE (5 CFM/PERSON): 20 X 5 = 100 CFM
AREA OUTDOOR AIR RATE (0.06 CFM/SQ. FT.): 0.06 X 1,020 = 61.2 CFM
TOTAL FRESH AIR REQUIRED: 161.2 CFM
ZONE AIR DISTRIBUTION EFFECTIVENESS VALUE: 0.8
CORRECTED TOTAL FRESH AIR REQUIRED: 201.5 CFM

TOTAL FRESH AIR SPECIFIED = 210 CFM

CALL OUT NOTES -

1. 8"ø HRV-1 EXHAUST WALL CAP WITH WIREMESH.
2. 6"ø RANGE HOOD WALL CAP WITH WIREMESH.
3. 8"ø HRV-1 FRESH AIR INTAKE WALL CAP WITH WIREMESH.
4. 8"ø HRV-1 SUPPLY AIR DUCT RISER UP TO LOFT FLOOR.
5. 6"ø RANGE HOOD EXHAUST DUCT RISER UP TO LOFT FLOOR.
6. 10"x3" EXHAUST AIR DUCT RISER.
7. 2-1/2"ø BOILER EXHAUST/INTAKE DUCT RISER THROUGH ROOF
8. RE ROOTE EXISTING FURNACE VENTING UP THROUGH ROOF
9. EXTEND PLUMBING VENTS THROUGH NEW ROOF.
10. 1/2"ø CONDENSATE DRAIN TO EXISTING COMBINATION DRAIN.
11. RL/RS CONNECT TO EXISTING UNIT.
12. 3/4"ø GAS PIPE CONNECT TO EXISTING.

PROVINCE OF MANITOBA
G.D. STASYNEC
40302
REGISTERED PROFESSIONAL ENGINEER

ISSUED FOR CONTRUCTION 02 MAR 2018

G.D. Stasynec and Associates Ltd.
Engineering Consultants
551 Academy Road
Winnipeg, Manitoba
Canada, R3N 0E4
T: (204) 488-1332
F: (204) 488-1337
E: stasynec@amethyst.mb.ca

- This drawing must not be scaled. Refer to given dimensions only.
- The contractor shall verify, and be responsible for co-ordinating all dimensions and levels as shown, with actual site conditions. Report discrepancies to the engineer prior to commencing work.
- This drawing shall not be reproduced without the written consent of the engineer. All rights reserved.

Project: FAITH WORKS ADDITION
775 CAMBRIDGE AVE.
WINNIPEG, MB

Sheet Title: LOFT/MAIN FLOOR VENTILATION PLAN

File: 20181004
Date: 02MAR2018
Scale: AS SHOWN
Drawn: MG

Sheet No./Revision No. M-2 / R-A

MECHANICAL PERFORMANCE SPECIFICATIONS FOR FAITH WORKS ADDITION.

1. PROVIDE ALL MATERIALS, LABOUR AND EQUIPMENT REQUIRED TO COMPLETE THE WORK AS SHOWN AND AS SPECIFIED, SO AS TO LEAVE THE OWNER WITH A COMPLETE AND FUNCTIONING SYSTEM.
2. PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS, PAY ALL FEES REQUIRED BY LAW, AND ARRANGE FOR ALL INSPECTIONS RELATED TO THE PERFORMANCE OF THE SPECIFIED WORK.
3. FURNISH CERTIFICATES CONFIRMING THAT THE WORK HAS BEEN INSTALLED TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.
4. PROVIDE ELECTRONIC PDF COPIES OF SHOP DRAWINGS FOR REVIEW BY THE ENGINEER.

   THE REVIEW OF THE SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT. THE REVIEW SHALL NOT MEAN APPROVAL OF THE DETAILED DESIGN INHERENT IN THE EQUIPMENT, THE RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR. THE REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR CONFIRMING AND CORRELATING THE DIMENSIONS ON THE JOBSITE, AND FOR INFORMATION THAT PERTAINS TO THE FABRICATION PROCESS, CONSTRUCTION TECHNIQUES, AND INSTALLATION DETAILS, AND FOR COORDINATING ALL WORK OF THE RELATED SUB-TRADES.
5. ALL ASPECTS OF THE INSTALLATION MUST COMPLY WITH THE MOST STRINGENT OF THE APPLICABLE BUILDING CODES, LOCAL REGULATIONS, AND BY-LAWS. BEFORE PROCEEDING WITH THE WORK, OBTAIN APPROVED DRAWINGS AND SPECIFICATIONS FROM THE AUTHORITIES HAVING JURISDICTION. EXCAVATIONS MUST CONFORM TO LOCAL REGULATIONS.
6. THE CONTRACTOR SHALL PROVIDE A ONE YEAR LABOUR AND MATERIAL WARRANTY ON ALL NEW EQUIPMENT AND COMPONENTS, COMMENCING UPON THE DATE OF ACCEPTANCE BY THE OWNER.
7. REPLACE AT NO CHARGE TO THE OWNER, ALL ITEMS WHICH FAIL OR PROVE DEFECTIVE WITHIN A PERIOD OF ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE BY THE OWNER, PROVIDED THAT THE FAILURE IS NOT DUE TO IMPROPER USAGE BY THE OWNER. MAKE GOOD ALL DAMAGES INCURRED AS A RESULT OF THE FAILURE AND OF THE REPAIR OF THE SYSTEMS.
8. THE LOCATION, ROUTING AND ELEVATIONS OF EXISTING SITE SERVICES AND UTILITIES AS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED AS APPROXIMATIONS ONLY. VERIFY THE EXACT LOCATIONS AND ELEVATIONS OF THE SERVICES PRIOR TO COMMENCING EXCAVATIONS. THIS CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ANY DAMAGE TO EXISTING UTILITIES.
9. IT IS RECOMMENDED THAT THE BIDDERS EXAMINE THE SITE AND THE EXISTING CONDITIONS AFFECTING THE PROJECT. EXAMINE THE COMPLETE SET OF CONTRACT DOCUMENTS TO ENSURE THAT THE WORK CAN BE CARRIED OUT WITHOUT SIGNIFICANT CHANGES TO THE INTENT OF THE DOCUMENTS. NO FUTURE ALLOWANCE WILL BE MADE FOR CHANGES UNLESS THE ENGINEER HAS BEEN NOTIFIED IN WRITING OF ANY DISCREPANCIES OR INTERFERENCES, PRIOR TO THE CLOSE OF TENDERS. NO ALLOWANCE WILL BE MADE FOR ITEMS WHICH SHOULD HAVE BEEN NOTED DURING A PRE-TENDER SITE INSPECTION.
10. ALL CUTTING AND PATCHING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. EXPOSED SURFACES SHALL BE RETURNED TO AS "AS-FOUND" CONDITION ACCEPTABLE TO THE OWNER.
11. NO CERTIFICATE ISSUED, PAYMENT MADE OR PARTIAL OR ENTIRE USE OF THE SYSTEMS BY THE OWNER, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR MATERIALS.
12. PROVIDE TESTING AND BALANCING SERVICES TO TEST AND BALANCE THE AIR HANDLING SYSTEMS. PROVIDE REPORTS TO THE ENGINEER FOR REVIEW.
13. AT THE COMPLETION OF THE INSTALLATION, PROVIDE ONE CLEAN MARKED UP PRINTS OF THE RECORD DRAWINGS FOR RECORD PURPOSES. PROVIDE THREE SETS OF OPERATIONS AND MAINTENANCE MANUALS. PAY ALL COSTS ASSOCIATED WITH THE PRODUCTION OF THE "AS-BUILT" DRAWINGS AND THE MANUALS. SUBMIT THE DOCUMENTS TO THE ENGINEER FOR REVIEW AND MAKE ANY REQUESTED CHANGES BEFORE DELIVERING THEM TO THE OWNERS.
14. REVIEW THE OPERATIONS AND MAINTENANCE OF THE MECHANICAL SYSTEMS WITH THE OWNERS MAINTENANCE PERSONNEL AND PROVIDE WRITTEN AND/OR VERBAL INSTRUCTIONS AS REQUIRED.

EQUIPMENT SCHEDULE

FUR-1 FURNACE
GAS FURNACE, MINIMUM HEATING CAPACITY: 60.0 MBH; DX COOLING COIL CAPACITY: 55.0 MBH; 1,650 CFM AT 0.5" WG ESP, 1 HP DIRECT DRIVE BLOWER, VOLTAGE TO SUIT, 2" PLEATED DISPOSABLE FILTERS, UPFLOW CONFIGURATION, CONDENSATE NEUTRALIZER.
ACCEPTABLE PRODUCT: LENNOX MODEL: ML195UH090XP60B OR SIMILAR.

ACCU-1 AIR COOLED CONDENSING UNIT
RELOCATE EXISTING.

ACCU-2 AIR COOLED CONDENSING UNIT
COOLING CAPACITY: NOMINAL 5.0 TR 95F AMBIENT TEMPERATURE, VOLTAGE TO SUIT, FACTORY CHARGED WITH R-410A REFRIGERANT, ANTI-SHORT CYCLE TIMER, REFRIGERANT LINE KIT OF LENGTH TO SUIT, CONTROL TRANSFORMER, FAN RELAY, CLEAR ANODIZED GRILLE, INSULATED CABINET.
ACCEPTABLE PRODUCT: LENNOX MODEL 13ACX-060 OR SIMILAR.

HRV-1 HEAT RECOVERY VENTILATOR
210 CFM @ 0.50" WG ESP, AVERAGE RECOVERY EFFICIENCY AT -30F OF 55%, POLYPROPYLENE CORE, RECIRCULATING DEFROST SYSTEM, 120V/1PH, TWO ECM MOTORS, DEFROST TIMER, WASHABLE FILTERS, WALL CONTROLLER.
ACCEPTABLE PRODUCT: NU AIR: MODEL NU305 HRV SIMILAR; CONTROLLERS: ES-M2 OR SIMILAR.

DDF-1 DOWNDRAFT FAN
COMMERCIAL SERIES; 36" DIA. SWEEP, MAXIMUM SPEED: 285 RPM, 8" DOWNROD, VOLTAGE TO SUIT, TOTALLY ENCLOSED REVERSING MOTOR, REMOTE ELECTRONIC SPEED CONTROLLER, REMOTE REVERSING SWITCH.
ACCEPTABLE PRODUCT: CANARM MODEL CP361112111 OR SIMILAR.

RH-1 RANGE HOOD
EXISTING TO REMAIN.

MD-1, MOTORIZED DAMPER - INSULATED.
OPPOSED BLADE CONSTRUCTION, SIZE TO SUIT, C/W THERMAL BREAK FLANGE.
ACCEPTABLE PRODUCT: INSULATED: TAMCO SERIES 9000 OR SIMILAR.

EXHAUST WALL CAP AND INTAKE HOOD
ALL METAL CONSTRUCTION, BIRD SCREEN, WEIGHTED BACKDRAFT DAMPER ON EXHAUST WALL CAP.
ACCEPTABLE PRODUCT: IMPERIAL MODEL R-2 OR SIMILAR.

T THERMOSTAT
WHITE-RODGERS 90 SERIES BLUE MODEL 1F95-1277 THERMOSTAT
C/W LOCKABLE COVER.

EFFH-1 ELECTRIC FORCED FLOW HEATER
4 KW, BUILT-IN THERMOSTAT.

EBBH-1 ELECTRIC BASEBOARD HEATER
500 W, BUILT-IN THERMOSTAT.

CO DETECTOR
HARD WIRED, BATTERY BACKUP, TEST/RESET BUTTON, MOUNTING BRACKET,
ACCEPTABLE PRODUCT: KIDDE KN-COB-IC

GRILLES, REGISTERS AND DIFFUSERS
TYPE "A": E.H. PRICE SDGE SERIES, DUCT MOUNTED GRILLE.
TYPE "B": E.H. PRICE 520 SERIES LOUVER FACE SUPPLY, DUCT MOUNTED.
TYPE "C": E.H. PRICE 530 SERIES RETURN/EXHAUST LOUVER, WALL MOUNTED.

CP-1 & 2 CONDENSATE PUMP
1/12 HP/115V/2.0 USGPM @ 29' HEAD.
LITTLE GIANT 3 ABS OR SIMILAR.

THERMAL INSULATION

DUCT SYSTEMS:

HRV SUPPLY DUCTWORK AND EXHAUST DUCTWORK TO OUTDOORS; RANGE HOOD AND DRYER VENT DUCTWORK (MIN. 10' FROM EXTERIOR WALL PENETRATION):
- 2" (50mm) FIBERGLAS CANADA AF-530 RFFRK RIGID BOARD INSULATION WITH VAPOR BARRIER. FLEXIBLE INSULATION MAY BE USED FOR ROUND DUCTWORK. ALL JOINTS TO BE OVERLAPPED, STAPLED AND SEALED WITH ALUMINUM TAPE.

OUTDOOR AIR INTAKE DUCTWORK, SUPPLY AIR DUCTWORK PASSING THROUGH COLD CAVITIES:
- 2" (25MM) FIBERGLAS CANADA AF-530 RFFRK RIGID BOARD INSULATION WITH VAPOR BARRIER. FLEXIBLE INSULATION MAY BE USED FOR ROUND DUCTWORK. ALL JOINTS TO BE OVERLAPPED, STAPLED AND SEALED WITH ALUMINUM TAPE.

REFRIGERANT PIPING
- PIPES UP TO 1" (25MM)Ø: 1/2" (13MM) PRE-FORMED, FLEXIBLE ELASTOMERIC, CLOSED CELL; PRE-SLIT; SELF STICKING JOINTS; FLAME SPREAD RATING <25, SMOKE DEVELOPED RATING <50; IMCOA OR SIMILAR.
- PIPES OVER 1" (25MM)Ø: 3/4" (19MM) PRE-FORMED, FLEXIBLE ELASTOMERIC, CLOSED CELL; PRE-SLIT; SELF STICKING JOINTS; FLAME SPREAD RATING <25, SMOKE DEVELOPED RATING <50; IMCOA OR SIMILAR.

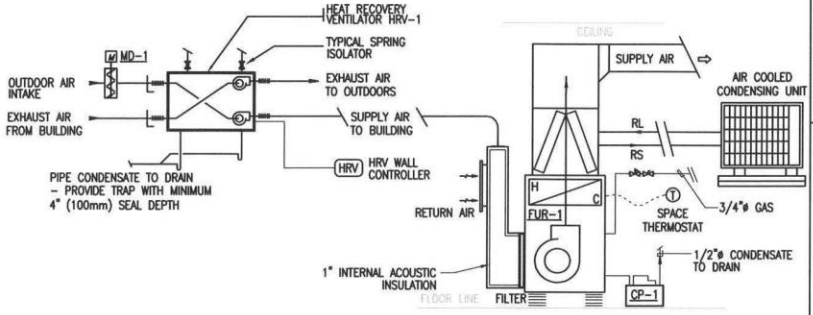
EQUIPMENT SCHEDULE CONTINUED

PIPE MATERIALS

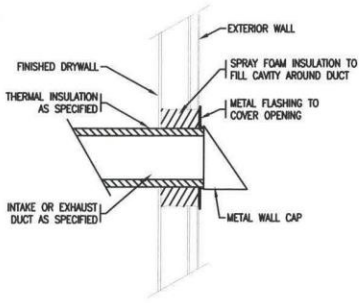
REFRIGERANT PIPING
- FOR RUNS UNDER 30': TYPE "L-ACR" SOFT COPPER, DEGREASED, DEHYDRATED AND FACTORY-SEALED, WITH FLARE FITTINGS TO SUIT. FACTORY PACKAGED LINE KITS ARE ACCEPTABLE.
- FOR RUNS OVER 30': TYPE "L-ACR", HARD-DRAWN COPPER, DEGREASED, DEHYDRATED, NITROGENIZED AND FACTORY-SEALED, WITH WROUGHT FITTINGS.

COOLING COIL CONDENSATE
- TYPE "M" HARD COPPER OR RIGID PVC TUBING, SOLDER OR SOLVENT WELD FITTINGS TO SUIT.

FUEL GAS PIPING
TO MEET CSA B149.



1/M-3 DETAIL: HRV AND FURNACE SYSTEM SCHEMATIC
SCALE: N.T.S.



2/M-3 DETAIL: EXTERNAL WALL PENETRATION
SCALE: N.T.S.



ISSUED FOR CONTRUCTION 02 MAR 2018

G.D. Stasynec and Associates Ltd.
Engineering Consultants
551 Academy Road
Winnipeg, Manitoba
Canada, R3N 0E4
T: (204) 488-1332
F: (204) 488-1337
E: stasynec@amethyst.mb.ca

- This drawing must not be scaled. Refer to given dimensions only.
- The contractor shall verify, and be responsible for co-ordinating all dimensions and levels as shown, with actual site conditions. Report discrepancies to the engineer prior to commencing work.
- This drawing shall not be reproduced without the written consent of the engineer. All rights reserved.

Project: FAITH WORKS ADDITION
775 CAMBRIDGE AVE.
WINNIPEG, MB

Sheet Title: MECHANICAL PERFORMANCE SPECIFICATION, EQUIPMENT SCHEDULE & DETAILS

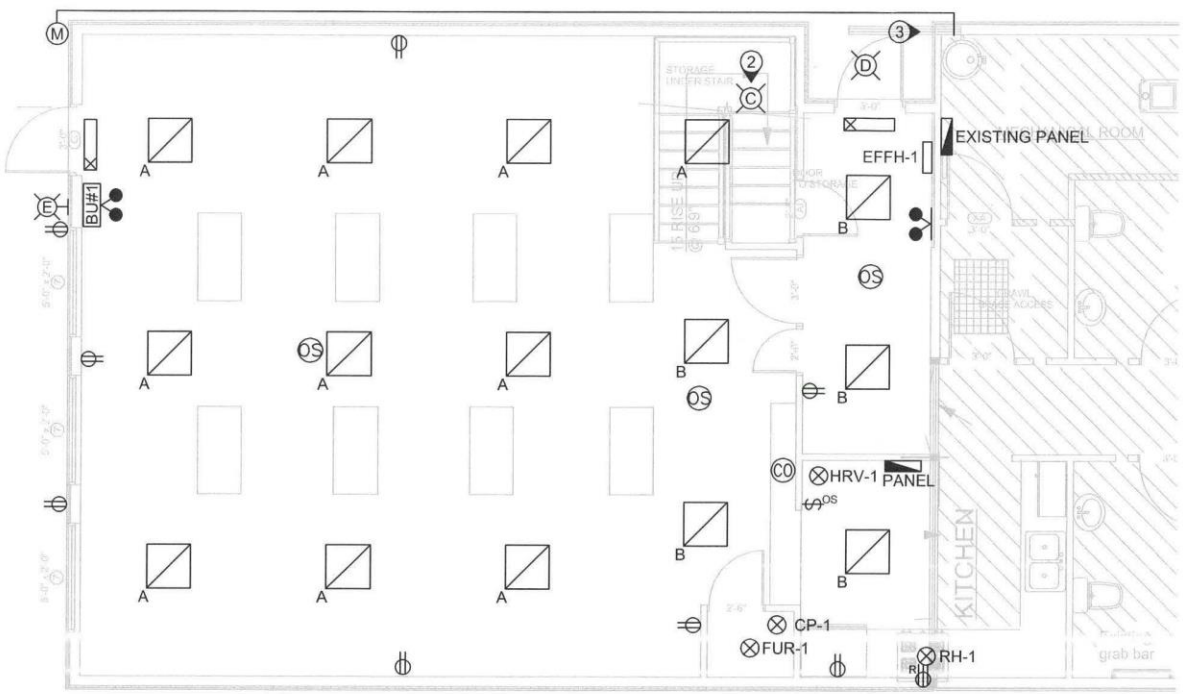
Sheet No./Revision No.: M-3 / R-A

File: 20181004

Date: 02MAR2018

Scale: AS SHOWN

Drawn: MG



1 / E-1 MAIN FLOOR PLAN
SCALE: 3/16" = 1' - 0"

⊗ ACCU-2

1 ⊗ ACCU-1

DRAWING NOTES:

1. NEW LOCATION FOR EXISTING ACCU-1.
2. LIGHT LOCATED IN STORAGE SPACE UNDER STAIRS.
3. EXISTING OVERHEAD ATTACHMENT POINT AND METER TO BE RELOCATED FROM THIS LOCATION AS SHOWN ON DRAWINGS.

GENERAL NOTES:

A. EXISTING RED LETTER EXIT SIGNS TO BE REPLACED BY GREEN PICTOGRAM SIGNS THROUGHOUT THE BUILDING.

B. CONFIRM STAIRCASE USES GUARD RAILS AND NOT FULL LENGTH WALL.

C. EXTERIOR LIGHTS TO BE CONTROLLED BY PHOTOCELL LOCATED AT NORTH OF BUILDING.

D. PARKING RECEPTACLES TO BE IPLC.

EMERGENCY LIGHTING SCHEDULE

TYPE	DESCRIPTION
BU#1	LUMACELL BATTERY UNIT RG12S-72-2-LD9
	LUMACELL REMOTE HEADS MQM-2-LD9
	LUMACELL EXIT SIGN LS-3-W-U

LIGHTING AND CONTROL SCHEDULE

TYPE	DESCRIPTION	LAMPS
A	ECOPOWER-FP-B03-2X250W-NW-V3-H04 2X2 SUSPENDED AT 12' A.F.F.	50W
B	ECOPOWER-FP-B03-2X250W-NW-V3-M40 2X2 SURFACE MOUNT	50W
C	LEVITON-9864-LED CEILING OCCUPANCY SENSOR LAMPHOLER	8.7W
D	JUNO-V6TCW C/W V3024W-WH TRIM POTLIGHT	15W LED PAR 38
E	RC LIGHTING-WPLED13-RCL LED WALLPACK	13W
$	SWITCH "OS" DENOTES OCCUPANCY SENSOR SUCH AS LEGRAND DSW-200 DUAL TECH WALL SWITCH LINES DENOTES NUMBER OF SWITCHES	
OS	LEVITON OSC20-RMW MULTI-TECHNOLOGY CEILING OCCUPANCY SENSOR C/W OSP20-DA0 POWER PACK AND MID-RANGE LENS IN HIGH BAY AREAS	

PROVINCE OF MANITOBA
J. J. DOERKSEN
Member
22016
1 MAR 2018
REGISTERED PROFESSIONAL ENGINEER

APEGM
Certificate of Authorization
Jorey Electric Ltd.
No. 4600 Date: 1 MAR 2018

Revision 0: Issued for Construction 01 MAR 2018

JOREY ELECTRIC
Engineering Consultants
6-1375 Niakwa Road E
Winnipeg, Manitoba
Canada, R2J 3T3
Telephone: (204) 255-4842
Facsimile: (204) 255-7679
E-mail: info@joreyelectric.com

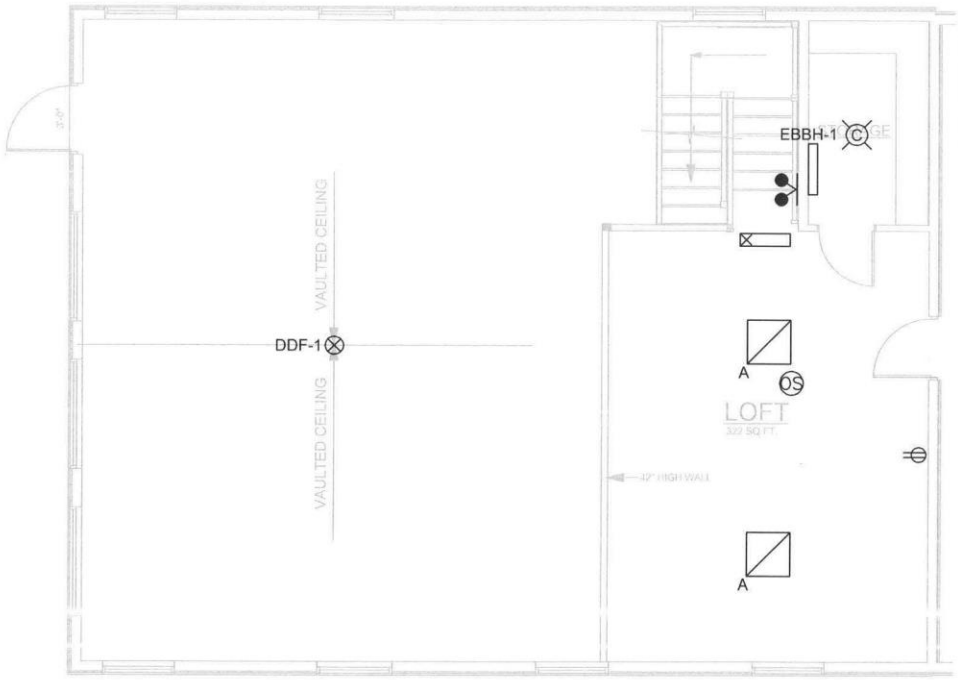
- This drawing must not be scaled. Refer to given dimensions only.
- The contractor shall verify, and be responsible for co-ordinating all dimensions and levels as shown, with actual site conditions. Report discrepancies to the engineer prior to commencing work.
- This drawing shall not be reproduced without the written consent of the engineer. All rights reserved.

Project: FAITHWORKS ADDITION
775 CAMBRIDGE AVE.
WINNIPEG, MB

Sheet Title: MAIN FLOOR PLAN

Sheet No./Revision No.: E-1/R-0

File: 18-001
Date: 01 MAR 2018
Scale: AS SHOWN
Drawn: LCB



ELECTRIC HEATING SCHEDULE

TYPE	DESCRIPTION	KW	VOLTS/PH	LOCATION	NOTES
EFFH-1	ELECTRIC FORCE FLOW HEATER OUELLET-OAC04000	4kW	240V/1PH	NORTH ENTRANCE	C/W BUILT IN STAT
EBBH-1	ELECTRIC BASEBOARD HEATER OUELLET-OFM0502	500W	240V/1PH	LOFT STORAGE	C/W BUILT IN STAT

SYMBOL SCHEDULE	
	DUPLEX RECEPTACLE "GF" DENOTES GFI RECEPTACLE "20" DENOTES 20A RECEPTACLE
	240V RECEPTACLE "R" DENOTES RANGE RECEPTACLE
	ELECTRICAL CONNECTION
CO	CO DETECTOR KIDDE SILOUHETTE OR EQUAL
	CEILING LUMINAIRE
	WALL LUMINAIRE
	LINEAR LUMINAIRE

1 / E-2 LOFT PLAN
SCALE: 3/16" = 1' - 0"

EQUIPMENT SCHEDULE

NUMBER	DESCRIPTION	KW/HP/A	VOLTS/PH	BREAKER	CONDUCTOR	LOCATION	NOTES
ACCU-1	EXISTING AIR COOLED CONDENSING UNIT		240V/1PH	40A/2P	2 #8	OUTSIDE	EXISTING TO BE RELOCATED
ACCU-2	AIR COOLED CONDENSING UNIT	34.6 MCA	240V/1PH	60A/2P	2 #6	OUTSIDE	
FUR-1	GAS FURNACE	1 HP	240V/1PH	15A/2P	2 #12	MECH CLOSET	
HRV-1	HEAT RECOVERY VENTILATOR	FRACTIONAL	120V/1PH	15A/1P	2 #12	KITCHEN	
DDF-1	DOWNDRAFT FAN	FRACTIONAL	120V/1PH	15A/1P	2 #12	MAIN SPACE	
	EXISTING RANGE		240V/1PH	40A/2P	2 #8	KITCHEN	EXISTING TO REMAIN
RH-1	EXISTING RANGE HOOD	FRACTIONAL	120V/1PH			KITCHEN	EXISTING TO REMAIN
MD-1	MOTORIZED DAMPER	FRACTIONAL	120V/1PH	15A/1P	2 #12		CONFIRM LOCATION
CP-1	CONDENSATE PUMP	1/12 HP	120V/1PH	15A/1P	2 #12	MECH CLOSET	CONFIRM LOCATION

NOTES: MATCH BREAKER AND WIRE SIZES TO ACTUAL NAMEPLATE RATINGS OF EQUIPMENT
PROVIDE LOCAL DISCONNECTS TO CODE.
REFER TO MECHANICAL DRAWINGS FOR CONTROLS.

PROVINCE OF MANITOBA
J. J. DOERKSEN
Member
22016
REGISTERED PROFESSIONAL ENGINEER

APEGM
Certificate of Authorization
Jorey Electric Ltd.
No. 4600 Date: 1 MAR 2018

Revision 0: Issued for Construction 01 MAR 2018

JOREY ELECTRIC
Engineering Consultants
6-1375 Niakwa Road E
Winnipeg, Manitoba
Canada, R2J 3T3
Telephone: (204) 255-4842
Facsimile: (204) 255-7679
E-mail: info@joreyelectric.com

- This drawing must not be scaled. Refer to given dimensions only.
- The coniractor shall verify, and be responsible for co-ordinating all dimensions and levels as shown, with actual site conditions. Report discrepancies to the engineer prior to commencing work.
- This drawing shall not be reproduced without the written consent of the engineer. All rights reserved.

Project:
FAITHWORKS ADDITION
775 CAMBRIDGE AVE.
WINNIPEG, MB

Sheet Title:
LOFT PLAN
SCHEDULES

Sheet No./Revision No.: E-2/R-0
File: 18-001
Date: 01 MAR 2018
Scale: AS SHOWN
Drawn: LCB

ELECTRICAL SPECIFICATIONS:

1. GENERAL
SUPPLY ALL LABOUR, EQUIPMENT & MATERIALS NECESSARY AND REASONABLY IMPLIED FOR THE COMPLETE INSTALLATION OF THE ELECTRICAL WORK AS SHOWN ON THE PLANS AND/OR SPECIFIED.
DETERMINE WHETHER THE ELECTRICAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE ANY OF THE FOLLOWING: HVAC CONTROLS, SECURITY, AUDIO, OR ENTRY/ DOOR CONTROLS.

2. CODES, PERMITS, AND FEES
ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE CANADIAN ELECTRICAL CODE, PROVINCIAL, MUNICIPAL, AND OTHER CODES, RULES AND REGULATIONS. OBTAIN AND PAY FOR ALL PERMITS AND LICENSES REQUIRED TO EXECUTE THE WORK.

3. VERIFICATION
THE ELECTRICAL CONTRACTOR SHALL CAREFULLY EXAMINE ALL DRAWINGS AND SPECIFICATIONS RELATING TO THE WORK TO BE CERTAIN THAT THE WORK UNDER THIS CONTRACT CAN BE SATISFACTORILY CARRIED OUT. PRIOR TO THE SUBMISSION OF TENDER, THE CONTRACTOR SHALL REPORT AT ONCE TO THE ENGINEER, ANY DEFECT, DISCREPANCY, OMISSION, OR INTERFERENCE AFFECTING THE WORK OF THIS SECTION OR THE GUARANTEE OF THE SAME. REFER TO MECHANICAL DRAWINGS FOR CONTROL WIRING AND EQUIPMENT LOCATIONS.

4. MATERIALS
ALL MATERIALS SUPPLIED SHALL BE NEW (OR AS NOTED) AND OF THE QUALITY INDICATED IN THE SPECIFICATIONS AND SHALL CONFORM TO THE STANDARDS OF THE C.S.A. IN THE EVENT THAT A MATERIAL SPECIFIED DOES NOT BEAR C.S.A. OR EQUIVALENT APPROVAL, THE CONTRACTOR IS TO OBTAIN THE APPROVAL OF THE LOCAL INSPECTION AUTHORITY AND MAKE ANY MODIFICATIONS REQUIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.

5. SUBSTITUTIONS
EQUIPMENT AND MATERIAL SHALL BE INSTALLED AS SPECIFIED. REQUESTS FOR EQUAL STATUS SHALL BE SUBMITTED TO THE ENGINEER 7 DAYS PRIOR TO CLOSE OF TENDER.

6. WORKMANSHIP
FOLLOW EXISTING WIRING METHODS AND STANDARDS. ALL WORK TO BE DONE IN A NEAT AND PROFESSIONAL MANNER. CABLE AND CONDUIT RUNS TO BE RUN PARALLEL TO BUILDING LINES. WALL DEVICES AND EQUIPMENT TO BE INSTALLED SQUARE AND PLUMB. CEILING DEVICES AND LIGHTS TO BE CENTERED OF SPACE AND IN LINE UNLESS SHOWN OTHERWISE ON DRAWINGS. EXPOSED WIRING SHALL BE RUN IN CONDUIT, WITH AC90 DROPS FOR FLEXIBLE CONNECTIONS.

7. DEVICES AND WIRING
ALL CONDUCTORS TO BE COPPER UNLESS SPECIFIED OTHERWISE AND OF A MINIMUM SIZE OF #12 AWG IN COMMON AREAS, AND #14 AWG IN SUITES. ALL CONDUCTORS TO BE SIZED TO KEEP VOLTAGE DROP WITHIN ALLOWABLE LIMITS. ALL WIRE RUN IN RETURN AIR SPACES SHALL BE FT6 RATED.

INSTALL TAMPER-RESISTANT AND ARC-FAULT PROTECTED RECEPTACLES WHERE REQUIRED BY CODE. IF USING ARC-FAULT RECEPTACLES TO PROTECT WIRING ON THE LOAD SIDE, USE AC-90 OR CONDUIT FROM THE PANEL TO THE ARC-FAULT RECEPTACLE. RECEPTACLES MARKED '20A' ARE TO BE CSA CONFIGURATION 5-20R UNLESS OTHERWISE NOTED.

EXIT SIGNS SHALL BE PROVIDED WITH DC POWER FROM THE NEAREST BATTERY UNIT. PROVIDE ALL WIRING AND TERMINATIONS FOR TELEPHONE, DATA, AND TV TO ENSURE COMPLETE AND OPERATING SYSTEMS UNLESS NOTED OTHERWISE. FIRESTOP ALL HOLES MADE THROUGH FIRE WALLS IN COORDINATION WITH THE GENERAL CONTRACTOR.

CIRCUIT INFORMATION AND DIRECTORIES ON THESE DRAWINGS SHOW A SUGGESTED LAYOUT OF CIRCUITS, THOUGH THEIR PRIMARY PURPOSE IS FOR DEPICTING CIRCUITS REQUIRED ON EACH PANEL, AND CIRCUIT LOADING. ADAPT CIRCUITRY IN THE FIELD TO ENSURE AN EFFICIENT INSTALLATION, GIVING ATTENTION TO PROPER BALANCING OF PHASES. CIRCUITS SHARING A NEUTRAL SHALL BE FED FROM ADJACENT BREAKERS. PROVIDE TYPE-WRITTEN DIRECTORIES FOR PANELS. DISTRIBUTION EQUIPMENT TO BE PROVIDED WITH RAIN HOODS IN A SPRINKLED AREA.

8. EQUIPMENT LOCATIONS
BOXES ON OPPOSITE SIDES OF A WALL SHALL BE STAGGERED - DO NOT MOUNT BACK TO BACK. SWITCHES, COUNTER RECEPTACLES, PULL STATIONS, AND CONTROLS SHALL BE MOUNTED 1200mm (47") TO TOP ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED ON DRAWINGS. RECEPTACLES SHALL BE MOUNTED 400mm (16") TO TOP A.F.F. ALL DEVICES AND CONTROLS LOCATED IN AN AREA DESIGNATED AS BARRIER-FREE SHALL BE MOUNTED BETWEEN 400mm (16") TO BOTTOM AND 1200mm (47") TO TOP ABOVE FINISHED FLOOR. DOOR ACTUATORS SHALL BE MOUNTED AT LEAST 235mm (9") TO CENTER A.F.F., BUT NO MORE THAN 900mm (36") TO CENTER A.F.F.. HORN/STROBES SHALL BE MOUNTED AT 2300mm (90") TO CENTER A.F.F. IF CEILING HEIGHT ALLOWS.

9. WARRANTY
THE ELECTRICAL CONTRACTOR SHALL WARRANTY THE SATISFACTORY OPERATION OF ALL WORK AND MATERIALS INCLUDED AND INSTALLED UNDER THIS SECTION OF THE SPECIFICATION FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE OF THE COMPLETE BUILDING.

10. AS-BUILT DRAWINGS
SUBMIT ONE SET OF CORRECTED 'AS-BUILT' DRAWINGS OR CORRECTED DRAWINGS IN DWG FORMAT TO THE OWNER. CONFIRM REQUIREMENTS PRIOR TO COMPLETION.

11. CERTIFICATE OF APPROVAL
UPON COMPLETION AND BEFORE FINAL PAYMENT IS MADE, PRESENT TO THE ENGINEER A CERTIFICATE OF APPROVAL OR VERIFICATION FOR ALL ELECTRICAL WORK FROM THE INSPECTION DEPARTMENT HAVING JURISDICTION.



APEGM
Certificate of Authorization
Jorey Electric Ltd.
No. 4600 Date: 1 MAR 2018

Revision 0: Issued for Construction 01 MAR 2018

JOREY ELECTRIC
Engineering Consultants
6-1375 Niakwa Road E
Winnipeg, Manitoba
Canada, R2J 3T3
Telephone: (204) 255-4842
Facsimile: (204) 255-7679
E-mail: info@joreyelectric.com

- This drawing must not be scaled. Refer to given dimensions only.
- The contractor shall verify, and be responsible for co-ordinating all dimensions and levels as shown, with actual site conditions. Report discrepancies to the engineer prior to commencing work.
- This drawing shall not be reproduced without the written consent of the engineer. All rights reserved.

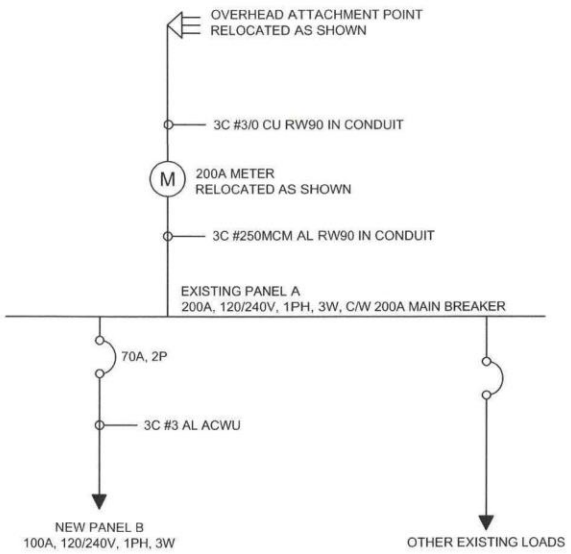
Project:
FAITHWORKS ADDITION
775 CAMBRIDGE AVE.
WINNIPEG, MB

Sheet Title:
SPECIFICATIONS

File: 18-001
Date: 01 MAR 2018
Scale: AS SHOWN
Drawn: LCB

Sheet No./Revision No.
E-3/R-0

SINGLE LINE DIAGRAM



NEW PANEL B SCHEDULE
100A, 120/240V, 1PH, 3W

CCT #	DESCRIPTION	BREAKER SIZE	WIRE SIZE
1	AIR COOLED CONDENSING UNIT ACCU-2	60A	#6
2			#6
3	GAS FURNACE FUR-1	15A	#12
4			#12
5	ELECTRIC FORCE FLOW HEATER EFFH-1	30A	#10
6			#10
7	ELECTRIC BASEBOARD HEATER EBBH-1	15A	#12
8			#12
9	HEAT RECOVERY VENTILATOR HRV-1	15A	#12
10	DOWNDRAFT FAN DDF-1	15A	#12
11	MOTORIZED DAMPER MD-1	15A	#12
12	CONDENSATE PUMP CP-1	15A	#12
13	MAIN ROOM RECEPTACLES	15A	#12
14	ENTRANCE FOYER AND LOFT RECEPTACLES	15A	#12
15	ADDITION LIGHTS, EXIT SIGNS, BU#1, CO ALARM	15A	#12
16	EXTERIOR LIGHTS	15A	#12
17	PARKING RECEPTACLE	15A	#12
18	PARKING RECEPTACLE	15A	#12
19			
20			

PROVINCE OF MANITOBA
J. J.
DOERKSEN
Member
22016
REGISTERED PROFESSIONAL ENGINEER

APEGM
Certificate of Authorization
Jorey Electric Ltd.
No. 4600 Date: 1 MAR 2018

Revision 0: Issued for Construction 01 MAR 2018

JOREY ELECTRIC
Engineering Consultants
6-1375 Niakwa Road E
Winnipeg, Manitoba
Canada, R2J 3T3
Telephone: (204) 255-4842
Facsimile: (204) 255-7679
E-mail: info@joreyelectric.com

- This drawing must not be scaled. Refer to given dimensions only.
- The contractor shall verify, and be responsible for co-ordinating all dimensions and levels as shown, with actual site conditions. Report discrepancies to the engineer prior to commencing work.
- This drawing shall not be reproduced without the written consent of the engineer. All rights reserved.

Project:
FAITHWORKS ADDITION
775 CAMBRIDGE AVE.
WINNIPEG, MB

Sheet Title:
SINGLE LINE DIAGRAM
PANEL SCHEDULE

Sheet No./Revision No.: E-4/R-0
File: 18-001
Date: 01 MAR 2018
Scale: AS SHOWN
Drawn: LCB