Agenda – Council – April 25, 2024

Report – Standing Policy Committee on Property and Development – April 11, 2024

Item No. 13 Zoning Agreement Amendment – 1021 and 1029 Court Avenue (Old Kildonan Ward)
File ZAA 1/2024

STANDING COMMITTEE RECOMMENDATION:

On April 16, 2024, 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 Zoning Agreement dated February 6, 1980 (the "Zoning Agreement"), entered into pursuant to Development Application No. DAZ 333/79 and registered against title to the land described therein as Caveat No. 81-15510/1 be amended as follows:

   A. That Clause 2 be replaced with the following condition:

      That the following uses shall not be permitted on the land:

      i. Fuel sales
      ii. Towing and storage facility;
      iii. Billboard signs; and
      iv. Outside display and sales.

   B. That Clause 5 be replaced with the following condition:

      That the Owner must submit plans showing the location and design of any and all proposed:

      i. buildings;
      ii. accessory parking areas;
      iii. driveways;
      iv. garbage enclosures;
      v. fencing;
      vi. freestanding signage; and,
      vii. landscaping

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

Report – Standing Policy Committee on Property and Development – April 11, 2024

STANDING COMMITTEE RECOMMENDATION (continued):

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with Recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

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

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

Report – Standing Policy Committee on Property and Development – April 11, 2024

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 16, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 11, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 4, 2024, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendment:

- In Recommendation 1.B., add the words “and the Lord Selkirk-West Kildonan Community Committee” immediately after “Director of Planning, Property and Development (“Director”)

and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

File: ZAA 1/2024

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

Public Hearing: April 4, 2024
Council Building, 510 Main Street

Applicant: LKG Engineering Consultant (Malli Aulakh)

Subject:



Premises Affected: 1021 and 1029 Court Avenue

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

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

Report date: April 5, 2024

Community Committee Recommendation:

On April 4, 2024, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the Zoning Agreement dated February 6, 1980 (the "Zoning Agreement"), entered into pursuant to Development Application No. DAZ 333/79 and registered against title to the land described therein as Caveat No. 81-15510/1 be amended as follows:

   A. That Clause 2 be replaced with the following condition:

      That the following uses shall not be permitted on the land:

      i. Fuel sales
      ii. Towing and storage facility;
      iii. Billboard signs; and
      iv. Outside display and sales.

   B. That Clause 5 be replaced with the following condition:

      That the Owner must submit plans showing the location and design of any and all proposed:

      i. buildings;
      ii. accessory parking areas;
      iii. driveways;
      iv. garbage enclosures;
      v. fencing;
      vi. freestanding signage; and,
      vii. landscaping

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

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

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

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

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. I'm very happy with what we heard here today, the applicant has worked cooperatively with the public service to confirm support of this Zoning Agreement Amendment and we heard all the details and what his intention is to do with the school and the fact that he knows, Mr. Bhullar knows, that trucks are not to travel west of their business on Court Avenue, it's not a truck route and he has been communicating that to members of his team and in the school and will be further communicating that and is really important that that happen.

2. Currently the road on Court Avenue is not in great condition, but at some point it will be upgraded so that it doesn't mean it's an opportunity to go down that way, it is not a permitted truck route.

Exhibits Filed:

1. Application dated January 19, 2024
2. Notification of Public Hearing dated January 30, 2024
3. Manitoba Status of Title(s), 1132795/1, 1132797 and 1348542/1
4. Letter of authorization dated October 26, 2023, from Oakfield Court Inc. to Amandeep Bhullar (Blue Bird Training Centre)
5. Letter of authorization dated November 11, 2023, from Oakfield Court Inc., to Malli Aulakh
6. Letter of Intent dated November 17, 2023 from Malli Aulakh to The City of Winnipeg, Planning, Property and Development Department

7 Caveat 81-15510/1

Exhibits Filed (continued):

8. Zoning Agreement Section 600(1) (The City of Winnipeg Act) made in duplicate on February 6, 1980 between The City of Winnipeg of the First Part and Bayshore Investment Ltd. (Owner) of the Second Part
9. Plans (3 pages)
10. Report from the Urban Planning Division dated March 18, 2024
11. Communication dated March 26, 2024 from L Chung in support of the application
12. Inspection Report
13. Recording of Representations of public hearing held on April 4, 2024
14. Letters of support in support of the application submitted by the Applicant at the public hearing

REPRESENTATIONS:

In Support:

Amandeep Bhullar

In Opposition:

Nil

For Information:

Nil

For the City:

S. Jerez, Planner, Planning, Property and Development Department
C. Ho, Planner, Planning, Property and Development Department

Exhibit "10" referred to in File ZAA 1/2024

ADMINISTRATIVE REPORT

Title: ZAA 1/2024 – 1021-1029 Court Avenue

Issue: For consideration at the public hearing to amend a Zoning Agreement under File DAZ 333/79 (Bylaw 2855/81) to replace Clause 2 to allow uses permitted under the "C4" Commercial Regional District, with some exceptions, and to replace Clause 5 to update Plan Approval requirements.

Critical Path: Lord Selkirk - West Kildonan Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, MCP	N/A	N/A	

RECOMMENDATIONS

1. That the Zoning Agreement dated February 6, 1980 (the "Zoning Agreement"), entered into pursuant to Development Application No. DAZ 333/79 and registered against title to the land described therein as Caveat No. 81-15510/1 be amended as follows:

   A) That Clause 2 be replaced with the following condition:

      That the following uses shall not be permitted on the land:

      i. Fuel sales

      ii. Towing and storage facility;

      iii. Billboard signs; and

      iv. Outside display and sales.

   B) That Clause 5 be replaced with the following condition:

      That the Owner must submit plans showing the location and design of any and all proposed:

      v. buildings;

      vi. accessory parking areas;

      vii. driveways;

viii. garbage enclosures;

ix. fencing;

x. freestanding signage; and,

xi. landscaping

on the Owner's Land ("Works") to the Director of Planning, Property and Development 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.

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

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

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

REASON FOR THE REPORT

- The applicant is proposing to establish a commercial school on the subject sites consisting of one classroom space at 1021 Court Avenue and hands on training (in vehicle) at 1029 Court Avenue.
- The existing Caveat registered on title restricts any development on the subject site as follows:
    - No new building, structures or land shall be used and no building or structure shall be erected, altered or enlarged on the land for any use except:
        (a) Any use permitted in the "C1" zoning district;
        (b) Bank;
        (c) Cleaning establishments, using non-inflammable and nonexplosive cleaning fluids;
        (d) Film exchange;
        (e) Medical or dental clinics and laboratories;
        (f) Loading space, as required in Chapter 14, A.9 of the Old Kildonan town Planning Scheme 1957;
        (g) Automobile parking space required for dwellings and for buildings other than dwellings as provided for in Chapter 14, A.8 of said scheme.
- A Zoning Agreement Amendment (ZAA) is required to a commercial school, hence the caveat needs to be amended in order to establish the classrooms at 1021 Court Avenue.

- Modification of caveats on a Land Title requires a Zoning Agreement Amendment application.
- Approval of a Zoning Agreement Amendment application requires a public hearing as per the Development Procedures By-law and The City of Winnipeg Charter.
- The Report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject Zoning Agreement under File DAZ 333/79 (Bylaw 2855/81) will be amended such that Clauses 2 and 5 of Caveat No. 81-15510/1 will be replaced.

HISTORY

DAZ 333/79

In 1980, the subject site was rezoned to "C2", subject to a zoning agreement restricting certain uses on the property, restricting signage, and requiring Plan Approval to the Lord Selkirk West Kildonan Community Committee.

DASZ 13/1993 & DAV 410/1003

In 1993, the subject site was rezoned to "C2-S" Suburban Commercial. Associated Variances were approved to permit the expansion of the accessory parking area with no front yard, and insufficient fencing and landscaping.

DAV 317/1996

In 1996, the Board of Adjustment approved a Variance to permit the establishment of an accessory parking area with no front, east, west yard, no lightproof fence, wheel stop & bumper fence.

Winnipeg Zoning Bylaw 200/2006

Under the previous *Zoning By-Law 6400*, the property was zoned "C2" Commercial Community. With the adoption of the *Winnipeg Zoning By-law 200/2006*, the subject site was rezoned to "C4" Commercial Regional.

CONSULTATION

In preparing this report there was consultation with: Public Works Department

OURWINNIPEG 2045 POLICY ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density
4.2 Ensure New Areas of Growth are Designed According to the Principles of Complete Communities

6.40 Commercial Areas
Facilitate the redevelopment, infill, and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while also accommodating local commercial amenities in new neighbourhoods, to ensure completeness from its inception.

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.

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
Prepared by:	Simi Jerez, MCP
Date:	March 18, 2024
File No.	ZAA 1/2024

List of Schedules and Attachments

1. Schedule A – Planning Discussion

SCHEDULE 'A'

DATE: March 18, 2024

FILE: **ZAA 1/24**
RELATED FILES: N/A
COMMUNITY: Lord Selkirk – West Kildonan
NEIGHBOURHOOD #: 3.326 (Leila North)

For consideration at the public hearing to amend a Zoning Agreement under File DAZ 333/79 (Bylaw 2855/81) to replace Clause 2 to allow uses permitted under the "C4" Commercial Regional District, with some exceptions, and to replace Clause 5 to update Plan Approval requirements.

LOCATION: 1021-1029 Court AVE

LEGAL DESCRIPTION: LOT 3/4 PLAN 15611; LOT 1 PLAN 30802 18 K OTM



APPLICANT: LKG Engineering Consultant (Malli Aulakh)
1959 Notre Dame Ave
Winnipeg, MB R3H 0J7

OWNER: Oakfield Court Inc.
1021 Court AVE, Unit 106
WINNIPEG, MB R2P 1V7

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject lands are located on the north side of Court Avenue near the northwest corner of the intersection with McPhillips Street, in the Leila North neighbourhood of the Old Kildonan ward.
- The subject sites are 43,558 square feet (1021 Court, currently occupied by a two-storey commercial building and accessory parking area) and 49,299 square feet (1021 Court, occupied by a surface parking area).
- Site access is taken via two approaches for 1021 Court and one approach for 1029 Court, both from Court Avenue.
- The sites fall within the McPhillips and Leila Regional Mixed Use Centre under the *Complete Communities Direction Strategy 2.0*, and are zoned “C4“ Commercial Regional.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Commercial uses zoned “C4” Commercial Regional District, then a multi-family residential building zoned “RMF-M” Residential Multi-Family (Medium) District.

South: Court Avenue, then the Seven Oaks Hospital Campus zoned “EI” Educational and Institutional.

East: Commercial uses zoned “C4” Commercial Regional District, then McPhillips Street.

West: Commercial uses zoned “C4” Commercial Regional District.



Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to establish a commercial school to provide instruction in truck driving on the subject sites. The proposed commercial school consists of classroom space within the existing building at 1021 Court Avenue and hands on training (in vehicle) at 1029 Court Avenue.
- The applicant has provided a floor plan of the unit to be used for the commercial school at 1021 Court Avenue. In addition, a site plan has bene provided showing the location of four (4) 30 foot long truck stalls and four (4) 75 foot long truck and trailer stalls located at the north end of the existing surface parking area at 1029 Court Avenue, beside a cell phone tower on the same site.
- The existing Caveat registered on title for 1021 Court Avenue outlines a limited range of permitted uses. The school previously operated as an “Office” use prior to the inclusion of

classrooms, which require a change in occupancy. The applicant has requested a Zoning Agreement Amendment (ZAA) to add “Commercial School” as a use in the existing Zoning Agreement in order to establish the classrooms.

- The caveat that applies to 1021 Court does not apply to 1029 Court; the hands-on truck training associated with the commercial school, as well as any onsite parking and storage of trucks, does not require a Zoning Agreement Amendment.
- The applicant has provided proof of certification for the Commercial School from the Province of Manitoba, the approving/licensing authority for a driving school.
- The Urban Planning and Design Division consulted with Public Works to confirm that the use would not be in contravention of rules pertaining to trucks routes, as Court Avenue would be used only to access the McPhillips Street truck route. According to the Traffic By-law, operators of trucks may use a portion of street that is **not** a Truck Route, provided that it is the shortest distance to and from the point of origin/destination and the nearest Truck Route.

COLLABORATION

The applicant has worked cooperatively with the Public Service to confirm support for the related Zoning Agreement Amendment.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject property is located within a “Regional Mixed Use Centre” policy area as outlined in CCDS 2.0.
- With regard to this proposal, the key goal and policies guiding the development of Regional Mixed Use Centres include:

  3.0 Ensure that Regional Mixed Use Centres continue to function as prominent retail destinations that serve a city-wide and regional population.

  6.0 Provide opportunities for other compatible land uses in Mixed Use Centres.

  6.1.1 Prohibit industrial uses likely to pose negative impacts on adjacent uses through production of noise, generation of fumes, heavy equipment operation, or the presence of large outdoor material storage areas in Mixed Use Centres and direct these uses to designated Employment Lands.

  6.1.2 Consider the effects of proposed industrial uses on the functioning of the existing roadway system.

  6.2 Accommodate office uses in Mixed Use Centres in accordance with Policy section 3.0 of the General Growth section.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

“C4 “Commercial Regional

- The Commercial Regional (C4) district is intended to accommodate the development of large-scale, distinctive and attractive regional centres containing a mix of concentrated land uses. These commercial uses are subject to frequent view by the public and visitors to Winnipeg, and they should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. The centre should provide commercial, office, and institutional uses and structures at higher intensities than surrounding areas.

Zoning Agreement DAZ 333/79

Replacing Clause 2

- Clause 2 of Caveat No. 81-15510/1 states the following:
    - No new building, structures or land shall be used and no building or structure shall be erected, altered or enlarged on the land for any use except:
        (a) Any use permitted in the "C1" zoning district;
        (b) Bank;
        (c) Cleaning establishments, using non-inflammable and nonexplosive cleaning fluids;
        (d) Film exchange;
        (e) Medical or dental clinics and laboratories;
        (f) Loading space, as required in Chapter 14, A.9 of the Old Kildonan town Planning Scheme 1957;
        (g) Automobile parking space required for dwellings and for buildings other than dwellings as provided for in Chapter 14, A.8 of said scheme.
- The Urban Planning and Design Division considered whether any use restrictions should continue on the subject property. It was determined that most permitted uses in the "C4" district are suitable and supportable in this location given:
    - The property fronts onto the portion of Court Avenue which is a collector street, an arterial street, and is located 70 metres west of McPhillips Street, an arterial street;
    - The site is zoned "C4" Commercial Regional, and is located within the McPhillips Leila Regional Mixed Use Centre.
    - The "C4" district is the predominant zoning district along the west side of McPhillips Street between Court Avenue and Templeton Avenue.
- The Urban Planning and Design Division recommends revising Clause 2 as follows to restrict a number of high intensity uses permitted in the "C4" district that may not compatible with the surrounding residential neighbourhood and which may prevent transition to a higher intensity mixed use centre in line with CCDS 2.0 policies:

    That the following uses shall not be permitted on the land:

    i. Fuel sales

    ii. Towing and storage facility;

    iii. Billboard signs; and

    iv. Outside display and sales.

Replacing Clause 5

- DAZ 333/79 includes the following Plan Approval clause:

    5. *The proposed development on the land shall be constructed in accordance with the plans submitted, being plans prepared by Stellar Consulting Services Ltd. Under Job Oakfield Medical Centre and approved by the Lord Selkirk-West Kildonan Community Committee on December 11, 1979, as identified by the signature of its Communications Clerk, G. Busilla. Any revisions to the said plans altering dimensions by ten (10) percent or less may be approved by the Commissioner of Environment of the City but any revisions in excess of that limit shall not be made and no building permit issued in regard thereto unless approved by that Commissioner upon recommendation of the Lord Selkirk-West Kildonan Community Committee.*

- The Urban Planning and Design Division is recommending the following clause to update the Plan Approval requirements and ensure that the future development is reviewed for alignment with CCDS 2.0 policies for Regional Mixed Use Centres:

    That the Owner must submit plans showing the location and design of any and all proposed:

    i. buildings;

    ii. accessory parking areas;

    iii. driveways;

    iv. garbage enclosures;

    v. fencing;

    vi. freestanding signage and

    vii. landscaping

    on the Owner's Land ("Works") to the Director of Planning, Property and Development 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.

RECOMMENDATION

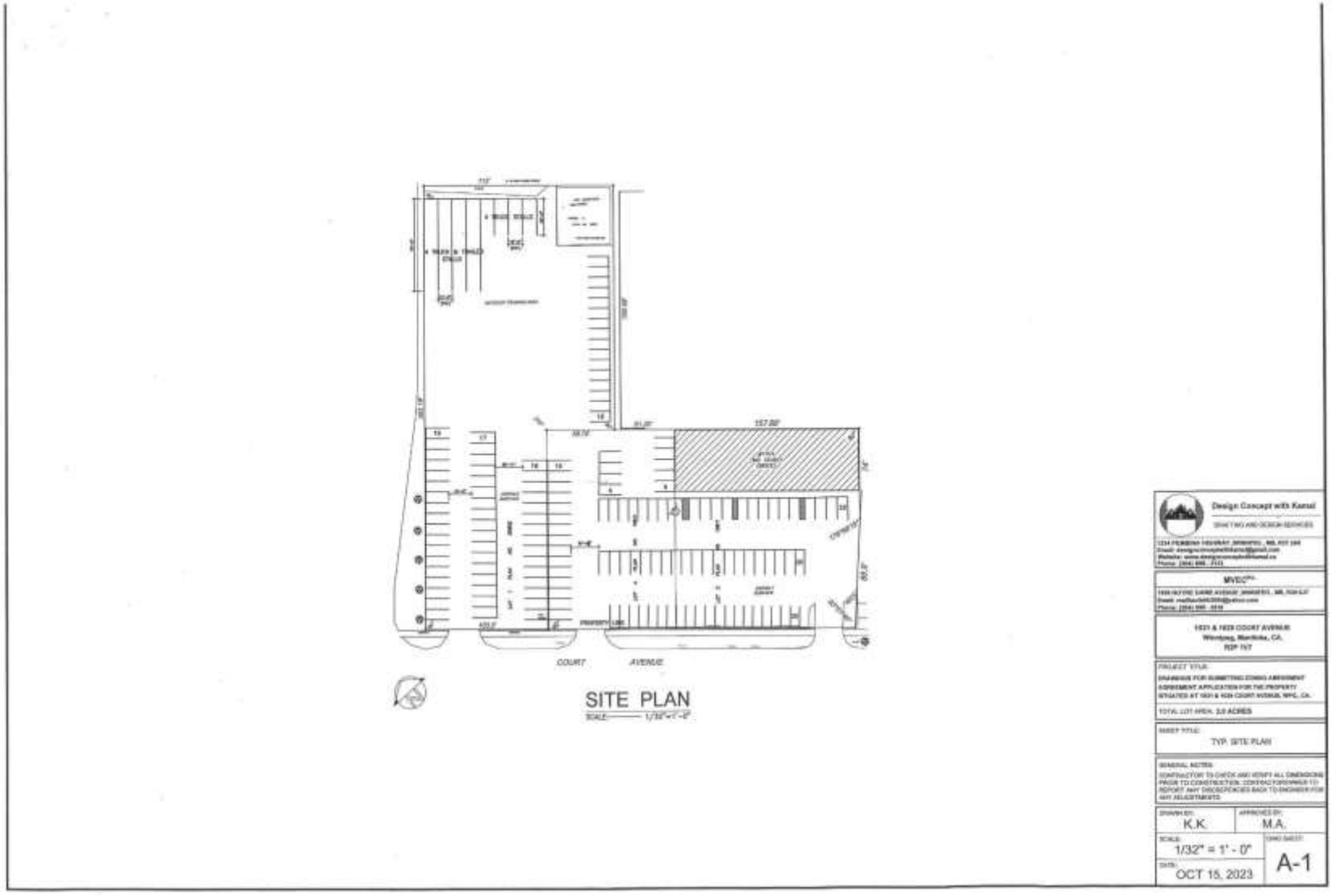
The Urban Planning Division recommends **approval** for the following reasons:

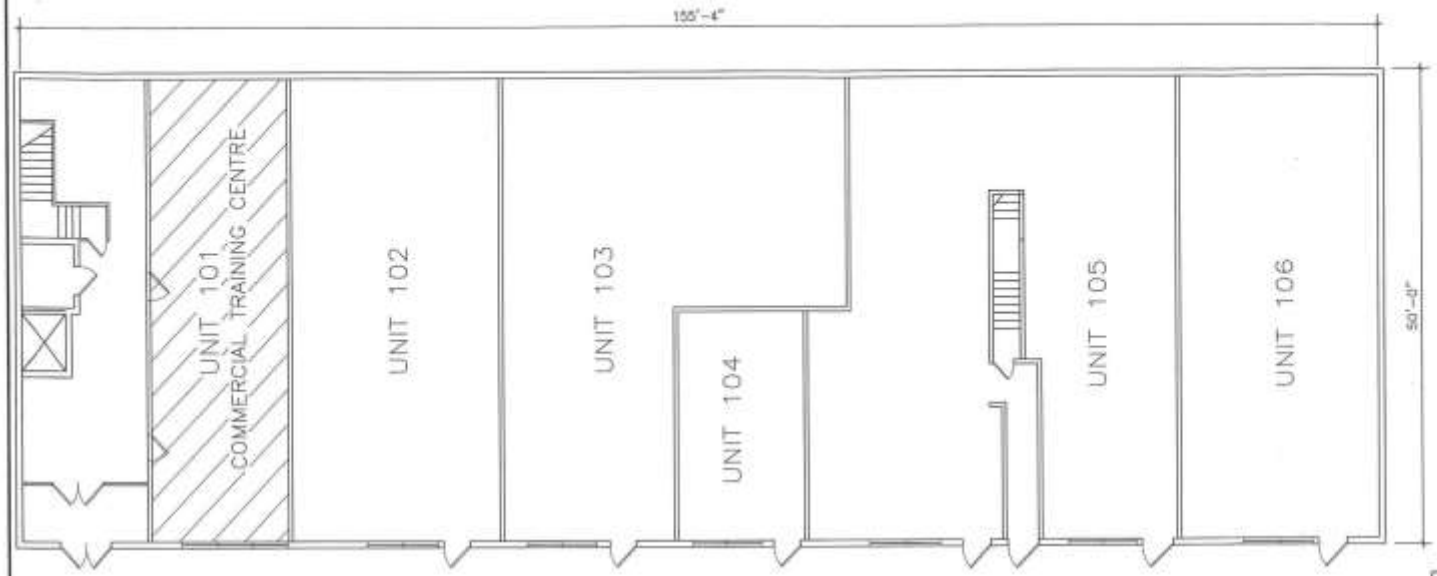
- The proposal will allow additional commercial uses along Court Avenue within the "regional Mixed Use Centre" policy area, per the objectives of the *Complete Communities Direction Strategy 2.0*.
- The Zoning Agreement amendment will enable the subject property to develop in alignment with established "C4" zoning rights and in a fashion consistent with other "C4" zoned properties in the McPhillips and Leila Regional Mixed Use Centre.

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

Report Prepared By: Simi Jerez, MCP
PPD File # ZAA 1/24

Exhibit “9” referred to in File ZAA 1/2024





KEY PLAN

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

UNIT	EXISTING TENANTS	FLOOR AREA (SQ. FT.)
101	BLUE BIRD TRAINING CENTRE AND COMMERCIAL TRAINING CENTRE INC.	820
102	SPECTRUM LASER AESTHETICS	1170
103	PAJAMAMA SLEEPWEAR & CLOTHING	1470
104	DR. SCOTT A CLEGHORN – INTERNAL MEDICINE	500
105	OAK FIELD PHARMACY	1920
106	OAKFIELD MEDICAL	1110
201	DR. PETERFORD CHIROPRACTOR	1400
202	MFG	2080
205	TBO MASSAGE THERAPY INC.	350
207	SPEEDY PINOY CANADA INC.	1200
209	FORTRESS ACCOUNTING & TAX	895
210	KNOWLEDGE FIRST FINANCIAL	250
211	CANADIAN PRAIRIE TRANSPORT	250
213	BHANGU TRADING LTD.	340
214	CALIBER TRANS INC.	390
	TOTAL FLOOR AREA	14,045

UNIT 101 – HEAD OFFICE FOR THE TRAINING CENTRE
- BLUE BIRD TRAINING CENTRE LTD.
- COMMERCIAL TRUCK TRAINING CENTRE INC.

Design Concept with Kamal

DRAFTING AND DESIGN SERVICES

MVDC INC.

1821 & 1833 COURT AVENUE
Winnipeg, Manitoba, CA.
R2P 1V7

PROJECT TITLE:
DRAWINGS FOR SUBMITTING ZONING AMENDMENT ASSESSMENT APPLICATION FOR THE PROPERTY SITUATED AT 1821 & 1833 COURT AVENUE, WPG., CA.

TOTAL LOT AREA: 2.0 ACRES

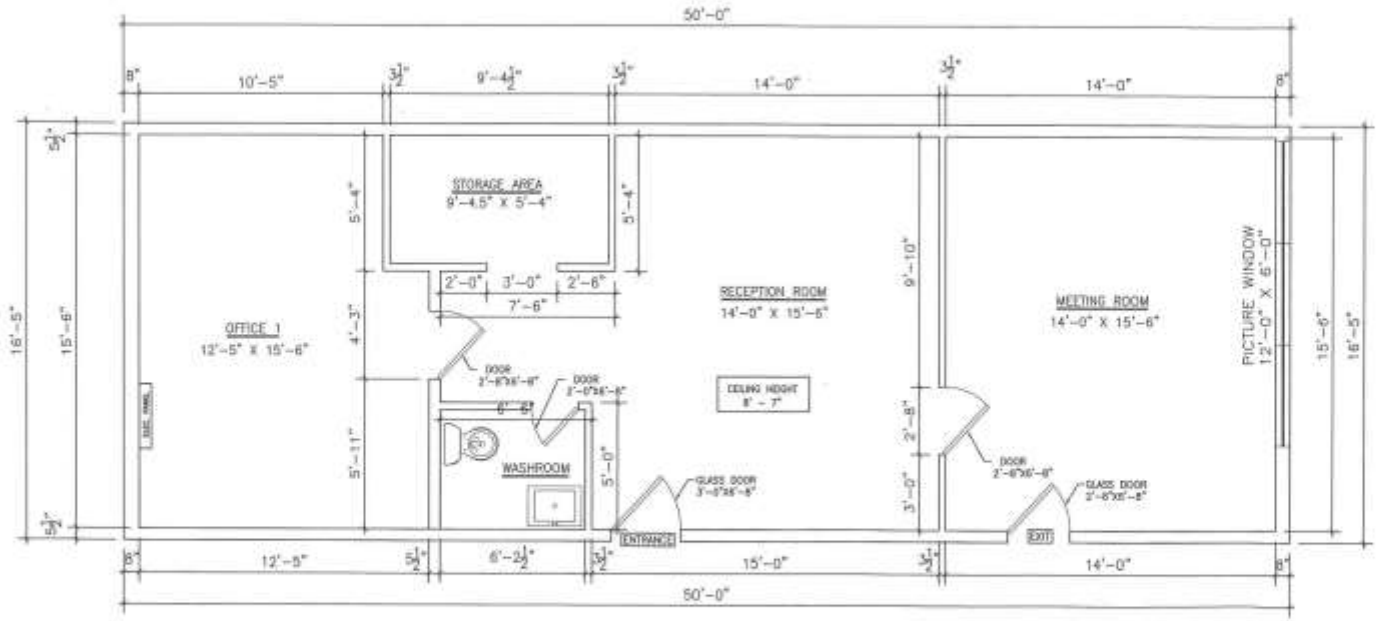
SHEET TITLE:
KEY PLAN

GENERAL NOTES:
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR/OWNER TO REPORT ANY DISCREPANCIES BACK TO ENGINEER FOR ANY ADJUSTMENTS.

DRAWN BY:	APPROVED BY:
K.K.	M.A.

SCALE	DWG SHEET
3/16" = 1' - 0"	A-2

DATE: OCT 15, 2023



FLOOR PLAN (UNIT - 101)

SCALE 1/2"=1'-0"

Design Concept with Kamal

DRAFTING AND DESIGN SERVICES

1021 & 1025 COURT AVENUE
Winnipeg, Manitoba, CA.
R2P 1V7

PROJECT TITLE:
DRAWINGS FOR SUBMITTING ZONING AMENDMENT
AGREEMENT APPLICATION FOR THE PROPERTY
SITUATED AT 1021 & 1025 COURT AVENUE, WPG., CA.

TOTAL LOT AREA: 2.0 ACRES

SHEET TITLE:
FLOOR PLAN

GENERAL NOTES:
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR/OWNER TO REPORT ANY DISCREPANCIES BACK TO ENGINEER FOR ANY ADJUSTMENTS.

DRAWN BY:	APPROVED BY:
K.K.	M.A.
SCALE: 1/2" = 1' - 0"	SHEET NO: A-3
DATE: OCT 15, 2023	