Agenda – Executive Policy Committee – February 18, 2025

REPORTS

Item No. 8 Zoning Agreement Amendment – 555 Spence Street (Daniel McIntyre Ward) File ZAA 13/2024 [c/r DAV 259532/2024C]

COMMUNITY COMMITTEE RECOMMENDATION:

On January 28, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Zoning Agreement dated October 5, 1988, entered into pursuant to Development Application No. DAZ 250/88 and registered against title to the land described therein as Caveat No. 3086307 be discharged in its entirety, subject to the condition 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:

    A. That the maximum height of any building shall not exceed 45 feet in height;

    B. No free-standing sign or digital sign shall be located on the land and no sign shall include any flashing or scintillating or animated features of any kind; and

    C. The owner must submit plans showing the location and design of any and all proposed:

        i. Buildings
        ii. Accessory parking areas
        iii. Private approaches
        iv. Garbage enclosures
        v. Fencing
        vi. Landscaping

    on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the City Centre Community Committee 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 with the Owner a Zoning Agreement in accordance with Recommendation 1, 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").

COMMUNITY COMMITTEE RECOMMENDATION (continued):

3. That authority be delegated to the 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 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.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On January 28, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

File: ZAA 13/2024

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

Public Hearing: January 28, 2025
Council Building, 510 Main Street

Applicant: ARCCADD Architecture Inc. (Paige Lloyd)

Subject:



Premises Affected: 555 Spence Street

For submission to: Executive Policy Committee

Prepared by: Leah Cowan, Senior Committee Clerk
City Centre Community Committee

Report date: January 28, 2025

Community Committee Recommendation:

On January 28, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Zoning Agreement dated October 5, 1988, entered into pursuant to Development Application No. DAZ 250/88 and registered against title to the land described therein as Caveat No. 3086307 be discharged in its entirety, subject to the condition 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:

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

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

1. Thrive is a really great community asset, they do so much great work in the community.

2. They're busting at the seams, they were before, they still are, in Knox United Church where they're working out of right now.

3. Everyone's really excited and I want to thank them, they did come to me with this proposal first so I could have the opportunity to see what was going on and really understand the projects and their needs, so lots of great work.

4. And they did do, really, a lot of extensive community outreach on this, which I really appreciated. So, a lot of great work, I think, from the community on this, Thrive, and of course our administration.

Exhibits Filed:

1. Application dated November 26, 2024
2. Notification of Public Hearing dated December 9, 2024
3. Manitoba Status of Title 3204764/1
4. Letter of authorization dated September 9, 2024 from Rhonda Elias-Penner, Thrive Community Support Circle Inc. to Winnipeg Builders and Decorating, and ARCCADD
5. Caveat 3086307
6. Plans (5 pages)
7. Report from the Urban Planning Division dated January 15, 2025
8. Communication dated January 17, 2025, from Rhonda Elias-Penner in support of the application
9. Inspection Report
10. Recording of Representations

REPRESENTATIONS:

In Support:

Rhonda Elias-Penner
Paige Lloyd
Marni Waggoner

In Opposition:

Nil

For Information:

Nil

For the City:

A. Ross, Senior Planner, Planning, Property and Development Department
I. Stonehouse, Planner, Planning, Property and Development Department

Exhibit “7” referred to in File ZAA 13/2024

ADMINISTRATIVE REPORT

Title: ZAA 13/2024 – 555 Spence Street

Issue: For consideration at the public hearing to replace a Zoning Agreement under File DAZ 250/88 (Bylaw 5032/88).

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
I. Stonehouse, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the Zoning Agreement dated October 5, 1988, entered into pursuant to Development Application No. DAZ 250/88 and registered against title to the land described therein as Caveat No. 3086307 be discharged in its entirety, subject to the condition 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:

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3. That authority be delegated to the 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 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 2 storey social service facility on the subject property.
- A Zoning Agreement registered on title at 555 Spence Street states the following:

  "No building located on the land shall exceed a height of one (1) storey as defined by the applicable zoning by-law."
- The applicant has applied for a Zoning Agreement Amendment to withdraw the Zoning Agreement, enabling a building height of over one (1) storey.
- The Urban Planning & Design Division recommends that the existing Zoning Agreement be withdrawn, and a new Zoning Agreement be established.
- Modification of caveats on a Land Title requires approval of a Zoning Agreement Amendment application.
- 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 & Design Division are concurred in, the subject Zoning Agreement will be **replaced**.

HISTORY

- In 1988, the property was rezoned from “R4” to “C2” (DAZ 250/1988), subject to a Zoning Agreement restricting certain uses on the property, restricting height, restricting signage, and requiring Plan Approval by Community Committee.
- In 2004, the Board of Adjustment approved a Variance (DAV 321955/2004C) to permit the construction of an office addition to an existing second hand store with no rear yard, no additional parking spaces, and parking directly off a lane.
- In 2005, the Board of Adjustment approved a Variance (DAV 115427/2005C) to permit the expansion of a non-conforming use (second hand store) by the construction of an addition.
- In 2024, the onsite building was demolished.

CONSULTATION

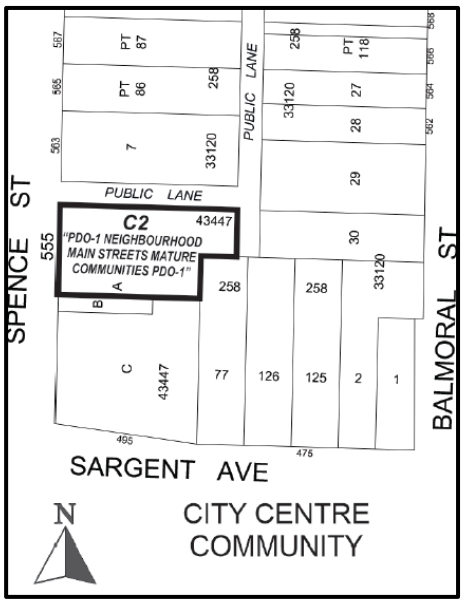
The applicant engaged the Urban Planning and Design Division for preliminary discussions prior to making a formal application. The preliminary discussions resulted in a number of site plan changes per feedback from the Division, including the addition of indoor bicycle parking stalls and the removal of asphalt fronting Spence Street in exchange for softscape and street edge landscaping per requirements of the Winnipeg Zoning By-law. Following these changes, the Division expressed their preliminary support and advised to proceeding with the zoning agreement amendment and variance. Upon submission of the application, the Division made the decision to recommend that the existing Zoning Agreement be replaced. The applicant was notified of the Division’s stance, and advised to proceed as proposed.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning & Design
Prepared by: Isaiah Stonehouse, MCP
Date: January 15, 2025

APPENDIX A – Planning Report

DATE:	January 15, 2025
FILE:	**ZAA 13/2024**
RELATED FILES:	DAV 24-259532\C
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.104 - (SPENCE)
SUBJECT:	For consideration at the public hearing to replace a Zoning Agreement under File DAZ 250/88 (Bylaw 5032/88).
LOCATION:	555 Spence St
LEGAL DESCRIPTION:	PCL A PLAN 43447 78 ST JA



APPLICANT:	ARCCADD Architecture Inc. (Paige Lloyd) 109-340 Waterfront Dr Winnipeg, MB R3B 0M3
OWNER:	THRIVE COMMUNITY SUPPORT CIRCLE INC. Winnipeg, MB

DISCUSSION

SITE DESCRIPTION

- The subject site is located on the east side of Spence Street, 2 properties north of Sargent Avenue, in the Spence neighbourhood of the Daniel McIntyre ward.
- The subject site is 7,108 square feet in area and is currently vacant.
- The subject site is accessed by a paved back lane (concrete).

- The subject site is located within an “Established Neighbourhood – Mature Community” under the *Complete Communities Direction Strategy 2.0*. The property is currently zoned “C2” Commercial - Community.
- The subject site is located within an area covered by the “Neighbourhoood Main Streets Planned Development Overlay 1” within the *Winnipeg Zoning By-law*.
- The immediate area is characterized primarily by single- and two-family residential to the north, with commercial buildings to the south along Sargent Avenue.
- Sargent Avenue is an approximately 30-metre (~1 minute) walk from the south edge of the site.



Figure 1: Aerial photo of subject site and surrounding area.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Rear lane, then single- and two-family (as well as several low-rise multi-family) dwellings zoned “R2” Residential - Two-Family.

South: Commercial buildings fronting Sargent Avenue zoned “C2” Commercial - Community.

East: Single- and two-family (as well as several low-rise multi-family) dwellings zoned “R2” Residential - Two-Family, and commercial buildings fronting Sargent Avenue zoned “C2” Commercial – Community.

West: Spence street, then single- and two-family (as well as several low-rise multi-family) dwellings zoned “RMF-M” Residential - Multi-Family (Medium).

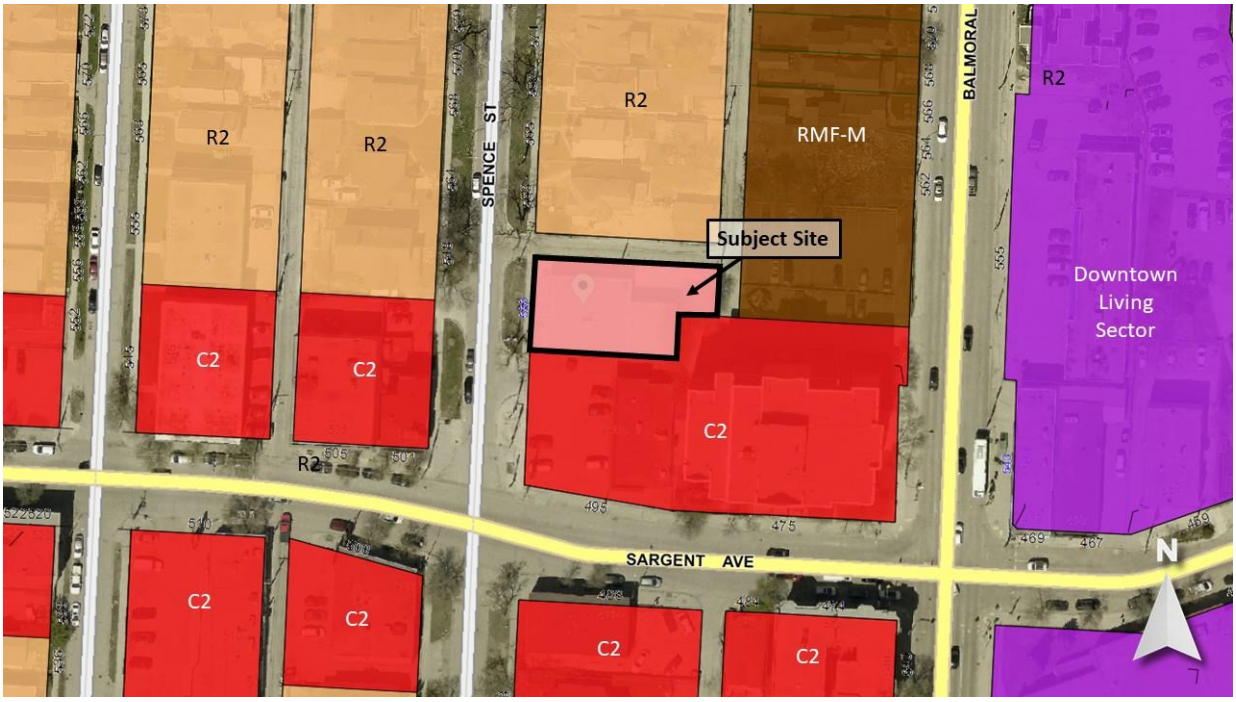


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks to build a two (2) storey social service facility. The previous 1-storey building was demolished. The proposed building features a clothing depot, warehouse, several offices, and shared spaces including a kitchen, classroom, and playroom.
- The proposal provides a high-quality building design with articulated, mixed-material facades and sufficient landscaping.
- The applicant is proposing six (6) parking stalls located on the north and east sides of the site fronting the public lane.
- Vehicular access to the property is proposed via the public lane accessed from Spence Street and Cumberland Avenue.
- Nine (9) indoor, secure bicycle stalls are shown on the building plans and will be provided as an additional parking option for staff and individuals accessing the facility.
- The property is zoned “C2” however a caveat on Title currently:
    - Limits uses and signage on the site
    - Caps the building height at one (1) storey
- The subject Zoning Agreement Amendment (ZAA) application has been submitted to request removal of these caveats.
- The development also requires variances for parking spaces, parking stall widths, and insufficient buffering of a parking area. These are discussed in the Administrative Report for DAV 24-259532\C.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0 (CCDS 2.0)

CCDS 2.0 is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

- The subject property is located in an Established Neighbourhood designated as a "Mature Community" as outlined in *CCDS 2.0.*
- Goal 2 states "design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride."
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  2.2 Encourage the location of commercial and mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation. Use setbacks to reinforce the public realm through landscaping and pedestrian amenities, such as entryways, patios, benches, and bicycle parking.

  2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.

  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 aesthetics of the street and neighbourhood.

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

  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.

The subject proposal aligns with the above applicable policies for Mature Communities for the following reasons:

- The development will positively contribute to the surrounding neighbourhood by providing an important community amenity in the form of a social service facility;
- The proposed design meets the design policies mentioned above. Namely, the building is oriented to the street, has a height and scale similar to surrounding buildings, uses a variety of building materials, adds to the architectural interest of the area, and takes vehicular access from the rear laneway.

WINNIPEG ZONING BY-LAW 200/06

<u>ZONING AGREEMENT DAZ 250/88</u>

- The Urban Planning and Design Division considered whether any restrictions should continue on the subject property. Following the Zoning Agreement associated with DAZ 250/88 being discharged in its entirety, a new Zoning Agreement should contain the following restrictions:

Building Height

- The Urban Planning and Design Division is recommending the following clause to limit the maximum building height on the subject site to 45 feet:

  That the maximum height of any building shall not exceed 45 feet in height.

- Multi-family dwellings in the "C2" zoning district are permitted a height of up to 70 feet. Because this property is not on the Corridor (Sargent Avenue), and because CCDS 2.0 supports up to approximately 45 feet in height for this Mature Communities location next to residential, the Division recommends capping the height at 45 feet.

Signage

- The Urban Planning and Design Division is recommending the following clause to restrict the use of signage on the subject site:

  No free-standing sign or digital sign shall be located on the land and no sign shall include any flashing or scintillating or animated features of any kind.

- Considering the property's relationship with residential properties to the north along Spence Street, the site should not be afforded the same flexibility as commercial properties directly fronting Sargent Avenue, a designated Urban Mixed Use Corridor in CCDS 2.0.

Plan Approval

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

  The owner must submit plans showing the location and design of any and all proposed:

  i. *Buildings*

  ii. *Accessory parking areas*

  iii. *Private approaches*

  iv. *Garbage enclosures*

  v. *Fencing*

  vi. *Landscaping*

  On the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the City Centre Community Committee 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.

SERVICING CONSIDERATIONS

- The Water and Waste Department reached out to the Urban Planning and Design Division requesting additional information on the proposed development. Upon receiving the requested information, the Department relayed that no major servicing issues are expected, but did advise the applicant of the combined sewer servicing on the property.

SUMMARY

The Urban Planning Division recommends the Zoning Agreement be **replaced** because:

- The proposal for a two (2) storey social service facility in this location aligns with *Complete Communities 2.0.*
- The development will have similar physical characteristics to existing commercial buildings along Sargent Avenue, and the modest height of 28 feet (with a caveated cap of 45 feet) respects the existing low-density residential development to the north along Spence Street.
- Replacing the Zoning Agreement associated with DAZ 250/88 will enable the subject property to develop in alignment with established “C2” zoning rights and in a fashion consistent with other “C2” zoned properties in the area, while protecting the character of the residential properties to the north by placing limited restrictions on the subject property.

OURWINNIPEG 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.

- The addition of a new social service facility in this Mature Community makes use of existing municipal infrastructure, while protecting the viability of an existing commercial area.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- The addition of a new social service facility contributes to the fabric of a complete community, and fulfills a goal within the strategic opportunity to “integrate [commercial buildings] within or close to residential neighbourhoods” (Winnipeg Climate Action Plan, p. 41).

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

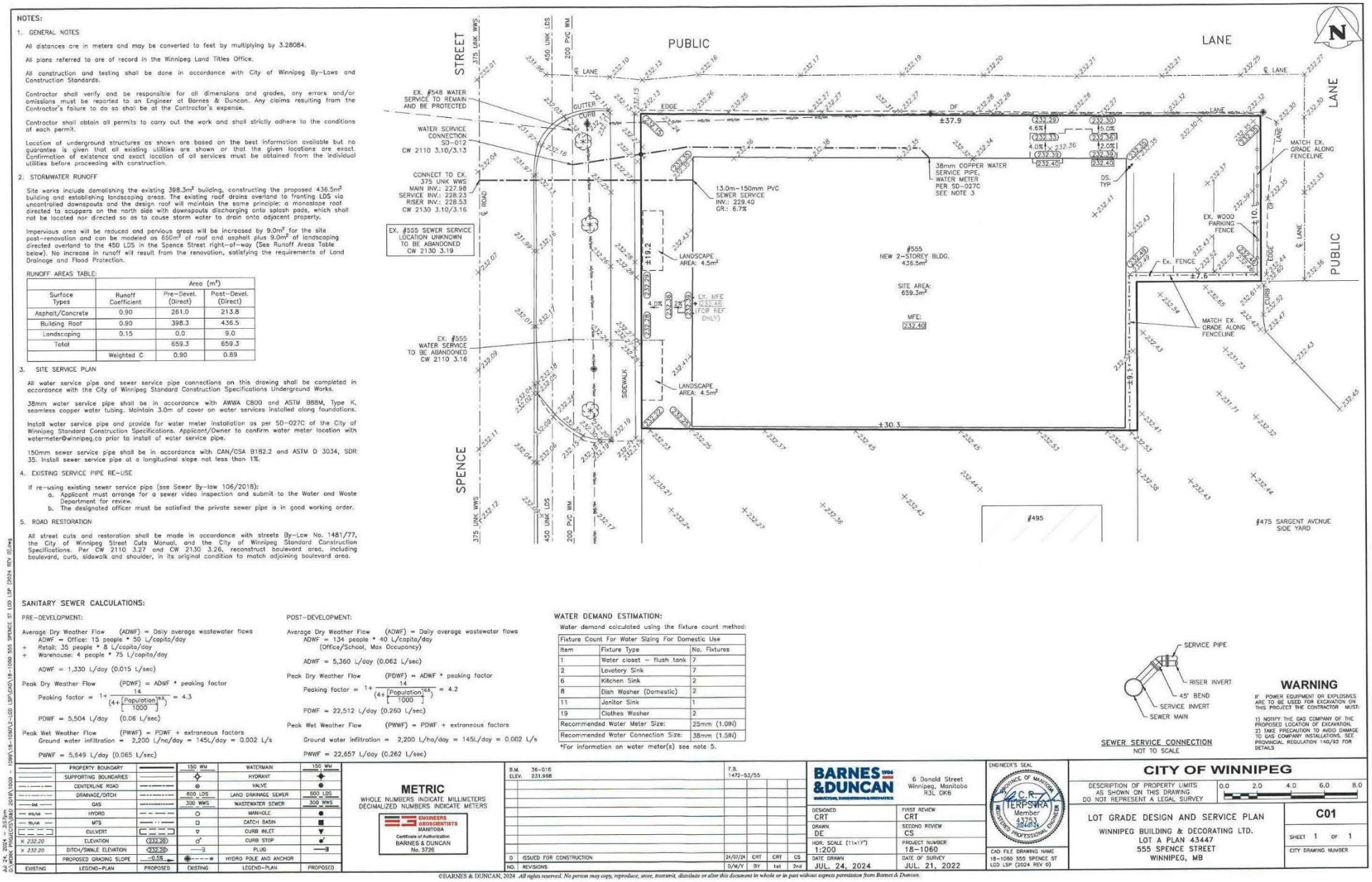
Goal 4: Community Well-Being Supports for those in Greatest Need are Increased.

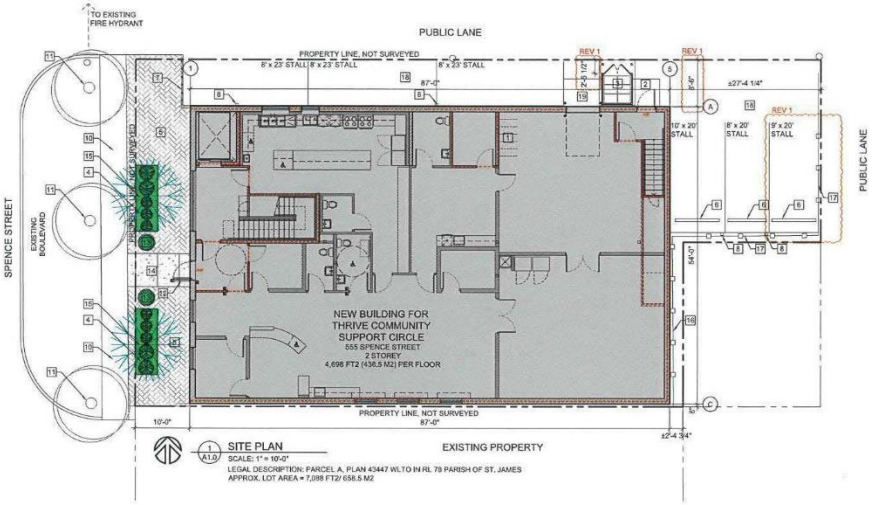
- The addition of a new social service facility contributes to the Winnipeg Poverty Reduction Strategy by providing an updated venue for a not-for-profit organization, Thrive Community Support Circle, which provides professional and individualized support for community members, including those who experience marginalization, homelessness, and poverty.

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

Report Prepared By: Isaiah Stonehouse, MCP
PPD File # ZAA 13/24

Exhibit “6” referred to in File ZAA 13/2024

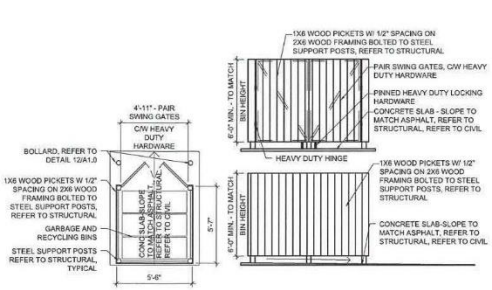




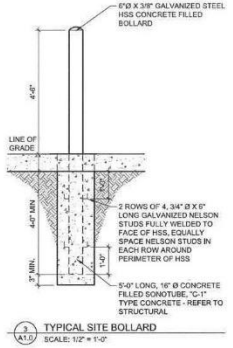
1 A1.0 SITE PLAN
SCALE: 1" = 10'-0"
LEGAL DESCRIPTION: PARCEL A, PLAN 43447 WLTO IN RL 78 PARISH OF ST. JAMES
APPROX. LOT AREA = 7,088 FT2/ 658.5 M2

KEYNOTES FOR SITE PLAN:

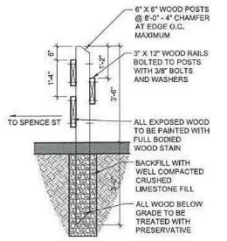
1. 9 INDOOR SECURE BIKE STALLS
2. 5'X5' CONCRETE PAD, REFER TO STRUCTURAL
3. GARBAGE ENCLOSURE, REFER TO DETAIL 2/A1.0
4. LANDSCAPE AREA, REFER TO LANDSCAPE PLAN
5. BARKMAN CONCRETE PAVERS, BROADWAY 100MM. INSTALL PATTERN #6, COLOUR CHARCOAL. PREP BASE AS PER GEOTECH REPORT, REFER TO CIVIL
6. PINNED CONCRETE BUMPER CURB, AT PARKING STALLS, REFER TO DETAIL 9/A1.0
7. 36" HIGH DECORATIVE IRON FENCE, REFER TO MANUFACTURERS SPECIFICATIONS
8. WALL OR FENCE MOUNTED PARKING PLUG, REFER TO ELECTRICAL
9. CONCRETE APRON AT OVERHEAD DOOR, REFER TO STRUCTURAL
10. EXISTING PUBLIC SIDEWALK, REFER TO CIVIL
11. EXISTING TREE
12. DOOR GUARD C/W POWER DOOR OPERATOR, REFER TO DETAIL 5/A1.0, REFER TO NOTES REGARDING BARRIER FREE ENTRANCES
13. EXISTING CONCRETE PLANTER TO REMAIN, NEW LANDSCAPE, REFER TO LANDSCAPE PLAN
14. CONCRETE SIDEWALK, REFER TO DETAILS
15. TREE WITH SHRUBS, REFER TO LANDSCAPE PLAN
16. 6'-0" HIGH MONTAGE PLUS MAJESTIC ORNAMENTAL FENCE, SURFACE-MOUNTED POSTS, REFER TO SPECIFICATIONS
17. EXISTING FENCE, RELOCATE AS REQUIRED
18. ASPHALT PAVING, REFER TO CIVIL
19. CONCRETE APRON AT OVERHEAD DOOR, REFER TO STRUCTURAL



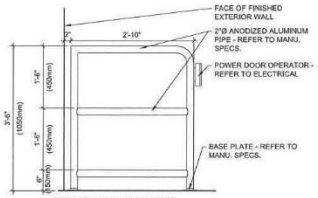
PUSH BUTTON, GUIDE RAIL DOOR GUARD DETAIL
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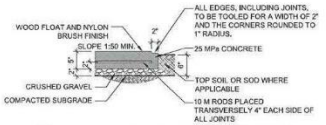


3 A1.0 TYPICAL SITE BOLLARD
SCALE: 1/2" = 1'-0"

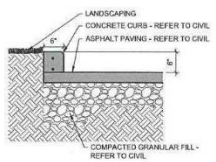


4 A1.0 PARKING FENCE DETAIL
SCALE: 1/2" = 1'-0"

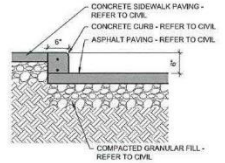




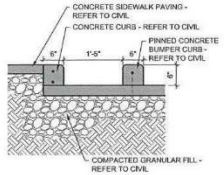
6 A1.0 CONCRETE SIDEWALK PAVING - REFER TO CIVIL
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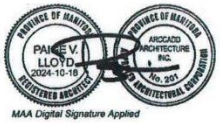
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SCALE: 3/4" = 1'-0"



8 A1.0 CONCRETE CURB DETAIL
SCALE: 3/4" = 1'-0"



9 A1.0 CONCRETE CURB DETAIL
SCALE: 3/4" = 1'-0"



MAA Digital Signature Applied

ARCCADD
ARCHITECTURE INC
109-340 Waterfront Drive R3B 0M2 • Winnipeg Canada
p. 204.772.9011 • f. 204.772.2043 • www.arccadd.com

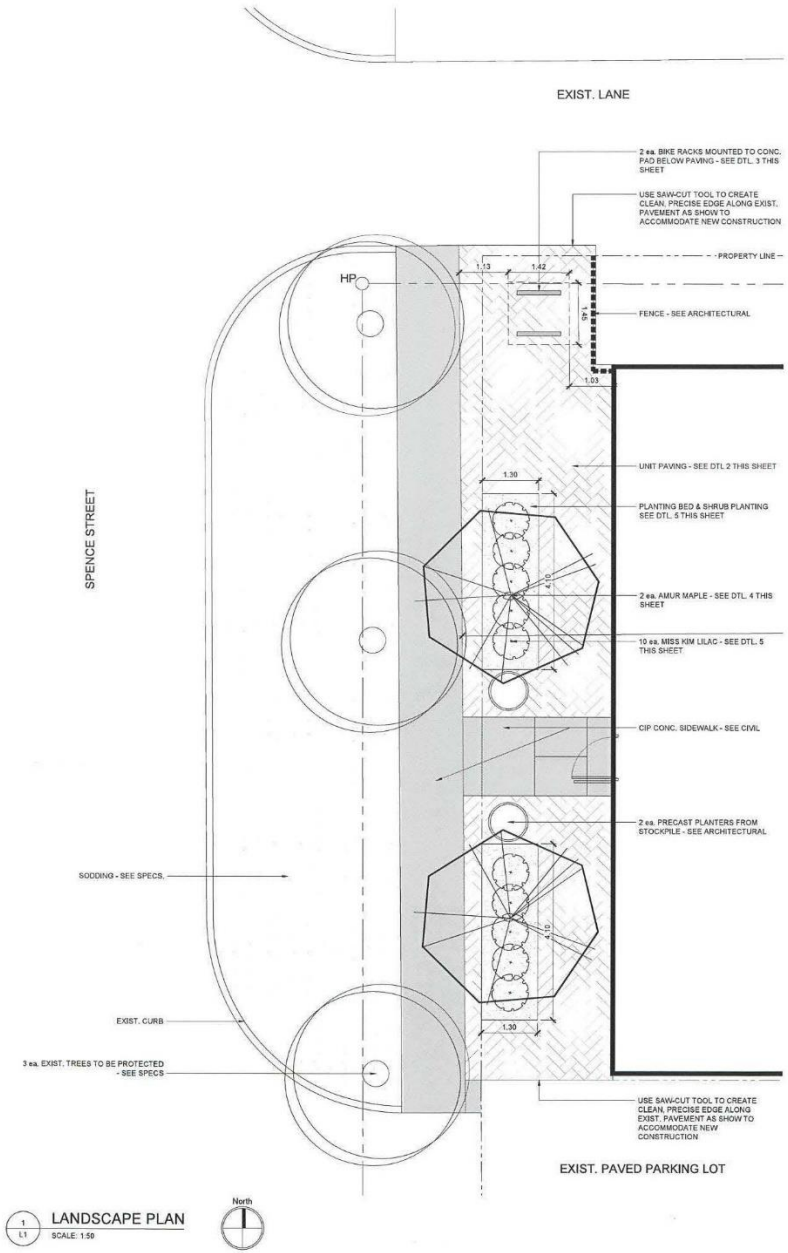
Client:

Project:
THRIVE COMMUNITY SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MB

Drawing:
SITE PLAN

Issued For: CONSTRUCTION
Issued Date: 02-AUG-24
Revision Description: REV1
Revision Date: 18-OCT-24
Project: 2334
Scale: AS NOTED

A1.0R1



1 L1 LANDSCAPE PLAN
SCALE: 1:50

PLANT SPECIFICATION LIST

Deciduous Trees

Quantity	Botanical Name / Common Name	Size / Remarks
2	*Acer ginnala* / Amur Maple	65mm cal., 4.0 - 5.0m ht., 12 major branches in well formed head, 1.5m above grade, B&B, wire basket, double stake.

Deciduous Shrubs

Quantity	Botanical Name / Common Name	Size / Remarks
10	*Syringa patula* / Miss Kim Lilac	400-500 mm ht., min. 4 major basal branches, well formed, even growth. Container stock, 5 gal. pot.

CITY OF WINNIPEG ZONING BY-LAW REQUIREMENT

STREET EDGE LANDSCAPING
Linear Street Frontage - 55'-3"
Tree Requirement: 1.8 trees, ***Project has 2 trees***
Shrub Requirement: 8.3 shrubs, ***Project has 10 shrubs***

GENERAL NOTES:

THIS DRAWING MUST NOT BE SCALED.

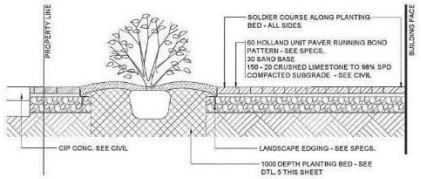
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.

VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

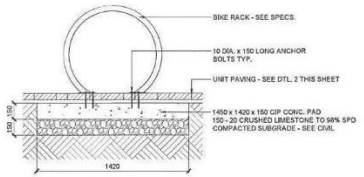
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LEGEND:

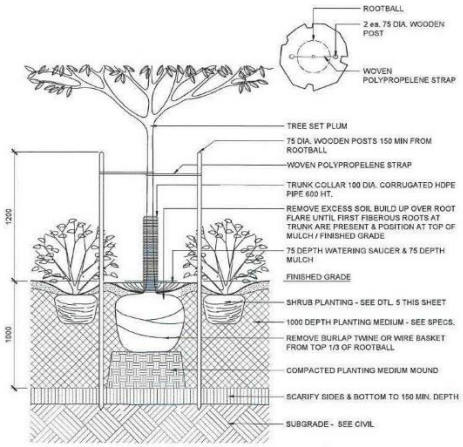
- PROPERTY LINE
- HP — EXISTING HYDRO POLE & O/H LINE
- EXISTING TREES TO BE PROTECTED - SEE SPECS.
- UNIT PAVING
- 1000 DEPTH PLANTING BED C/W 75 DEPTH WOOD MULCH
- SODDING - SEE SPECS.



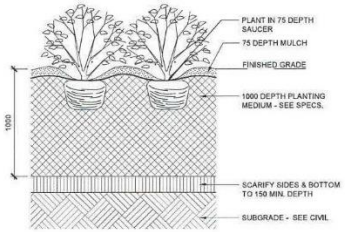
2 L1 UNIT PAVING
SCALE: 1:20



3 L1 BIKE RACK ON CONC. PAD
SCALE: 1:20



4 L1 DECIDUOUS TREE PLANTING - PLANTING BED
SCALE: 1:20



5 L1 PLANTING BED & SHRUB PLANTING
SCALE: 1:20

NO.	ISSUE NOTES	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2024-10-18

PROFESSIONAL SEALS

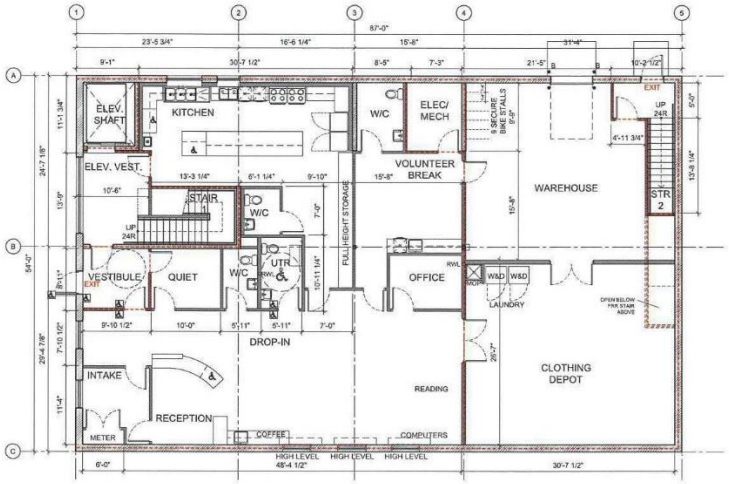
JAMES HUDSON
Member No. 188
2024-10-18

HTFC PLANNING & DESIGN
500-115 Bannatyne Avenue East Winnipeg, MB R3B 0R3
PHONE 204 944 9507 WEB htfc.mb.ca

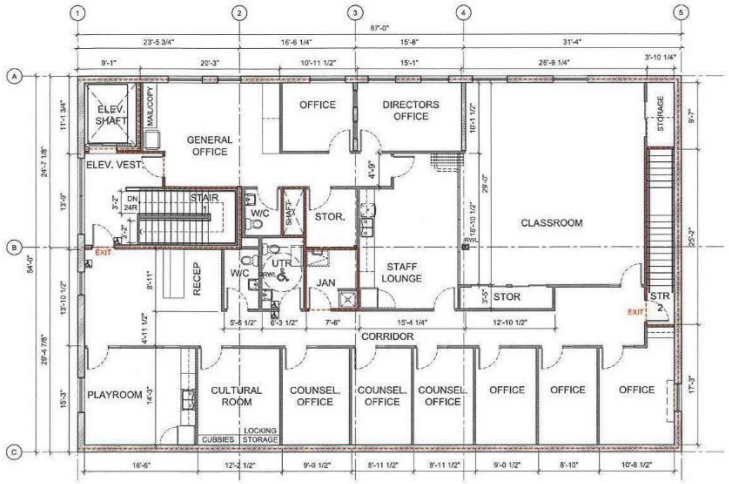
PROJECT TITLE
THRIVE COMMUNITY SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MB

SHEET TITLE
LANDSCAPE PLAN

DRAWN	REVIEWED	DRAWING NO.
JH	JH	L1
SCALE	PROJECT No.	
AS SHOWN	24-079	R-1



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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ARCCADD
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Client:

Project:
THRIVE COMMUNITY SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MB

Drawing:
FLOOR PLANS

Issued For:
DEVELOPMENT PERMIT

Issued Date:
02-AUG-24

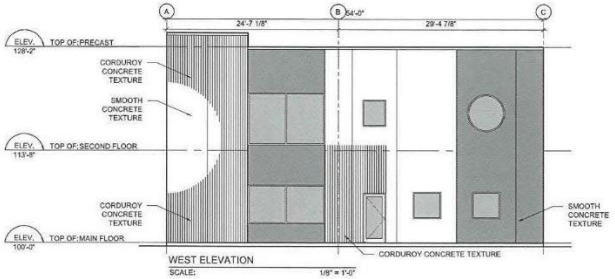
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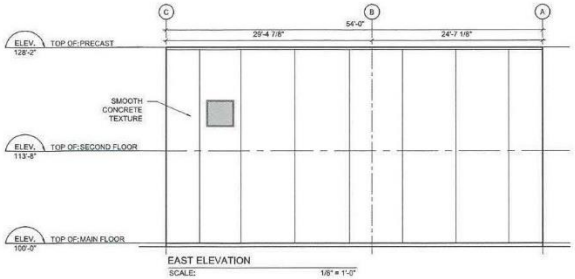
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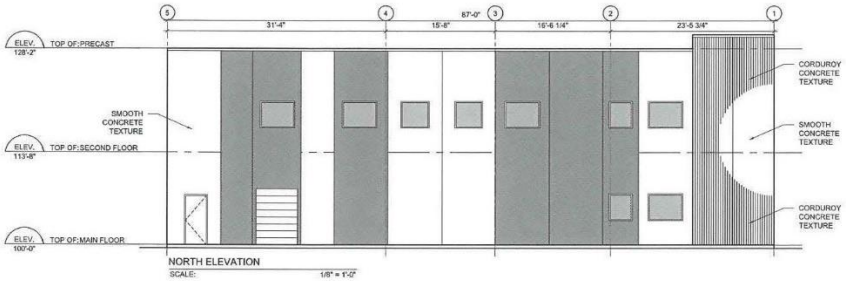
Project:
2334

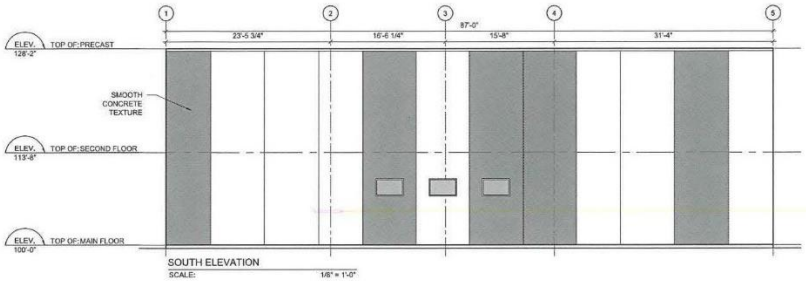
Scale:
AS NOTED

A2.0









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Client:

Project:
THRIVE COMMUNITY SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MB

Drawing:
EXTERIOR ELEVATIONS
BUILDING SECTIONS

Issued For:
DEVELOPMENT PERMIT

Issued Date:
02-AUG-24

Revision Description:
N/A

Revision Date:
N/A

Project:
2334

Scale:
AS NOTED

A3.0