Minutes – East Kildonan-Transcona Community Committee – April 24, 2026

PUBLIC HEARINGS

Item No. 2 Variance – 900 McLeod Avenue
(Elmwood-East Kildonan Ward)
File DAV 268490/2025D [c/r DAZ 201/2026]

COMMUNITY COMMITTEE DECISION:

The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on "the land" as follows:

1. For the construction of a place of worship addition to permit:

   A. a rear yard of 5 feet (1.52 metres);

   B. a rear yard of 5 feet (1.52 metres);

   C. 61 parking spaces;

2. For the establishment of an accessory parking area to permit a front yard of 5 feet (1.52 metres).

Subject to the following conditions:

1. That off-site parking, approved under Conditional Use File No. DCU 25-269571\C, shall be maintained to the satisfaction of the Director of Planning, Property, and Development.

2. That the Variance order under File No. DAV 25-268490\D shall come into force and effect upon the coming into force and effect of File No. DAZ 201/2026.

3. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

DECISION MAKING HISTORY:

The Winnipeg Public Service advised that all statutory requirements with respect to this application have been complied with.

Moved by Councillor Durand-Wood,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Durand-Wood,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Durand-Wood,
That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance:

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by–law required to relieve the injurious effect of the zoning by–law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

DECISION MAKING HISTORY (continued):

Supporting Reasons:

1. I'm really happy to see this project moving forward.

2. It's been in the works for a long time and I think this is a good way for us to support them. I'm looking forward to going for a visit soon.

Carried

Moved by Councillor Durand-Wood,

That the recommendation of the Winnipeg Public Service be concurred in and the Variance be approved.

Carried

Moved by Councillor Durand-Wood,

That the public hearing with respect to this application be concluded.

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE

DAV 268490/2025D [c/r DAZ 201/2026]

Before:	East Kildonan-Transcona Community Committee Councillor Wyatt, Chairperson Councillor Browaty Councillor Durand-Wood
Hearing:	April 24, 2026 Council Building, 510 Main Street
Applicant:	Sitar & White Architectural and Engineering Ltd. (Reid Sitar)
Premises Affected:	900 McLeod Avenue
Legal Description:	PCL E,F PLAN 36683 67 K, hereinafter called "the land"
Property Zoned:	"C2 and R1-M" (Commercial Community and Residential Single-Family – Medium) Proposed "C2" (Commercial Community)
Nature of Application:	To vary the "C2" Development and Design standards of Winnipeg Zoning By-law No. 200/2006 as follows:

1. For the construction of a place of worship addition to permit:

    A. A rear yard of 5 feet (1.52 metres) instead of 25 feet (7.62 metres);

    B. A rear yard of 5 feet (1.52 metres) instead of 10 feet (3.05 metres) landscaped yard abutting to a residential zoning district;

    C. 61 parking spaces instead of 132

2. For the establishment of an accessory parking area to permit a front yard of 5 feet (1.52 metres) instead of 10 feet (3.05 metres).

It is the opinion of the East Kildonan-Transcona Community Committee that subject to the conditions listed below, if any, this Variance meets the statutory criteria as outlined in Subsection 247(3) of the City of Winnipeg Charter in that it:

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. I'm really happy to see this project moving forward.

2. It's been in the works for a long time and I think this is a good way for us to support them. I'm looking forward to going for a visit soon.

ORDER:

The East Kildonan-Transcona Community Committee orders that the provisions of the Proposed "C2" Development and Design standards of Winnipeg Zoning By-law No. 200/2006 are varied on "the land" as follows:

1. For the construction of a place of worship addition to permit:

   A. a rear yard of 5 feet (1.52 metres);

   B. a rear yard of 5 feet (1.52 metres);

   C. 61 parking spaces;

2. For the establishment of an accessory parking area to permit a front yard of 5 feet (1.52 metres).

subject to the following conditions, which the East Kildonan-Transcona Community Committee considers necessary to ensure compliance with criteria (a) to (d) in Subsection 247(3) of the City of Winnipeg Charter, namely:

1. That off-site parking, approved under Conditional Use File No. DCU 25-269571\C, shall be maintained to the satisfaction of the Director of Planning, Property, and Development.

2. That the Variance order under File No. DAV 25-268490\D shall come into force and effect upon the coming into force and effect of File No. DAZ 201/2026.

3. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: April 28, 2026

CERTIFIED BY:



B. Harris
Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

(a) be in writing;

(b) contain your name, mailing address, and phone number;

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on May 15, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 268490/2025D; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address:	City Clerk, City of Winnipeg c/o Appeal Committee Susan A. Thompson Building Main Floor, 510 Main Street Winnipeg, Manitoba, R3B 1B9
Fax:	204-947-3452
Email:	CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Ben McGillivary
Reid Sitar

In Opposition:

Nil

For Information:

Nil

For the City:

C. Ho, Planner, Planning, Property and Development Department
G. Kolody, Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 268490/2025D

1. Application
2. Notification of Public Hearing dated April 1, 2026
3. Manitoba Status of Title 2741454/1
4. Letter of authorization dated October 7, 2025 from Guru Nanak Darbar Inc (Kanwarjit Rakhra) to Reid Sitar
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to 7 inclusive, for File DAV 268490/2025D dated January 13, 2025
7. Report from the Urban Planning Division dated April 1, 2026
8. Inspection Report
9. Communication dated April 20, 2026, from Ben McGillivary in support of the application

Exhibit “7” referred to in File DAV 268490/2025D

ADMINISTRATIVE REPORT

Title: DAV 25-268490\D – 900 Mcleod Ave

Issue: For a Variance associated with expanding an existing place of worship.

Critical Path: East Kildonan-Transcona Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
Choi Ho, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the Proposed "C2 " Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

1. for the construction of a place of worship addition to permit:

    a. a rear yard of 5 feet (1.52 metres) instead of 25 feet (7.62 metres);

    b. a rear yard of 5 feet (1.52 metres) instead of a 10 feet (3.05 metres) landscaped yard abutting to a residential zoning district;

    c. 61 parking spaces instead of 132 spaces;

2. For the establishment of an accessory parking area to permit a front yard of 5 feet (1.52 metres) instead of 10 feet (3.05 metres).

Subject to the following condition(s):

1. That off-site parking, approved under Conditional Use File No. DCU 25-269571\C, shall be maintained to the satisfaction of the Director of Planning, Property, and Development.

2. That the Variance order under File No. DAV 25-268490\D shall come into force and effect upon the coming into force and effect of File No. DAZ 201/2026.

3. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

REASON FOR THE REPORT

- The applicant is proposing to expand an existing place of worship and requires Variances for yard setbacks and parking requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 25-268490\D**
RELATED FILES:	DAZ 201/2026
COMMUNITY:	East Kildonan - Transcona Committee
NEIGHBOURHOOD #:	4.422 - (VALLEY GARDENS)
SUBJECT:	To vary the Proposed "C2 " Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 as follows: 1) for the construction of a place of worship addition to permit: a) a rear yard of 5 feet (1.52 metres) instead of 25 feet (7.62 metres); b) a rear yard of 5 feet (1.52 metres) instead of a 10 feet (3.05 metres) landscaped yard abutting to a residential zoning district; c) 61 parking spaces instead of 132 spaces; 2) For the establishment of an accessory parking area to permit a front yard of 5 feet (1.52 metres) instead of 10 feet (3.05 metres).
LOCATION:	900 Mcleod Avenue
LEGAL DESCRIPTION:	PCL E,F PLAN 36683 67 K
APPLICANT:	Reid Sitar (Sitar & White Architectural and Engineering Ltd.) 1948 Main St Unit 3 Winnipeg, MB R2V 2B4
OWNER:	GURU NANAK DARBAR INC. 900 Mcleod Ave Winnipeg, MB R2G 2T7

HISTORY

DAZ 214/2021

- A Rezoning application was passed by Council in 2022 to construct an addition to an existing place of worship use.

- The by-law expired and there were no formal extensions requested by the applicant, as a result, the applicant was required to resubmit a new application (**see DAZ 201/2026**).

DAV 21-233416D

- A Variance application associated with DAZ 214/2021 (**see above**) was approved by the East Kildonan-Transcona Community Committee in 2022 to construct an addition to an existing place of worship use.

- The associated Variances for rear yard setback and parking requirements of the Zoning by-law also expired within 2 years, as a result, the applicant was required to also resubmit a new DAV application.

DAZ 285/1986

- A Rezoning application was passed by Council in 1986 to rezone the east half of the site to "C2", the west half of the site remained "R1-M" which had an existing single-family dwelling use. In December 2020, a demolition permit was approved to remove single-family dwelling.

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on the south side of McLeod Avenue, between Gateway Road and London Street, in the Valley Gardens neighbourhood of the Elmwood-East Kildonan ward.
- The subject property is 49,453 square feet (4,594.33 square metres) in area.

- The site is currently occupied by an existing place of workshop.
- The subject site is accessed by two (2) approaches off McLeod Avenue.
- McLeod Avenue is a collector road.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the "Established Neighbourhoods – Recent Communities" policy area.
- The property is split-zoned "R1-M" (Residential Single-Family – Medium) and "C2" (Commercial Community) district.

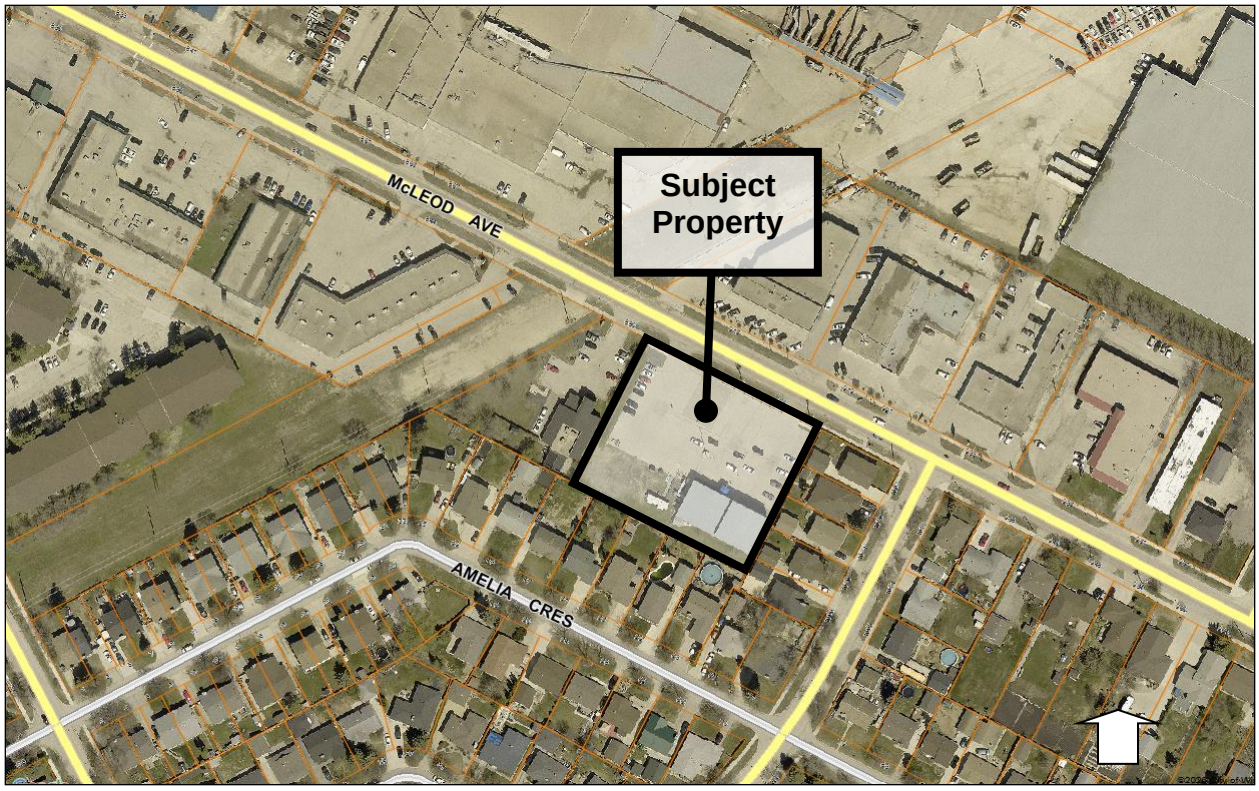


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: McLeod Avenue, then 915 and 919 McLeod Avenue – commercial uses zoned "C2" (Commercial Community) district.

South: 47-63 Amelia Crescent – single-family dwelling uses zoned "R1-M" (Residential Single-Family – Medium) district.

East: 1066-1082 London Street – single-family dwelling uses zoned "R1-M" (Residential Single-Family – Medium) district.

West: 880 McLeod Avenue – a commercial use zoned "C2" (Commercial – Community) district.

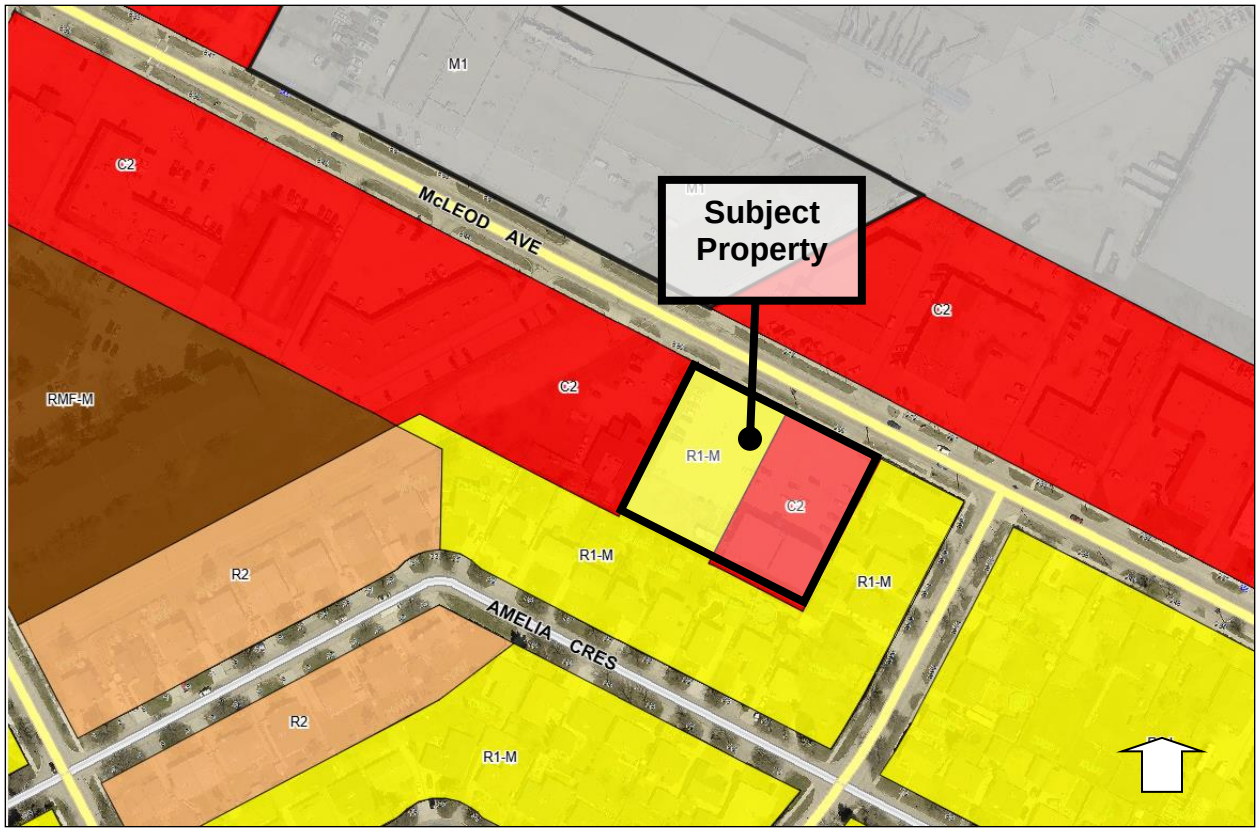


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct an expansion to an existing place of worship.
- The current proposed building addition is similar in square footage and setbacks to the previously proposed and approved expansion that was submitted back in 2021 (**see Figures 3 and 4**)
- The expansion is in the west portion of the lot that is currently vacant, with a sodded area and where there are aboveground building utilities.
- The addition is 8,745 square feet (812 square metres) in area.
- The addition includes a main hall, conference room, and a book room.
- The double-height building addition is aligned in height with the existing place of worship (about 25 feet).
- The addition has two (2) skylights and glazing on the stucco front façade.
- There are 61 parking spaces, including 9 accessible spaces.
- The site is accessed via two (2) existing approaches off McLeod Avenue.
- The landscaping includes: eight (8) trees and 71 shrubs along McLeod Avenue, two (2) trees and 23 shrubs along the building façade facing McLeod Avenue, as well as 6 trees and 68 shrubs within the parking lot interior.
- The garbage and recycling are located at the side yard lot line.

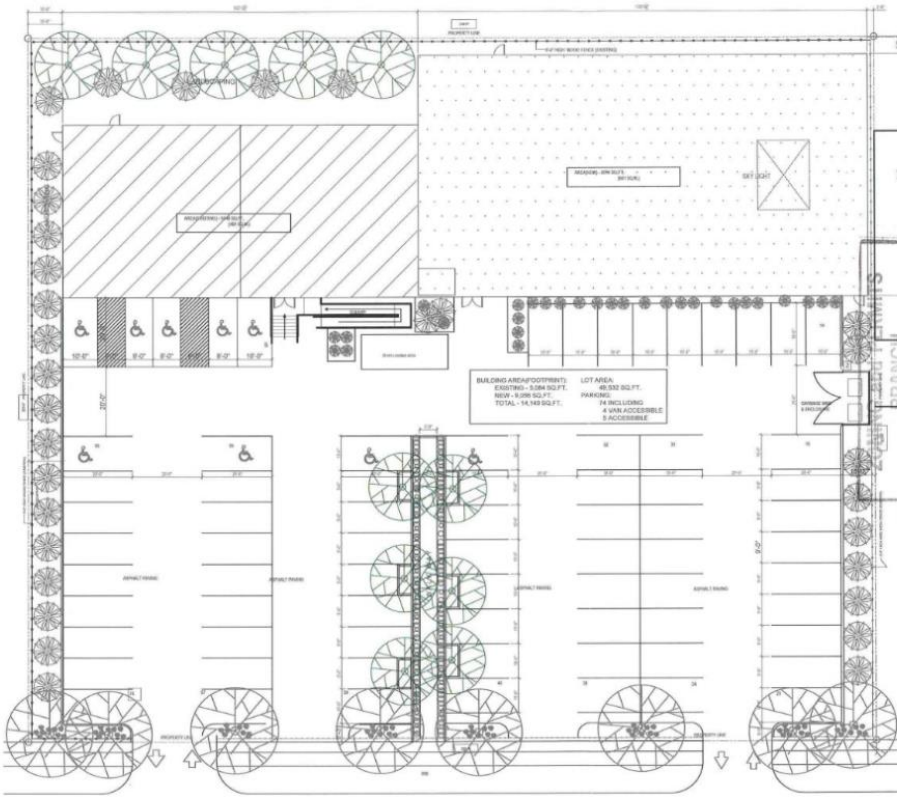


Figure 3: 2021 Site Plan for an expansion to the existing place of worship at 900 McLeod Avenue

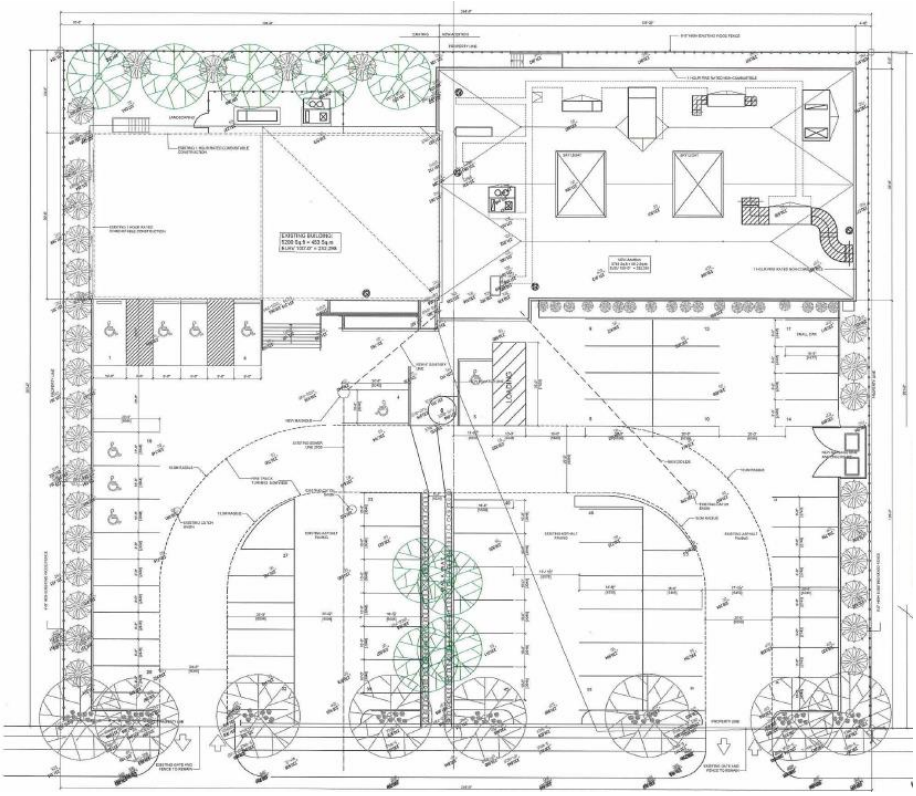


Figure 4: 2025 Site Plan for an expansion to the existing place of worship at 900 McLeod Avenue

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant engaged the Urban Planning and Design prior to submitting an application.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is one of four direction strategies supporting *OurWinnipeg 2045*, 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 in an Established Neighbourhoods "Recent Communities" policy area of *CCDS 2.0*. Applicable goals and policies include:

- **Goal 2** 2.0 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.
    - *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. 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 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.*
    - *2.10 Discourage building designs that orient the back of the building to the street.*
    - *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.*
    - *2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*
    - *2.19 Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.*

- *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive 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.
  - *4.1 Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.*
  - *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.*
  - *4.13 Consider new locations for small scale commercial uses that have a neighbourhood focus if they meet at least one of the following criteria: a. The property is located on a collector or arterial road abutting existing commercial uses at the periphery of the neighbourhood; b. Immediately adjacent uses render the subject property unsuitable for residential development; and c. The property contains existing non-residential uses or buildings that were not designed to accommodate residential uses*

<u>Goal 2 and 4 Established Neighbourhoods “Recent Communities” Policy Alignment</u>

- The building design creates visual interest and supports pedestrian activity through architectural features such as a direct pedestrian access to the building from the public sidewalk, ornate window patterns, skylights, and transparent window displays.
- The development respects the existing character of the built form of properties across the street as well as the existing building on the lot.
- Parking at the front is screened with new landscaping (trees and shrubs) to create an attractive streetscape.
- The site design takes cues from the character of the neighbourhood, including front approaches for vehicle access, buildings substantially set back, and landscaping to ensure a context-sensitive design.
- The expansion to the existing commercial development protects the vitality and viability of existing commercial areas.
- The commercial development is in line with commercial uses nearby in terms of scale, massing, and built form.
- The new location is suitable for small scale commercial use that has a neighbourhood focus in that it is on a collector road abutting existing commercial uses at the periphery of the neighbourhood and the lot already contains a building not designed to accommodate residential uses.

WINNIPEG ZONING BY-LAW

Reason for Variances

South Rear Yard Building Setback

- The south rear yard building setback is calculated as 25 feet. The development proposes a south rear yard building setback of 5 feet. For this reason, a Variance is required.

South Rear Landscaped Yard Setback Abutting a Residential Zoning District

- The south rear yard setback is calculated as 10 feet from a landscaped yard abutting a residential coning district. The development proposes a south rear yard building setback of 5 feet. For this reason, a Variance is required.

Parking Spaces

- 132 parking spaces are required. The development proposes 61. For this reason, a Variance is required.

North Front Yard Setback of an Accessory Parking Area

- The front yard setback for an accessory parking area is calculated as 10 feet. The development proposes 5 feet. For this reason, a Variance is required.

Analysis of Variances

Reduced South Rear Yard Building Setback and Reduced South Rear Landscaped Yard Setback Abutting a Residential Zoning District

- The south rear yard building setback is 5 feet instead of 25 feet and the south rear landscaped yard setback abutting a residential zoning district is 5 feet instead of 10 feet.
    - A proposed addition on these lands was approved in 2022 by Council, however, the by-law expired so a new application was required to be submitted in 2025 with a similar proposed building setback.
    - The massing, scale, built form, and height are similar to the existing place of worship building and to neighbouring single-family dwellings, thus mitigating negative impacts for the property and abutting residential and commercial uses.
    - The rear elevation of the addition has no windows and a second egress doorway which helps mitigate potential privacy/noise nuisances.
- For these reasons, the Division supports these Variances.

Reduced Parking Spaces

- There are 61 parking spaces provided instead of 132.
    - The applicant intends to re-establish an existing gravel surface parking lot for 50 parking spaces on a property three (3) lots to the west on the same side of McLeod Avenue.
        - The applicant has been leasing this surface parking lot property from Manitoba Hydro for quite some time.
        - There was a Conditional Use application approved with no opposition in 2026 for re-establishing the parking lot use (**see Report for DCU 25-269571\C**)
    - The applicant indicates the current parking needs are met with the existing accessory parking area as well as the surface parking lot on Hydro lands.

- The site is within 400 metres of Transit including a Frequent Express transit stop less than a block away, and Connector and Community Route transit stops right outside the subject property.

- For these reasons, the Division supports this Variance.

Reduced North Front Yard Setback of an Accessory Parking Area

- The north front yard setback for an accessory parking area is 5 feet instead of 10 feet.
    - This is an existing condition of the existing accessory parking area and has not imposed negative impacts to the amenities, use, safety, and convenience of abutting properties.
    - The front yard provides landscaping in excess of the Winnipeg Zoning by-law.
    - The front yard has effective screening (fencing, trees and shrubs) that improves the streetscape and helps hide the cars parked near the front property line.
- For these reasons, the Division supports this Variance.

REASONS FOR RECOMMENDATIONS

In the context of Section 247(3), the Urban Planning and Design Division **approves** the application for the following reasons:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, *the application is consistent with the policies for Established Neighbourhoods "Recent Communities" in Complete Communities Directions Strategy 2.0.*

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that*, the Variance are to expand an existing building that has been designed to mitigate negative impacts for neighbours.*

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that*, the Variances align with Variances previously approved by Council in 2022 and are the minimum modification to mitigate negative impacts on the property.*

(d) is compatible with the area in which the property to be affected is situated.

In that*, the expansion of a commercial building introduces a development that is compatible with McLeod Avenue, the Valley Gardens neighbourhood, and the Elmwood-East Kildonan ward.*

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal – City Building

City Building Objectives

- **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 2**. Integrate resilient land use, transportation and infrastructure planning, and investments:
  - *Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.*
- **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 & Increase Density

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

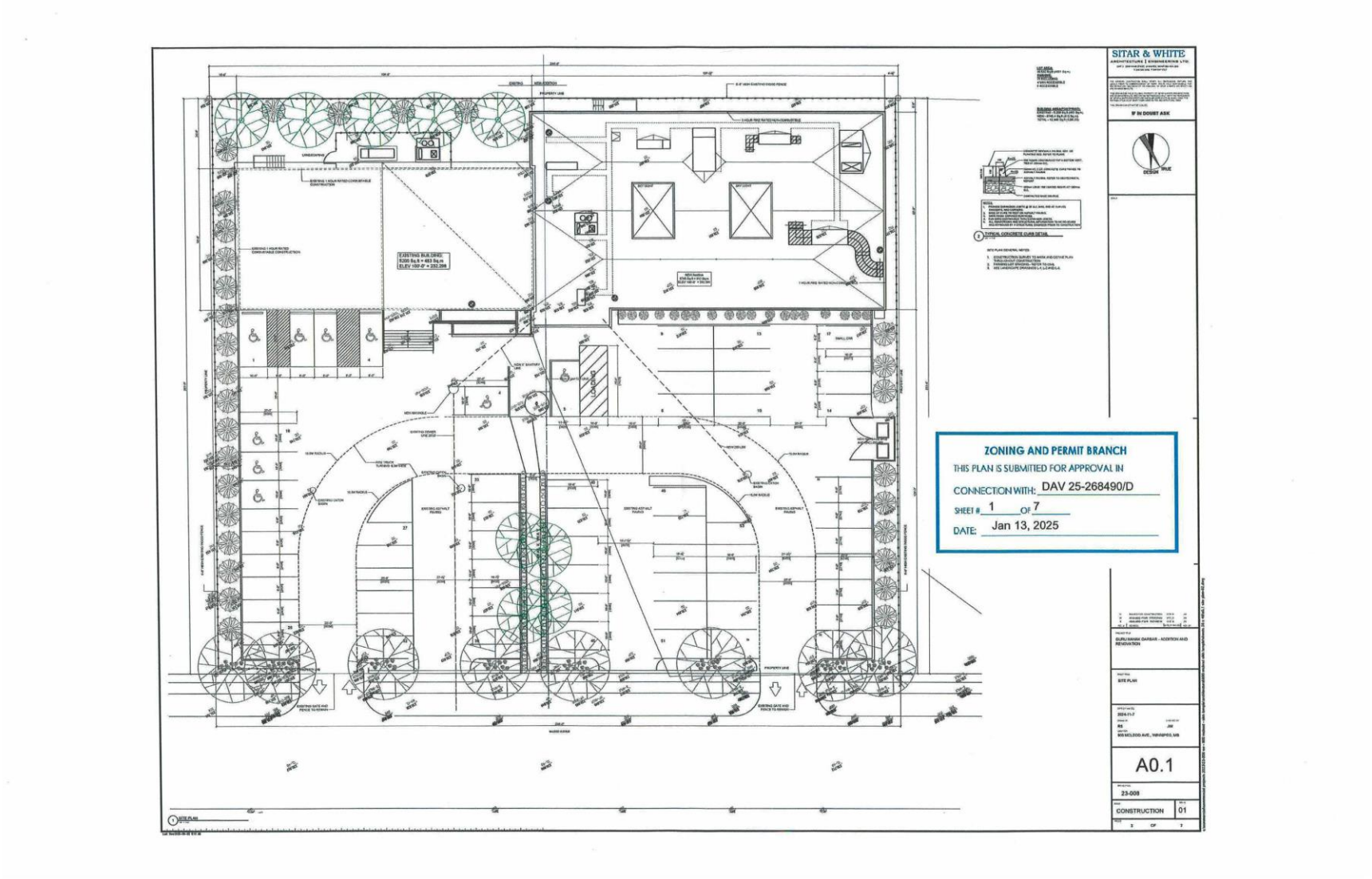
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

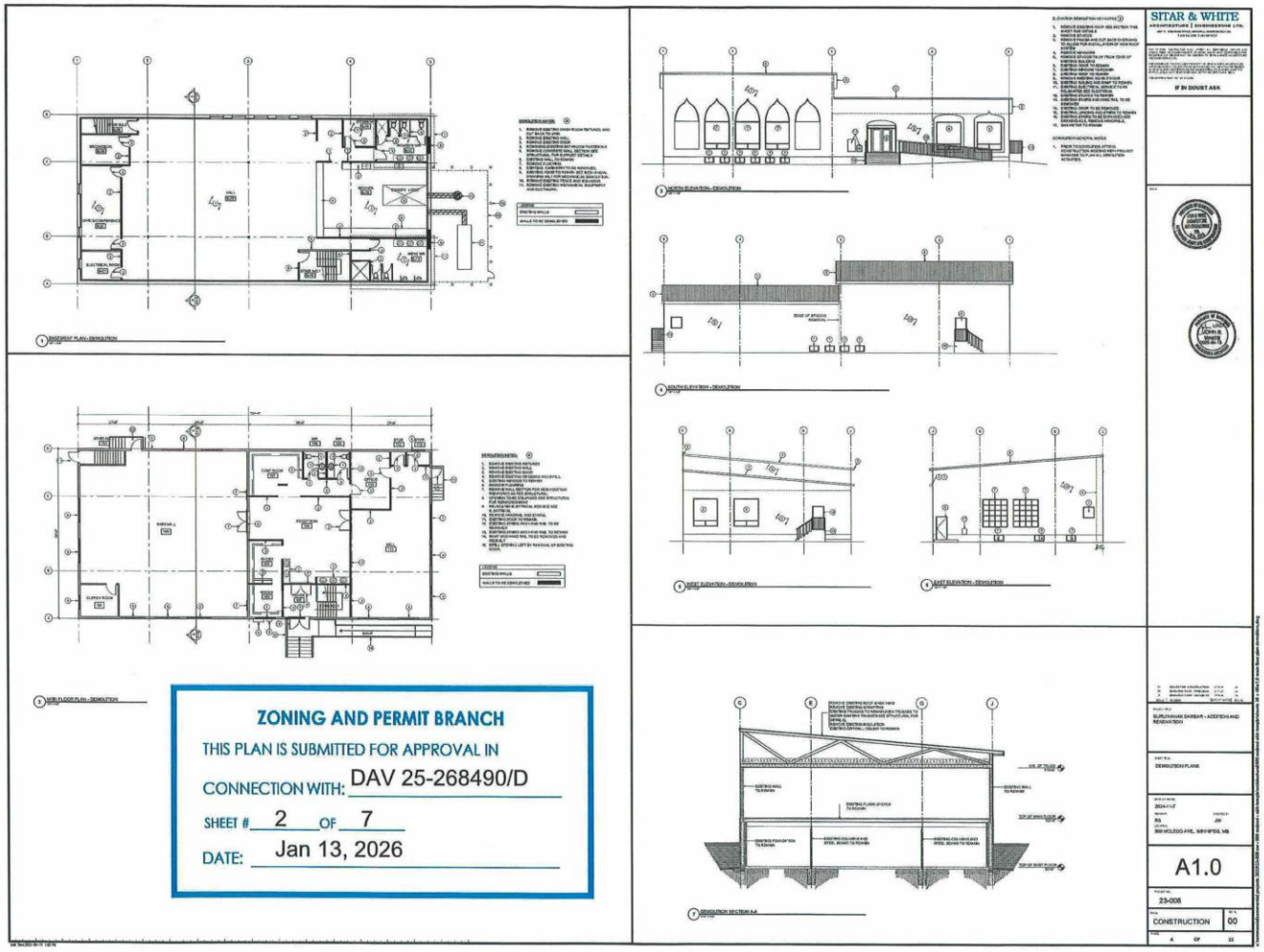
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Choi Ho, RPP, MCIP
Date:	April 1, 2026
File No.	DAV 25-268490\D

Exhibit “6” referred to in File DAV 268490/2025D




SITAR & WHITE
ARCHITECTURE | ENGINEERING LTD.
IF IN DOUBT ASK
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 25-268490/D
SHEET # 2 OF 7
DATE: Jan 13, 2026
DEMOLITION PLANS
A1.0
23-008
CONSTRUCTION
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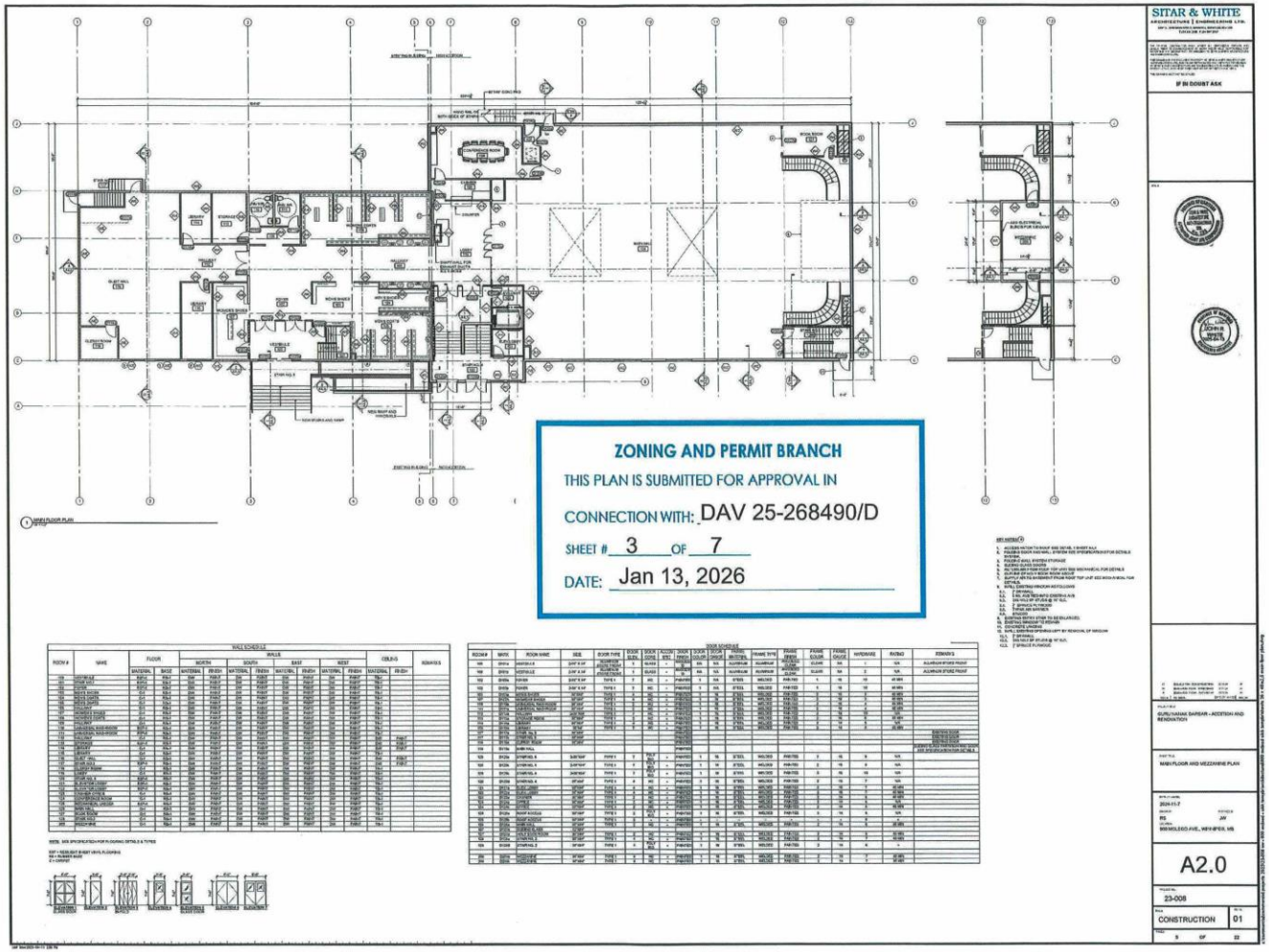
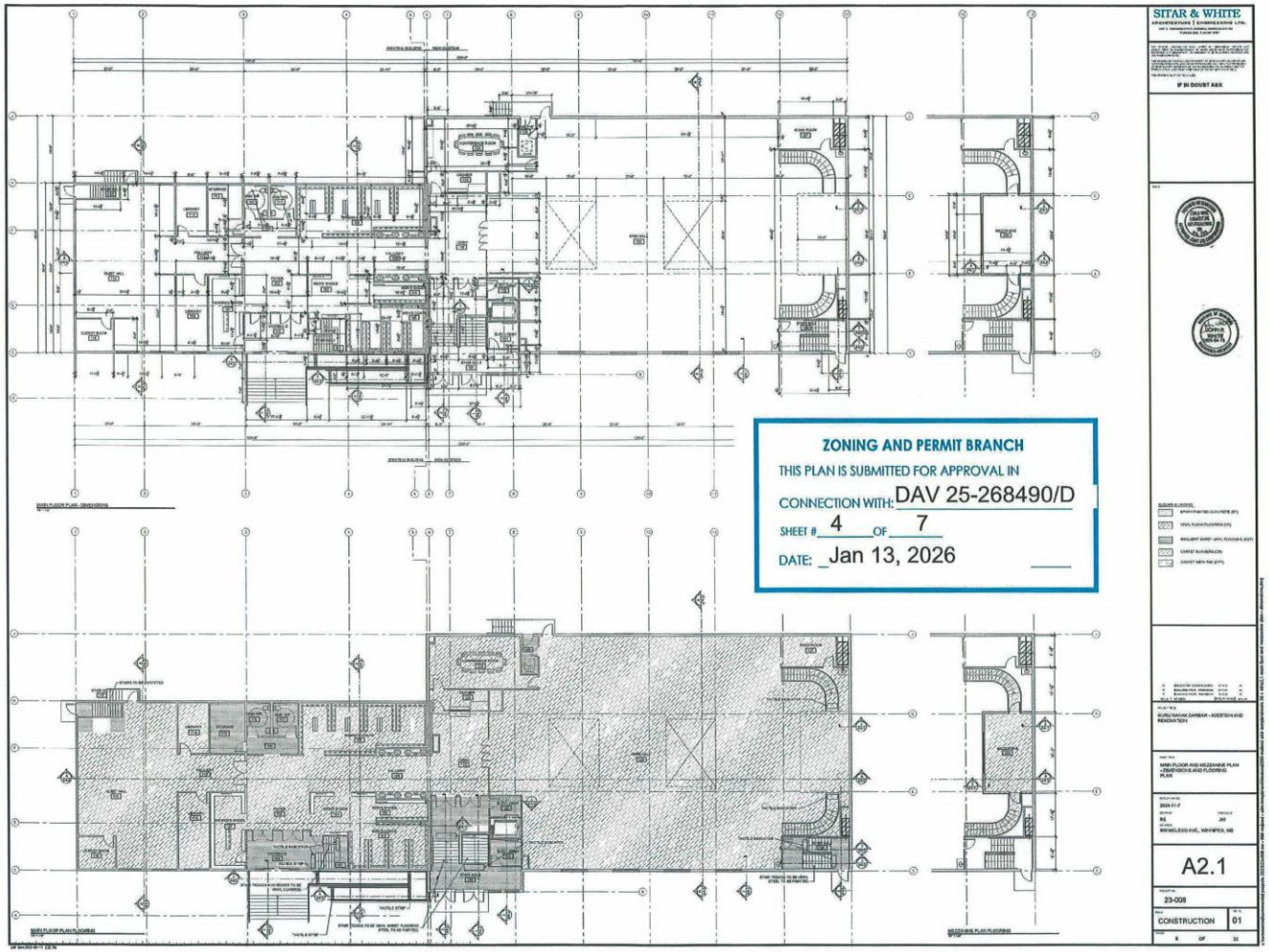
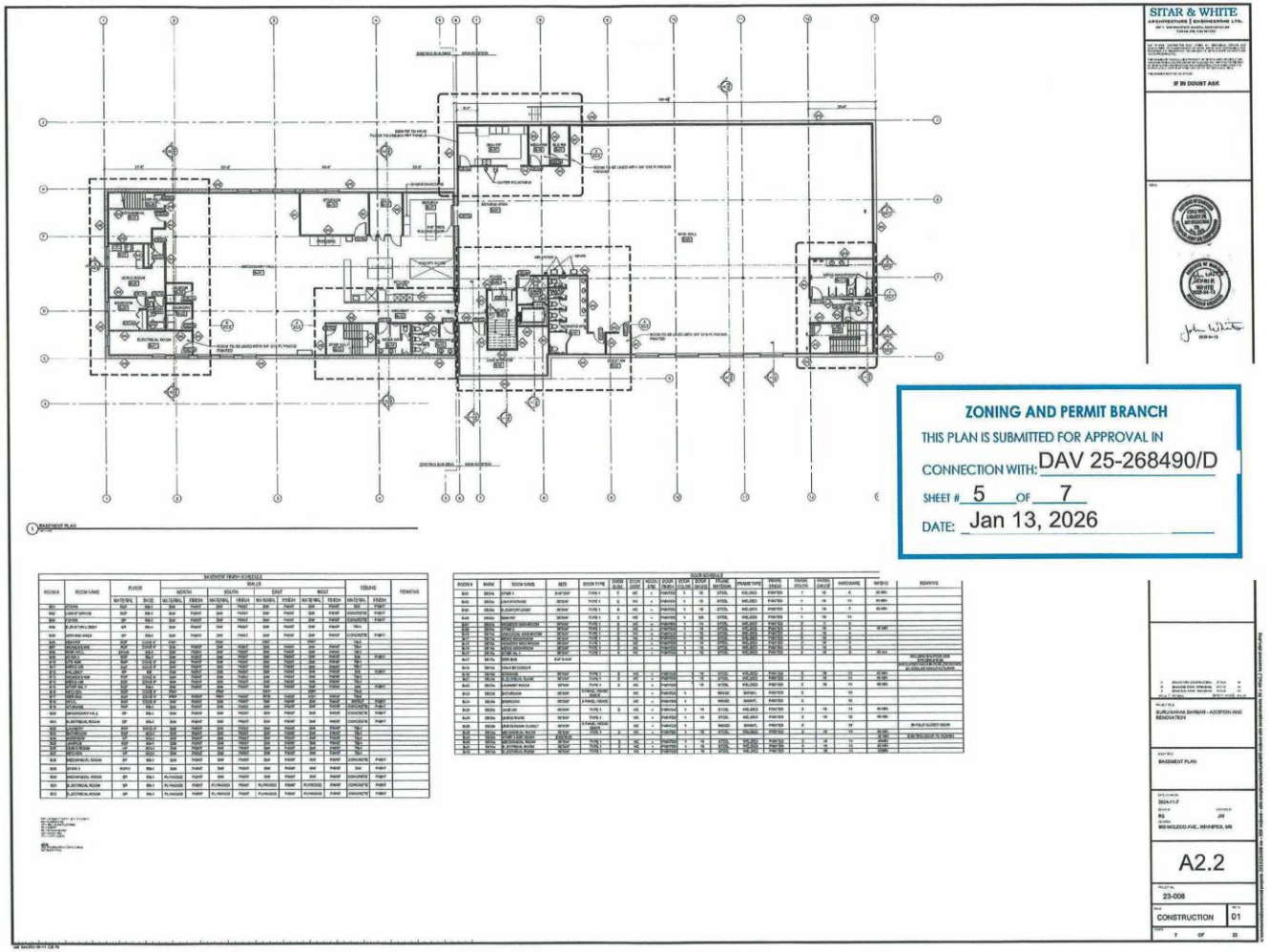

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 25-268490/D
SHEET # 3 OF 7
DATE: Jan 13, 2026
SITAR & WHITE
ARCHITECTURE | ENGINEERING LTD.
IF IN DOUBT ASK
A2.0
23-008
CONSTRUCTION
01


SITAR & WHITE
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 25-268490/D
SHEET # 4 OF 7
DATE: Jan 13, 2026
A2.1
23-008
CONSTRUCTION
01



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ARCHITECTURE | ENGINEERING LTD.

IF IN DOUBT ASK

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 25-268490/D
SHEET # 5 OF 7
DATE: Jan 13, 2026

1 BASEMENT PLAN

BASEMENT FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR		NORTH		SOUTH		EAST		WEST		CEILING		REMARKS
		MATERIAL	BASE	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	
B01	FOYER	TILE	TILE	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	
B02	CONFERENCE	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	CONCRETE	PAINT	
B03	FOYER	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	CONCRETE	PAINT	
B04	ELEVATOR LOBBY	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B05	MECHANICAL	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	CONCRETE	PAINT	
B06	STORAGE	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	CONCRETE	PAINT	
B07	WASHROOM	TILE	TILE	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B08	WASHROOM	TILE	TILE	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B09	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B10	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B11	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B12	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B13	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B14	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B15	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B16	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B17	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B18	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B19	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B20	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B21	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B22	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B23	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B24	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B25	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B26	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B27	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B28	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B29	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B30	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B31	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B32	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B33	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B34	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B35	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B36	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B37	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B38	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B39	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B40	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B41	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B42	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B43	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B44	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B45	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B46	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B47	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B48	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B49	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B50	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B51	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B52	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B53	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B54	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B55	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B56	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B57	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B58	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B59	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B60	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B61	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B62	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B63	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B64	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B65	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B66	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B67	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B68	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B69	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B70	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B71	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B72	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B73	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B74	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B75	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B76	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B77	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B78	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B79	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B80	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B81	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B82	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B83	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B84	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B85	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B86	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B87	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B88	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B89	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B90	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B91	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B92	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B93	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B94	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B95	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B96	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B97	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B98	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B99	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B100	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		

DOOR SCHEDULE

ROOM #	MARK	ROOM NAME	WIDTH	DOOR TYPE	DOOR SLIDING	DOOR LOUVRE	ACCESS CONTROL	DOOR FINISH	DOOR COLOUR	DOOR & FRAME MATERIAL	FRAME TYPE	FRAME FINISH	FRAME COLOUR	FRAME GAUGE	HARDWARE	MFR'S #	REMARKS
B01	B01a	STAIR 1	914MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	1	16	4	45 MIN
B02	B02a	CONFERENCE	813MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	1	16	11	45 MIN
B03	B03a	FLAMEPROOF	813MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	1	16	7	45 MIN
B04	B04a	MAINT	813MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	1	16	11	
B05	B05a	ELEVATOR MACHINE	813MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	1	16	9	90 MIN
B06	B06a	CRYSTAL CAVE WORK	813MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	1	16	11	
B07	B07a	WASHROOM	813MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	1	16	11	
B08	B08a	WASHROOM	813MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	1	16	11	
B09	B09a	STAIR No.1	813MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	1	16	11	45 MIN
B10	B10a	STAIR No.2	914 MM														
B11	B11a	STAIR No.3	914 MM														
B12	B12a	STAIR	914MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	1	16	11	45 MIN
B13	B13a	ELECTRICAL ROOM	914MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	2	16	11	45 MIN
B14	B14a	GARMENT ROOM	914MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	2	16	11	45 MIN
B15	B15a	WASHROOM	813MM	DOUBLE DOOR		NO	+	PAINTED	1		WOOD	BARIAL	PAINTED	2		10	
B16	B16a	WASHROOM	813MM	DOUBLE DOOR		NO	+	PAINTED	1		WOOD	BARIAL	PAINTED	2		10	
B17	B17a	JANITOR	813MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	2	16	11	45 MIN
B18	B18a	JANITOR	813MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	2	16	10	45 MIN
B19	B19a	SAUNA ROOM	813MM	DOUBLE DOOR		NO	+	PAINTED	1		WOOD	BARIAL	PAINTED	2		10	
B20	B20a	WELLNESS ROOM	813MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	2	16	11	45 MIN
B21	B21a	WELLNESS ROOM	813MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	2	16	11	45 MIN
B22	B22a	ELECTRICAL ROOM	813MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	2	16	11	45 MIN
B23	B23a	ELECTRICAL ROOM	813MM	TYPE 1	0	NO	+	PAINTED	1	16	STEEL	WELDED	PAINTED	2	16	11	45 MIN

SURFACE FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR		NORTH		SOUTH		EAST		WEST		CEILING		REMARKS
		MATERIAL	BASE	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	
B01	FOYER	TILE	TILE	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	
B02	CONFERENCE	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	CONCRETE	PAINT	
B03	FOYER	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	CONCRETE	PAINT	
B04	ELEVATOR LOBBY	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B05	MECHANICAL	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	CONCRETE	PAINT	
B06	STORAGE	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	CONCRETE	PAINT	
B07	WASHROOM	TILE	TILE	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B08	WASHROOM	TILE	TILE	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B09	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B10	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B11	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B12	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B13	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B14	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B15	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B16	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B17	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B18	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B19	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B20	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B21	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B22	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B23	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B24	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B25	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B26	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B27	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B28	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B29	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B30	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B31	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B32	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B33	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B34	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B35	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B36	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B37	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B38	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B39	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B40	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B41	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B42	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B43	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B44	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B45	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B46	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
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B99	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		
B100	STAIR	CPT	RB-1	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	TBD		

BJELKADAA BARBAR - ADDITION AND RENOVATION

BASEMENT PLAN

2024-11-7

RS

JM

860 WOLSELEY AVE., WINNIPEG, MB

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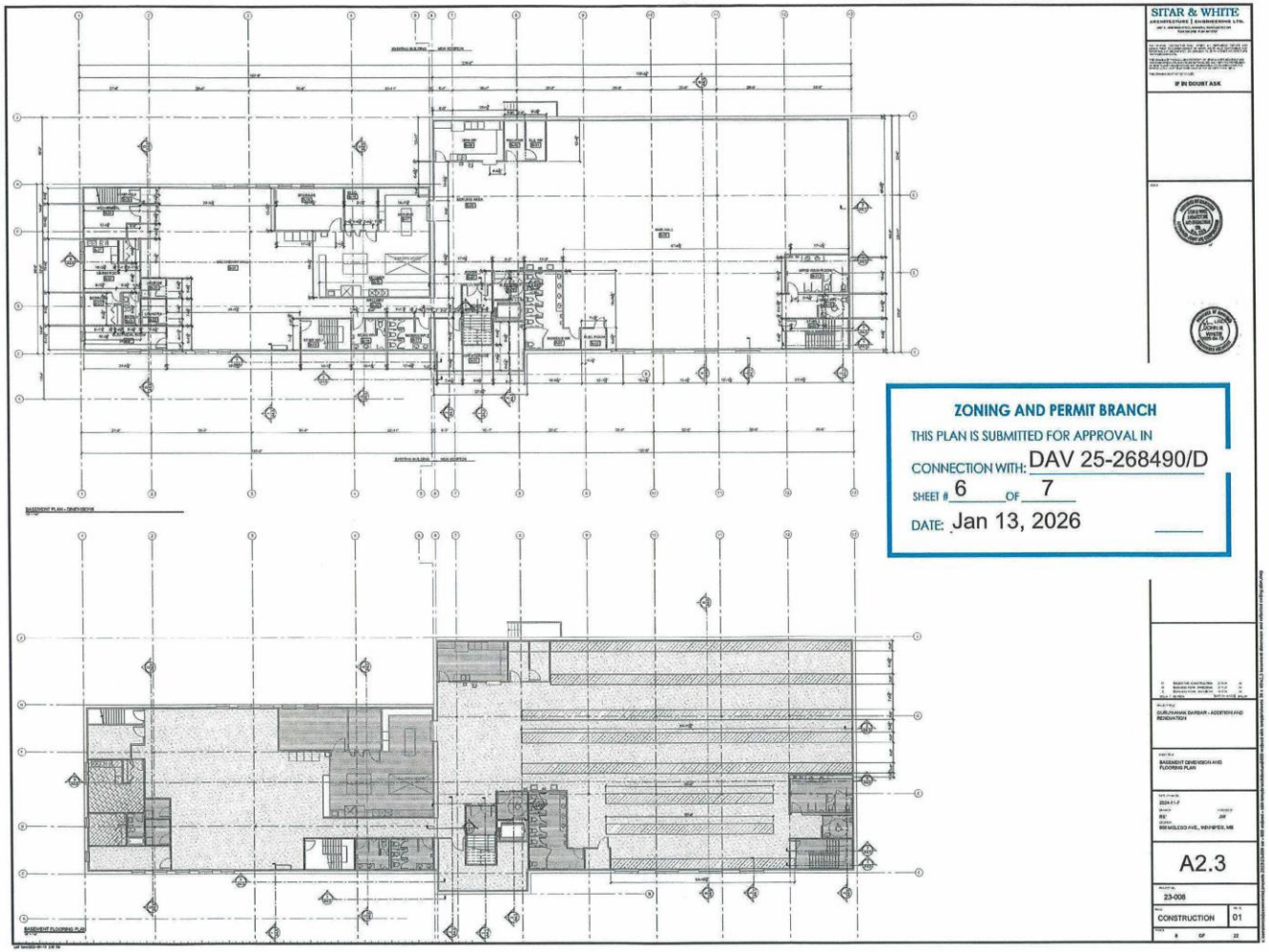
23-008

CONSTRUCTION 01

7 OF 22


SITAR & WHITE
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 25-268490/D
SHEET # 6 OF 7
DATE: Jan 13, 2026
A2.3
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CONSTRUCTION
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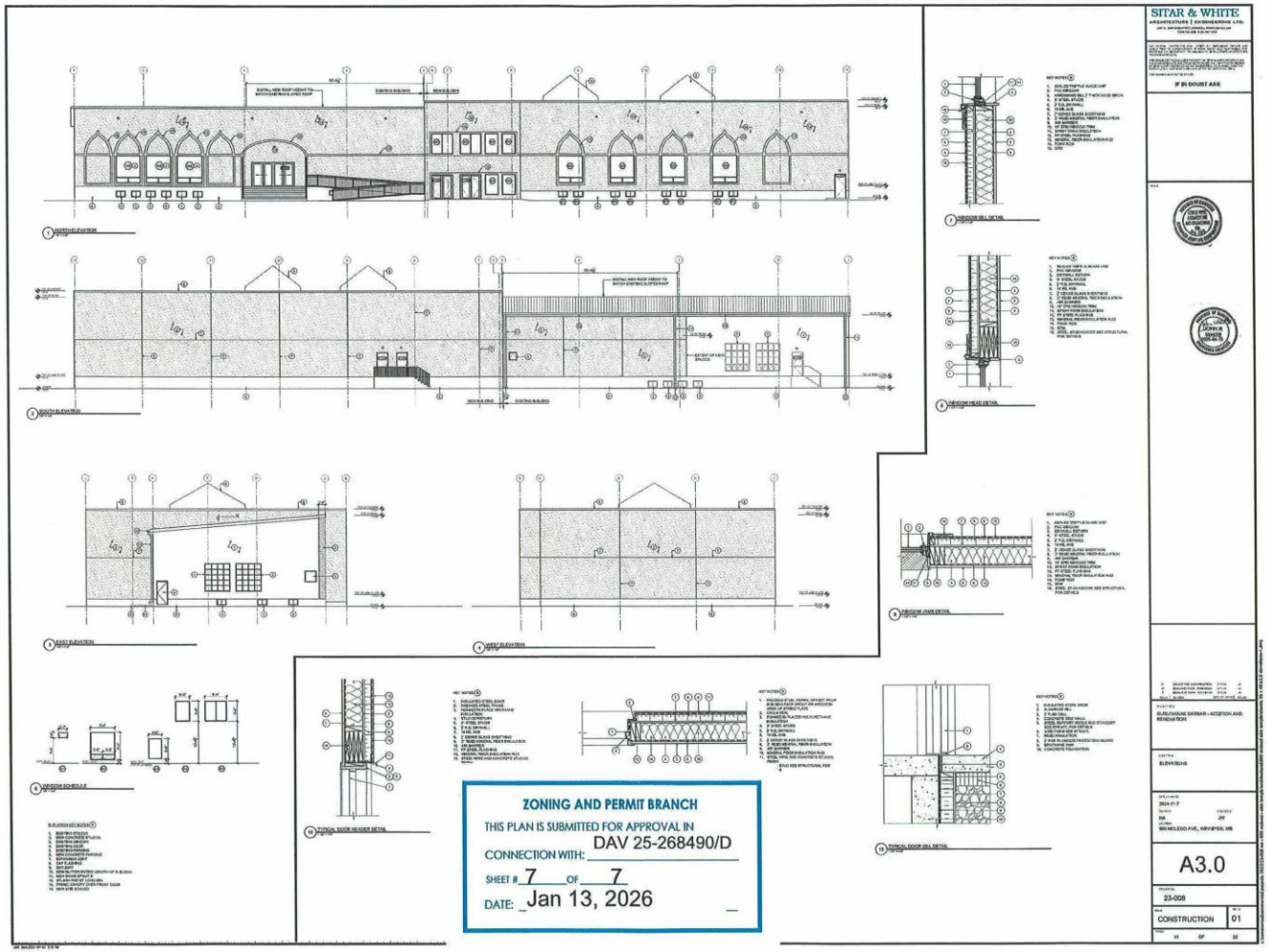
SITAR & WHITE
ARCHITECTURE | ENGINEERING LTD.
IF IN DOUBT ASK
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 25-268490/D
SHEET # 7 OF 7
DATE: Jan 13, 2026
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CONSTRUCTION
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