Agenda – Executive Policy Committee – June 6, 2018

REPORTS

Item No. 4 Subdivision and Rezoning – 107 Pandora Avenue West (Transcona Ward)
File DASZ 2/2018 [c/r DCU 103234/2018D and DAV 103637/2018D]

COMMUNITY COMMITTEE RECOMMENDATION:

On May 15, 2018, the East Kildonan-Transcona 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 plan of subdivision under File DASZ 2/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" of File DASZ 2/2018 dated May 2, 2018, with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office.

2. That Section 5 of the Downtown Transcona Planned Development Overlay 1 (Schedule M of Zoning By-law No. 200/2006) be amended to not prohibit a drive-in or a drive-through use on proposed Lot 1 shown on Schedule "A" of File DASZ 2/2018.

3. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.

4. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

5. That, in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the two (2)-year period and Council approves the extension.

6. That the Director of Legal Services and City Solicitor be requested to prepare the necessary by-law in accordance with the above.

7. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

8. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one (1) year from the date the by-law is passed.

9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this one (1)-year period and Council approves the extension.

10. That, in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twelve (12) month period and the extension is subsequently approved by Council.

11. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On May 15, 2018, the East Kildonan-Transcona 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.

RE: **Subdivision and Rezoning – West of Peguis Street, South of Almey Avenue**
File DASZ 2/2018

For submission to: **Executive Policy Committee**

Prepared by: **Andrew Poitras, Senior Committee Clerk**
East Kildonan-Transcona Community Committee

Report date: **May 15, 2018**

COMMUNITY COMMITTEE RECOMMENDATION:

On May 15, 2018, the East Kildonan-Transcona 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 plan of subdivision under File DASZ 2/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" of File DASZ 2/2018 dated May 2, 2018, with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office.

2. That Section 5 of the Downtown Transcona Planned Development Overlay 1 (Schedule M of Zoning By-law No. 200/2006) be amended to not prohibit a drive-in or a drive-through use on proposed Lot 1 shown on Schedule "A" of File DASZ 2/2018.

3. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.

4. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

5. That, in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the two (2)-year period and Council approves the extension.

6. That the Director of Legal Services and City Solicitor be requested to prepare the necessary by-law in accordance with the above.

7. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

8. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one (1) year from the date the by-law is passed.

9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this one (1)-year period and Council approves the extension.

10. That, in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twelve (12) month period and the extension is subsequently approved by Council.

11. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. This is an older site in the Transcona Ward.
2. It’s exciting to see a tired, less pedestrian oriented tired site be cleaned.

PUBLIC HEARING SUMMARY

File: DASZ 2/2018

Before: East Kildonan-Transcona Community Committee
Councillor Schreyer, Chairperson
Councillor Browaty

Public Hearing: May 15, 2018
Council Building, 510 Main Street

Applicant: Kyle Kostenuk, Thomas Design Builders Ltd.

Subject:



Premises Affected: 107 Pandora Avenue West

Exhibits Filed:
1. Application dated January 18, 2018
2. Notification of Public Hearing dated March 21, 2018

3. Manitoba Status of Title 2914189/1, 2940564/1
4. Letter of authorization dated January 11, 2018, from Darshan Kaila, 4542828 Manitoba Ltd., to Kyle Kostenuk, Thomas Design Builders Ltd.
5. Agreement between 4542828 Manitoba Ltd. and Chelsie Rose Regier, dated March 8, 2018
6. Plans (6 pages)
7. Report from the Urban Planning Division dated May 2, 2018
8. Inspection Report
9. Description of the proposed development submitted by the Area Planner on May 15, 2018
10. Recording of Representations
11. Revised Plans submitted by the Applicant at the public hearing (4 pages)

REPRESENTATIONS:

In Support:

Sukhwinder Bassi
Kyle Courteau
Darshan Kaila
Pavan Kohli
Kyle Kostenuk
Jeff Miller
Ron Miller

In Opposition:

Nil

For Information:

Nil

For the City:

G. Doney, Senior Planner, Planning, Property and Development Department

Exhibit "8" referred to in File DASZ 2/2018

ADMINISTRATIVE REPORT

Title: DASZ 2/2018 – 107 Pandora Avenue West

Issue: Proposed Plan of Subdivision and Zoning by-law Amendment that would consolidate the site into one lot and amend the Downtown Transcona Planned Development Overlay 1 to permit a drive-in or drive-through

Critical Path: East Kildonan – Transcona 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
B. Smith	n/a	n/a	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 2/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" of File DASZ 2/2018 dated May 2, 2018, with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office.

2. That Section 5 of the Downtown Transcona Planned Development Overlay 1 (Schedule M of Zoning By-law No. 200/2006) be amended to not prohibit a drive-in or a drive-through use on proposed Lot 1 shown on Schedule "A" of File DASZ 2/2018.

3. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.

4. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

5. That, in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the two (2)-year period and Council approves the extension.

6. That the Director of Legal Services and City Solicitor be requested to prepare the necessary by-law in accordance with the above.

7. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

8. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one (1) year from the date the by-law is passed.

9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this one (1)-year period and Council approves the extension.

10. That, in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twelve (12) month period and the extension is subsequently approved by Council.

11. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of *The City of Winnipeg Charter*.

REASONS FOR REPORT

This report describes the proposed plan of subdivision and zoning by-law amendment, and the proposed development, and makes recommendations based on their compliance with *OurWinnipeg* and *Complete Communities.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the proposed subdivision and zoning by-law amendment can proceed.

CONSULTATION

The City's Administrative Coordinating Group was consulted in the preparation of this report.

SUBMITTED BY

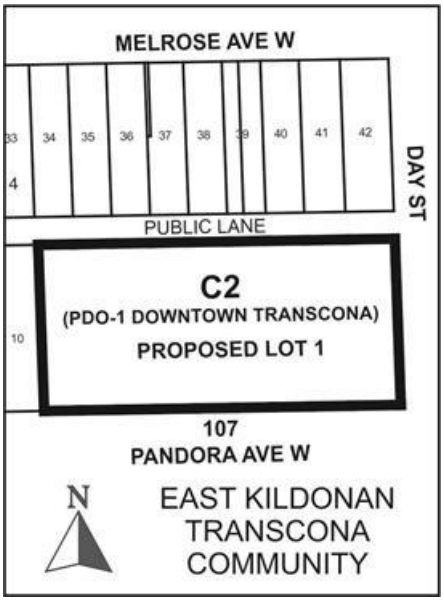
Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Glen Doney
Date:	May 2, 2018
File No.	DASZ 2/2018

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 2/2018, East Kildonan – Transcona Community Committee, dated May 2, 2018**

APPENDIX “A,” PLANNING DISCUSSION

DATE:	May 2, 2018
FILE:	**DASZ 2/2018**
RELATED FILES:	CA 1/18, DCU 18-103234D, DAV 18-103637D and ZR-PA 18-104495
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #:	4.402 (Melrose)
SUBJECT:	Proposed Plan of Subdivision and Zoning by-law amendment that would Consolidate the Site into One Lot and Amend the Downtown Transcona Planned Development Overlay 1 to Permit a Drive-in or Drive-through
LOCATION:	107 Pandora Avenue West
LEGAL DESCRIPTION:	Lots 1 to 9, Block 4, Plan 1504 WLTO, excluding the westerly 2 feet of said Lot 9



APPLICANT:	Thomas Design Builders Ltd. (Kyle Kostenuk) 2395-C McGillvray Blvd. Winnipeg R3Y 1G6
OWNERS	4542828 Manitoba Ltd.
RECOMMENDATION:	Approval Subject to Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1 and 2:

- is being created by means of Consent Application 1/2018, which will result in the site consisting of Lots 1 to 9, Block 4, Plan 1504, excluding out of said Lot 9 the westerly two feet;
- is in the Melrose Neighbourhood and the Transcona Ward;
- is fronting Pandora Avenue West and immediately west of Day Street;
- is 30,854 square feet and approximately 257 feet wide;
- contains a car wash, gas pumps, a canopy over the pumps and a convenience store;
- is in a “C2” Commercial Community District of the Winnipeg Zoning By-law No. 200/2006;
- is in the Urban Infill Area 2 of Zoning By-law 200/2006;
- is in the Downtown Transcona Living Area of the Downtown Transcona Planned Development Overlay 1 District of Zoning By-law 200/2006;
- is in a Mature Communities Policy Area, which is a type of Areas of Stability Policy Area of *OurWinnipeg* and *Complete Communities*; and
- is accessed by motor-vehicle from Pandora Avenue West by two private approaches and from the abutting public lane.



Figure 1: 2016 Aerial Photography

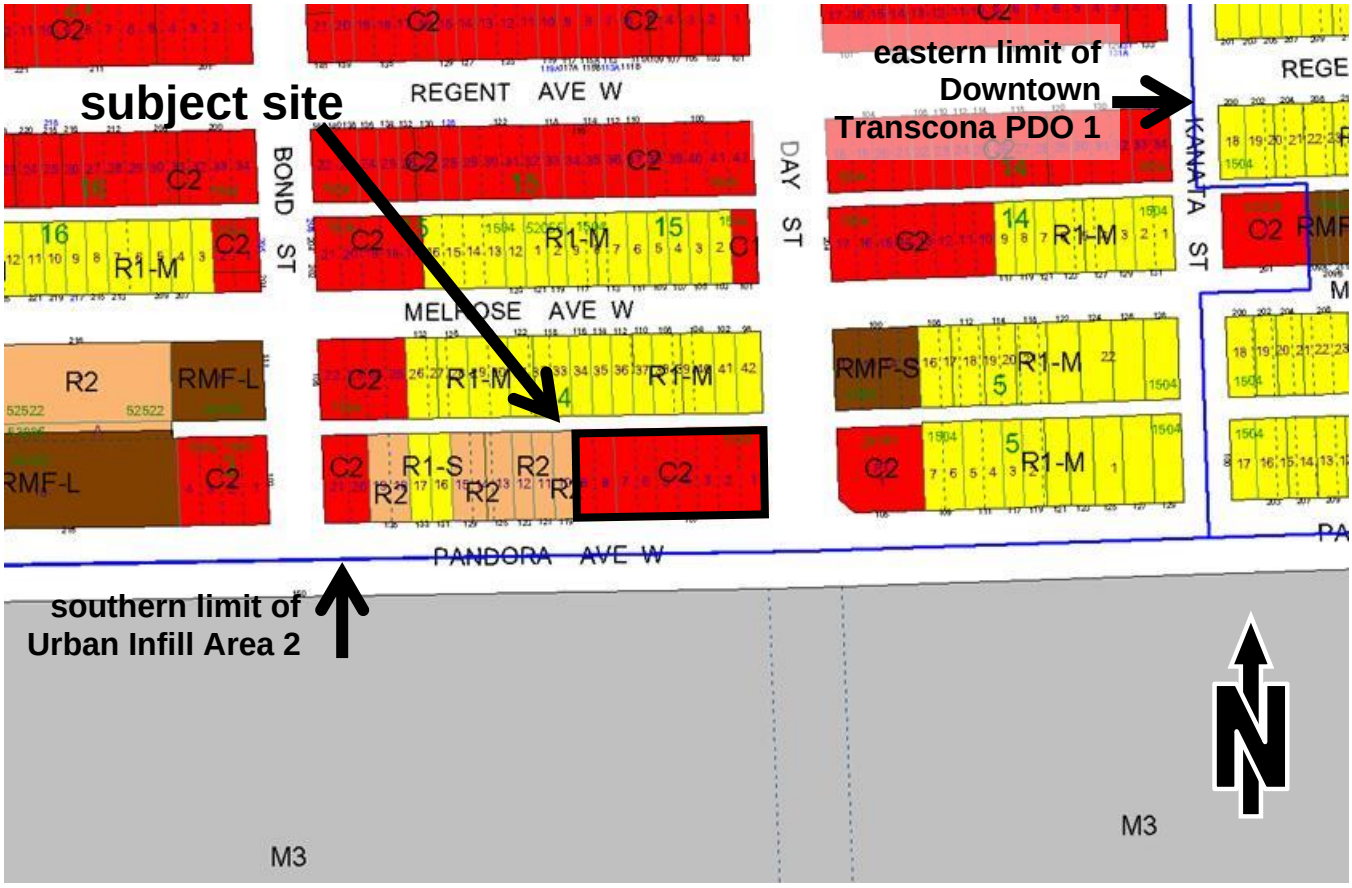


Figure 2: Existing Zoning and Lot Lines

SURROUNDING LAND USE AND ZONING

Developments near the site are shown on Figure 1 and existing zoning districts are shown on Figure 2.

North: public lane then single-family dwellings in a “R1-M” Residential Single-Family District and the Downtown Transcona PDO 1.

South: Pandora Avenue West then the Transcona Rail Yards in a “M3” Manufacturing Heavy District.

East: Day Street then a site in use as a car wash, gas station and convenience store in a “C2” Commercial Community District and the Downtown Transcona PDO 1.

West: a two family dwelling then single-family dwellings in a “R2” Residential Two-Family District and the Downtown Transcona PDO 1.

Also of note are:

- that a paved path and a sidewalk are in the north boulevard of Pandora Avenue West; and
- that Pandora Avenue West is a collector road and Day Street is an arterial road alongside and near the subject site.

DESCRIPTION OF THE PROPOSED SUBDIVISION, ZONING BY-LAW AMENDMENT AND DEVELOPMENT

The proposed plan of subdivision, shown on Schedule "A," and zoning by-law amendment:

- would create on lot from lots 1 to 9 of Block 4, Plan 1504, excluding the westerly two feet of said Lot 9; and
- amend the Downtown Transcona PDO 1 such that a drive-in and a drive-through are not prohibited on the proposed lot.

The site plan of the proposed development is shown on Figure 3. The proposed development includes:

- the removal of the existing convenience store and car wash;
- the retention of the gas pumps and the canopy;
- the relocation of the westerly private approach further west;
- the construction of one building that would
  - contain a small restaurant with a drive-through window, a convenience store and a self-serve car wash and
  - be abutting the northern and eastern site limits;
- the construction of
  - a six foot high wood fence along portions of the western and northern limits of the site,
  - an ornamental fence along portions of the western, southern and eastern limits of the site,
  - a garbage enclosure and
  - a walkway extending from the existing sidewalk in the north boulevard of Pandora West to the proposed restaurant and the proposed convenience store;
- the establishment of vehicle queuing areas and landscaping; and
- the erection of a drive-through menu/order board.

In order for the proposed drive-through to be established, Section 5(4)(j) of the Downtown Transcona Planned Development Overlay 1 District of Zoning By-law 200/2006 must be amended because drive-throughs are not allowed in the Downtown Transcona Living Area of the Downtown Transcona Planned Development Overlay 1.

Also of note are:

- that conditional use approval of the proposed car wash and drive through, as per DCU 18-103234D;

- that variances are required to accommodate the proposed development, as per DAV 18-103637D; and
- that administrative reports on these applications have been submitted for consideration at the same public hearing as this report.

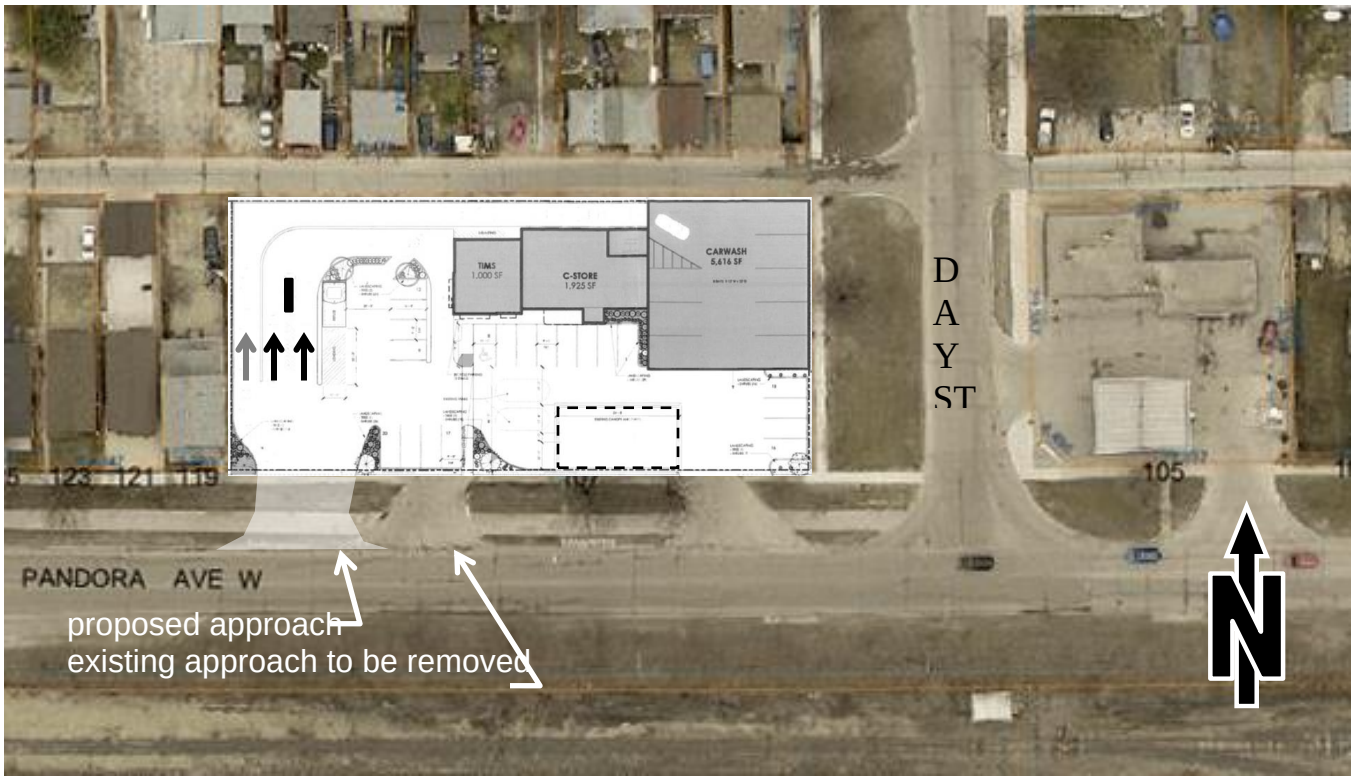


Figure 3: Site Plan of Proposed Development over 2016 aerial photography

vehicle queue, car wash

vehicle queue, drive-through

existing canopy over gas pumps (to remain)

double-sided menu-order board

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg is the City's development plan. The Key Direction of *OurWinnipeg* regarding Areas of Stability states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population*."

The proposed plan of subdivision complies with this Key Direction because it would only create one lot from the lots, and the part lot, that the subject site is comprised of.

The proposed zoning by-law amendment (to amend the Downtown Transcona PDO 1 such that a drive-in and a drive-through are not prohibited on the proposed lot) complies with this Key Direction because several zoning requirements that would continue to apply to the site after the Downtown Transcona PDO 1 is amended can be used to ensure that the proposed development would enhance the quality of the neighbourhood.

These zoning requirements are described below:

- In the "C2" Commercial Community District of Zoning By-law By-law 200/2006
  - a side-yard, at least 10 feet deep, is required when the side of a "C2" property abuts an "R1" or an "R2" District and
  - a front yard, at least 10 feet deep, is required to parking, loading and queuing areas;
- Section 96 of Zoning By-law By-law 200/2006 states that a drive-in or drive-through use is a conditional use if it would not be separated from a residential use by an intervening building, public lane or public street;
- Section 190 of Zoning By-law By-law 200/2006 requires landscaping in all required or voluntary yards; and
- The Downtown Transcona Planned Development Overlay 1 District (Schedule M of Zoning By-law 200/2006) requires
  - urban design review of any proposed development that would be visible from a public right-of-way and
  - fencing around surface parking lots that abut a public street.

Lastly, the aforementioned Key Direction is quite broad in scope, indicating that the proposed plan of subdivision and zoning by-law amendment also comply with *OurWinnipeg* in general.

COMPLETE COMMUNITIES

Complete Communities is a "Direction Strategy" of *OurWinnipeg* that provides additional directions and policies on land use and development in the city.

Section 04 of *Complete Communities* pertains to the Areas of Stability policy area. Several policies under Direction 1 of Section 04 pertain to the proposal. They are stated below:

> *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*

Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.

Encourage intensification to occur at centres and along corridors.

Support a mix of commercial services and employment uses that serve the local community.

The proposed plan of subdivision complies with these policies because it would only create one lot from the lots, and the part lot, that the subject site is comprised of.

The proposed zoning by-law amendment (to amend the Downtown Transcona PDO 1 such that a drive-in and a drive-through are not prohibited on the proposed lot) complies with the first two policies quoted above because several zoning requirements that would continue to apply to the site after the Downtown Transcona PDO 1 is amended can be used to ensure that the proposed development would:

- be complementary to the neighbourhood's scale, character and built form; and
- be sensitive to the community context.

These zoning requirements are described below:

- In the "C2" Commercial Community District of Zoning By-law By-law 200/2006
  - a side-yard, at least 10 feet deep, is required when the side of a "C2" property abuts an "R1" or an "R2" District and
  - a front yard, at least 10 feet deep, to parking, loading and queuing areas is required,
- Section 96 of Zoning By-law By-law 200/2006 states that a drive-in or drive-through use is a conditional use if it would not be separated from a residential use by an intervening building, public lane or public street;
- Section 190 of Zoning By-law By-law 200/2006 requires landscaping in all required or voluntary yards; and
- The Downtown Transcona Planned Development Overlay 1 District (Schedule M of Zoning By-law 200/2006) requires
  - urban design review of any proposed development that would be visible from a public right-of-way and
  - fencing around surface parking lots that abut a public street.

The proposed zoning by-law amendment complies with the last two policies quoted above because:

- the site is flanked by a collector street (Pandora Avenue West) and an arterial street (Day Street); and
- the proposed drive-through would add to the range of commercial services serving the local community.

Lastly, the Key Direction of *Complete Communities* and the Key Direction of *OurWinnipeg* that apply to the Areas of Stability policy area are the same, which indicates that the proposal also complies with *Complete Communities* in general.

REASONS FOR THE RECOMMENDATIONS

As described above, the proposed plan of subdivision and the proposed zoning by-law amendment comply with *OurWinnipeg* and *Complete Communities.* Therefore, the Urban Planning and Design Division recommends approval of DASZ 2/2018.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by:
Glen Doney
PPD File #:
DASZ 2/2018

SCHEDULE "A" OF FILE DASZ 2/2018, East Kildonan – Transcona Community Committee, dated May 2, 2018

By-Law No. _____

File No. **DASZ 2/2018**

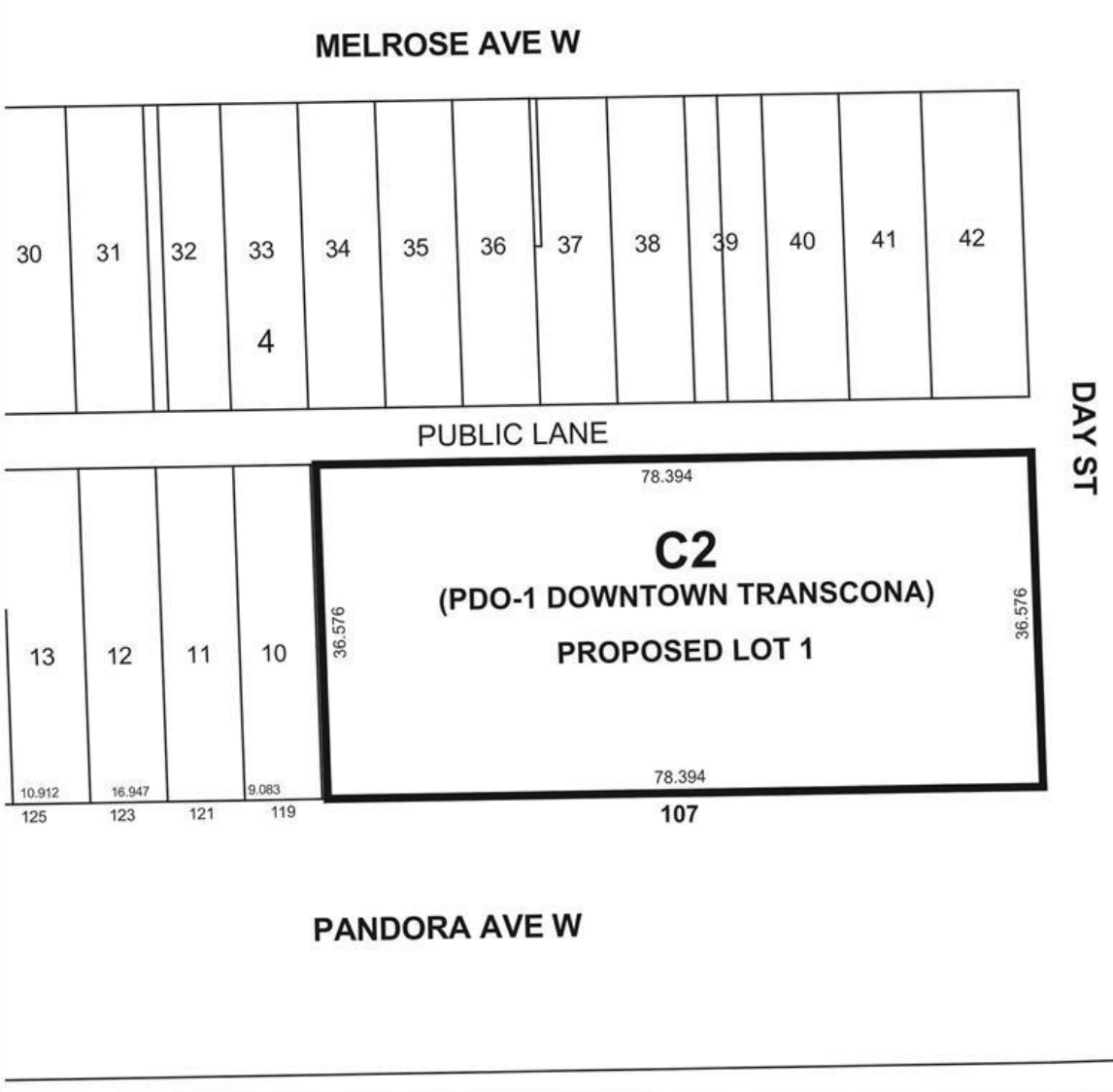
Atlas Sheet No. **Z35**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

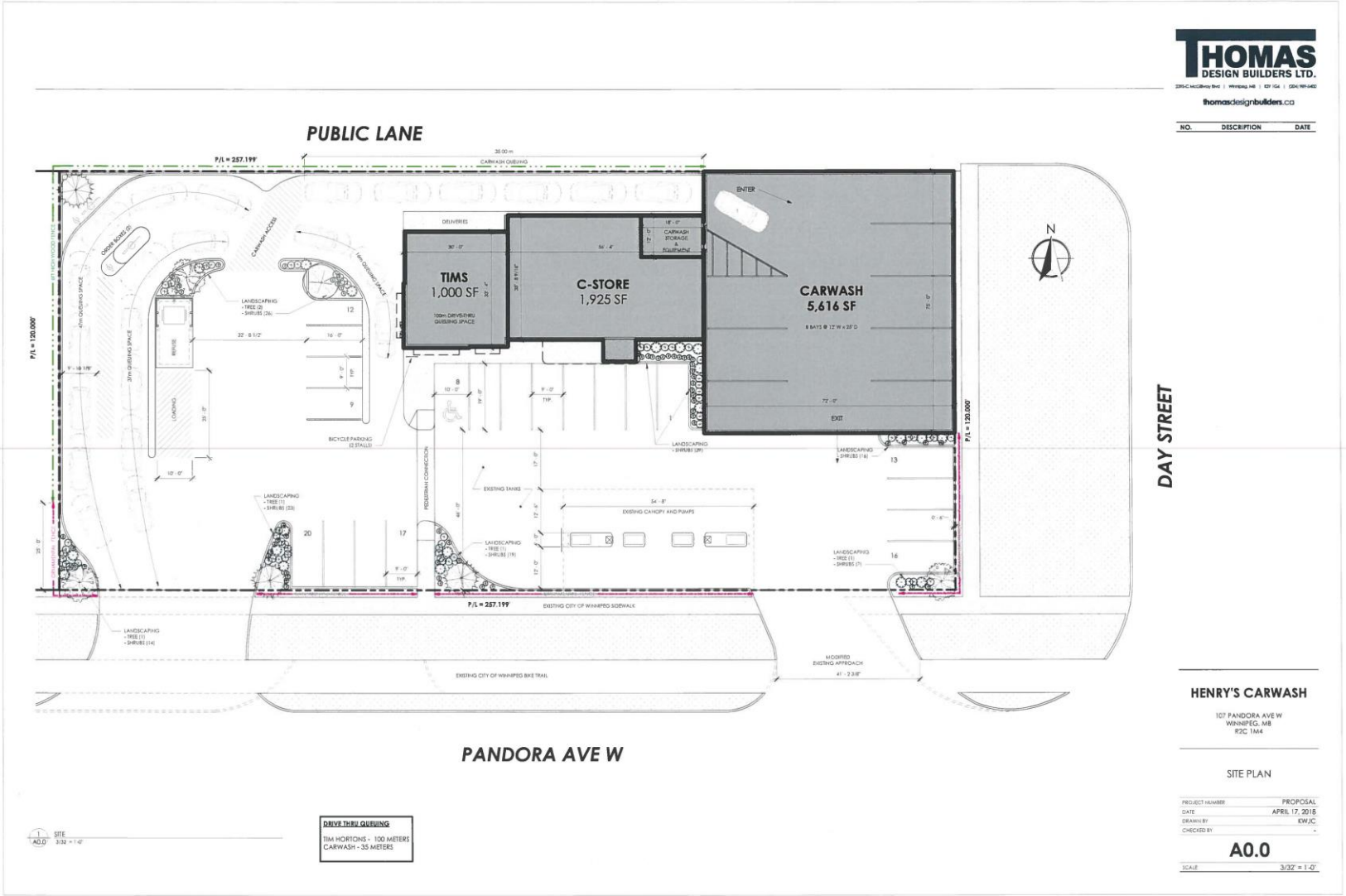
An application for the approval of the plan of subdivision shown outlined below and for a proposed amendment to Schedule M Downtown Transcona Planned Development Overlay 1 (PDO-1 Downtown Transcona), of Winnipeg Zoning By-law No. 200/2006, to allow a drive-in or drive-through use, on the land located at 107 Pandora Avenue West, within Area 2A-Downtown Transcona Living Area.

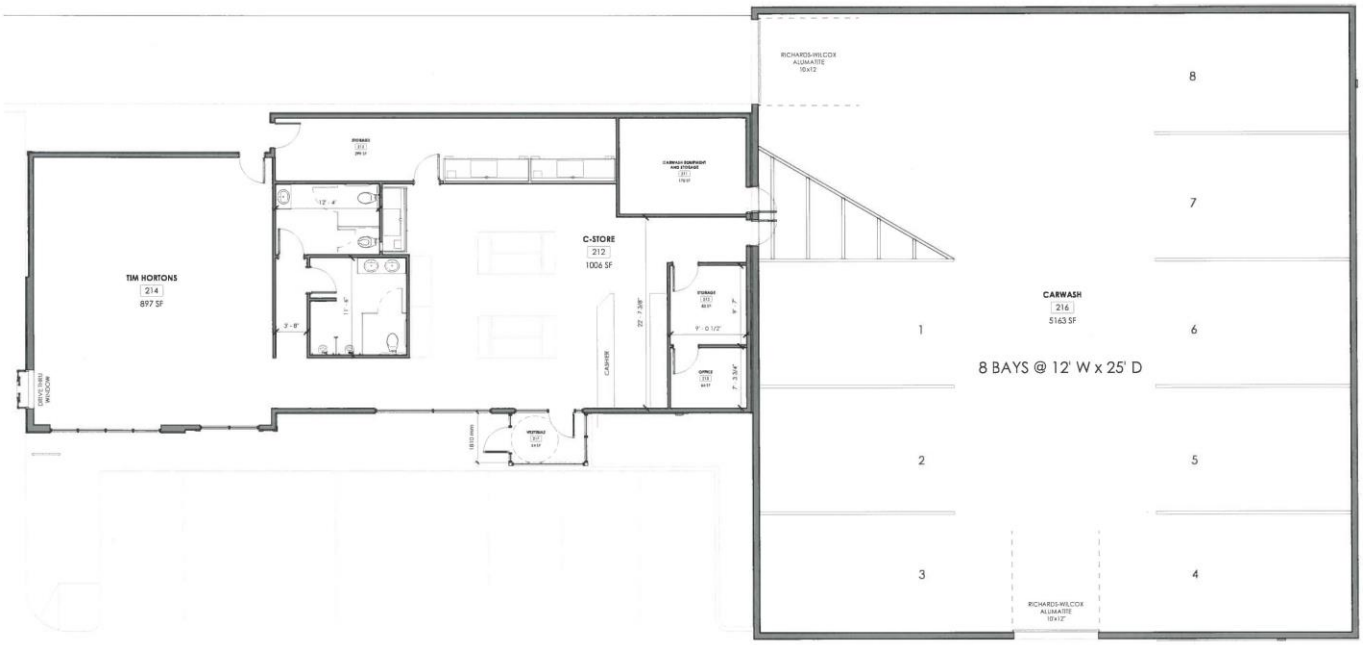


THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “11” referred to in File DASZ 2/2018





1 A1.1 100 - MAIN FLR 3/16" = 1'-0"

THOMAS DESIGN BUILDERS LTD.

thomasdesignbuilders.ca

NO.	DESCRIPTION	DATE

HENRY'S CARWASH

107 PANDORA AVE W
WINNIPEG, MB
R2C 1M4

FLOOR PLAN

PROJECT NUMBER	PROPOSAL
DATE	OCTOBER 16, 2017
DRAWN BY	Author
CHECKED BY	-

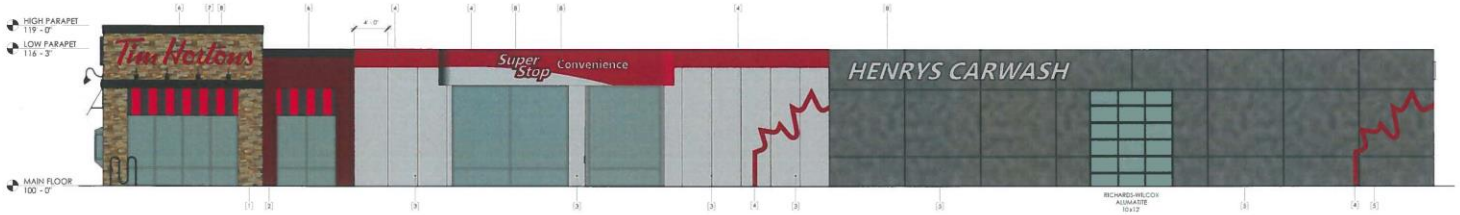
A1.1

SCALE 3/16" = 1'-0"

THOMAS
DESIGN BUILDERS LTD.

thomasdesignbuilders.ca

NO.	DESCRIPTION	DATE



1 SOUTH
A2.1 3/16" = 1'-0"



2 WEST
A2.1 3/16" = 1'-0"

KEYNOTE LEGEND

(1) FIBER CEMENT STONE PANELLING (MANUFACTURER-BORAL) (COLOR-TERRA ROSA)

(2) FIBER CEMENT SIDING (MANUFACTURER-ALLURA) (COLOR-AUTUMN RED)

(3) PREFINISHED METAL PANEL (COLOR-WHITE)

(4) PREFINISHED METAL PANEL (COLOR-RED)

(5) PRECAST CONCRETE INSULATED PANEL

(6) PREFINISHED METAL FLASHING (MANUFACTURER-VICWEST) (COLOR-CHARCOAL)

(7) METAL AWNING

(8) SIGNAGE

HENRY'S CARWASH

107 PANDORA AVE W
WINNIPEG, MB
R2C 1M4

ELEVATIONS

PROJECT NUMBER	PROPOSAL
DATE	OCTOBER 16, 2017
DRAWN BY	Author
CHECKED BY	-

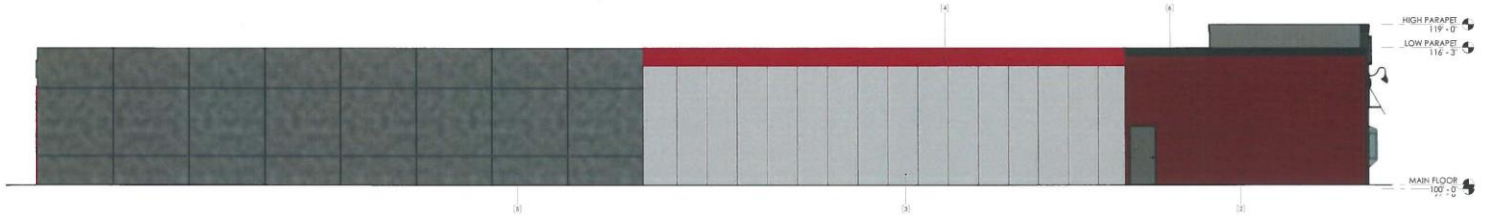
A2.1

SCALE As indicated

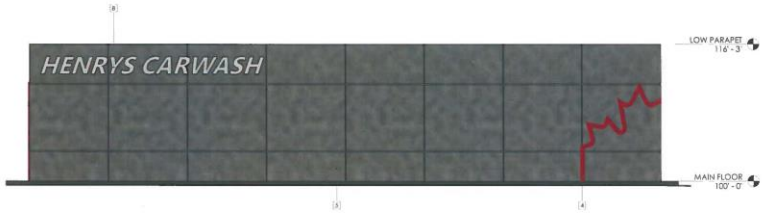
THOMAS
DESIGN BUILDERS LTD.

thomasdesignbuilders.co

NO.	DESCRIPTION	DATE



1 A2.2 NORTH
3/16" = 1'-0"



2 A2.2 EAST
3/16" = 1'-0"

KEYNOTE LEGEND

1. FIBER CEMENT STONE PANELLING (MANUFACTURER-BORAL) (COLOR-TERRA ROSA)
2. FIBER CEMENT SIDING (MANUFACTURER-ALLURA) (COLOR-AUTUMN RED)
3. PREFINISHED METAL PANEL (COLOR-WHITE)
4. PREFINISHED METAL PANEL (COLOR-RED)
5. PRECAST CONCRETE INSULATED PANEL
6. PREFINISHED METAL FLASHING (MANUFACTURER-WESTECH) (COLOR-CHARCOAL)
7. METAL AWNING
8. SIGNAGE

HENRY'S CARWASH

107 PANDORA AVE W
WINNIPEG, MB
R2C 1M4

ELEVATIONS

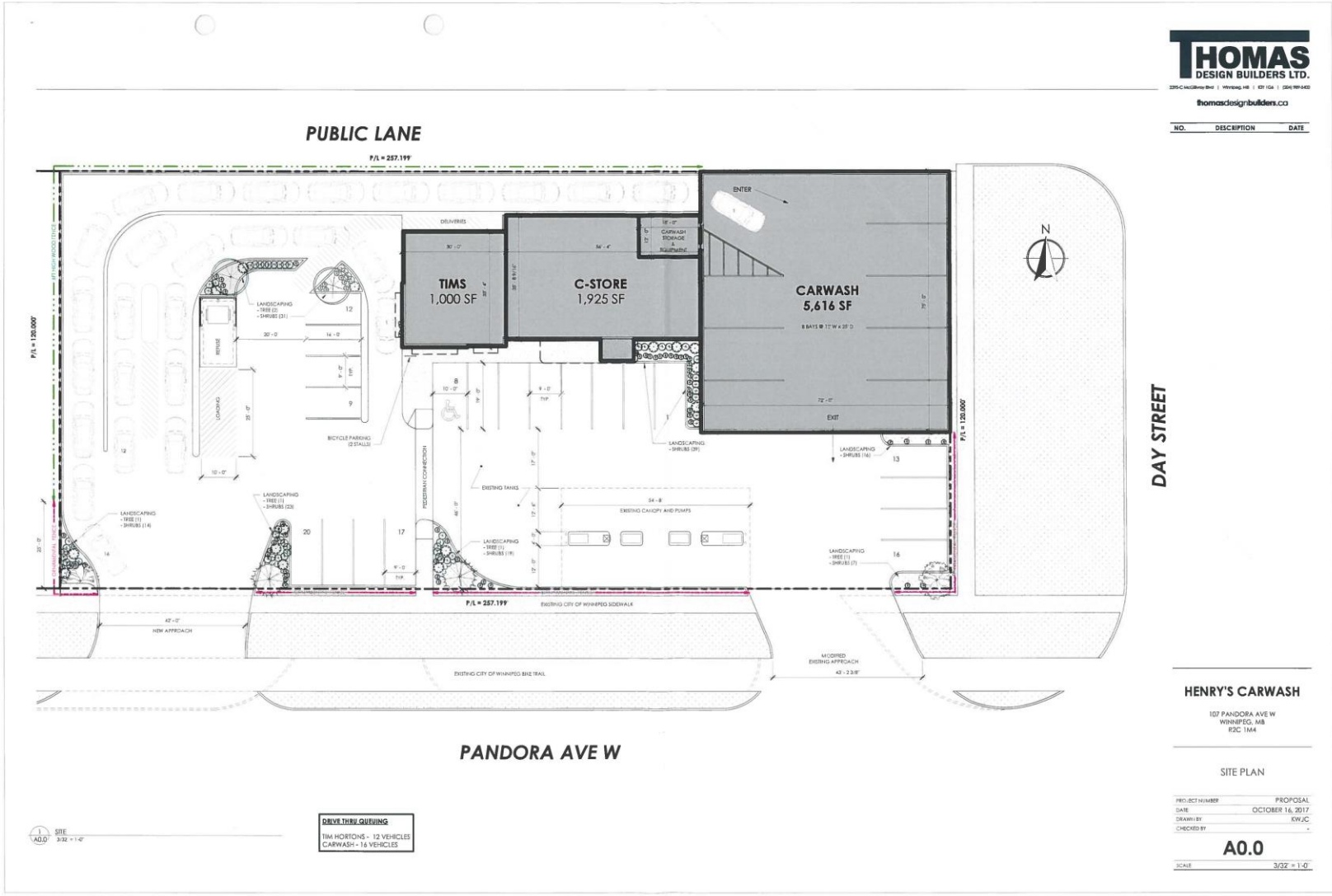
PROJECT NUMBER	PROPOSAL
DATE	OCTOBER 16, 2017
DRAWN BY	Author
CHECKED BY	-

A2.2

SCALE: As indicated

Exhibit “7” referred to in File DASZ 2/2018





1 SITE
A0.0 3/32" = 1'-0"

DRIVE THRU QUEUING

TIM HORTONS - 12 VEHICLES
CARWASH - 16 VEHICLES

THOMAS DESIGN BUILDERS LTD.

thomasdesignbuilders.ca

NO.	DESCRIPTION	DATE

HENRY'S CARWASH

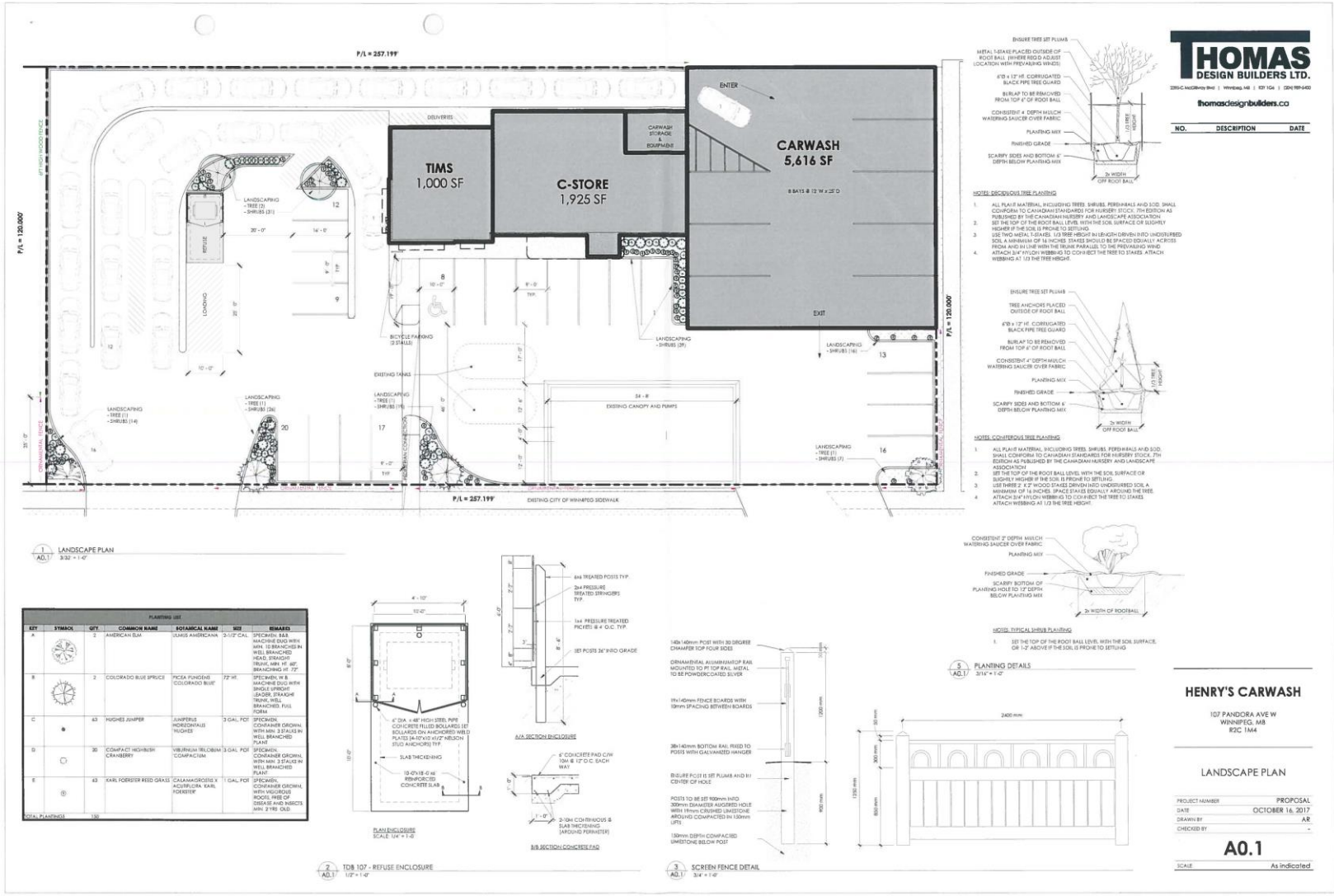
107 PANDORA AVE W
WINNIPEG, MB
R2C 1M4

SITE PLAN

PROJECT NUMBER	PROPOSAL
DATE	OCTOBER 16, 2017
DRAWN BY	KW,JC
CHECKED BY	-

A0.0

SCALE 3/32" = 1'-0"



1 AO.1 LANDSCAPE PLAN
3/32" = 1'-0"

PLANTING LIST						
KEY	SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
A		2	AMERICAN ELM	ULMUS AMERICANA	2-1/2" CAL.	SPECIMEN, B&B, MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 60", BRANCHING HT. 72"
B		2	COLORADO BLUE SPRUCE	PICEA PUNGENS 'COLORADO BLUE'	72" HT.	SPECIMEN, W.B., MACHINE DUG WITH SINGLE UPRIGHT LEADER, STRAIGHT TRUNK, WELL BRANCHED, FULL FORM
C		63	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	3 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH MIN. 3 STALKS IN WELL BRANCHED PLANT
D		30	COMPACT HIGHBUSH CRANBERRY	VIBURNUM TRILOBUM 'COMPACTUM'	3 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH MIN. 3 STALKS IN WELL BRANCHED PLANT
E		63	KARL FOERSTER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH VIGOROUS ROOTS, FREE OF DISEASE AND INSECTS MIN. 2 YRS. OLD.
TOTAL PLANTINGS		130				

PLAN ENCLOSURE
SCALE: 1/4" = 1'-0"

2 AO.1 TDB 107 - REFUSE ENCLOSURE
1/2" = 1'-0"

A/A SECTION ENCLOSURE

B/B SECTION CONCRETE PAD

3 AO.1 SCREEN FENCE DETAIL
3/4" = 1'-0"

NOTES: DECIDUOUS TREE PLANTING

1. ALL PLANT MATERIAL INCLUDING TREES, SHRUBS, PERENNIALS AND SOD, SHALL CONFORM TO CANADIAN STANDARDS FOR NURSERY STOCK, 7TH EDITION AS PUBLISHED BY THE CANADIAN NURSERY AND LANDSCAPE ASSOCIATION.
2. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING
3. USE TWO METAL T-STAKES, 1/3 TREE HEIGHT IN LENGTH DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. STAKES SHOULD BE SPACED EQUALLY ACROSS FROM AND IN LINE WITH THE TRUNK PARALLEL TO THE PREVAILING WIND.
4. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.

NOTES: CONIFEROUS TREE PLANTING

1. ALL PLANT MATERIAL INCLUDING TREES, SHRUBS, PERENNIALS AND SOD, SHALL CONFORM TO CANADIAN STANDARDS FOR NURSERY STOCK, 7TH EDITION AS PUBLISHED BY THE CANADIAN NURSERY AND LANDSCAPE ASSOCIATION
2. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
3. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
4. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES ATTACH WEBBING AT 1/3 THE TREE HEIGHT.

NOTES: TYPICAL SHRUB PLANTING

1. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING

5 AO.1 PLANTING DETAILS
3/16" = 1'-0"

THOMAS DESIGN BUILDERS LTD.
2280-C McGillivray Blvd | Winnipeg, MB | R3Y 1G4 | (204) 989-6450
thomasdesignbuilders.ca

NO.	DESCRIPTION	DATE

HENRY'S CARWASH

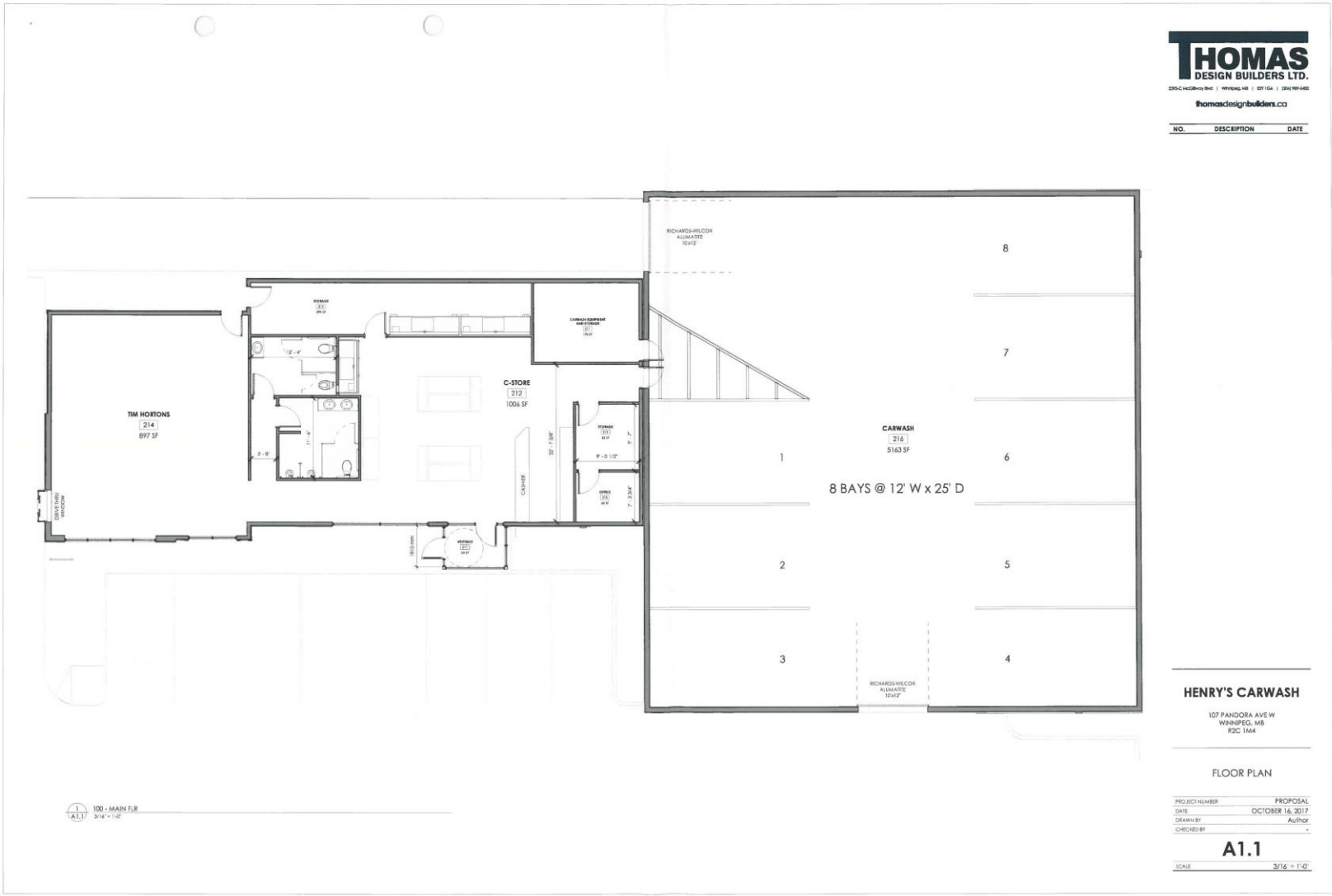
107 PANDORA AVE W
WINNIPEG, MB
R2C 1M4

LANDSCAPE PLAN

PROJECT NUMBER	PROPOSAL
DATE	OCTOBER 16, 2017
DRAWN BY	AR
CHECKED BY	-

A0.1

SCALE: As indicated



100 - MAIN FLR
3/16" = 1'-0"

THOMAS
DESIGN BUILDERS LTD.
2395-C McGillivray Blvd | Winnipeg, MB | R3Y 1G4 | (204) 989-6400
thomasdesignbuilders.ca

NO.	DESCRIPTION	DATE

HENRY'S CARWASH

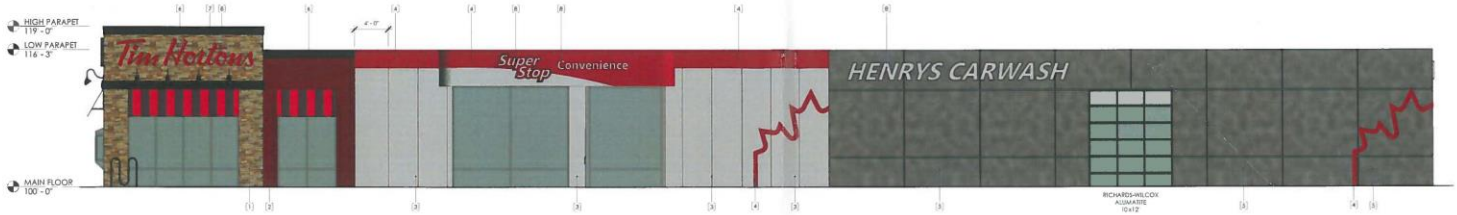
107 PANDORA AVE W
WINNIPEG, MB
R2C 1M4

FLOOR PLAN

PROJECT NUMBER	PROPOSAL
DATE	OCTOBER 16, 2017
DRAWN BY	Author
CHECKED BY	

A1.1

SCALE 3/16" = 1'-0"



1 A2.1 SOUTH
3/16" = 1'-0"



2 A2.1 WEST
3/16" = 1'-0"

KEYNOTE LEGEND

(1) FIBER CEMENT STONE PANELLING (MANUFACTURER-BORAL) (COLOR-TERRA ROSA)

(2) FIBER CEMENT SIDING (MANUFACTURER-ALLURA) (COLOR-AUTUMN RED)

(3) PREFINISHED METAL PANEL (COLOR-WHITE)

(4) PREFINISHED METAL PANEL (COLOR-RED)

(5) PRECAST CONCRETE INSULATED PANEL

(6) PREFINISHED METAL FLASHING (MANUFACTURER-MCWEST) (COLOR-CHARCOAL)

(7) METAL AWNING

(8) SIGNAGE

THOMAS
DESIGN BUILDERS LTD.

thomasdesignbuilders.co

NO.	DESCRIPTION	DATE

HENRY'S CARWASH

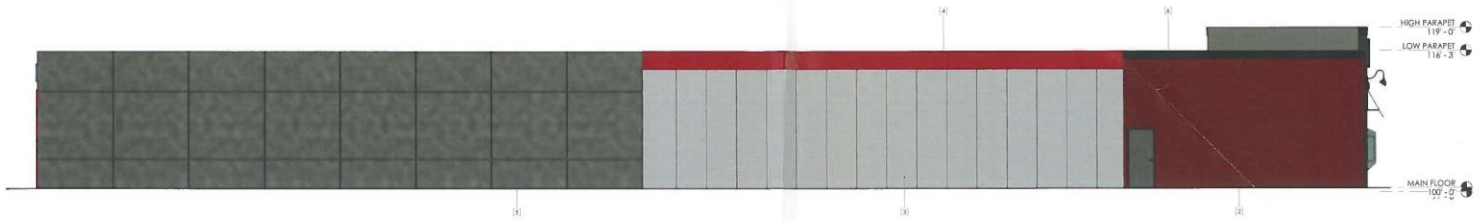
107 PANDORA AVE W
WINNIPEG, MB
R2C 1M4

ELEVATIONS

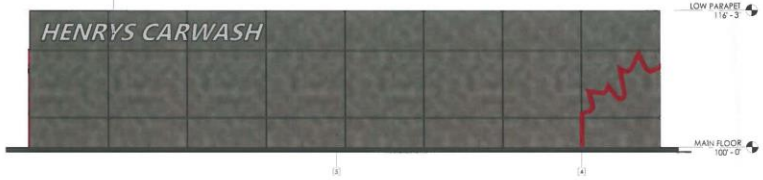
PROJECT NUMBER	PROPOSAL
DATE	OCTOBER 16, 2017
DRAWN BY	Author
CHECKED BY	-

A2.1

SCALE: As indicated



1 A2.2 NORTH
3/16" = 1'-0"



2 A2.2 EAST
3/16" = 1'-0"

KEYNOTE LEGEND

1. FIBER CEMENT STONE PANELLING (MANUFACTURER-BORAL) (COLOR-TERRA ROSA)
2. FIBER CEMENT SIDING (MANUFACTURER-ALLURA) (COLOR-AUTUMN RED)
3. PREFINISHED METAL PANEL (COLOR-WHITE)
4. PREFINISHED METAL PANEL (COLOR-RED)
5. PRECAST CONCRETE INSULATED PANEL
6. PREFINISHED METAL FLASHING (MANUFACTURER-VICWEST) (COLOR-CHARCOAL)
7. METAL AWNING
8. SIGNAGE

THOMAS DESIGN BUILDERS LTD.

[redacted]

thomasdesignbuilders.ca

NO.	DESCRIPTION	DATE

HENRY'S CARWASH

107 PANDORA AVE W
WINNIPEG, MB
R2C 1M4

ELEVATIONS

PROJECT NUMBER	PROPOSAL
DATE	OCTOBER 16, 2017
DRAWN BY	Author
CHECKED BY	-

A2.2

SCALE As indicated