Minutes – Board of Adjustment – February 19, 2020

PUBLIC HEARINGS

Item No. 4 Conditional Use – 2596 Portage Avenue
(St. James Ward)
File DCU 107164/2020C

BOARD OF ADJUSTMENT DECISION:

The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service and approved a Conditional Use on "the land" to permit an outdoor dining/drinking area exceeding 100 square feet (9.3 square metres).

DECISION MAKING HISTORY:

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

Moved by Bill Maretski,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Bill Maretski,
That the receipt of public representations be concluded.

Carried

Moved by Bill Maretski,
That in accordance with Section 254 and Subsection 247(3) of The City of Winnipeg Charter, the Conditional Use,

(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; and

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

Supporting Comments:

1. The Board of Adjustment agreed with the administrative comments contained in the report of the Urban Planning Division dated January 31, 2020.

Carried

DECISION MAKING HISTORY (continued):

Moved by Bill Maretski,

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

Carried

Moved by Bill Maretski,

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

Carried

THE CITY OF WINNIPEG
CONDITIONAL USE ORDER
BOARD OF ADJUSTMENT

DCU 107164/2020C

Before:	Board of Adjustment Bill Sawka, Chairperson Bill Maretski Joel Remis
Hearing:	February 19, 2020 Council Building, 510 Main Street
Applicant:	Dulce Gallardo
Premises Affected:	2596 Portage Avenue
Legal Description:	LOT 1 PLAN 36772 12 ST JA, hereinafter called “the land”
Property Zoned:	"C2 R1-L PDO-1 Airport Vicinity Protection Area" Commercial Community Residential Single-Family-Large Planned Development Overlay - 1 (District)
Nature of Application:	For a Conditional Use under the Winnipeg Zoning By-Law No. 200/2006 to permit an outdoor dining/drinking area exceeding 100 square feet (9.3 square metres)..

It is the opinion of the Board of Adjustment that subject to conditions listed below, if any, this Conditional Use meets the statutory criteria as outlined in Section 254 and 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; and

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

Supporting Comments:

1. The Board of Adjustment agreed with the administrative comments contained in the report of the Urban Planning Division dated January 31, 2020.

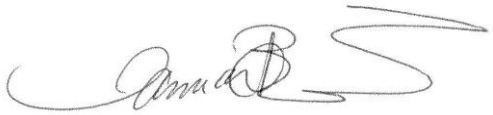
ORDER:

The Board of Adjustment orders that a Conditional Use is approved on "the land", to permit an outdoor dining/drinking area exceeding 100 square feet (9.3 square metres).

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

DATE OF ORDER: February 24, 2020

CERTIFIED BY:



T. Pomanski
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 March 12, 2020;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(e) refer to Conditional Use Order No. DCU 107164/2020C; 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:

Jeannie Lo
Chuck Neufeld
Michael Stronger

In Opposition:

Nil

For Information:

Nil

For the City:

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

EXHIBITS FILED FOR DCU 107164/2020C

1. Application dated January 27, 2020
2. Notification of Public Hearing dated January 30, 2020
3. Manitoba Status of Title 1618154/1
4. Letter of authorization dated December 9, 2019 from Ladco Company Limited to Daniel Johnson Architects
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Caveat 2343350
7. Plans, Sheets 1 to 7 inclusive, for File DCU 107164/2020C dated January 27, 2020
8. Report from the Urban Planning Division dated January 31, 2020
9. Inspection Report

Exhibit "8" referred to in File DCU 107164/2020C

ADMINISTRATIVE REPORT

Title: DCU 20-107164/C – 2596 Portage Avenue

Issue: For consideration at the public hearing for a conditional use associated with an outdoor dining/drinking area.

Critical Path: Board of Adjustment as per the Development Procedures By-law and The City of Winnipeg Charter.

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning Division recommends approval of the application for a conditional use under Zoning By-Law No. 200/2006 to permit an outdoor dining/drinking area exceeding 100 square feet (9.3 square metres).

REASON FOR THE REPORT

- Conditional Use applications require a public hearing as per *The Development Procedures By-law* No. 160/2011 and *The City of Winnipeg Charter*, section 249.
- The report is being submitted for the Board of Adjustment's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, development permits for the establishment of an outdoor dining/drinking area may be issued.

FILE/APPLICANT DETAILS

FILE: DCU 20-107164/C
RELATED FILES:
COMMUNITY: Assiniboia Committee

NEIGHBOURHOOD #: 2.207 (Birchwood)

SUBJECT: For a Conditional Use under Zoning By-Law No. 200/2006 to permit an outdoor dining/drinking area exceeding 100 square feet (9.3 square metres).

LOCATION: 2596 Portage AVE
LEGAL DESCRIPTION: LOT 1 PLAN 36772 12 ST JA

APPLICANT: Dulce Gallardo
25 Isabella St Avenue
Toronto, Ontario M4Y 1M7

OWNER:
40 Lakewood Boulevard, Unit 200
Winnipeg , Manitoba R2J 2M7

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

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

(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;

(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 Portage Avenue, in the Birchwood Neighbourhood of the St. James Ward.
- The subject property has a total area of approximately 41,040 square feet. A one-storey commercial building and accessory parking areas are currently located on the subject property.
- The subject site is located on a Regional Mixed Use Corridor (Portage Avenue) under the *Complete Communities Direction Strategy*. It is zoned “C2” Commercial (Community).

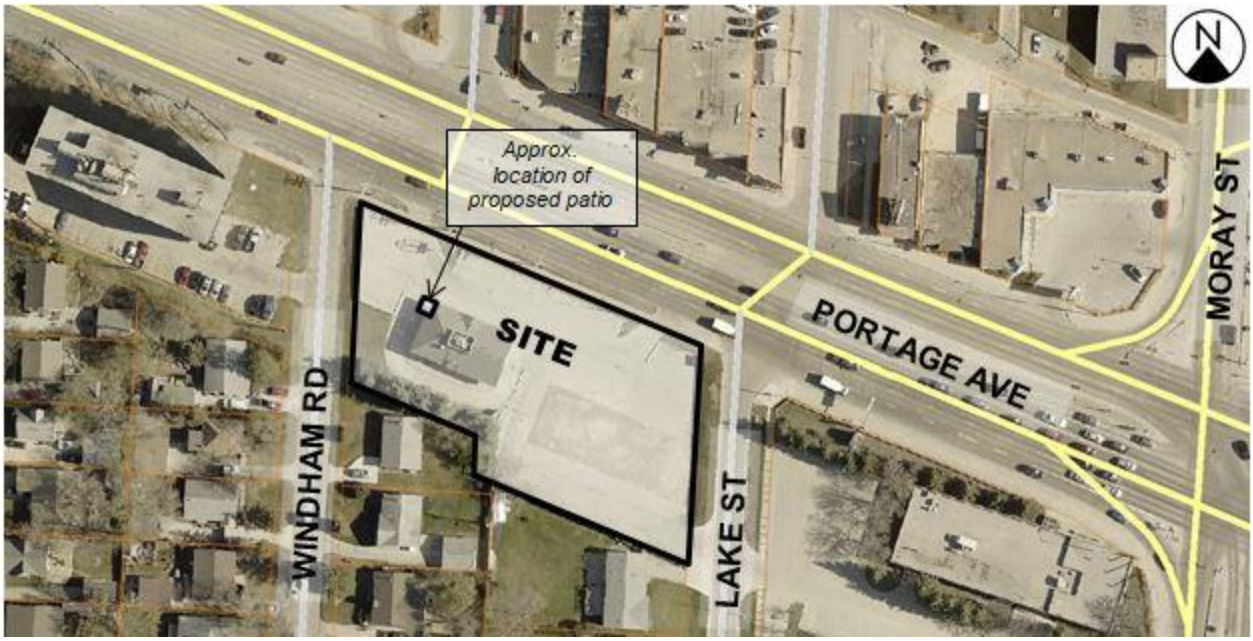


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Portage Avenue, then a mix of commercial uses zoned “C2” Commercial Community.

South: Single-family residential uses (fronting onto Windham Road) zoned “R1-L” Residential Single-Family (Large).

East: Lake Street, then an office use (St. James School Division) zoned “PR2” Parks and Recreation.

West: Windham Road, then single-family and multi-family residential uses zoned “R1-L” Residential Single-Family (Large) and “C2” Commercial Community, respectively.

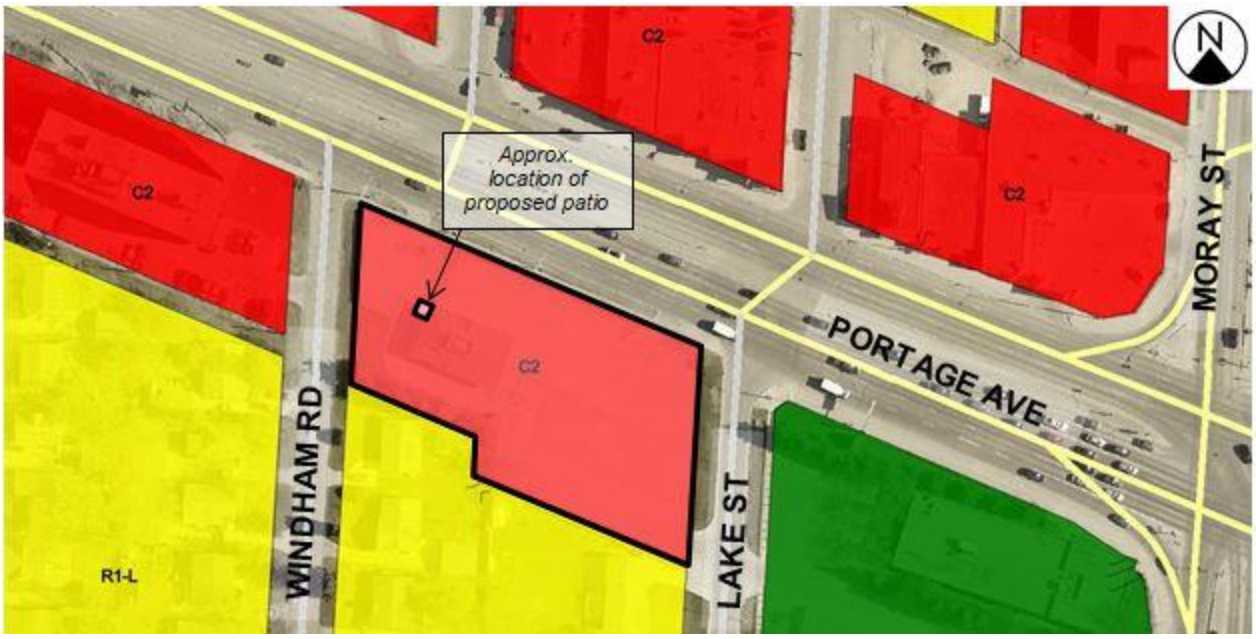


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to renovate the existing commercial building on the subject property to accommodate a Starbucks café and drive-thru, which is considered a restaurant use under the Zoning By-law.
- The scope of the project includes interior and exterior renovations to the building and site, and the construction of an outdoor seating area for patrons of the café. The proposed outdoor seating area, or patio, is to be located immediately to the west of the existing building, is to be 135 square feet in area, and will accommodate a maximum of 10 persons.
- No expansions to the existing building are proposed.
- The Urban Planning Division is aware of a separate development proposed for the construction of a new single-storey commercial building located on the subject property, to the east of the existing building, at 2590 Portage Avenue. This project falls outside the scope of this Conditional Use application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- The *Complete Communities Direction Strategy* 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.
- As noted above, the subject property is located on Portage Avenue, which is a Regional Mixed Use Corridor under the *Complete Communities Direction Strategy's* Urban Structure map.
- The vision for growth and change on Regional Mixed Use Corridors is that planning and zoning decisions are to be made with respect to supporting their transition toward pedestrian-friendly environments.
- As per *Complete Communities*, Council's direction is to focus a significant share of new growth to all Corridors in a manner that:
    - *Provides compact, mixed-use, high-quality urban development.*
    - *Concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities.*
    - *Encourages a built form that supports a pedestrian-friendly environment.*
- Key relevant policies guiding development specifically along Regional Mixed-Use Corridors include:
    - *Support active uses (such as retail and services) at street level and office and housing on the upper levels of multi-storey developments.*
    - *Promote high-quality plazas, parks and streetscapes as focal points and networks that are connected to the greater community.*
    - *Promote the highest levels of intensification at significant intersections. Between each centre, lower intensities of commercial, residential and mixed use development are appropriate.*

- *Support development in accordance with Universal Design and Crime Prevention Through Environmental Design (CPTED) policies.*
- *Encourage urban design and/or form-based strategies that help define the character of Centres and Corridors through clarifying the massing and height of buildings, setbacks, appropriate open space areas and appropriate parking design and locations.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- As noted above, the subject property is zoned "C2" Commercial Community. Per the use-specific standards of the Zoning By-law, outdoor dining and drinking areas in the "C2" Commercial Community zoning district are limited to a 100 square feet. Outdoor dining or drinking areas larger than 100 square feet require a Conditional Use.
- The applicant is proposing an outdoor dining/drinking area that is 135 square feet. As such, a Conditional Use is requested.

ANALYSIS OF CONDITIONAL USE

- As noted above, an outdoor patio with an area of up to 100 square feet is permitted in "C2" zoning districts, but is conditional if greater than 100 square feet. The applicant is proposing a patio area that is 135 square feet, an increase of 35 square feet beyond what is required under the Zoning By-law. This increased amount of patio area is requested so that seating and tables for up to 10 persons, including persons using one (1) accessible table, and two (2) umbrellas may be comfortably provided. Providing an outdoor patio less than 100 square feet is likely to limit the amount of seating that can be provided, or diminish the level of accessibility and comfort proposed for this patio area.

Consistency with Plan Winnipeg

- As outlined above, policies for Regional Mixed-Use Corridors in the *Complete Communities Direction Strategy* support the gradual transition toward higher-density, mixed-use development that is primarily oriented to pedestrians.
- The existing building may be considered oriented primarily to vehicles, in that it is set back from any public street by accessory parking and drive aisles. The proposal is to generally maintain this existing manner of development on the subject property.
- However, the provision of a 135 square-foot outdoor patio space for use by patrons of the café, does provide a degree of outdoor activity that activates the public environment, despite the setback of approximately 50 feet from the public sidewalk on Portage Avenue.
- Additionally, the provision of an outdoor patio provides an outdoor gathering space for neighbourhood residents, which is accessible to the public environment. In general, the Urban Planning Division recognizes the value of these types of informal gathering spaces, and how they align with policies for Regional Mixed Use Corridors.
- As such, the Urban Planning Division considers the proposed Conditional Use to be consistent with policies in the *Complete Communities Direction Strategy*.

Adverse Effect and Compatibility

- In addition to being consistent with *OurWinnipeg* and the *Complete Communities Direction Strategy*, the proposed outdoor patio area is compatible with the surrounding area, which is characterized by a mix of uses, including restaurant uses, on properties facing Portage Avenue.
- While outdoor patios can provide street-level activity and act as an informal outdoor gathering space in the neighbourhood, they may in some cases create adverse spillover effects on adjacent properties. This is particularly a concern when adjacent to residential uses. As such, the Zoning By-law requiring a Conditional Use for any outdoor patio area greater than 100 square feet provides a level of scrutiny to determine if outdoor patios greater than 100 square feet could create adverse effects on adjacent properties.
- As noted above, there are a number of residential properties adjacent to the subject property, including multi-family and single-family properties on the west side of Windham Road. These residential properties are located no less than approximately 60 feet from the proposed outdoor patio area.
- While this distance of approximately 60 feet may not be considered immediately adjacent, it remains important to consider the potential adverse effect a patio of 135 square feet may have on these residential properties, such as excessive noise arising from the patio which may adversely affect the enjoyment of nearby yard or balcony spaces by residents.
- Some outdoor patios can generate substantial noise through the use of amplified music, the accommodation of larger crowds, or through licensed alcohol consumption. Additionally, some outdoor patios may operate at late hours (eg, until 2:00 AM), typically when they are associated with alcohol sales.
- In the case of the proposed outdoor patio space, it is limited to 135 square feet, which accommodates only 10 patrons at any given time. Additionally, the applicant has communicated that they will not be playing any recorded music in the patio space, and that there will be no alcohol sales associated with this café.
- With respect to operating hours, the applicant has communicated they will be consistent with other Starbucks locations in the west Winnipeg area, which typically operate no later than 10:30 PM.
- For these reasons, the Urban Planning Division considers the proposed outdoor patio area to be compatible with the area and not creating any substantial effect on surrounding properties. As such, it is recommended that the conditional use be approved.

REASONS FOR RECOMMENDATIONS

In the context of Section 247(3), the Urban Planning Division recommends **approval** for the following reasons:

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

In that, the Conditional Use will enable a suitable active outdoor use and informal gathering space on the subject property.

(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 proposed outdoor patio will be limited in size and will not accommodate alcohol consumption.

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

In that, the surrounding area is characterized by a mix of uses on properties facing Portage Avenue, including restaurant uses.

CONSULTATION

In preparing this report there was internal consultation with: N/A

OURWINNIPEG POLICY ALIGNMENT

Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods.

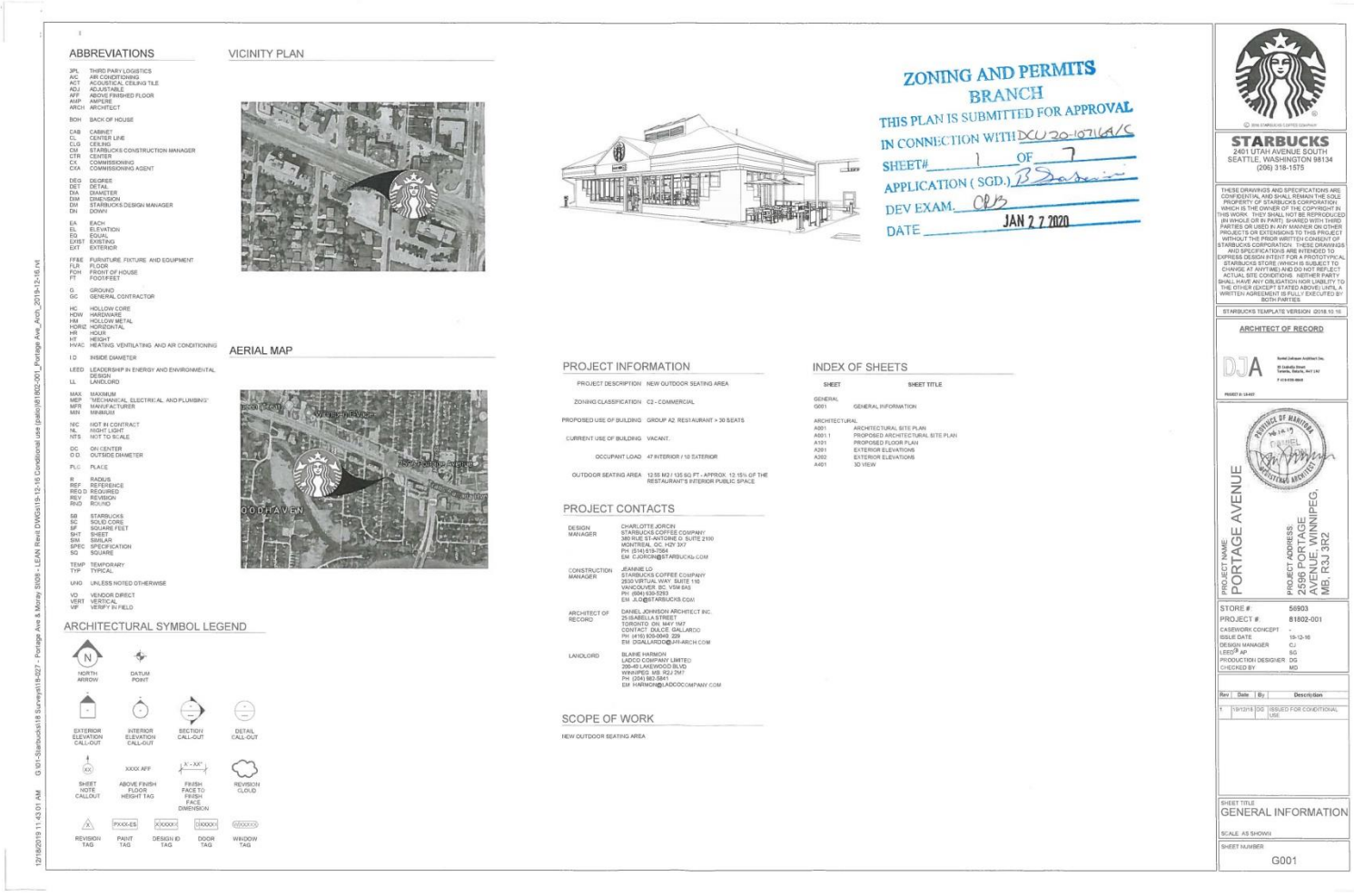
WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Construct more complete neighbourhoods and revitalize the livability of all communities throughout Winnipeg.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Robert Galston, MCP
Date:	Friday, January 31, 2020
File No.	DCU 20-107164/C

Exhibit “7” referred to in File DCU 107164/2020C



ABBREVIATIONS

3PL THIRD PARTY LOGISTICS
AC AIR CONDITIONING
ACT ACOUSTICAL CEILING TILE
ADJ ADJUSTABLE
AFF ABOVE FINISHED FLOOR
AMP AMPERE
ARCH ARCHITECT

BOH BACK OF HOUSE

CAB CABINET
CL CENTER LINE
CLG CEILING
CM STARBUCKS CONSTRUCTION MANAGER
CTR CENTER
CX COMMISSIONING
CXA COMMISSIONING AGENT

DEG DEGREE
DET DETAIL
DIA DIAMETER
DIM DIMENSION
DM STARBUCKS DESIGN MANAGER
DN DOWN

EA EACH
EL ELEVATION
EQ EQUAL
EXIST EXISTING
EXT EXTERIOR

FF&E FURNITURE, FIXTURE AND EQUIPMENT
FLR FLOOR
FOH FRONT OF HOUSE
FT FOOT/FEET

G GROUND
GC GENERAL CONTRACTOR

HC HOLLOW CORE
HDW HARDWARE
HM HOLLOW METAL
HORIZ HORIZONTAL
HR HOUR
HT HEIGHT
HVAC HEATING, VENTILATING AND AIR CONDITIONING

I.D INSIDE DIAMETER

LEED LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
LL LANDLORD

MAX MAXIMUM
MEP “MECHANICAL, ELECTRICAL AND PLUMBING”
MFR MANUFACTURER
MIN MINIMUM

NIC NOT IN CONTRACT
NL NIGHT LIGHT
NTS NOT TO SCALE

OC ON CENTER
O.D. OUTSIDE DIAMETER

PLC PLACE

R RADIUS
REF REFERENCE
REQ'D REQUIRED
REV REVISION
RND ROUND

SB STARBUCKS
SC SOLID CORE
SF SQUARE FEET
SHT SHEET
SIM SIMILAR
SPEC SPECIFICATION
SQ SQUARE

TEMP TEMPORARY
TYP TYPICAL

UNO UNLESS NOTED OTHERWISE

VD VENDOR DIRECT
VERT VERTICAL
VIF VERIFY IN FIELD

ARCHITECTURAL SYMBOL LEGEND

NORTH ARROW
DATUM POINT
EXTERIOR ELEVATION CALL-OUT
INTERIOR ELEVATION CALL-OUT
SECTION CALL-OUT
DETAIL CALL-OUT
SHEET NOTE CALLOUT
XXXX AFF
ABOVE FINISH FLOOR HEIGHT TAG
X' - XX"
FINISH FACE TO FINISH FACE DIMENSION
REVISION CLOUD
REVISION TAG
PXXX-ES
PAINT TAG
XXXXX
DESIGN ID TAG
DOOR TAG
WINDOW TAG

VICINITY PLAN

AERIAL MAP

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU 20-107164/C
SHEET# 1 OF 7
APPLICATION (SGD.)
DEV EXAM.
DATE JAN 27 2020

PROJECT INFORMATION

PROJECT DESCRIPTION	NEW OUTDOOR SEATING AREA
ZONING CLASSIFICATION	C2 - COMMERCIAL
PROPOSED USE OF BUILDING	GROUP A2: RESTAURANT > 30 SEATS
CURRENT USE OF BUILDING	VACANT.
OCCUPANT LOAD	47 INTERIOR / 10 EXTERIOR
OUTDOOR SEATING AREA	12.55 M2 / 135 SQ FT - APPROX. 12.15% OF THE RESTAURANT'S INTERIOR PUBLIC SPACE

PROJECT CONTACTS

DESIGN MANAGER	CHARLOTTE JORCIN STARBUCKS COFFEE COMPANY 380 RUE ST-ANTOINE O SUITE 2100 MONTREAL, QC H2Y 3X7 PH: (514) 519-7564 EM: CJORCIN@STARBUCKS.COM
CONSTRUCTION MANAGER	JEANNIE LO STARBUCKS COFFEE COMPANY 2530 VIRTUAL WAY SUITE 110 VANCOUVER, BC V5M 0A5 PH: (604) 530-5293 EM: JLO@STARBUCKS.COM
ARCHITECT OF RECORD	DANIEL JOHNSON ARCHITECT INC. 25 ISABELLA STREET TORONTO, ON M4Y 1M7 CONTACT: DALE GALLARDO PH: (416) 929-6040 229 EM: DGALLARDO@JJR-ARCH.COM
LANDLORD	BLAINE HARMON LADCO COMPANY LIMITED 200-83 LAKEWOOD BLVD WINNIPEG, MB R2J 2M7 PH: (204) 982-5841 EM: HARMON@LADCOCOMPANY.COM

SCOPE OF WORK

NEW OUTDOOR SEATING AREA

INDEX OF SHEETS

SHEET	SHEET TITLE
GENERAL	
G001	GENERAL INFORMATION
ARCHITECTURAL	
A001	ARCHITECTURAL SITE PLAN
A001.1	PROPOSED ARCHITECTURAL SITE PLAN
A101	PROPOSED FLOOR PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A401	3D VIEW

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SEATTLE, WASHINGTON 98134
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STARBUCKS TEMPLATE VERSION (2018.10.16

ARCHITECT OF RECORD

DJA

PROJECT NAME
PORTAGE AVENUE

PROJECT ADDRESS:
2596 PORTAGE AVENUE, WINNIPEG, MB, R3J 3R2

STORE #	56903
PROJECT #	B1802-001
CASEWORK CONCEPT	-
ISSUE DATE	19-12-16
DESIGN MANAGER	CJ
LEED® AP	SG
PRODUCTION DESIGNER	DG
CHECKED BY	MG

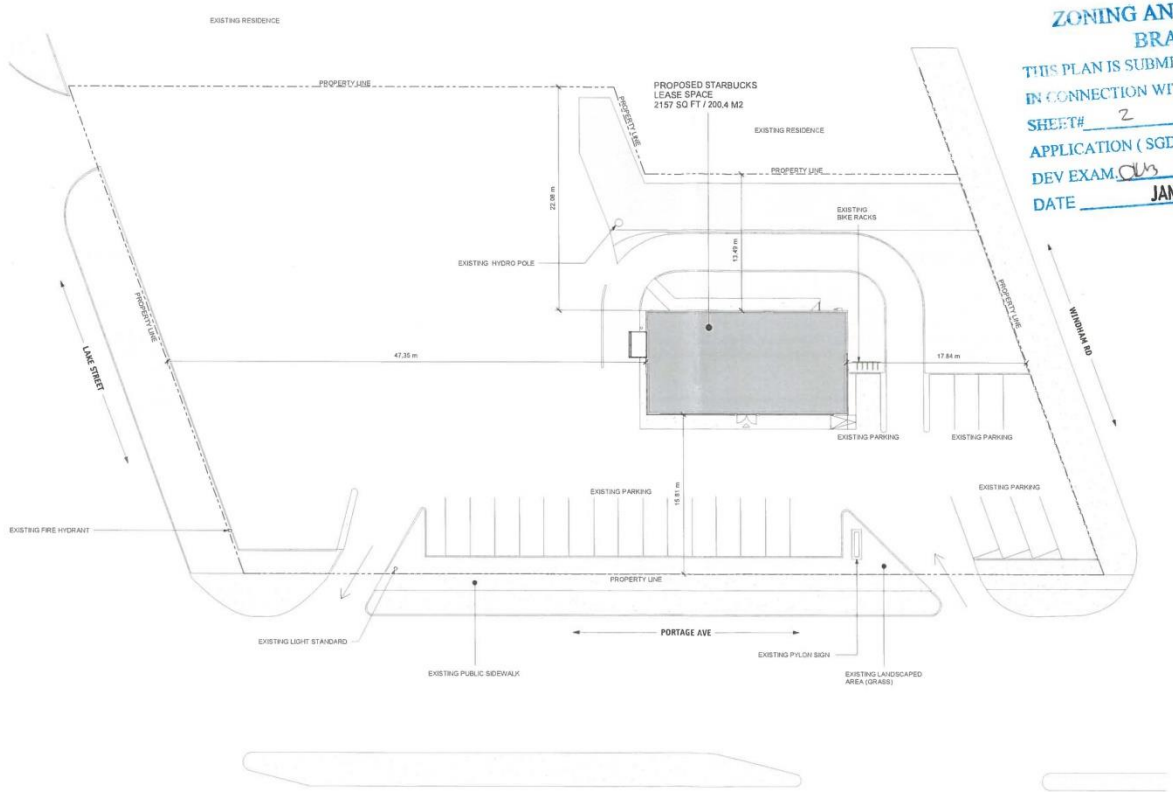
Rev	Date	By	Description
1	19/12/18	DG	ISSUED FOR CONDITIONAL USE

SHEET TITLE
GENERAL INFORMATION

SCALE: AS SHOWN

SHEET NUMBER
G001

12/18/2019 11:43:01 AM G:\01-Starbucks\18 Surveys\18-4027 - Portage Ave & Moray St\08 - LEAN Revit DWGs\18-12-16 Conditional use (patio)\B1802-001_Portage Ave_Arch_2019-12-16.rvt



1 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU 20-107164VC
SHEET# 2 OF 7
APPLICATION (SGD.) B DeSousa
DEV EXAM. CLS
DATE JAN 2 7 2020

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STARBUCKS TEMPLATE VERSION (2018.10.16)

ARCHITECT OF RECORD

DJA

PROJECT NAME:
PORTAGE AVENUE

PROJECT ADDRESS:
2596 PORTAGE AVENUE, WINNIPEG, MB, R3J 3R2

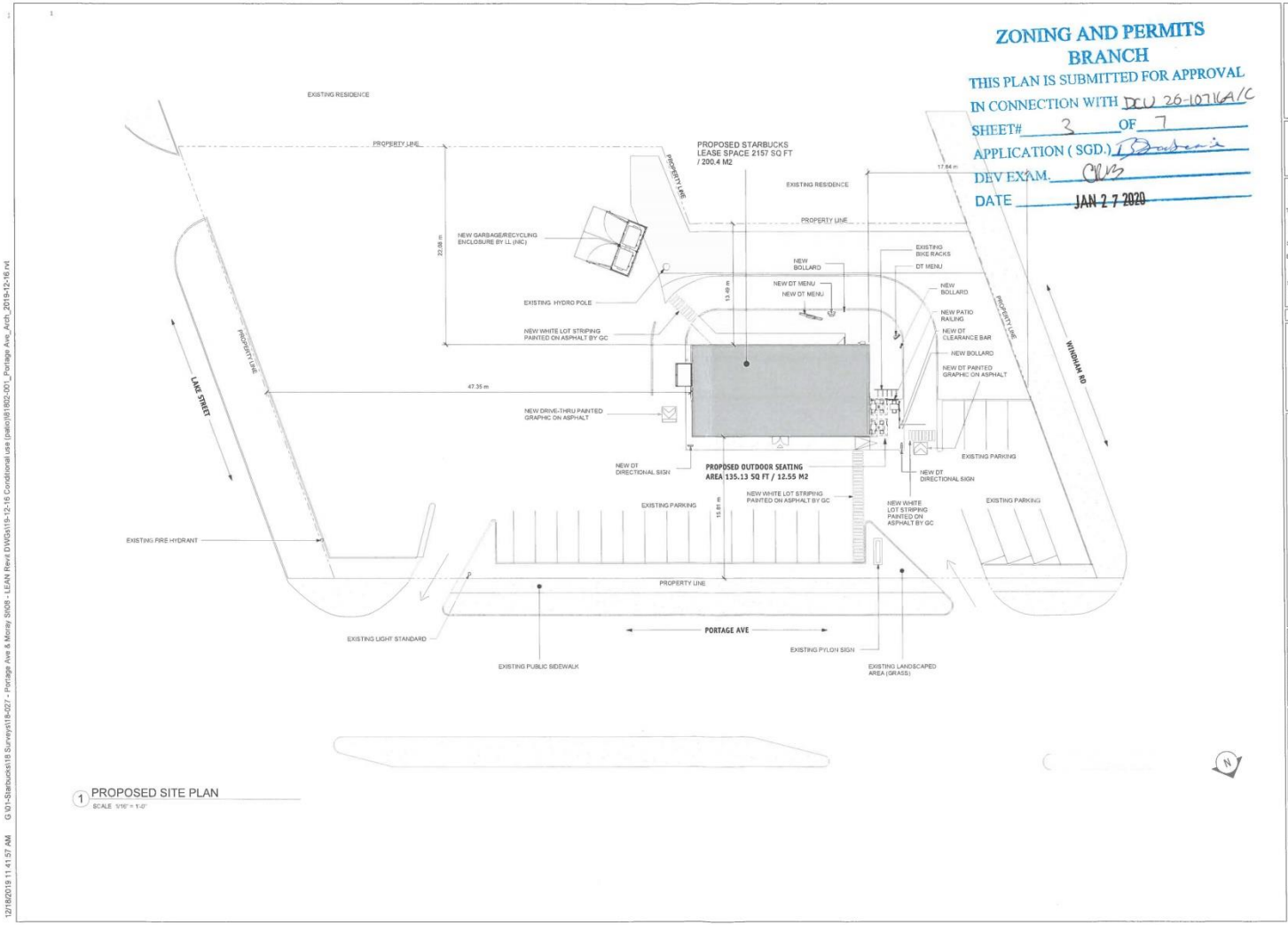
STORE #	56903
PROJECT #:	81802-001
CASEWORK CONCEPT	-
ISSUE DATE	19-12-16
DESIGN MANAGER	CJ
LEED® AP	SO
PRODUCTION DESIGNER	DG
CHECKED BY	MD

Rev	Date	By	Description
1	19/12/18	DG	ISSUED FOR CONDITIONAL USE

SHEET TITLE
ARCHITECTURAL SITE PLAN
SCALE: AS SHOWN

SHEET NUMBER
A001

12/18/2019 11:41:54 AM G:\01-Starbucks\18 Surveys\18-027 - Portage Ave & Moray St\08 - LEAN Revit DWGs\18-12-16 Conditional use (patio)\81802-001_Portage Ave_Arch_2015-12-16.rvt



1 PROPOSED SITE PLAN
SCALE 1/16" = 1'-0"

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU 26-107164/C
SHEET# 3 OF 7
APPLICATION (SGD.)
DEV EXAM. CM
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STARBUCKS TEMPLATE VERSION (2018.10.16

ARCHITECT OF RECORD

DJA

PROJECT NAME:
PORTAGE AVENUE

PROJECT ADDRESS:
2596 PORTAGE AVENUE, WINNIPEG, MB, R3J 3R2

STORE #:	56903
PROJECT #:	81802-001
CASEWORK CONCEPT	-
ISSUE DATE	19-12-16
DESIGN MANAGER	CJ
LEED® AP	SG
PRODUCTION DESIGNER	DG
CHECKED BY	MD

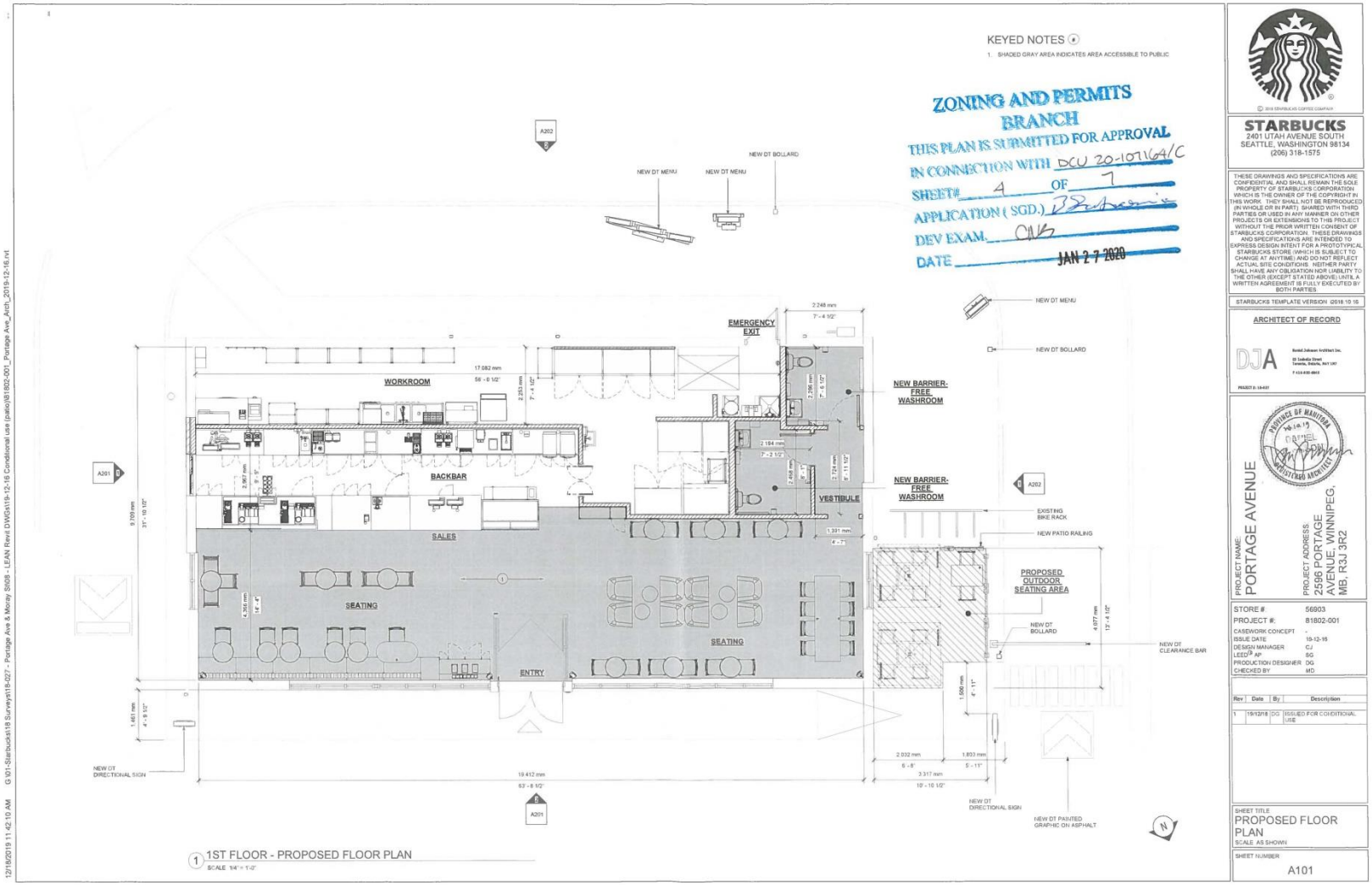
Revision Schedule

Rev	Date	By	Description
1	19/12/18	DG	ISSUED FOR CONDITIONAL USE

SHEET TITLE
PROPOSED ARCHITECTURAL SITE PLAN SHOWN

SHEET NUMBER
A001.1

12/18/2019 11:41:57 AM G:\01-Starbucks\18 Surveys\18-027 - Portage Ave & Moray St\08 - LEAN Revit DWGs\19-12-16 Conditional use (patio)\81802-001_Portage Ave_Arch_2019-12-16.rvt



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STARBUCKS TEMPLATE VERSION (2018.10.15)

ARCHITECT OF RECORD

DJA

PROVINCE OF MANITOBA
CHRISTIANO ARCHITECT

PROJECT NAME: PORTAGE AVENUE

PROJECT ADDRESS: 2596 PORTAGE AVENUE, WINNIPEG, MB, R3J 3R2

STORE #	56903
PROJECT #:	81802-001
CASEWORK CONCEPT	-
ISSUE DATE	18-12-15
DESIGN MANAGER	CJ
LEED® AP	SO
PRODUCTION DESIGNER	DG
CHECKED BY	MD

Rev	Date	By	Description
1	19/12/18	DG	ISSUED FOR CONDITIONAL USE

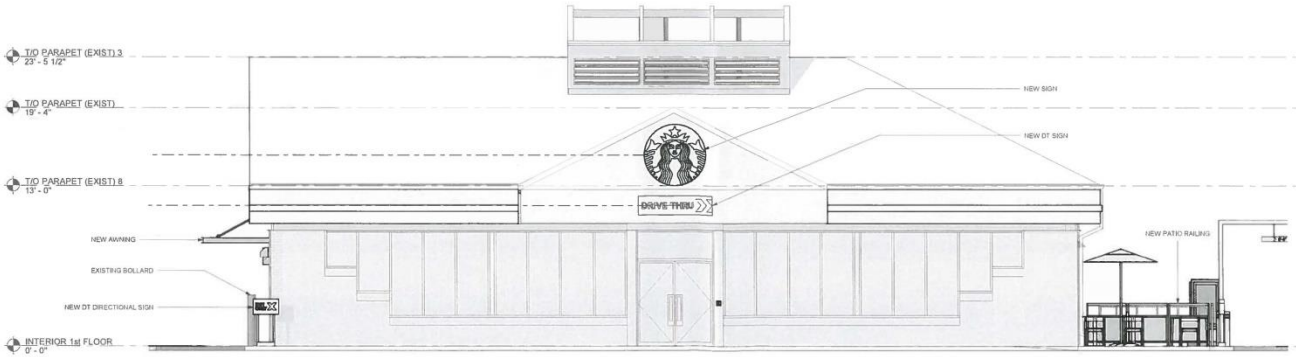
SHEET TITLE
PROPOSED FLOOR PLAN
SCALE AS SHOWN

SHEET NUMBER
A101

12/18/2019 11:42:10 AM G:\01-Starbucks\18 Surveys\18-027 - Portage Ave & Moray St\05 - LEAN Revit DWGs\18-12-15 Conditional use (patio)\81802-001_Portage Ave_Arch_2019-12-16.rvt



1 Propose Exterior Elevation - East
SCALE 1/4" = 1'-0"



2 Porposed Exterior Elevation- North
SCALE 1/4" = 1'-0"

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DUC 20-107164/C
SHEET# 5 OF 7
APPLICATION (SGD.)
DEV EXAM. CRB
DATE JAN 2 7 2020

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STARBUCKS TEMPLATE VERSION (2018.10.16

ARCHITECT OF RECORD

DJA

PROVINCE OF MANITOBA
DANIEL
REGISTERED ARCHITECT

PROJECT NAME:
PORTAGE AVENUE

PROJECT ADDRESS:
2596 PORTAGE AVENUE, WINNIPEG, MB, R3J 3R2

STORE #:	56903
PROJECT #:	81802-001
CASEWORK CONCEPT	-
ISSUE DATE	19-12-16
DESIGN MANAGER	CJ
LEED® AP	SG
PRODUCTION DESIGNER	DG
CHECKED BY	MD

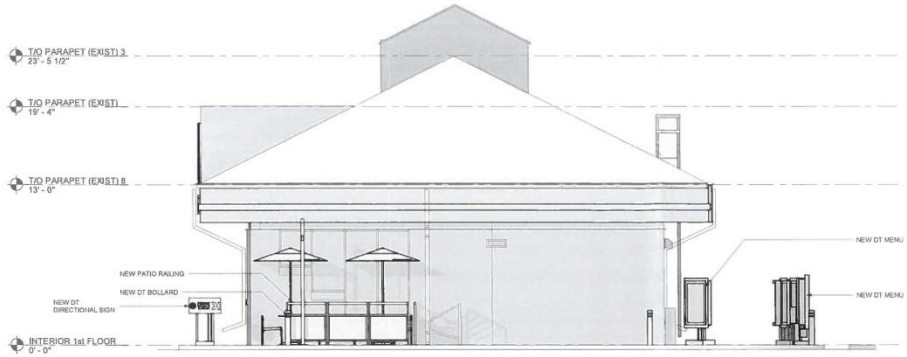
Rev	Date	By	Description
1	19/12/16	DG	ISSUED FOR CONDITIONAL USE

SHEET TITLE
EXTERIOR ELEVATIONS

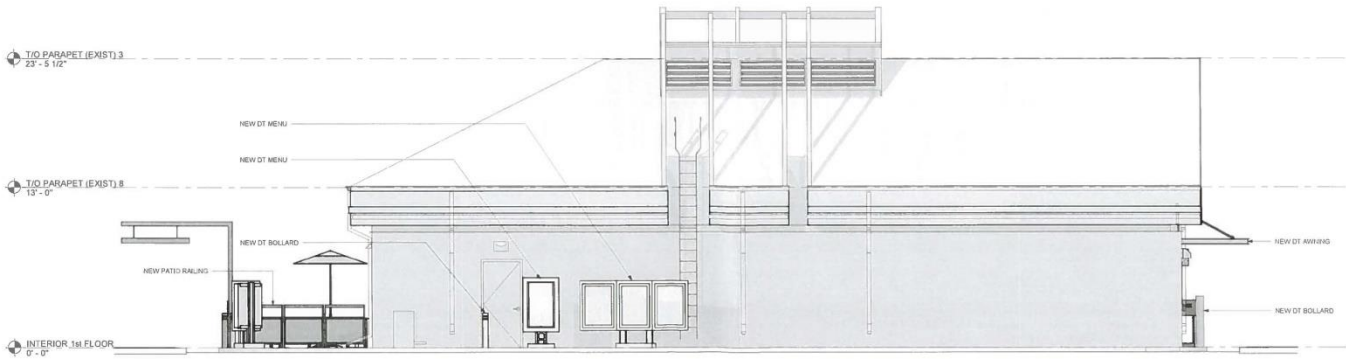
SCALE: AS SHOWN

SHEET NUMBER
A201

12/18/2019 11:42:25 AM G:\01-Starbucks\18 Surveys\18-027 - Portage Ave & Moray St\08 - LEAN Revit DWGs\19-12-16 Conditional use (patio)\81802-001_Portage Ave_Arch_2019-12-16.rvt



1 Exterior Elevation - West
SCALE 1/4" = 1'-0"



2 Exterior Elevation - South
SCALE 1/4" = 1'-0"

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU 20-107164/C
SHEET# 6 OF 7
APPLICATION (SGD.)
DEV EXAM. CW
DATE JAN 2 7 2020

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STARBUCKS TEMPLATE VERSION (2018.10.16

ARCHITECT OF RECORD

DJA

PROJECT NAME:
PORTAGE AVENUE

PROJECT ADDRESS:
2596 PORTAGE AVENUE, WINNIPEG, MB, R3J 3R2

STORE #:	56903
PROJECT #:	81802-001
CASEWORK CONCEPT:	-
ISSUE DATE:	19-12-16
DESIGN MANAGER	CJ
LEED® AP	SG
PRODUCTION DESIGNER	DG
CHECKED BY	MD

Rev	Date	By	Description
1	19/12/18	DG	ISSUED FOR CONDITIONAL USE

SHEET TITLE
EXTERIOR ELEVATIONS

SCALE: AS SHOWN

SHEET NUMBER
A202

12/18/2019 11:42:38 AM G:\01-Starbucks\18 Surveys\18-027 - Portage Ave & Moray St\08 - LEAN Rev# DWGs\15-12-16 Conditional use (patio)\81802-001_Portage Ave_Arch_2019-12-16.rvt



3D View 1 - Patio



3D View 2 - Patio

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU-20-107164/C
SHEET# 7 OF 7
APPLICATION (SGD.)
DEV EXAM.
DATE JAN 2 7 2020

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STARBUCKS TEMPLATE VERSION 2018.10.16

ARCHITECT OF RECORD

DJA

PROVINCE OF MANITOBA
DANIEL
REGISTERED ARCHITECT

PROJECT NAME:
PORTAGE AVENUE

PROJECT ADDRESS:
2596 PORTAGE AVENUE, WINNIPEG, MB, R3J 3R2

STORE #:	56903
PROJECT #:	81802-001
CASEWORK CONCEPT:	-
ISSUE DATE:	19-12-16
DESIGN MANAGER:	CJ
LEED® AP:	SG
PRODUCTION DESIGNER:	DG
CHECKED BY:	MD

Revision Schedule

Rev	Date	By	Description
1	19/12/16	DG	ISSUED FOR CONDITIONAL USE

SHEET TITLE
3D VIEW

SCALE: AS SHOWN

SHEET NUMBER
A401

12/18/2019 11:42:55 AM G:\01-Starbucks\18 Surveys\18-027 - Portage Ave & Moray St\08 - LEAN Revit DWGs\19-12-16 Conditional use (patio)\81802-001_Portage Ave_Arch_2019-12-16.rvt