ADMINISTRATIVE REPORT

Title: Plan Approval 21-117379 – 920 Jefferson Avenue

Issue: For consideration at the Public Meeting of the Plan Approval drawing package for a commercial building with drive-through and patio (Starbucks).

Critical Path: Lord Selkirk - West Kildonan Community Committee as per DAZ 322/79

AUTHORIZATION

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

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the submitted plans.

REASONS FOR REPORT

Plan Approval via the Lord Selkirk-West Kildonan Community Committee is required per the existing Zoning Agreement Caveat on the property title, registered as part of DAZ 322/79.

The applicant has submitted:

- colour elevations;
- site plan with dimensions; and
- landscape plan with plant list.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal can proceed.

FILE/APPLICANT DETAILS

FILE: **ZR-PA 21-117379**

COMMUNITY: Old Kildonan

NEIGHBOURHOOD #: 3.320 - (Leila-McPhillips Triangle)

SUBJECT: Plans of a proposed commercial building with drive-through and patio (Starbucks).

LOCATION:	920 Jefferson Avenue
LEGAL DESCRIPTION:	LOT 1/2 PLAN 15894 6 K OTM
APPLICANT:	Nejmark Architect (Ashley Martens)
OWNER:	SNOWCAT PROPERTY HOLDINGS LIMITED

HISTORY

- **On November 19, 2018**, the Lord Selkirk West Kildonan Community Committee approved a Plan Approval on the subject site, related to proposed exterior renovations to an existing supermarket on the property.
- **On March 8, 2021**, the Lord Selkirk West Kildonan Community Committee adjourned the subject application to allow the applicant to amend plans in order to adjust the proposed building footprint to better align the take window with the drive-through drive aisle.
- **On April 13, 2021**, the Lord Selkirk West Kildonan Community Committee adjourned the subject application at the request of the Winnipeg Public Service, to allow the WPS to review the proposed plans and respond to concerns raised regarding parking.

DISCUSSION

SITE DESCRIPTION

- The subject property is located along the south side of Jefferson Avenue and west side of McPhillips Street, in the Leila-McPhillips Triangle Neighbourhood of the Old Kildonan Ward.
- The site is located within the “Recent Community” policy area under the *Complete Communities Direction Strategy* of *OurWinnipeg*.
- The property is zoned “C3” Commercial Corridor and is approximately 7.0 acres in area, however the portion of land proposed for development under the subject application is roughly 10,000 square feet.
- Currently on the site are the following land uses:
    - A supermarket with a floor area of +/- 46,073 square feet.
    - A vacant commercial retail unit (inside the supermarket building) with a floor area of 10,006 square feet.
    - A fuel sales gas kiosk.
    - Surface parking areas accessory to the aforementioned uses, including 405 parking spaces.
- The area proposed for development under the subject application currently encompasses approximately 36 parking spaces.



Figure 1: Air photo of subject site and surrounding context, looking south west (*Flown, 2018*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The proposed development is a one-storey commercial building (Starbucks restaurant) with accessory drive-through and patio areas.
- The primary building entrance would face west, towards the parking lot. Access to the proposed drive-through would be from the parking lot.
- A patio with 4 tables is proposed. It would be on the south side of the building, and screened with ornamental fencing and landscaping.
- An existing bumper-guard fence along the north property line (adjacent to the subject area proposed for redevelopment) would be removed and replaced with landscaping.

Collaboration:

- Prior to submitting the subject application, the applicant engaged in discussions with the Urban Planning & Design Division. The Division advised of a number of amendments, all of which are incorporated in the proposed plans submitted under the subject application. These include:
    - Additional landscaping to screen the east facing elevation, containing doors to service areas within the building, as well as additional landscaping along the east and north limits of the planned area in order to screen the proposed drive-through aisle
    - Decorative fencing and landscaping to screen the outdoor patio areas.
    - Ensuring the east facing elevation is complementary to the street and contains a mix of quality cladding materials and colours.

- The applicant modified the proposed plans on at least two (2) occasions, in order to better align the take-out window with the drive-through lanes, and also to modify exterior colours of the building. The most recent drawings under the subject application were reviewed and stamped by the City of Winnipeg Zoning & Permits Branch on April 12, 2021.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy:

- The site is located within the "Recent Community" policy area under the *Complete Communities Direction Strategy* of *OurWinnipeg*. A key applicable policy includes:
    - *Within Recent Communities, intense and diverse development will be encouraged in Centres and Corridors.*
- Per the *Complete Communities Direction Strategy*, the subject site is also located along a Corridor (McPhillips Street). The Vision Statement and Key Direction for Corridors are:
    - *Centres and Corridors will be vibrant, pedestrian friendly districts, within walking distance of your home. they will afford you the opportunity to buy groceries, enjoy a meal, or do some window shopping in your neighbourhood.*
    - *By intensifying development with a mix of uses, corridors will become destinations while continuing to serve as primary transportation routes for residents.*
- The proposed development is considered generally consistent with *Complete Communities*, as it would intensify development along (and that would benefit from being adjacent to) a corridor while also providing an amenity that serves the local community, and does so in a manner that is unlikely to cause adverse effects on the surrounding area.

Winnipeg Zoning By-law:

- With respect to parking requirements, the proposed restaurant under the subject application is required to provide 12 parking spaces. In addition, the FreshCo supermarket is required to provide 176 parking spaces; the vacant commercial retail unit is required to provide 32 parking spaces, and the fuel sales gas kiosk is required to provide 4 parking spaces.
- The total parking requirement for all uses on the subject property is 224 parking spaces.
- With the proposed development, subject property would be left with approximately 369 parking spaces serving all existing and proposed land uses on the subject site.

Pedestrian Connectivity:

- A 5 ft. wide path of travel is proposed to connect the entrance to the proposed restaurant and the sidewalk on the west side of McPhillips Street. This results in the most direct path of travel to the adjacent public sidewalk, which also contains transit bus stop. This path would not require pedestrians to cross drive-aisles or walk behind cars to access the proposed restaurant from the public sidewalk on McPhillips Street.
- As part of the Plan Approval under file PA 18-178496 (for the existing FreshCo grocery store) a 5 ft. wide path of travel was required to be constructed in order to connect the primary building entrance to the sidewalk on the south side of Jefferson Avenue. The required sidewalk has yet to be constructed; however, the applicant for the subject application has been made aware of the requirement for the pedestrian connection to Jefferson Avenue.

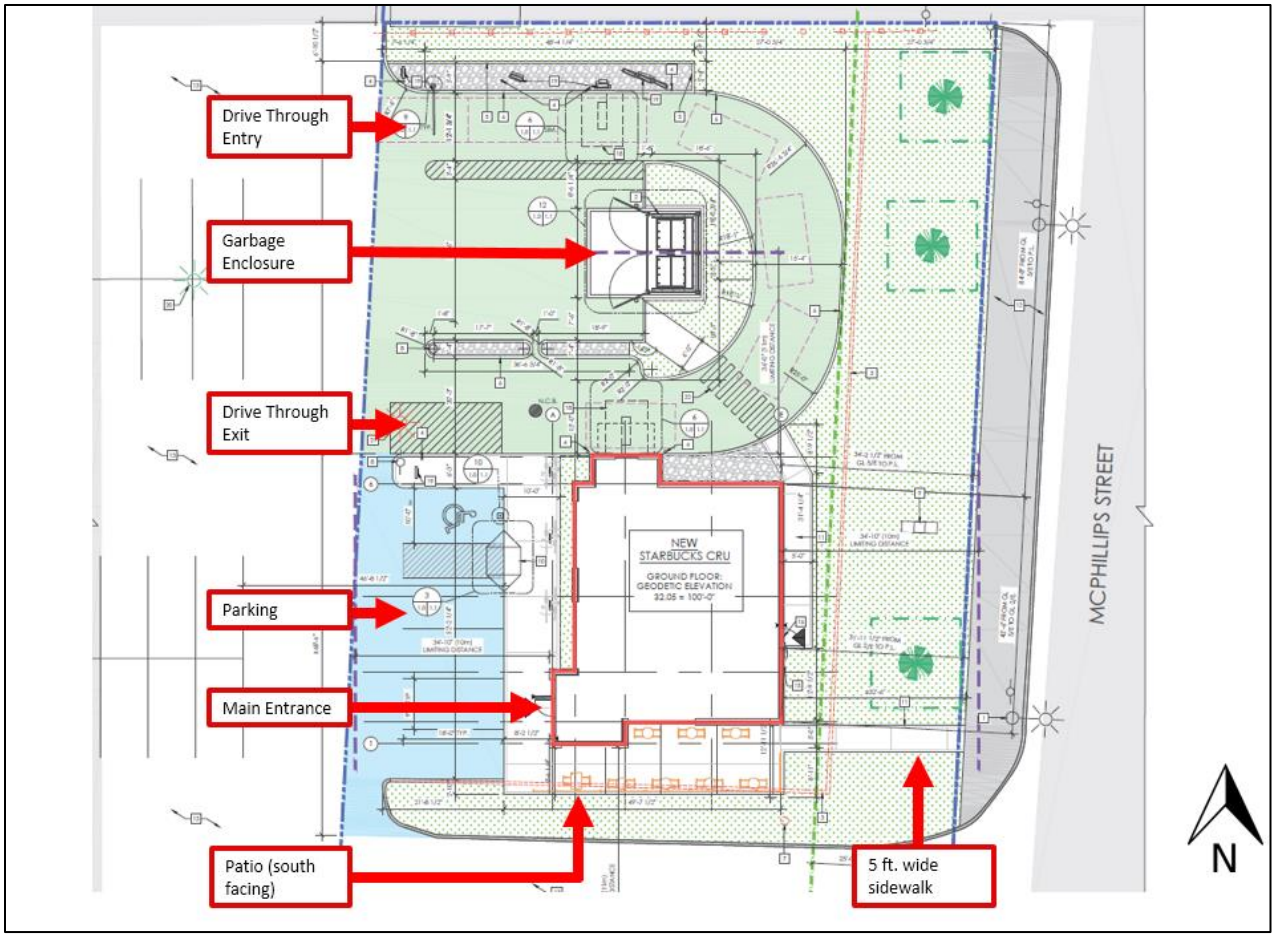

Figure 2: Site Plan.



Figure 3: Proposed west elevation (facing the FreshCo).



Figure 4: Proposed east elevation (facing McPhillips Street).



Figure 5: View from Drive-Through.

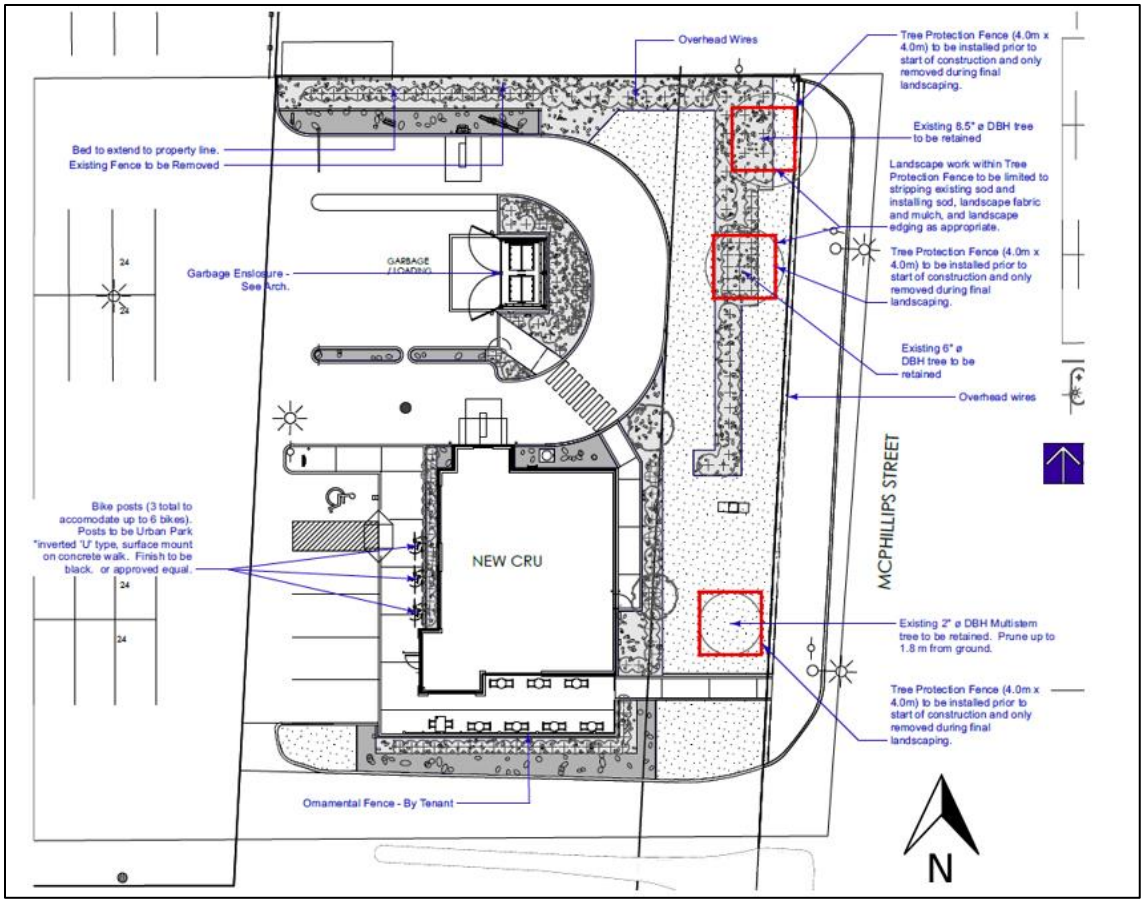

Figure 6: Proposed Landscape Plan.

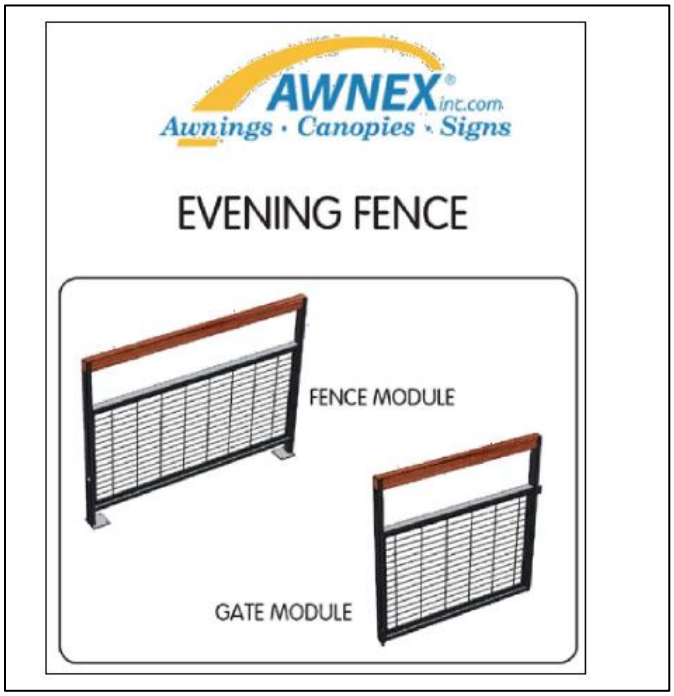

Figure 7: Proposed Patio Fencing close-up.

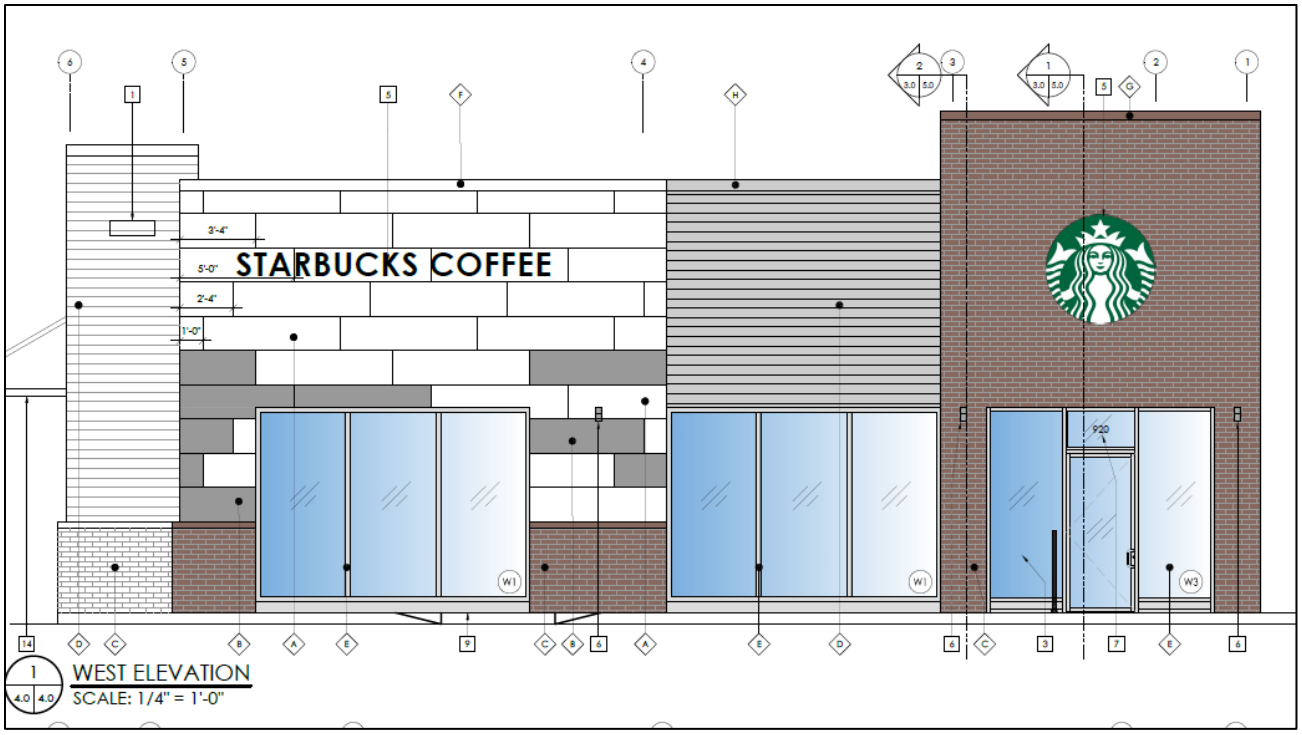

Figure 8: West Elevation detailed view.

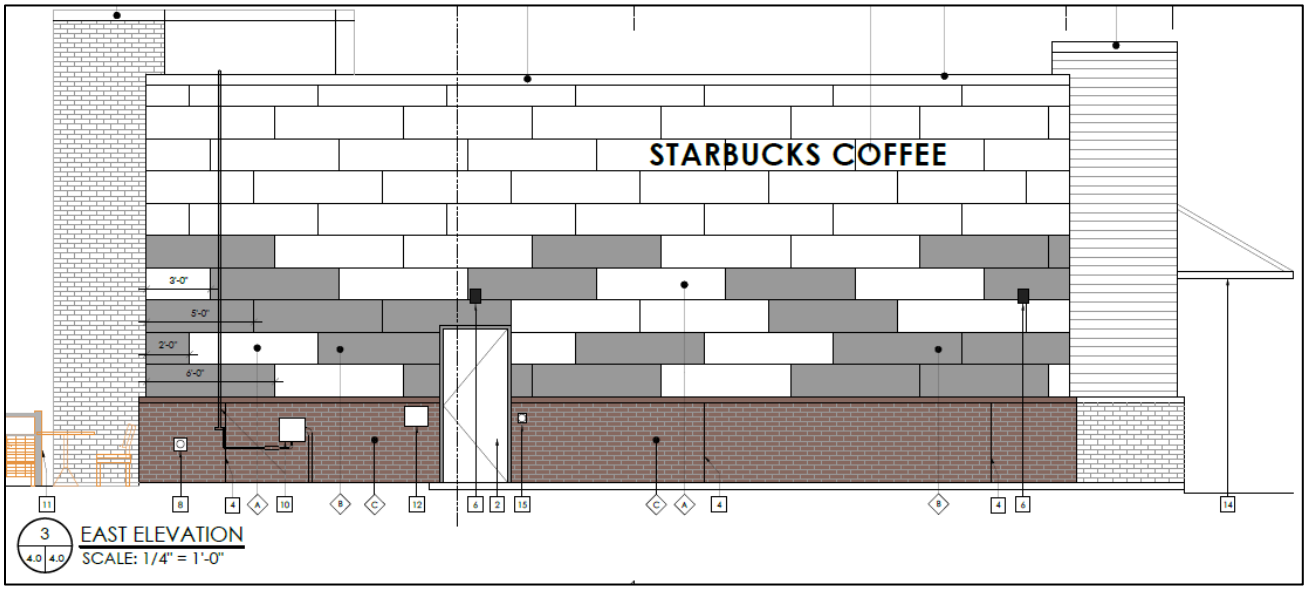

Figure 9: East elevation detailed view.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because they are considered consistent with the Complete Communities Direction Strategy and do not require any variances or changes to land use to enable the proposed development.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	R. Hayer, MCP
Date:	April 26, 2021
File No:	ZR-PA 21-117379