Agenda – Executive Policy Committee – November 13, 2024

PUBLIC HEARINGS

Item No. 2 Subdivision and Rezoning – 474 and 494 Panet Road (Elmwood-East Kildonan Ward) File DASZ 31/2024 [c/r SPA 5/2024 and DAV 160322/2024D]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

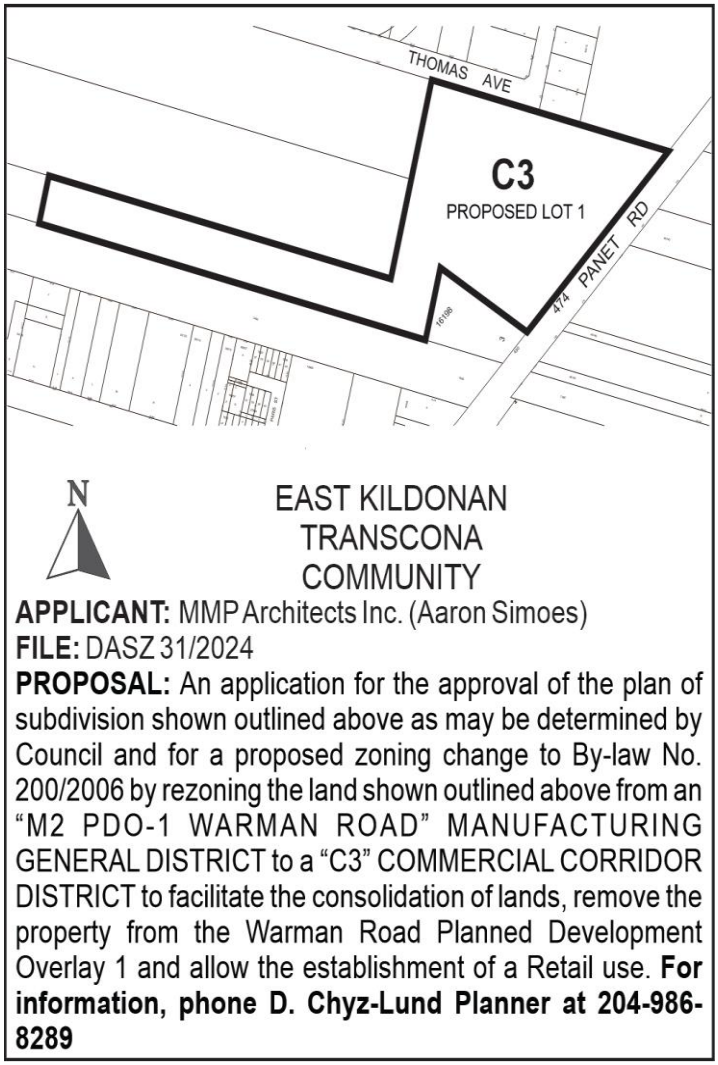
1. That the application for a subdivision and rezoning (DASZ 31/24) be adjourned to the December 4, 2024, meeting of the Executive Policy Committee due to improper posting.

Agenda – Executive Policy Committee – November 13, 2024

File: DASZ 31/2024

Applicant: MMP Architects (Aaron Simoes)

Subject:



Premises Affected: 474 and 494 Panet Road

Exhibits Filed:

1. Application dated June 27, 2024
2. Notification of Public Hearing
3. Manitoba Status of Titles 3156555/1, 3156556/1 and 3156558/1
4. Letter of authorization dated March 19, 2024 from Marc Tallman, Vice-President, West Panet Properties Ltd., to MMP Architects Inc.
5. Surveyor's Building Location Certificate and sketch dated November 2, 2023
6. Caveats 81-92036/1, 81-92038/1, 1001141/1, and 5467370/1
7. Title Plot Sketch
8. Proposed Plan of Subdivision Sketch
9. Site Plan
10. Initial Infrastructure Assessment
11. Princess Auto Flagship Store Conceptual Master Plan and Campus Conceptual Master Plan
12. Traffic Memo, SBC Servicing Memo and Public Engagement Summary dated April 12, 2024
13. Plans (10 pages)
14. Report from the Urban Planning Division dated November 4, 2024
15. Inspection Report

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

Moved by Councillor

That the report of the Winnipeg Public Service be taken as read.

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in, and forwarded to Council.

Supporting Reasons:

Moved by Councillor

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

Exhibit "14" referred to in File DASZ 31/2024

ADMINISTRATIVE REPORT

Title: DASZ 31/2024 at 474 and 494 Panet Road

Critical Path: Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Veitch	H. Borys	T. Graham	S. Armbruster, Interim CAO

EXECUTIVE SUMMARY

For consideration at the public hearing of a subdivision and rezoning application to subdivide and rezone the subject property from the "M2" Manufacturing - General district to the "C3" Commercial Corridor district to allow for the construction of a retail store.

Inaccurate information was listed on a poster displayed on the site, resulting in improper posting of the proposed development. As a result, the Urban Planning Division is recommending the application be adjourned to the December 4, 2024, meeting of the Executive Policy Committee.

RECOMMENDATIONS

1. That the application for a subdivision and rezoning (DASZ 31/24) be adjourned to the December 4, 2024, meeting of the Executive Policy Committee due to improper posting.

REASON FOR THE REPORT

- The applicant wishes to subdivide and rezone the existing property to the "C3" Commercial -Corridor District to construct a commercial building.
- Subdivision and rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the hearing will be **adjourned**.

HISTORY/DISCUSSION

SCHEDULE 'A'- PLANNING DISCUSSION

DATE: **September 19, 2024**

FILE: **DASZ 31/2024**

RELATED FILES: **SPA 5/2024**

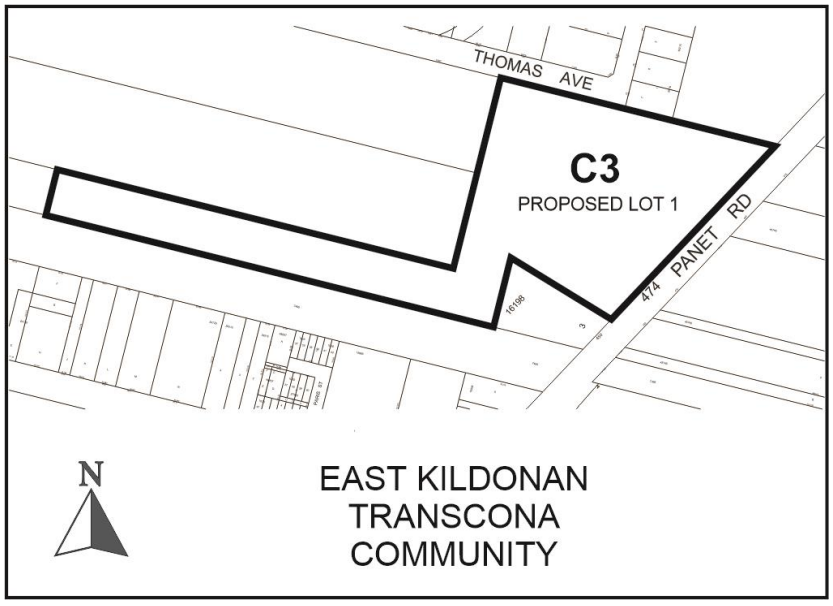
DAV 24-160332\D

COMMUNITY: **East Kildonan - Transcona Committee**

NEIGHBOURHOOD #: **Tyne-Tees -** 432

SUBJECT: For consideration at the public hearing of a subdivision and rezoning application to subdivide and rezone the subject property from the "M2" Manufacturing - General district to the "C3" Commercial Corridor district to allow the construction of a 105,000 square foot retail store.

LOCATION: 474-494 Panet Road



LEGAL DESCRIPTION: LOT 2 PLAN 16198 72/74 ST B

APPLICANT: Aaron Simoes (MMP ARCHITECTS)
123 Bannatyne Ave Unit 200
Winnipeg, MB R3B 0R3

OWNER: WEST PANET PROPERTIES LTD.
535 Panet Rd 1
Winnipeg, MB R2C 2Z1

RECOMMENDATION: Adjournment

REASONS FOR RECOMMENDATION

- Inaccurate information was listed on the poster displayed on site, and the requirement that a proposal be posted for 14 days prior to the public hearing was not met, resulting in improper posting of the proposed development
- The poster shows the East Kildonan – Transcona Community Committee as the hearing body. This is inaccurate, as the hearing body is the Executive Policy Committee.
- The poster was not placed on the site for the required 14 day posting period.
- The Public Service acknowledges that both errors noted above are a result of the Public Service providing inaccurate posting information to the applicant.
- As a result, an adjournment is required to enable the site to be reposted with correct information.
- This item will be heard at the December 4, 2024, Executive Policy Committee meeting.

SUMMARY

The Urban Planning Division recommends **adjournment** for the following reasons:

- Inaccurate information was listed on the poster displayed on site, and the requirement that a proposal be posted for 14 days prior to the public hearing was not met, resulting in improper posting of the proposed development.

RECOMMENDATION

The Urban Planning Division recommends this application be **adjourned** to the December 4, 2024, meeting of the Executive Policy Committee.

FINANCIAL IMPACT

Financial Impact Statement Date: November 1, 2024

Project Name:

DASZ 31/2024 at 474 and 494 Panet Road

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn Nov. 1, 2024
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Legal Services

OURWINNIPEG POLICY ALIGNMENT

N/A

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

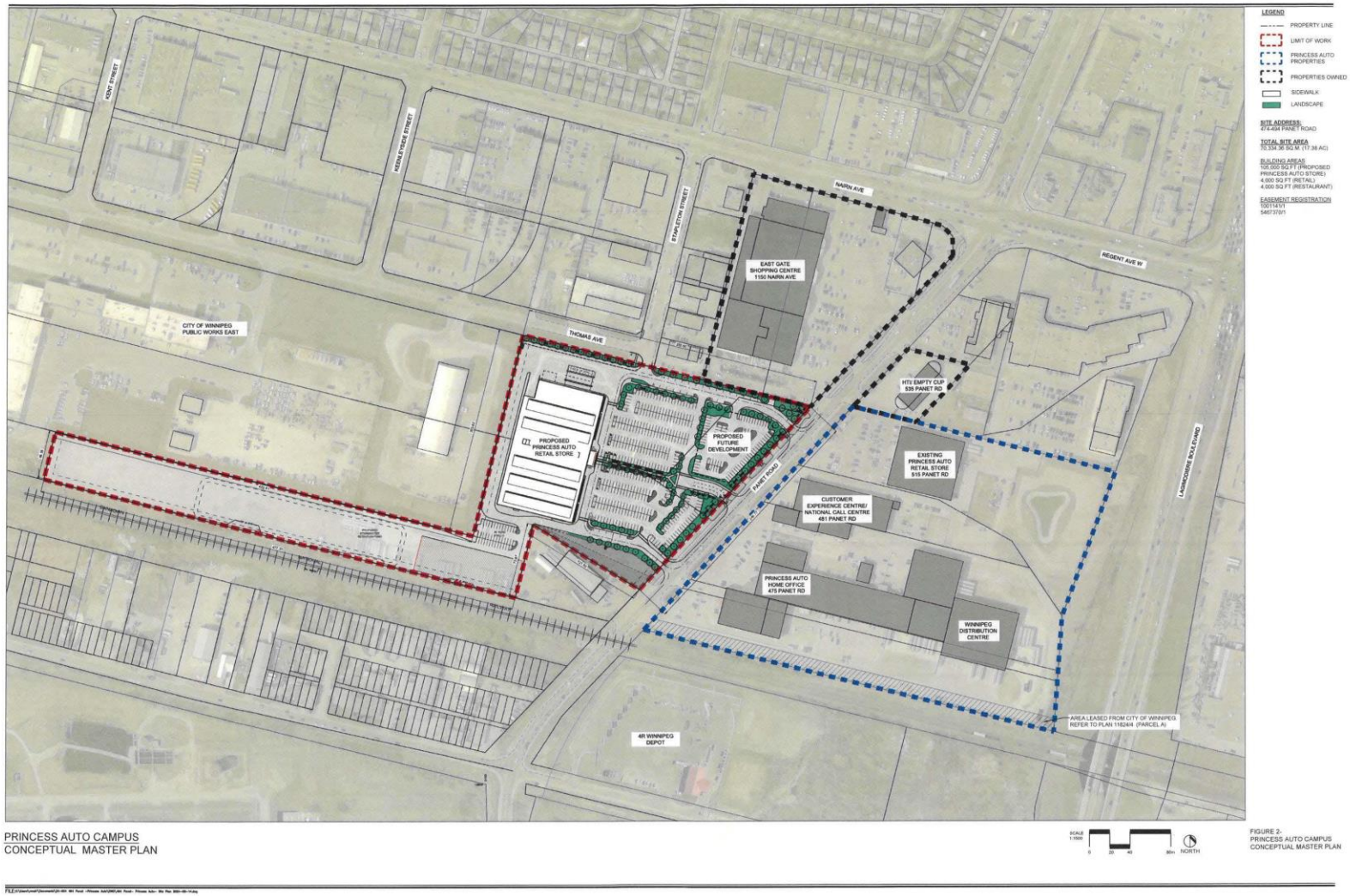
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

N/A

SUBMITTED BY

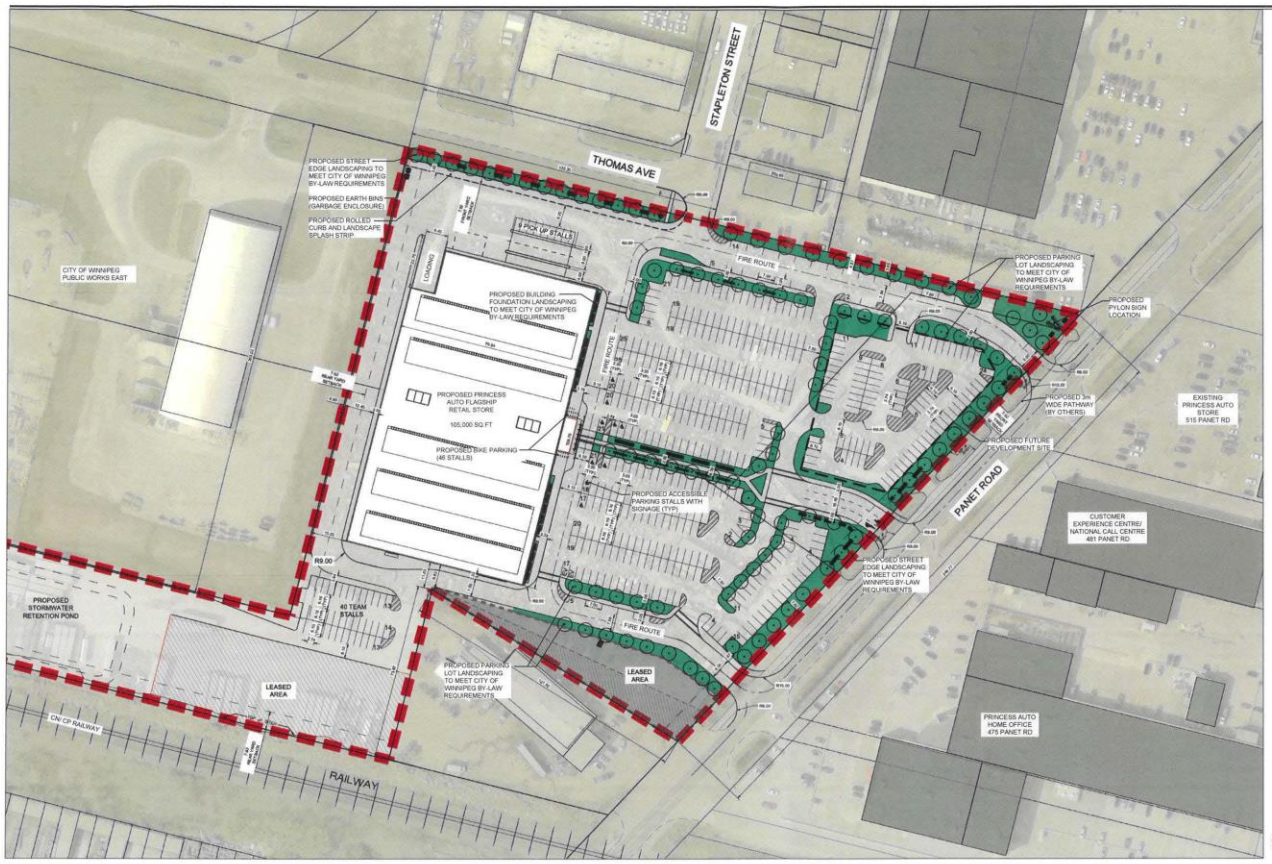
Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Dylan Chyz-Lund
Date: November 4, 2024
File No: DASZ 31/2024

Exhibit “13” referred to in File DASZ 31/2024



PRINCESS AUTO CAMPUS
CONCEPTUAL MASTER PLAN

FIGURE 2-
PRINCESS AUTO CAMPUS
CONCEPTUAL MASTER PLAN



LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE AREAS
- PAINTED PEDESTRIAN CROSSING
- ACCESSIBLE PARKING STALL (WITH SIGNAGE)
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS AND GRASSES

SITE ADDRESS:
474-494 PANET ROAD

TOTAL SITE AREA
72,334.36 SQ.M. (17.38 AC)

BUILDING AREAS
105,000 SQ.FT (PROPOSED PRINCESS AUTO STORE)
4,000 SQ.FT (RETAIL)
4,000 SQ.FT (RESTAURANT)

EASEMENT REGISTRATION
10011413/1
5467370/1

PARKING STATISTICS			
PARKING SPACES	REQUIRED	PROVIDED	STALL WIDTH (m)
PRINCESS AUTO (105,000 SQ.FT)			
(TOTAL AREA - 2000 SQFT)/ 250	412	371	3.05
		40	2.74
FUTURE DEVELOPMENT SITE			
	N/A	92	2.74
ACCESSIBLE STALLS (INCLUDED IN ABOVE COUNT)			
ACCESSIBLE	9	9	3.05
VAN ACCESSIBLE	(3)	(4)	
TOTAL PARKING	460	503	
BIKE PARKING STALLS (1 PER 10 REQUIRED PARKING STALLS)	46	46	

LANDSCAPE STATISTICS - PRINCESS AUTO		
	REQUIRED	PROPOSED
STREET EDGE LANDSCAPING		
PANET ROAD 246.77m [809.61 ft]		
1 TREE/ 30 FT	27	27
3 SHRUBS/ 20FT	121	122
THOMAS AVE 132.3m [434.05 ft]		
1 TREE/ 30 FT	14	14
3 SHRUBS/ 20FT	65	65
BUILDING FOUNDATION: 1 SHRUB/ 10FT		
EAST SIDE (128.79m [422.5 ft])	42	42
NORTH SIDE (76.94m [252.42 ft])	25	25 (SEE NOTE 2)
PARKING LOT INTERIOR		
5% OF PARKING LOT AREA	1692.5 sm [18,110.26 sq.ft]	5145 sm [55,380.31 sq.ft]
1 TREE/ 300 SQ.FT	60	60
1 SHRUB/ 100 SQ.FT	181	181 (SEE NOTE 3)
TOTAL TREES	101	101
TOTAL SHRUBS	434	434

NOTE
1. PLANT MATERIAL IN EXCESS OF THE ABOVE LANDSCAPE STATISTICS ARE TO THE DISCRETION OF THE PROPERTY OWNER
2. AN AEC WILL BE APPLIED FOR THE SHRUBS REQUIRED FOR THE NORTH SIDE BUILDING FOUNDATION TO BE PROVIDED ALONG THE EAST SIDE OF THE BUILDING
3. AN AEC WILL BE APPLIED FOR ±16 SHRUBS REQUIRED FOR PARKING LOT LANDSCAPING TO BE PROVIDED ALONG THE EAST SIDE BUILDING FOUNDATION

SCALE 1:750
0 10 20 40m
NORTH

PRINCESS AUTO FLAGSHIP STORE 474-494 PANET ROAD
CONCEPTUAL SITE PLAN

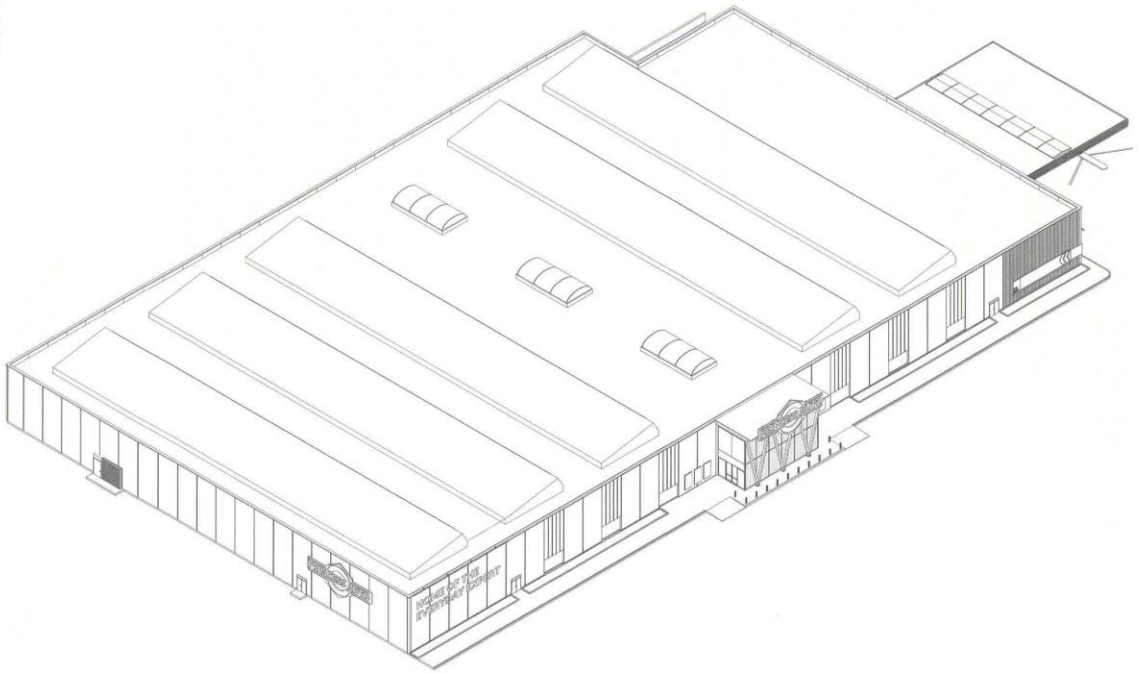
PROPOSED PLANT LIST

KEY	COMMON NAME/ BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES			
A	BASSWOOD/ TILIA AMERICANA	75mm CAL	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
B	HARVEST GOLD LINDEN/ TILIA MONGOLICA 'HARVEST GOLD'	75mm CAL	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
C	DISCOVERY ELM/ ULMUS AMERICANA 'DISCOVERY'	75mm CAL	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
DECIDUOUS SHRUBS			
D	CONCORDE BARBERRY/ BERBERIS THUNBERGII 'CONCORDE'	2 GAL POT	SPECIMEN, CONTAINER GROWN,WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN 400mm HT
E	GLOBE CARAGANA/ CARAGANA FRUTEX 'GLOBOSA'	2 GAL POT	SPECIMEN, CONTAINER GROWN,WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN 400mm HT
F	DWARF WINGED BURNING BUSH/ EUONYMUS ALATUS 'COMPACTA'	2 GAL POT	SPECIMEN, CONTAINER GROWN,WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN 400mm HT
G	ROYAL JUBILEE NINEBARK/ PHYSOCARPUS OPULIFOLIUS 'JEFRICO'	2 GAL POT	SPECIMEN, CONTAINER GROWN,WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN 400mm HT
H	GOLDMOUND SPIREA/ SPIREA JAPONICA 'GOLDMOUND'	2 GAL POT	SPECIMEN, CONTAINER GROWN,WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN 400mm HT
J	CHARISMA LILAC/ SYRINGA X PRESTONIAE 'CHARISMA'	2 GAL POT	SPECIMEN, CONTAINER GROWN,WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN 400mm HT
PERENNIALS/ GRASSES			
K	KARL FOERSTER FEATHER REED GRASS/ CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL POT	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS, IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN PLANT HT OF 300mm
L	BLUE OAT SAPPHIRE GRASS/ HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'	2 GAL POT	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS, IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN PLANT HT OF 300mm

FIGURE 1:
PRINCESS AUTO FLAGSHIP STORE
CONCEPTUAL SITE PLAN

DRAWING LIST

A	300	COVER PAGE
A	301	RENDERINGS
A	302	SITE PLAN
A	303	EAST ELEVATION
A	304	EAST ELEVATION DETAILS
A	305	ELEVATIONS
A	306	DRIVE-THRU DETAILS
A	307	ISOMETRIC VIEWS
A	308	ISOMETRIC VIEWS



MT-1	MT-2	MT-3	MT-4	MT-5	MT-6	WD-1	WD-2	GL-1	GL-2	FL-1
INSULATED PANELS NORBEC MICRO-RIBBED CLASSIC PVDF CHARCOAL 17-1625 OR KINGSPAN QUADCORE KS MICRO-RIB	**EXPANDED MESH** **AMICO** APEX-01 ALUMINUM FINISH: CLER ANODIZED	**METAL POWDER COAT** **RAL 7022** UMBRA GREY ALL METAL TRIMS, FLASHINGS AND EXTRIOR LIGHTING CASES	NOT IN USE	**BRAND COLOUR** **POWDER COAT** **PMS 2935C** FOR SIGNAGE AND ACM PANELS ON DRIVE-THRU CANOPY	**BRAND COLOUR** **POWDER COAT** **PMS 109C** **FOR EXTERIOR** **SIGNAGE**	**CHARRED WOOD** **NAKAMOTO FORESTRY** GENDAI ALKYD OIL BLACK 1X8 S3S	**VESTIBULE** **MASS TIMBER** GLULAM POST AND BEAM	**GLAZING**	**POLYCARBONATE** KLA (KINGSPAN LIGHT+AIR) UNIQUAD TRANSLUCENT WALL SYSTEMS ICE WHITE MATTE FRAME FINISH: MILL FINISH ANODIZED	**SIDEWALK PAVER** **UNILOCK** HOLLANDSTONE SIERRA PATTERN C 4" x 8" HERRINGBONE

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PRINCESS AUTO MEGA-STORE

DRAWING

COVER PAGE

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PRINCESS AUTO MEGA-STORE

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CONCEPT RENDERINGS

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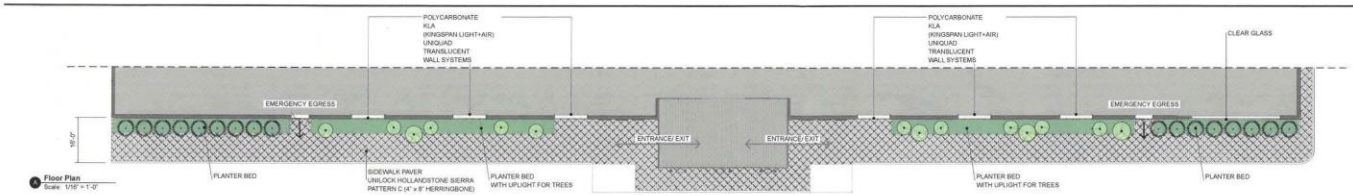

Floor Plan
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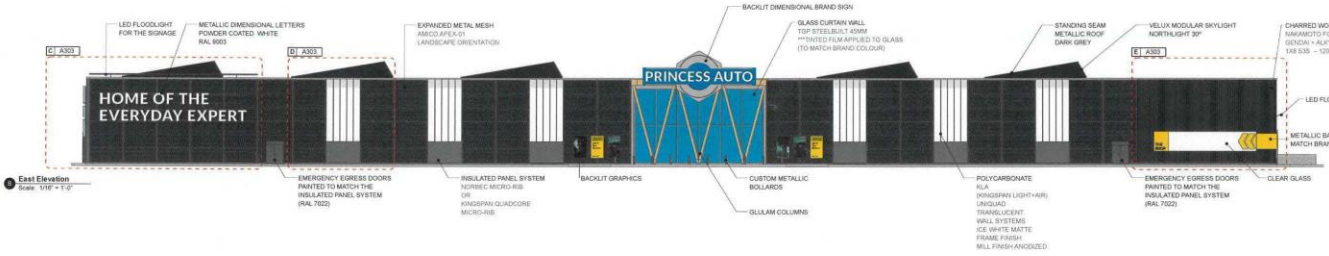

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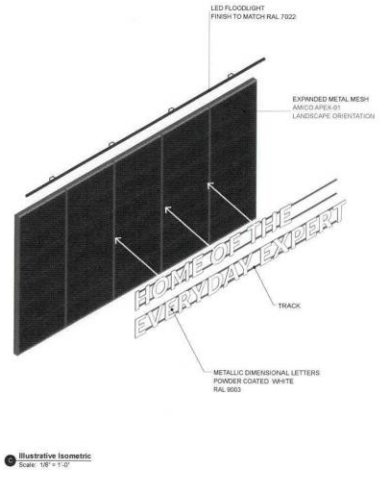

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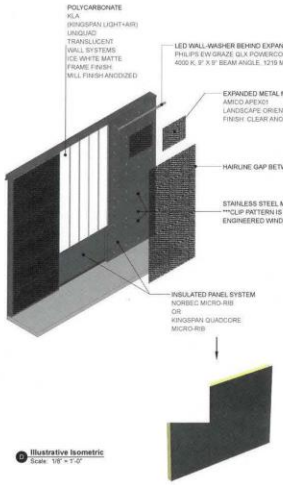

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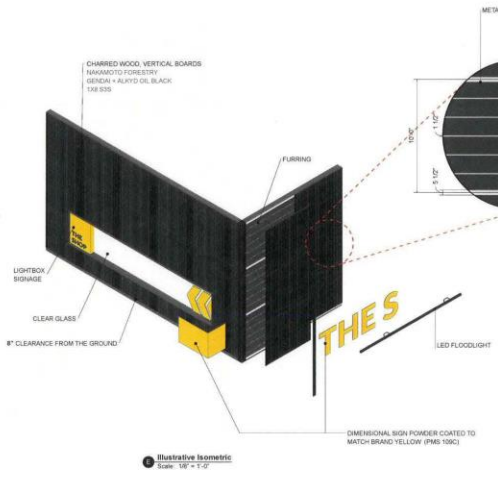

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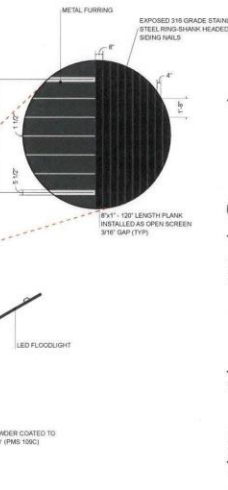

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EAST ELEVATION

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PROJECT DATE	November 15, 2023
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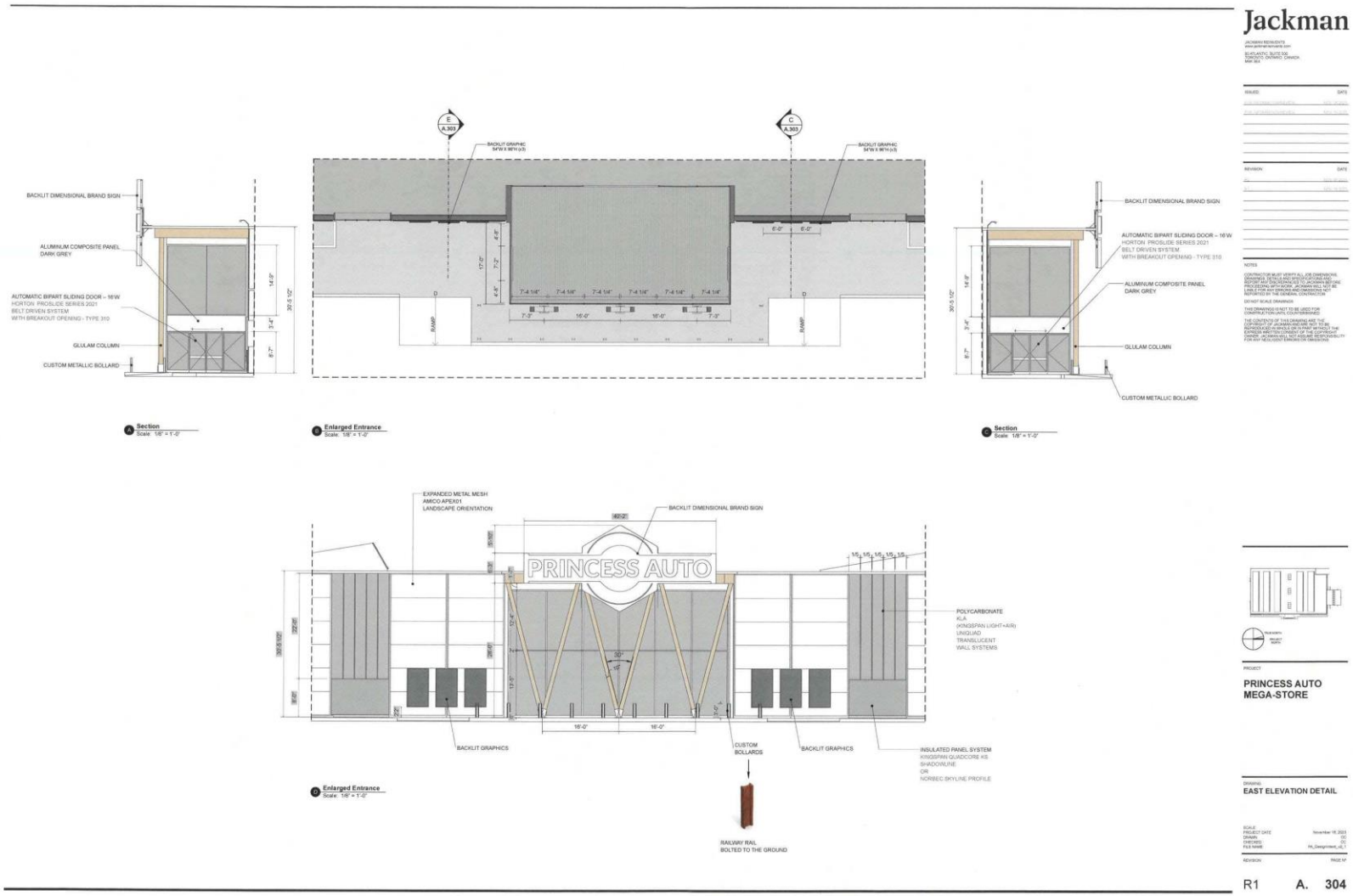
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BACKLIT DIMENSIONAL BRAND SIGN
ALUMINUM COMPOSITE PANEL DARK GREY
AUTOMATIC BIPART SLIDING DOOR – 16'W
HORTON PROSLIDE SERIES 2021
BELT DRIVEN SYSTEM
WITH BREAKOUT OPENING - TYPE 310
GLULAM COLUMN
CUSTOM METALLIC BOLLARD
Section
Scale: 1/8" = 1'-0"
Enlarged Entrance
Scale: 1/8" = 1'-0"
EXPANDED METAL MESH
AMICO APEX01
LANDSCAPE ORIENTATION
PRINCESS AUTO
POLYCARBONATE
KLA
(KINGSPAN LIGHT+AIR)
UNIQUAD
TRANSLUCENT
WALL SYSTEMS
BACKLIT GRAPHICS
CUSTOM BOLLARDS
INSULATED PANEL SYSTEM
KINGSPAN QUADCORE KS
SHADOWLINE
OR
NORBEC SKYLINE PROFILE
RAILWAY RAIL
BOLTED TO THE GROUND
PRINCESS AUTO
MEGA-STORE
EAST ELEVATION DETAIL
R1
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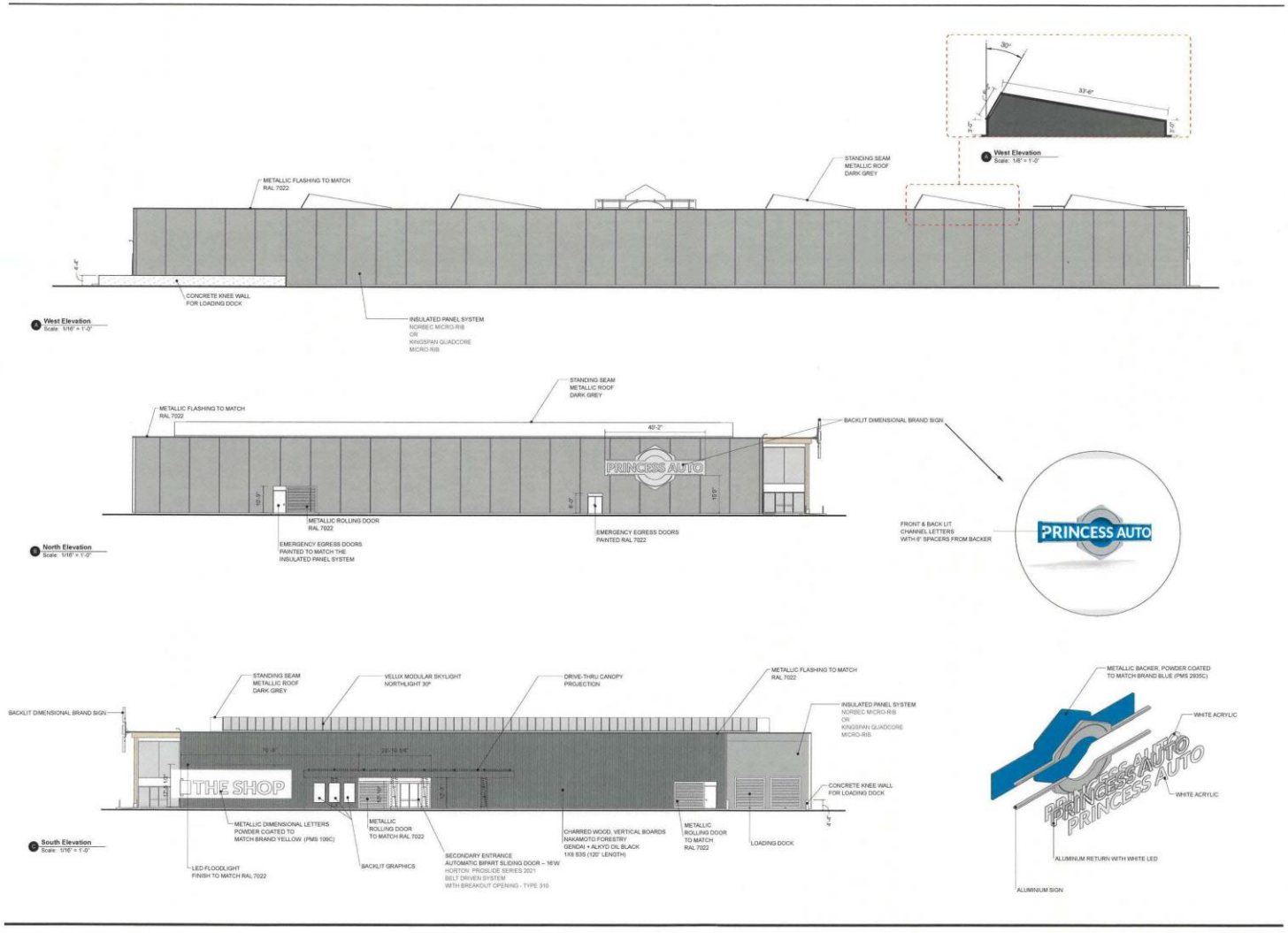

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ELEVATIONS

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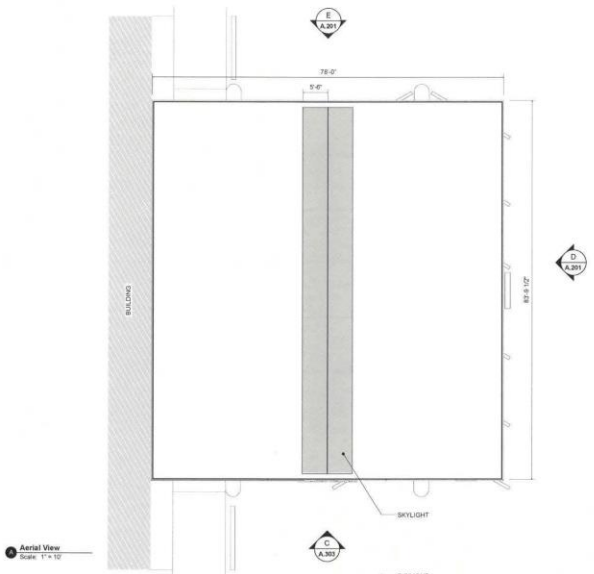

A Aerial View
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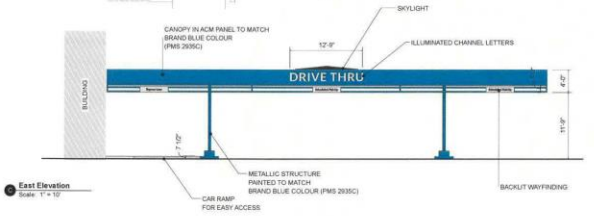

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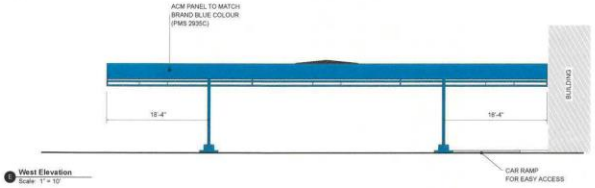

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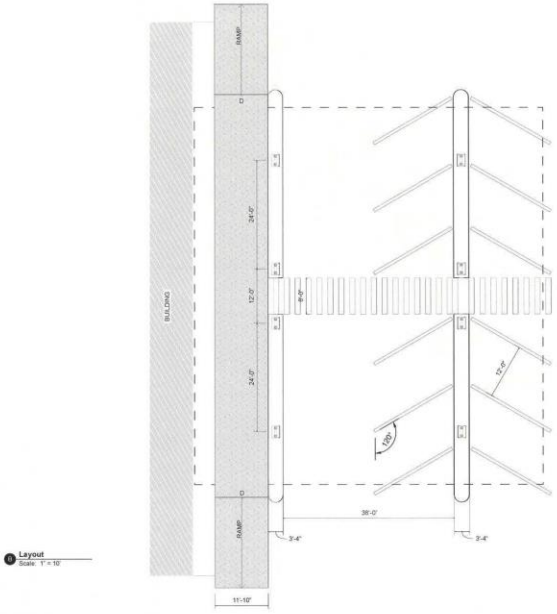

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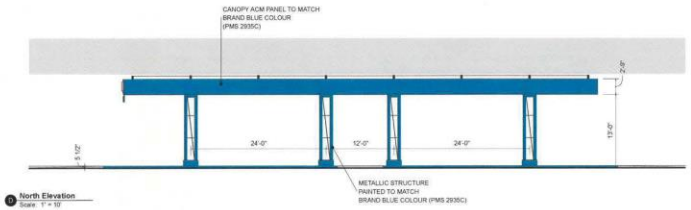

D North Elevation
Scale: 1" = 10'

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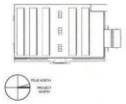


PROJECT

PRINCESS AUTO MEGA-STORE

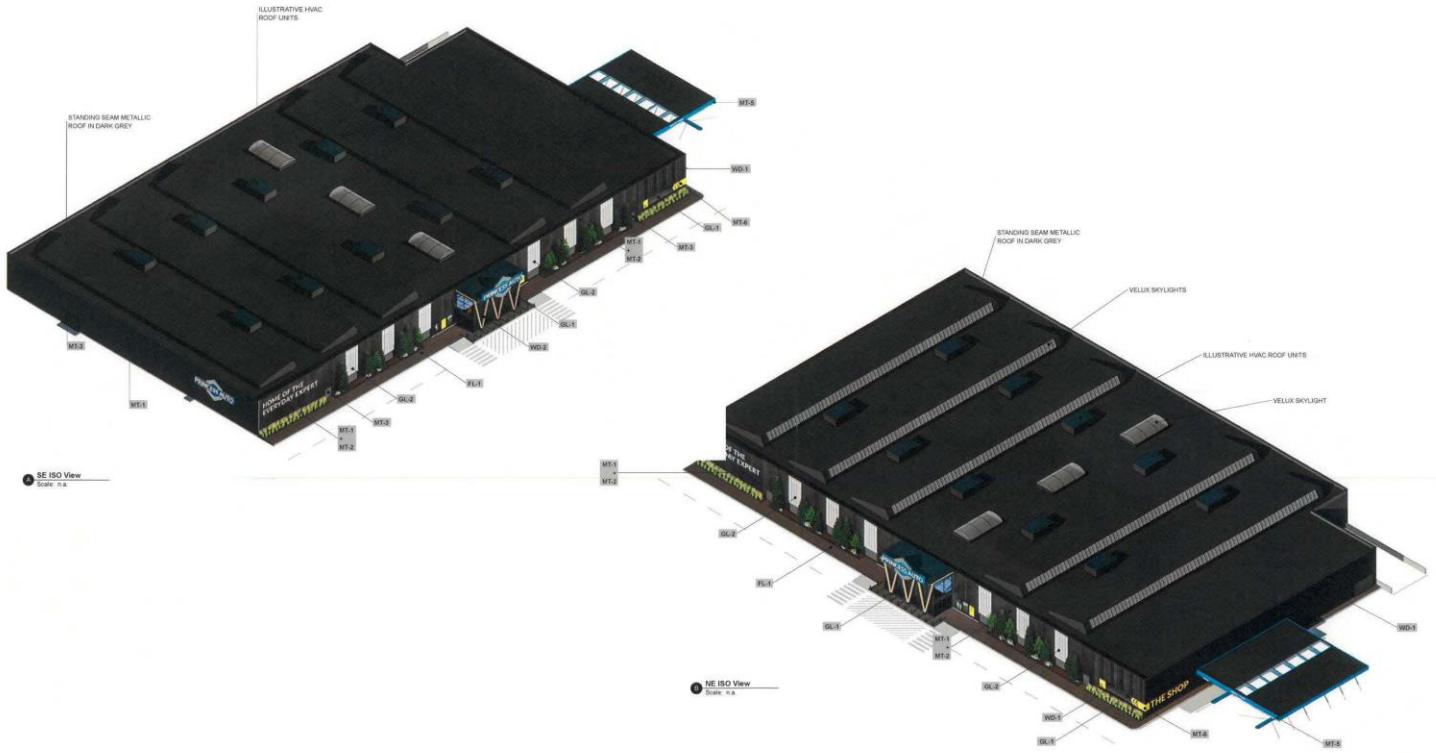
DRAWING

DRIVE-THRU OVERVIEW

SCALE
PROJECT DATE November 15, 2023
DRAWN CC
CHECKED CC
FILE NAME PA_DesignIntent_v2_1

REVISION PAGE №

R1 **A. 306**



MT-1
INSULATED PANELS
NORBEC
MICRO-RIBBED
CLASSIC PVDF
CHARCOAL
17-1625
or
KINGSPAN
QUADCORE KS MICRO-RIB

MT-2
EXPANDED MESH
AMICO
APEX-01 ALUMINUM
FINISH: CLER ANODIZED

MT-3
METAL POWDER COAT
RAL 7022
UMBRA GREY
ALL METAL TRIMS, FLASHINGS AND EXTRIOR LIGHTING CASES

MT-4
NOT IN USE

MT-5
BRAND COLOUR POWDER COAT
PMS 2935C
FOR SIGNAGE AND ACM PANELS ON DRIVE-THRU CANOPY

MT-6
BRAND COLOUR POWDER COAT
PMS 109C
FOR EXTERIOR SIGNAGE

WD-1
CHARRED WOOD
NAKAMOTO FORESTRY
GENDAI
ALKYD OIL BLACK
1X8 SSS

WD-2
VESTIBULE
MASS TIMBER
GLULAM POST AND BEAM

GL-1
GLAZING

GL-2
POLYCARBONATE
KLA
(KINGSPAN LIGHT+AIR)
UNIQUAD
TRANSLUCENT
WALL SYSTEMS
ICE WHITE MATTE
FRAME FINISH:
MILL FINISH ANODIZED

FL-1
SIDEWALK PAVER
UNILOCK
HOLLANDSTONE
SIERRA
PATTERN C
4" x 8" HERRINGBONE

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ISSUED DATE

REVISION DATE

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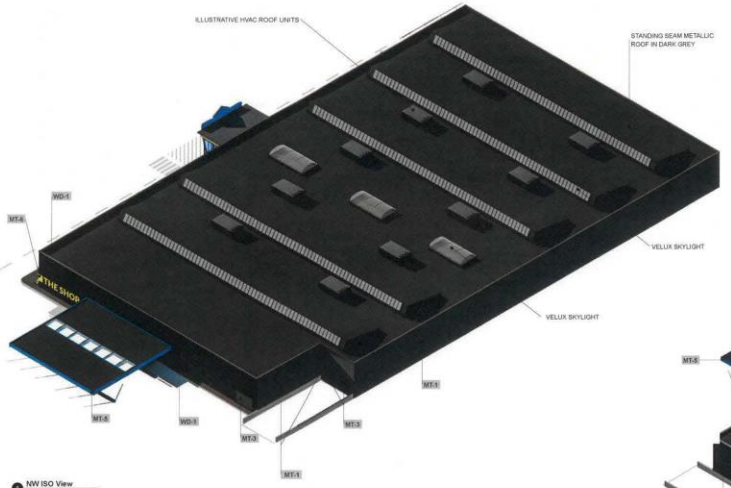
PROJECT
PRINCESS AUTO MEGA-STORE

DRAWING
ISOMETRIC VIEWS

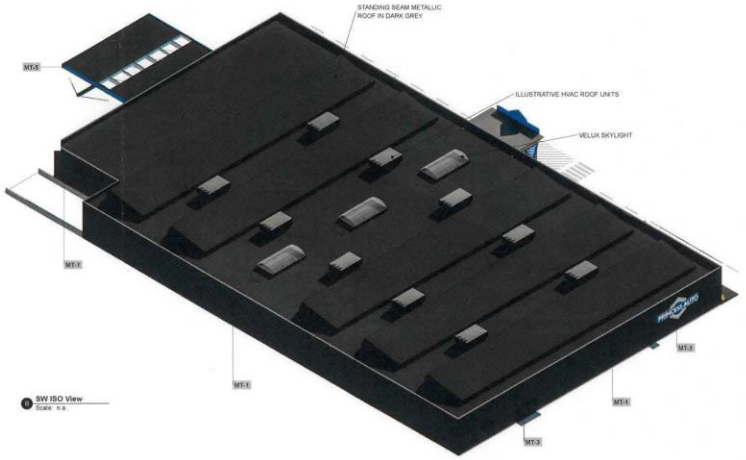
SCALE
PROJECT DATE: November 15, 2023
DRAWN: CC
CHECKED: CC
FILE NAME: PA_DrawingSet4_v2_1

REVISION PAGE N°

R1 **A. 307**



NW ISO View
Scale: n.a.



SW ISO View
Scale: n.a.

MT-1	MT-2	MT-3	MT-4	MT-5	MT-6	WD-1	WD-2	GL-1	GL-2	FL-1
INSULATED PANELS NORBEC MICRO-RIBBED CLASSIC PVDF CHARCOAL 17-1625 or KINGSPAN QUADCORE KS MICRO-RIB	**EXPANDED MESH** **AMICO** APEX-01 ALUMINUM FINISH: CLER ANODIZED	**METAL POWDER COAT** **RAL 7022** UMBRA GREY ALL METAL TRIMS, FLASHINGS AND EXTRIOR LIGHTING CASES	NOT IN USE	**BRAND COLOUR POWDER COAT** **PMS 2935C** FOR SIGNAGE AND ACM PANELS ON DRIVE-THRU CANOPY	**BRAND COLOUR POWDER COAT** **PMS 109C** **FOR EXTERIOR SIGNAGE**	**CHARRED WOOD** **NAKAMOTO FORESTRY** GENDAI ALKYD OIL BLACK 1X8 S3S	**VESTIBULE MASS TIMBER** GLULAM POST AND BEAM	**GLAZING**	**POLYCARBONATE** KLA (KINGSPAN LIGHT+AIR) UNIQUAD TRANSLUCENT WALL SYSTEMS ICE WHITE MATTE FRAME FINISH: MILL FINISH ANODIZED	**SIDEWALK PAVER** **UNILOCK** HOLLANDSTONE SIERRA PATTERN C 4" x 8" HERRINGBONE

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ISSUED DATE

REVISION DATE

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PROJECT

PRINCESS AUTO MEGA-STORE

DRAWING

ISOMETRIC VIEWS

SCALE
PROJECT DATE November 16, 2023
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CHECKED CC
FILE NAME PA_Design(rev)_v2_1

REVISION PAGE N°

R1 A. 308