**Agenda – Executive Policy Committee – November 13, 2024**

## PUBLIC HEARINGS

**Item No. 3 Variance – 474 and 494 Panet Road**
**(Elmwood-East Kildonan Ward)**
**File DAV 160322/2024D [c/r SPA 5/2024 and DASZ 31/2024]**

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That DAV 24-160332D 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:** | DAV 160332/2024D |
| **Applicant:** | MMP Architects (Aaron Simoes) |
| **Premises Affected:** | 474 and 494 Panet Road |
| **Legal Description:** | LOTS 1, 2, AND 4 PLAN 16198 72/74 ST B, hereinafter called "the land" |
| **Property Zoned:** | "M2 PDO-1 Warman Road" (Manufacturing General, Planned Development Overlay District)<br>Proposed "C3" (Commercial Corridor District) |
| **Nature of Application:** | To vary the proposed "C3" Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 for:<br>1. the construction of a commercial building to permit:<br>A. insufficient building foundation landscaping;<br>B. insufficient parking lot interior landscaping;<br>2. the establishment of an open parking area to permit a front yard (Thomas AV) of 15 feet (4.57 metres) instead of 25 feet (7.62 metres). |
| **Exhibits Filed:** | 1. Application dated June 27, 2024<br>2. Notification of Public Hearing dated October 29, 2024<br>3. Manitoba Status of Titles 3156555/1, 3156556/1 and 3156558/1<br>4. Letter of authorization dated March 19, 2024 from Marc Tallman, Vice-President, West Panet Properties Ltd., to MMP Architects Inc.<br>5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising<br>6. Caveats 81-92036/1, 81-92038/1, 1001141/1, and 5467370/1<br>7. Plans, Sheets 1 to 10 inclusive, for File DAV 160332/2024D dated June 26, 2024<br>8. Report from the Urban Planning Division dated November 4, 2024<br>9. 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 in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

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

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

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

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

Supporting Reasons:

Moved by Councillor

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in and the Variance be approved / rejected.

Moved by Councillor

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

Exhibit “8” referred to in File DAV 160332/2024D

# ADMINISTRATIVE REPORT

**Title:** DAV 24-121632\D – 474 and 494 Panet Road

**Critical Path:** Executive Policy Committee

## 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 variances to enable a commercial development.

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 and Design Division is recommending the application be adjourned to the December 4, 2024 meeting of the Executive Policy Committee.

## RECOMMENDATIONS

1. That DAV 24-160332D be adjourned to the December 4, 2024, meeting of the Executive Policy Committee due to improper posting.

## REASON FOR THE REPORT

- The applicant has applied to subdivide and rezone the subject property to the “C3” Commercial Corridor district for the construction of a retail store.
- Variances for reduced parking lot interior and building foundation landscaping, and for a reduced front yard to the open parking area along Thomas Avenue, are needed.
- This report provides information and makes recommendations regarding the subject application’s compliance with *The City of Winnipeg Charter*, section 249.

## IMPLICATIONS OF THE RECOMMENDATIONS

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

## FILE/APPLICANT DETAILS

| | |
|---|---|
| **FILE:** | **DAV 24-160332\D** |
| **RELATED FILES:** | DASZ 31/2024, SPA 5/2024 |
| **COMMUNITY:** | East Kildonan - Transcona Committee |
| **NEIGHBOURHOOD #:** | 4.432 - (TYNE-TEES) |
| **SUBJECT:** | To vary the proposed "C3" Development & Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows:<br>1) for the construction of a commercial building to permit:<br>a) insufficient building foundation landscaping;<br>b) insufficient parking lot interior landscaping;<br>2) for the establishment of an open parking area to permit a front yard (Thomas AV) of 15 feet (4.57 metres) instead of 25 feet (7.62 metres). |
| **LOCATION:** | 474 Panet Rd |
| **LEGAL DESCRIPTION:** | LOT 2 PLAN 16198 72/74 ST B |
| **APPLICANT:** | Aaron Simoes (MMP ARCHITECTS)<br>123 Bannatyne Ave Unit 200<br>Winnipeg, MB R3B 0R3 |
| **OWNER:** | WEST PANET PROPERTIES LTD.<br>535 Panet Rd 1<br>Winnipeg, MB R2C 2Z1 |

## HISTORY/DISCUSSION

### 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.

**FINANCIAL IMPACT**

## Financial Impact Statement

**Date:** November 1, 2024

## Project Name:

**DAV 24-121632\D – 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

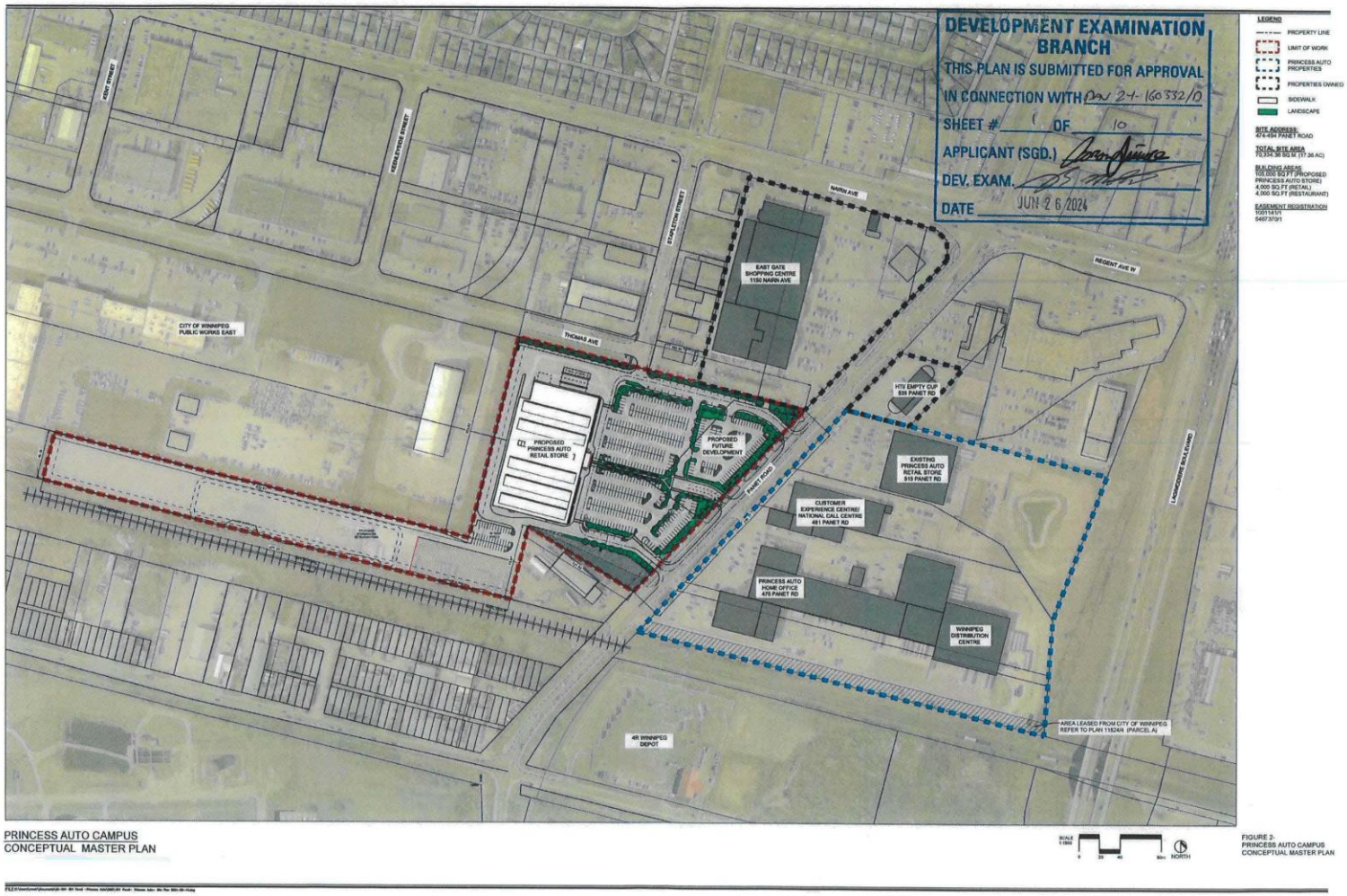
N/A

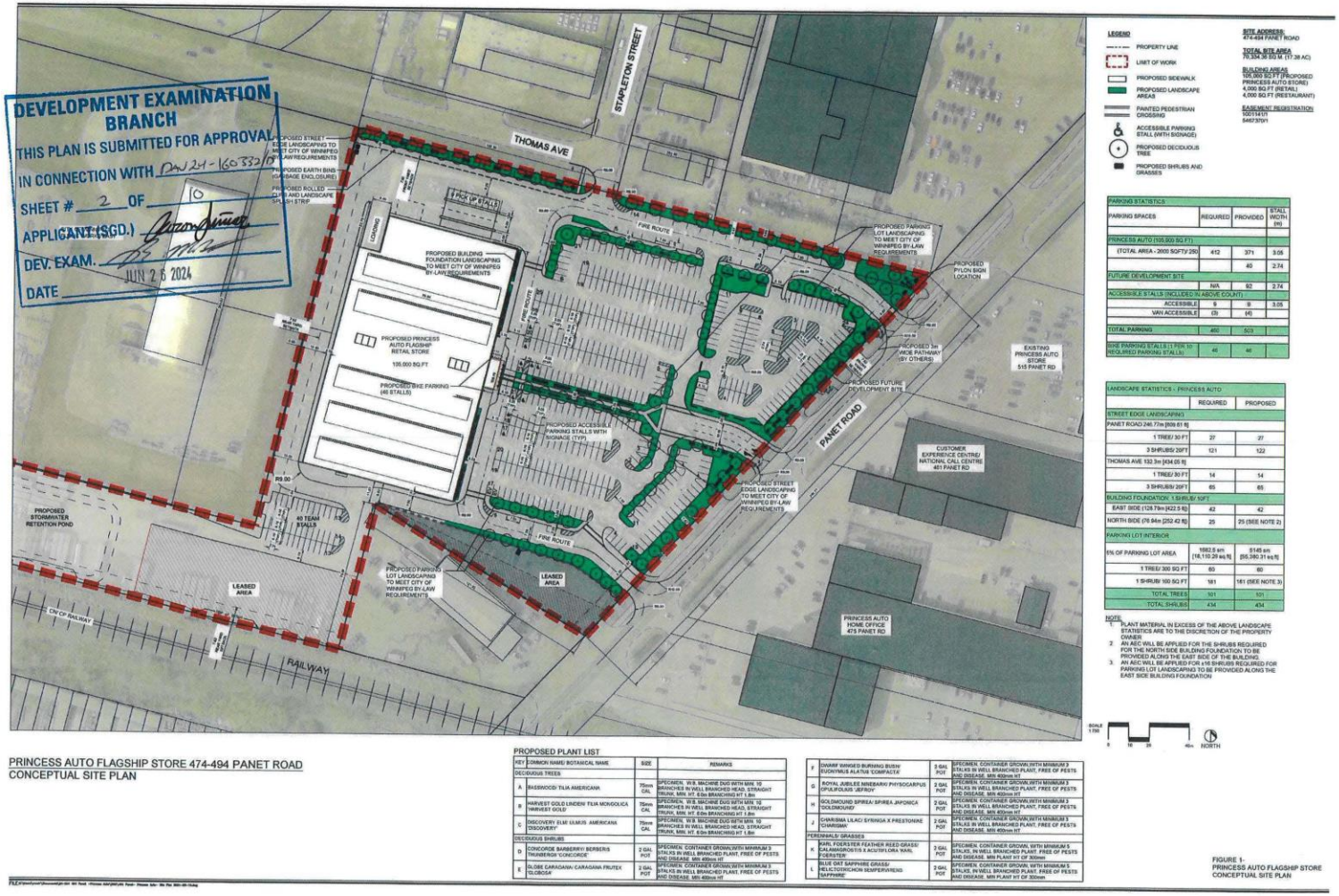
## SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Dylan Chyz-Lund
Date: November 4, 2024
File No: DAV 24-160332\D

Attachments: N/A

Exhibit “7” referred to in File DAV 160332/2024D






| 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 133.3m [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 | | |
| 6% OF PARKING LOT AREA | 1992.5 sm [18,110.29 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

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

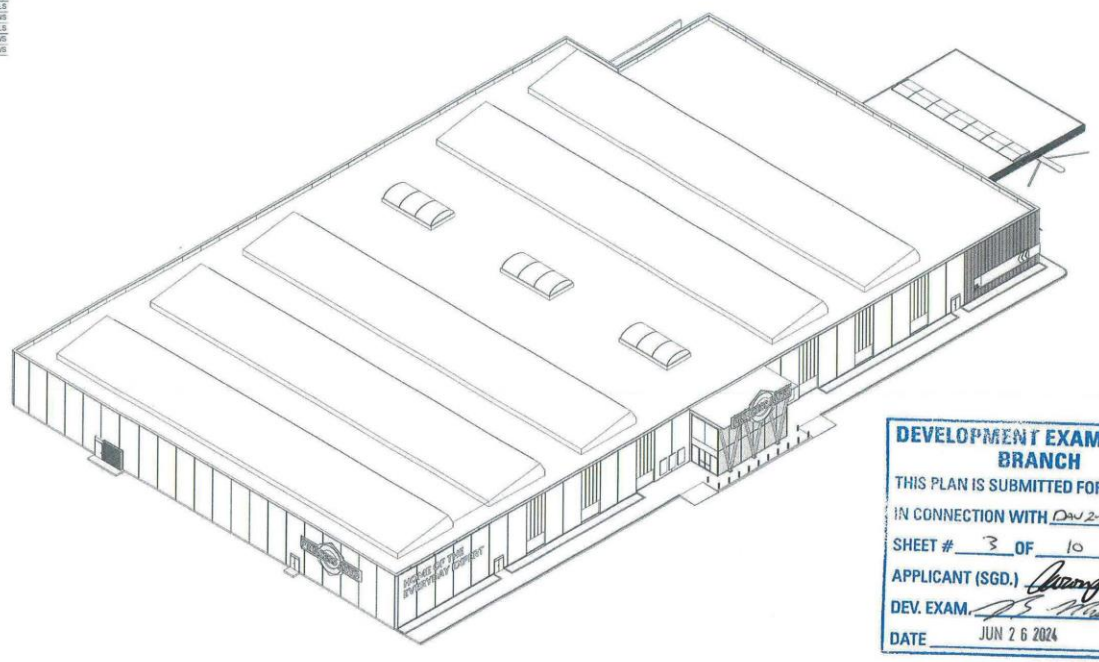
PROPOSED PLANT LIST

| 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' | 3 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 'JEFROY' | 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 |



DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 21-160332/D
SHEET # 3 OF 10
APPLICANT (SGD.)
DEV. EXAM.
DATE JUN 2 6 2024

MT-1
INSULATED PANELS
NORBEC
MICRO-RIBBED
CLASSIC PVDF
CHARCOAL
17-1625
on
KINGSPAN
QUADCORE K5 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 S3S

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

Jackman

ISSUED DATE

REVISION DATE

NOTES

PROJECT
PRINCESS AUTO MEGA-STORE

DRAWING
COVER PAGE

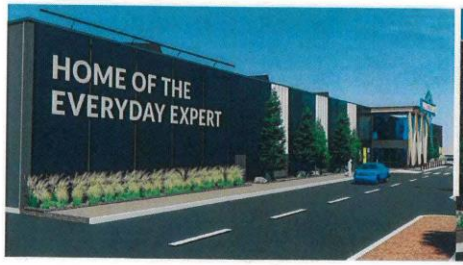
SCALE
PROJECT DATE November 19, 2023
DRAWN
CHECKED
FILE NAME

REVISION

R1 A. 300

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 24-160332/0
SHEET # 4 OF 10
APPLICANT (SGD.)
DEV. EXAM.
DATE JUN 26 2024







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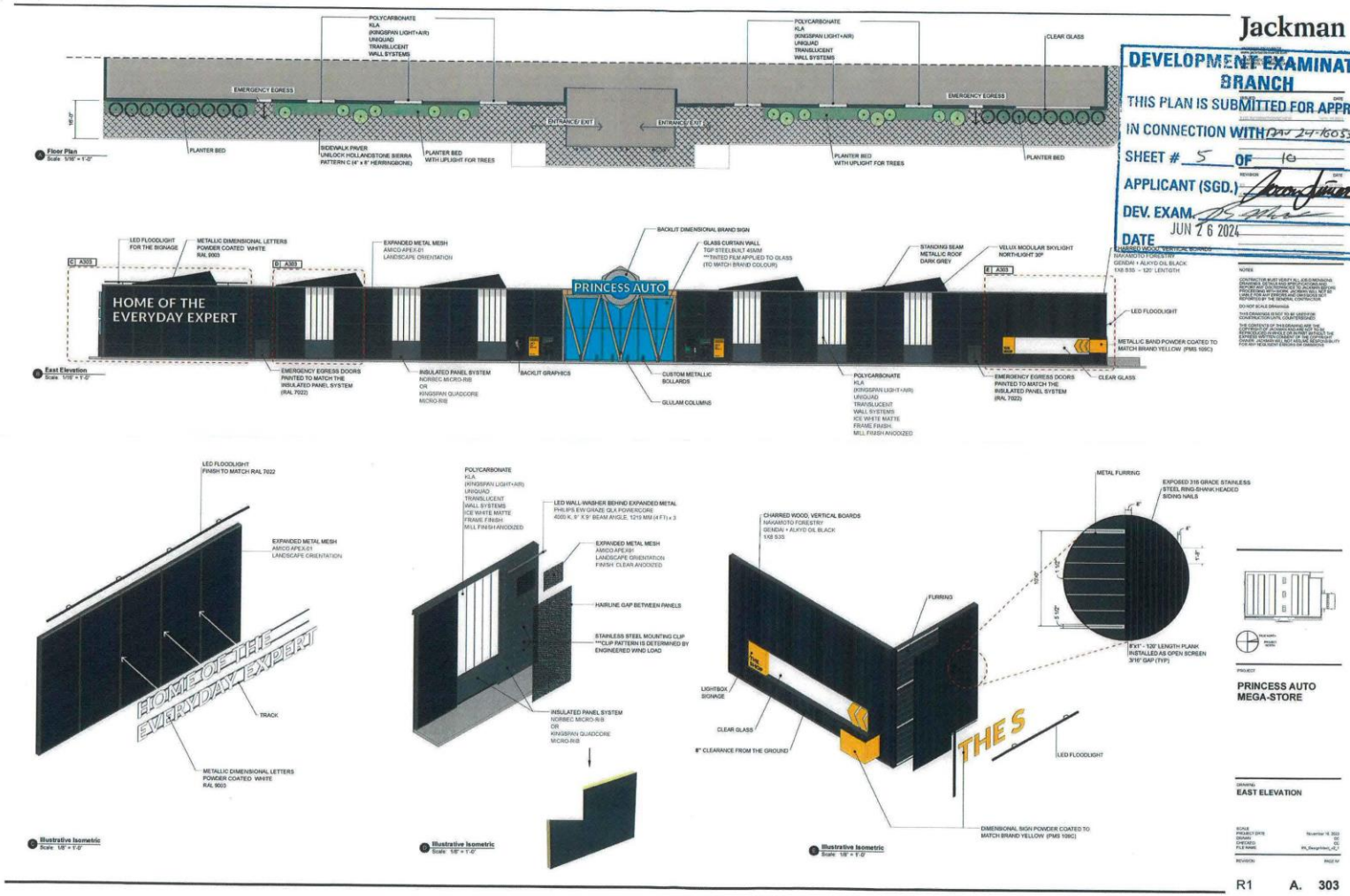
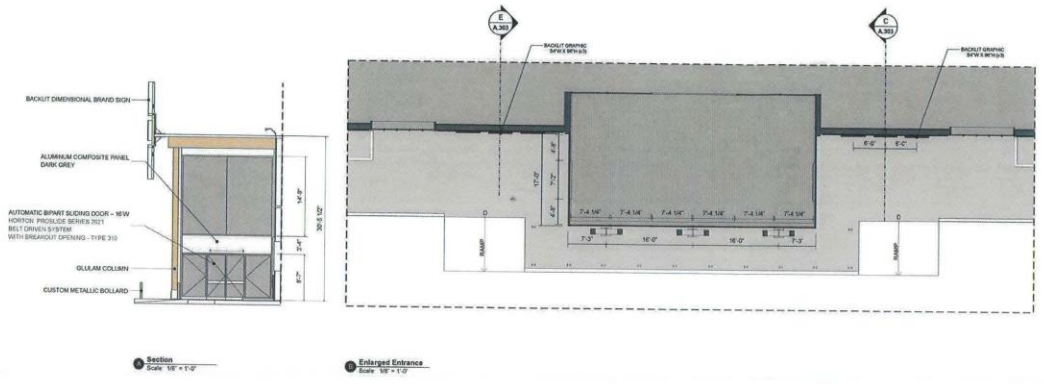
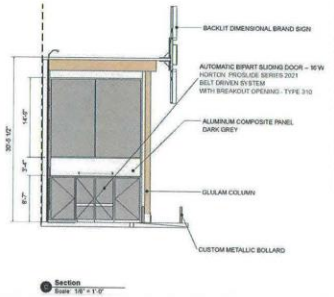
PROJECT
PRINCESS AUTO
MEGA-STORE

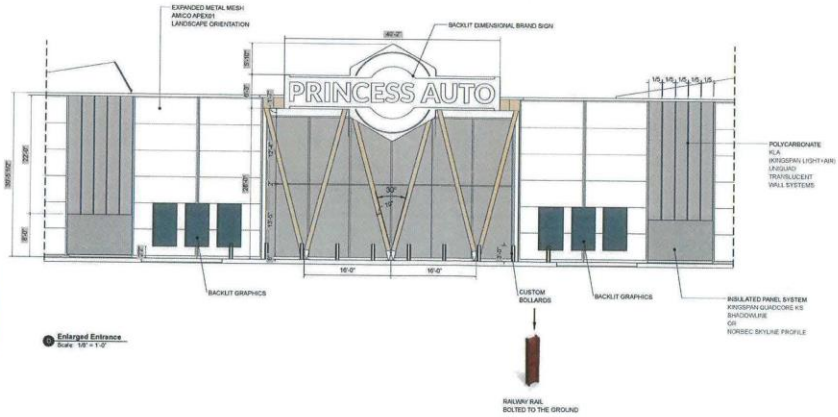
DRAWING
CONCEPT RENDERINGS

R1 A. 301


Jackman
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAP 24-160532/D
SHEET # 5 OF 10
APPLICANT (SGD.)
DEV. EXAM.
DATE JUN 26 2024
POLYCARBONATE KLA (KINGSPAN LIGHT+AIR) UNIQUAD TRANSLUCENT WALL SYSTEMS
CLEAR GLASS
EMERGENCY EGRESS
ENTRANCE/ EXIT
PLANTER BED
SIDEWALK PAVER UNILOCK HOLLANDSTONE SIERRA PATTERN C (4" x 8" HERRINGBONE)
PLANTER BED WITH UPLIGHT FOR TREES
Floor Plan
LED FLOODLIGHT FOR THE SIGNAGE
METALLIC DIMENSIONAL LETTERS POWDER COATED WHITE RAL 9003
EXPANDED METAL MESH AMICO APEX-51 LANDSCAPE ORIENTATION
BACKLIT DIMENSIONAL BRAND SIGN
GLASS CURTAIN WALL TGP STEEL/BUILT 450MM **TINTED FILM APPLIED TO GLASS (TO MATCH BRAND COLOUR)
STANDING SEAM METALLIC ROOF DARK GREY
VELUX MODULAR SKYLIGHT NORTHLIGHT 30°
CHARRED WOOD VERTICAL BOARDS NAKAMOTO FORESTRY GENDAI + ALKYD OIL BLACK 1X8 S3S - 120" LENTGTH
HOME OF THE EVERYDAY EXPERT
PRINCESS AUTO
LED FLOODLIGHT
METALLIC BAND POWDER COATED TO MATCH BRAND YELLOW (PMS 109C)
EMERGENCY EGRESS DOORS PAINTED TO MATCH THE INSULATED PANEL SYSTEM (RAL 7022)
INSULATED PANEL SYSTEM NORBEC MICRO-RIB OR KINGSPAN QUADCORE MICRO-RIB
BACKLIT GRAPHICS
CUSTOM METALLIC BOLLARDS
GLULAM COLUMNS
POLYCARBONATE KLA (KINGSPAN LIGHT+AIR) UNIQUAD TRANSLUCENT WALL SYSTEMS ICE WHITE MATTE FRAME FINISH MILL FINISH ANODIZED
East Elevation
LED FLOODLIGHT FINISH TO MATCH RAL 7022
EXPANDED METAL MESH AMICO APEX-51 LANDSCAPE ORIENTATION
TRACK
METALLIC DIMENSIONAL LETTERS POWDER COATED WHITE RAL 9003
Illustrative Isometric
POLYCARBONATE KLA (KINGSPAN LIGHT+AIR) UNIQUAD TRANSLUCENT WALL SYSTEMS ICE WHITE MATTE FRAME FINISH MILL FINISH ANODIZED
LED WALL-WASHER BEHIND EXPANDED METAL PHILIPS EW GRAZE GLA POWERCORE 4000 K, 8° X 5° BEAM ANGLE, 1219 MM (4 FT) x 3
EXPANDED METAL MESH AMICO APEX-51 LANDSCAPE ORIENTATION FINISH: CLEAR ANODIZED
HAIRLINE GAP BETWEEN PANELS
STAINLESS STEEL MOUNTING CLIP ***CLIP PATTERN IS DETERMINED BY ENGINEERED WIND LOAD
INSULATED PANEL SYSTEM NORBEC MICRO-RIB OR KINGSPAN QUADCORE MICRO-RIB
Illustrative Isometric
CHARRED WOOD, VERTICAL BOARDS NAKAMOTO FORESTRY GENDAI + ALKYD OIL BLACK 1X8 S3S
FURRING
LIGHTBOX SIGNAGE
CLEAR GLASS
8" CLEARANCE FROM THE GROUND
LED FLOODLIGHT
DIMENSIONAL SIGN POWDER COATED TO MATCH BRAND YELLOW (PMS 109C)
Illustrative Isometric
METAL FURRING
EXPOSED 316 GRADE STAINLESS STEEL RING-SHANK HEADED SIDING NAILS
8'x1' - 120" LENGTH PLANK INSTALLED AS OPEN SCREEN 3/16" GAP (TYP)
PROJECT
PRINCESS AUTO MEGA-STORE
DRAWING
EAST ELEVATION
R1 A. 303



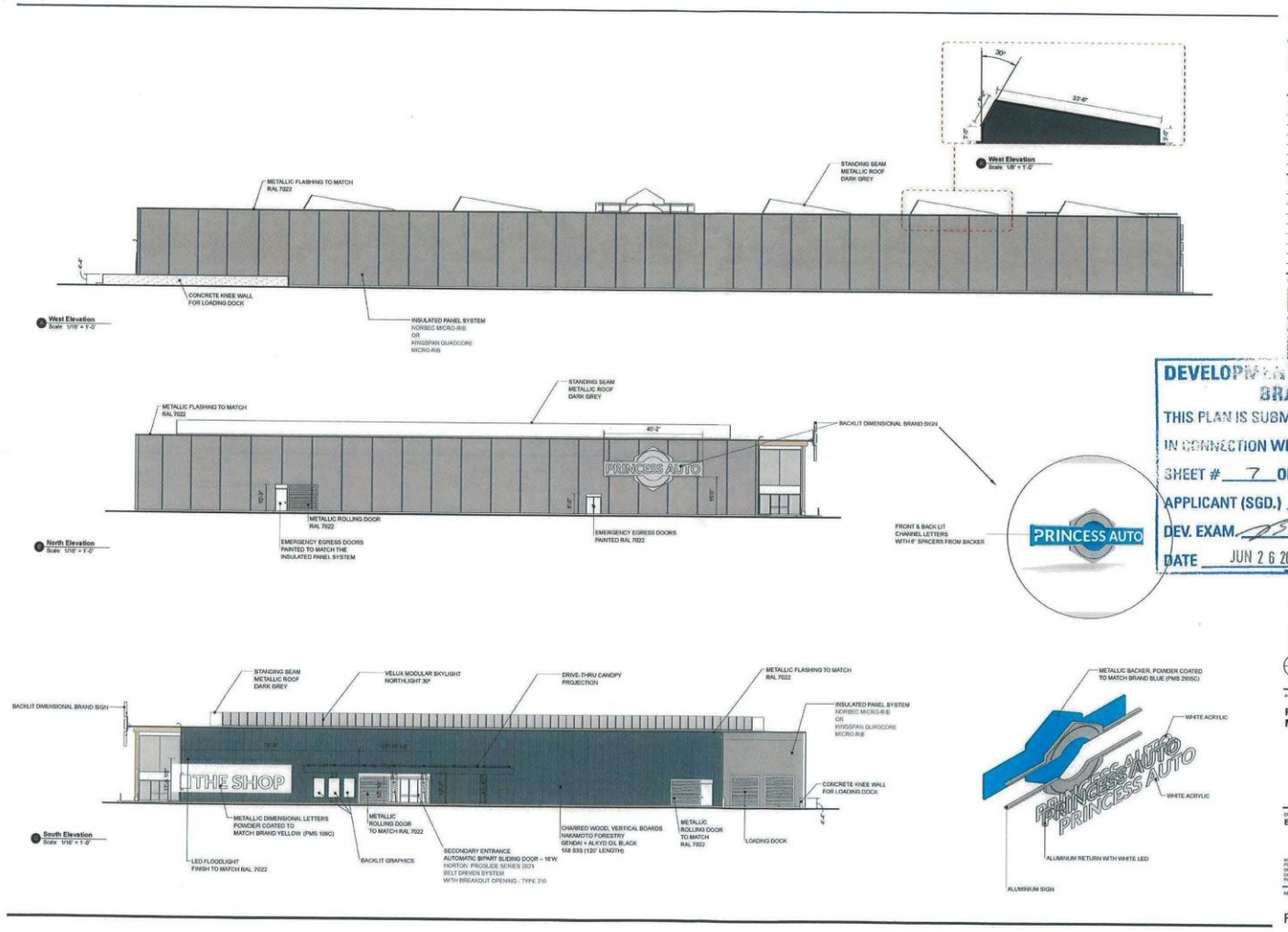

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 24-1603320
SHEET # 6 OF 10
APPLICANT (SGD.)
DEV. EXAM.
DATE JUN 2 6 2024

Jackman

PROJECT
PRINCESS AUTO
MEGA-STORE

DRAWING
EAST ELEVATION DETAIL

R1 A. 304



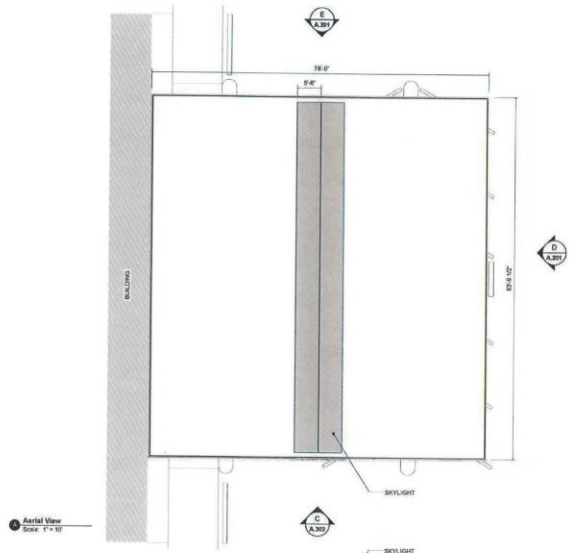

Jackman

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DA 24-160332 / D
SHEET # 7 OF 10
APPLICANT (SGD.)
DEV. EXAM.
DATE JUN 2 6 2024

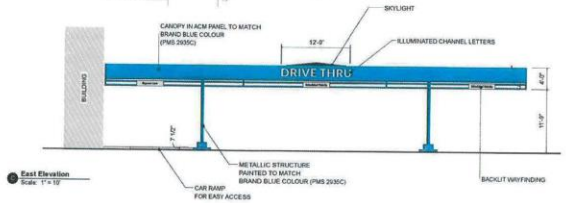
PROJECT
PRINCESS AUTO MEGA-STORE

DRAWING
ELEVATIONS

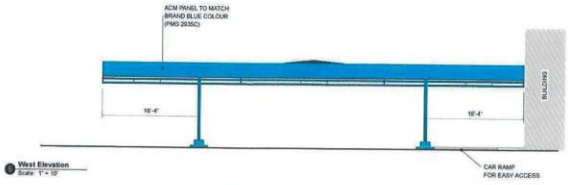
R1 A. 305



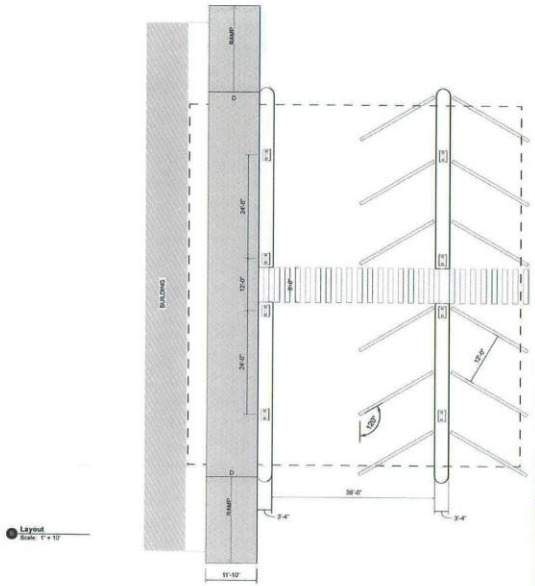

Aerial View
Scale: 1" = 10'



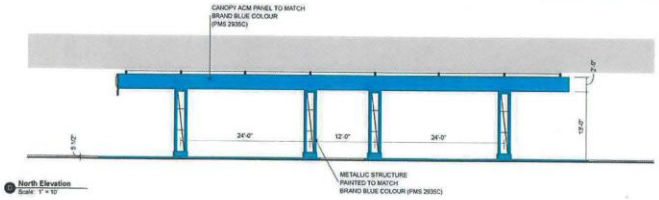

East Elevation
Scale: 1" = 10'




West Elevation
Scale: 1" = 10'




Layout
Scale: 1" = 10'




North Elevation
Scale: 1" = 10'

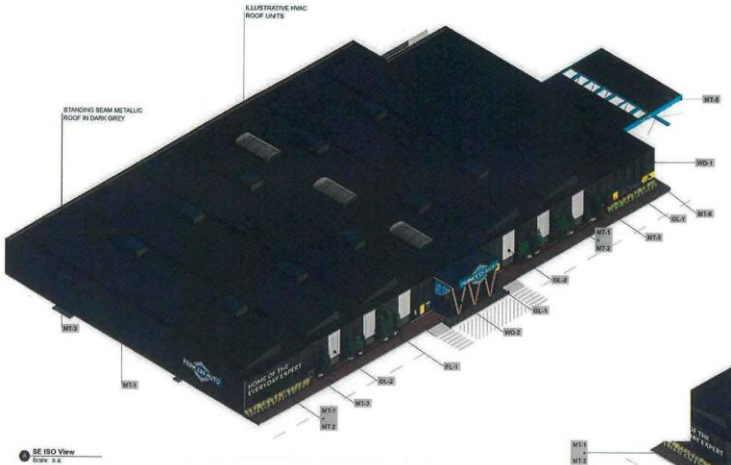
Jackman

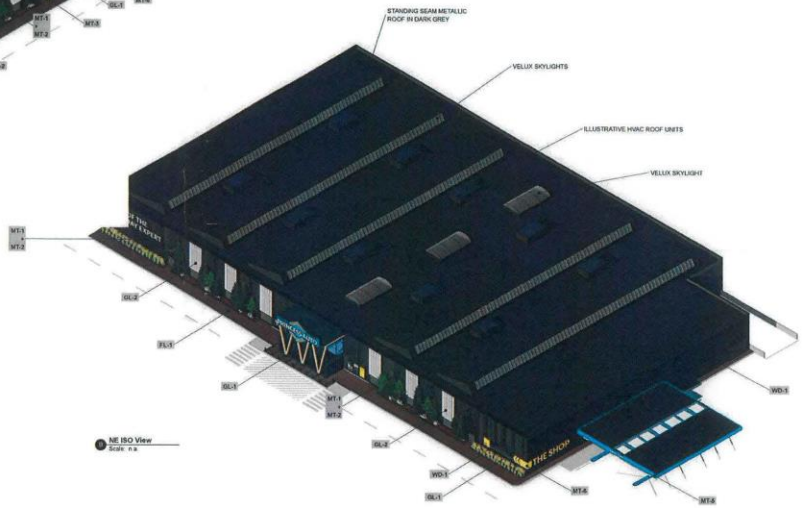
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 21-160352/10
SHEET # 8 OF 10
APPLICANT (SGD.)
DEV. EXAM.
DATE JUN 26 2024

PROJECT
PRINCESS AUTO MEGA-STORE

DRAWING
DRIVE-THRU OVERVIEW

R1 A. 306







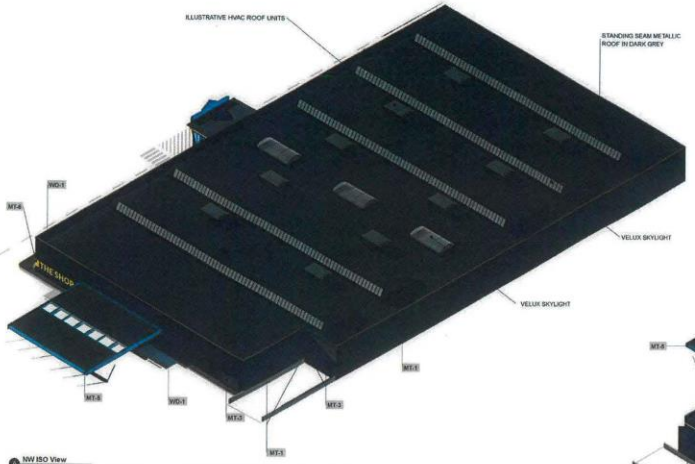
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 24-R003210
SHEET # 9 OF 10
APPLICANT (SGD.)
DEV. EXAM.
DATE JUN 26 2024

Jackman

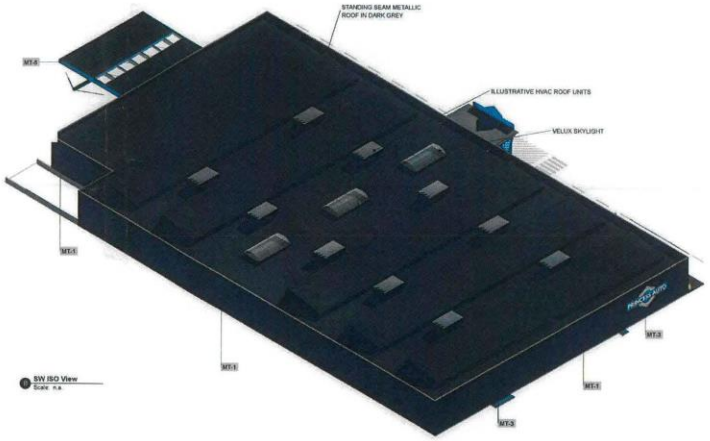
PROJECT
PRINCESS AUTO MEGA-STORE

DRAWING
ISOMETRIC VIEWS

R1 A. 307




NW ISO View
Scale n.a




SW ISO View
Scale n.a




DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 24-160322 (D
SHEET # 10 OF 10
APPLICANT (SGD.)
DEV. EXAM.
DATE JUN 2 6 2024

Jackman

PROJECT
PRINCESS AUTO MEGA-STORE

DRAWING
ISOMETRIC VIEWS

R1 A. 308