Minutes – 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]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee did not hear any representation on the application and adjourned the public hearing to its meeting on Wednesday, December 4, 2024 at 9:30 a.m. in the Council Building at 510 Main Street, due to a required re-posting of the public hearing notice.

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That no representation be heard on the application, and the public hearing be adjourned to the Executive Policy Committee meeting on December 4, 2024, due to a required re-posting of the public hearing notice.

Carried

PUBLIC HEARING SUMMARY

File:	DAV 160332/2024D
Before:	Executive Policy Committee His Worship Mayor Gillingham, Chairperson Councillor Browaty Councillor Duncan Councillor Lukes Councillor Rollins Councillor Santos
Hearing:	November 13, 2024 Council Building, 510 Main Street
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) 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: 1. the construction of a commercial building to permit: A. insufficient building foundation landscaping; B. insufficient parking lot interior landscaping; 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 2. Notification of Public Hearing dated October 29, 2024 3. Manitoba Status of Titles 3156555/1, 3156556/1 and 3156558/1

Exhibits Filed (continued):

4. Letter of authorization dated March 19, 2024 from Marc Tallman, Vice-President, West Panet Properties Ltd., to MMP Architects Inc.
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Caveats 81-92036/1, 81-92038/1, 1001141/1, and 5467370/1
7. Plans, Sheets 1 to 10 inclusive, for File DAV 160332/2024D dated June 26, 2024
8. Report from the Urban Planning Division dated November 4, 2024
9. Inspection Report

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: 1) for the construction of a commercial building to permit: a) insufficient building foundation landscaping; b) insufficient parking lot interior landscaping; 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) 123 Bannatyne Ave Unit 200 Winnipeg, MB R3B 0R3
OWNER:	WEST PANET PROPERTIES LTD. 535 Panet Rd 1 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

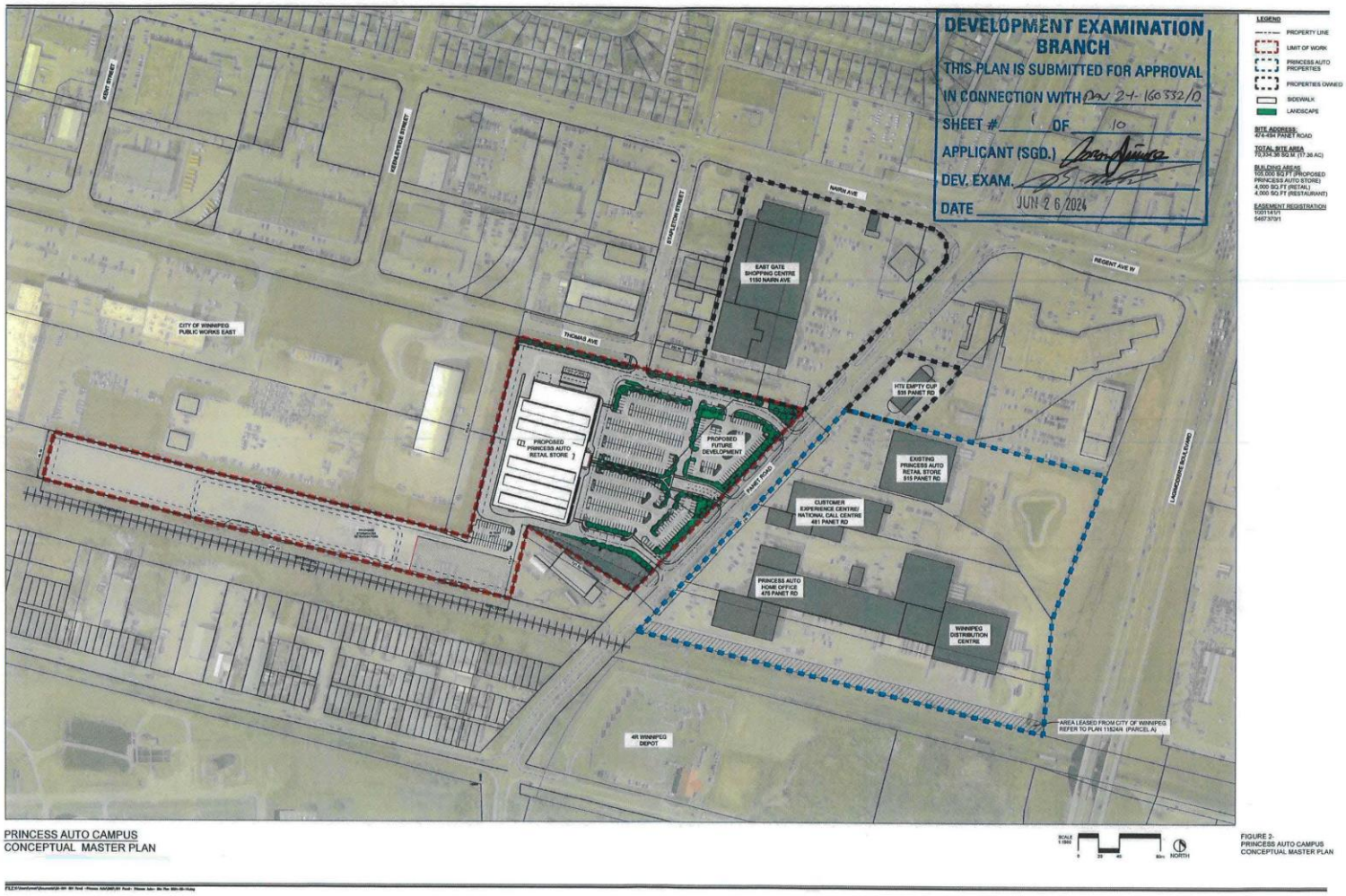
N/A

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

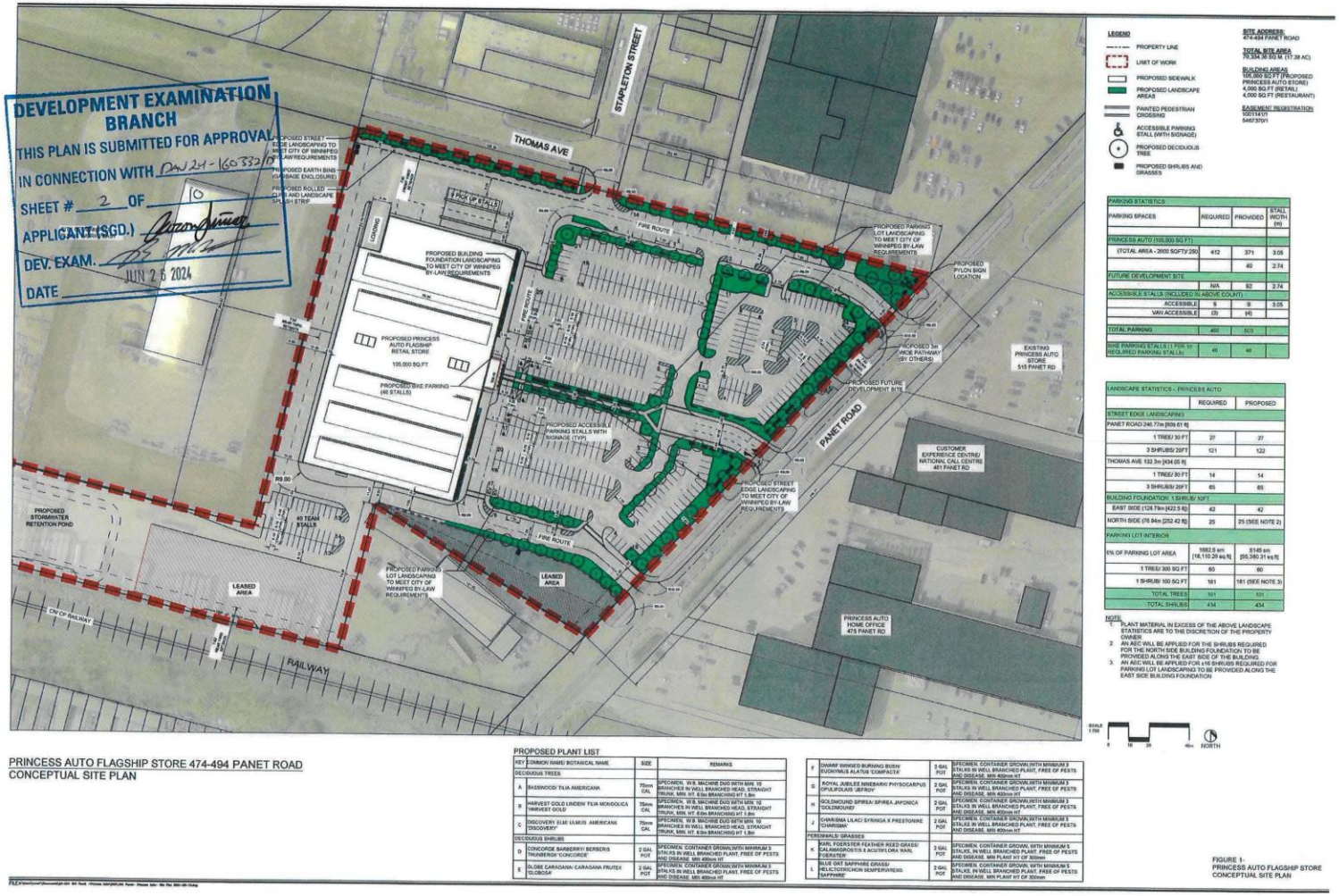
Attachments: N/A

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



PRINCESS AUTO CAMPUS
CONCEPTUAL MASTER PLAN

FIGURE 2:
PRINCESS AUTO CAMPUS
CONCEPTUAL MASTER PLAN



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 416 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

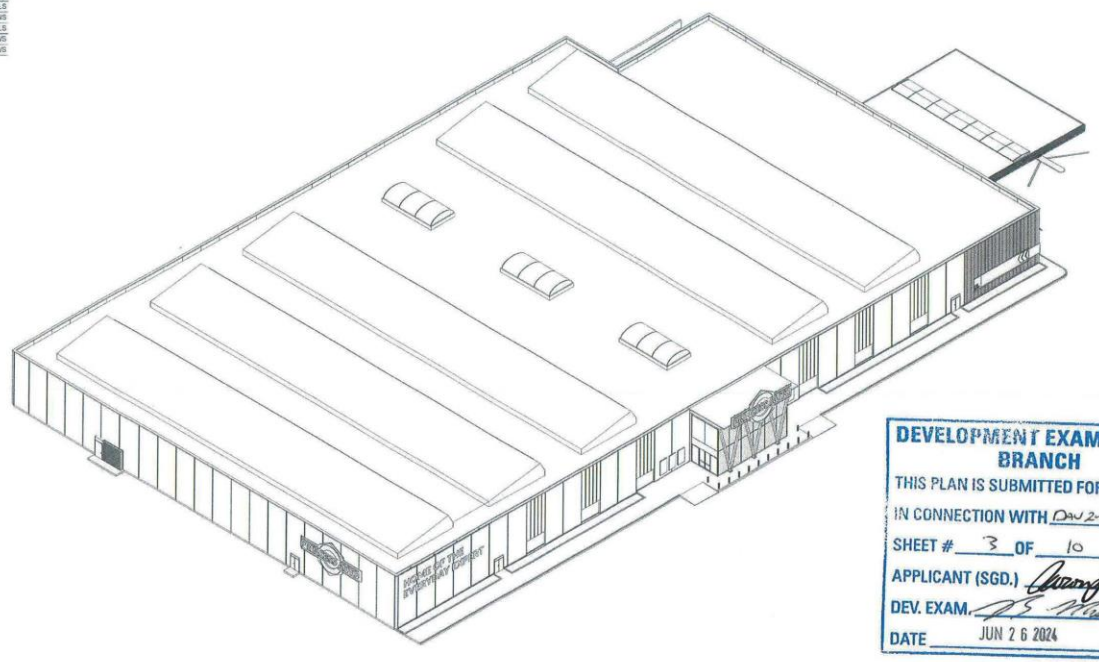
PROPOSED PLANT LIST

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



Jackman



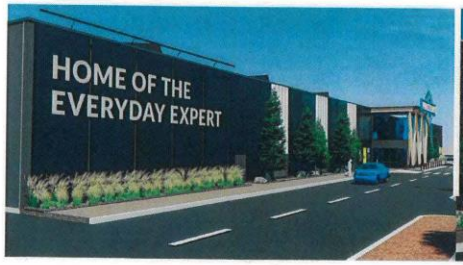
PROJECT
PRINCESS AUTO MEGA-STORE

DRAWING
COVER PAGE

R1 A. 300

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 24-160332/0
SHEET # 1 OF 10
APPLICANT (SGD.)
DEV. EXAM.
DATE JUN 26 2024









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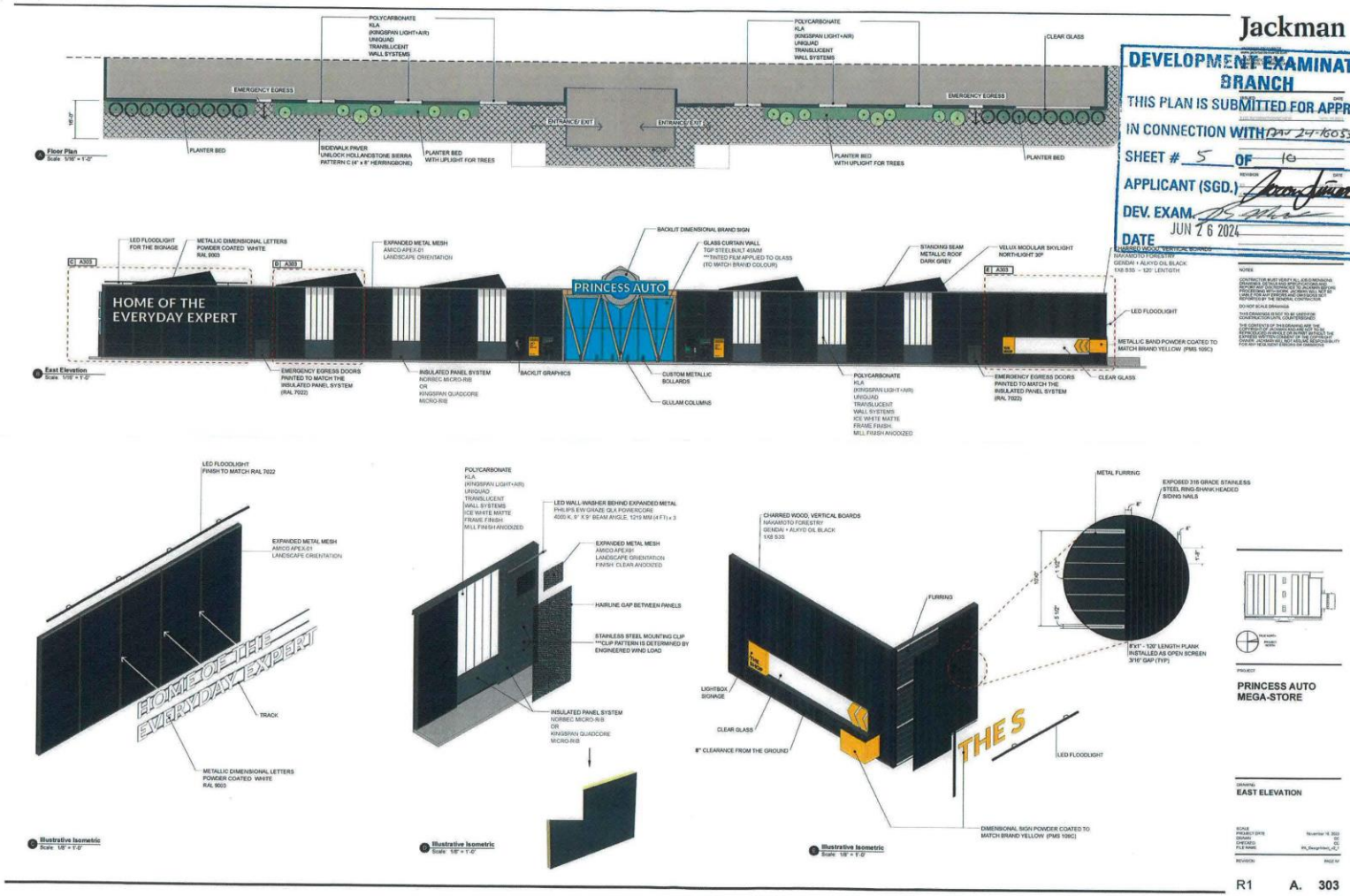
PROJECT
PRINCESS AUTO
MEGA-STORE

DRAWING
CONCEPT RENDERINGS

R1 A. 301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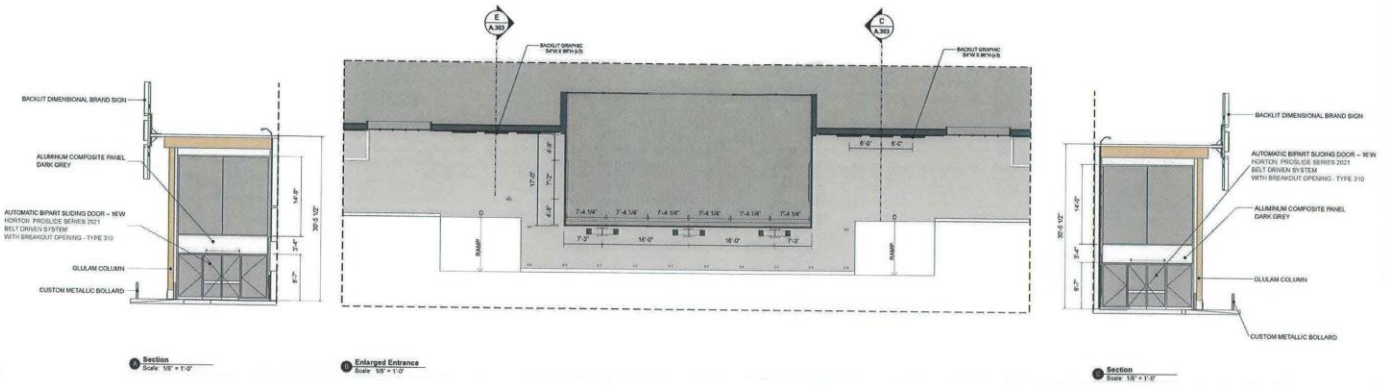
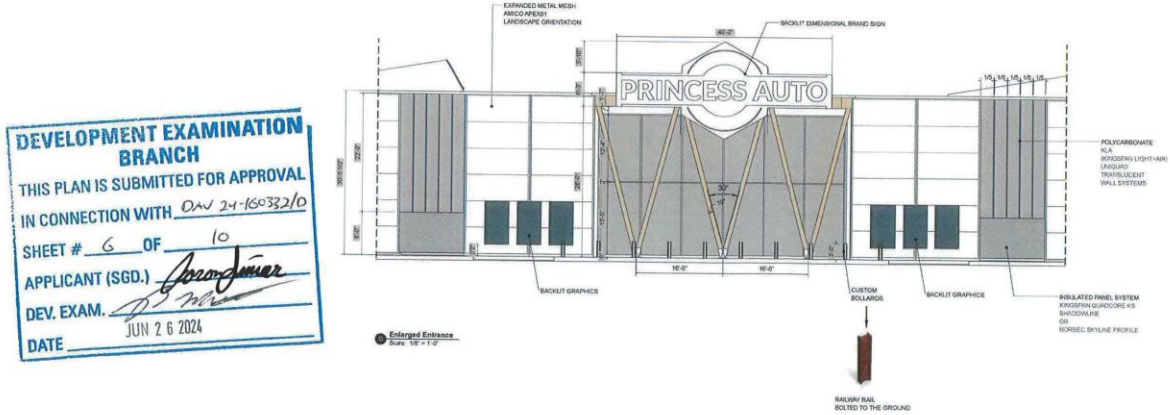
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAP 24-160532/D
SHEET # 5 OF 16
APPLICANT (SGD.)
DEV. EXAM.
DATE JUN 26 2024
Floor Plan
POLYCARBONATE KLA (KINGSPAN LIGHT+AIR) UNIQUAD TRANSLUCENT WALL SYSTEMS
CLEAR GLASS
EMERGENCY EGRESS
ENTRANCE/ EXIT
PLANTER BED
SIDEWALK PAVER UNILOCK HOLLANDSTONE SIERRA PATTERN C (4" x 8" HERRINGBONE)
PLANTER BED WITH UPLIGHT FOR TREES
East Elevation
HOME OF THE EVERYDAY EXPERT
PRINCESS AUTO
LED FLOODLIGHT FOR THE SIGNAGE
METALLIC DIMENSIONAL LETTERS POWDER COATED WHITE RAL 9003
EXPANDED METAL MESH AMICO APEX-01 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
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
CLEAR GLASS
Illustrative Isometric
LED FLOODLIGHT FINISH TO MATCH RAL 7022
EXPANDED METAL MESH AMICO APEX-01 LANDSCAPE ORIENTATION
TRACK
METALLIC DIMENSIONAL LETTERS POWDER COATED WHITE RAL 9003
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 GLX POWERCORE 4000 K, 8° X 5° BEAM ANGLE, 1219 MM (4 FT) x 3
EXPANDED METAL MESH AMICO APEX-01 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
CHARRED WOOD, VERTICAL BOARDS NAKAMOTO FORESTRY GENDAI + ALKYD OIL BLACK 1X8 S3S
FURRING
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)
LIGHTBOX SIGNAGE
CLEAR GLASS
8" CLEARANCE FROM THE GROUND
LED FLOODLIGHT
DIMENSIONAL SIGN POWDER COATED TO MATCH BRAND YELLOW (PMS 109C)
PROJECT
PRINCESS AUTO MEGA-STORE
DRAWING
EAST ELEVATION
R1 A. 303





DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 24-160332/0
SHEET # 6 OF 10
APPLICANT (SGD.)
DEV. EXAM.
DATE JUN 2 6 2024

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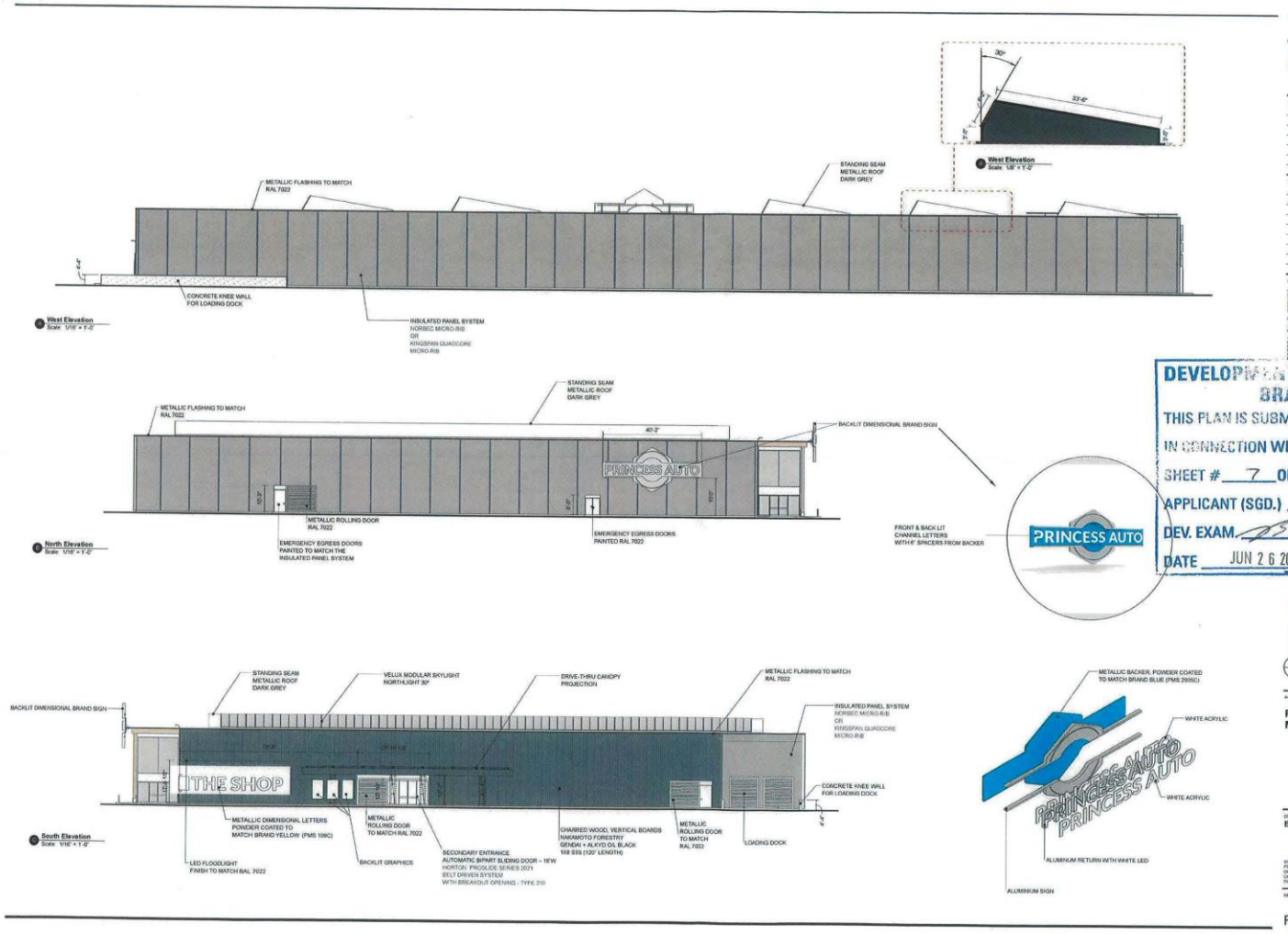
PROJECT
PRINCESS AUTO MEGA-STORE

DRAWING
EAST ELEVATION DETAIL

R1 A. 304



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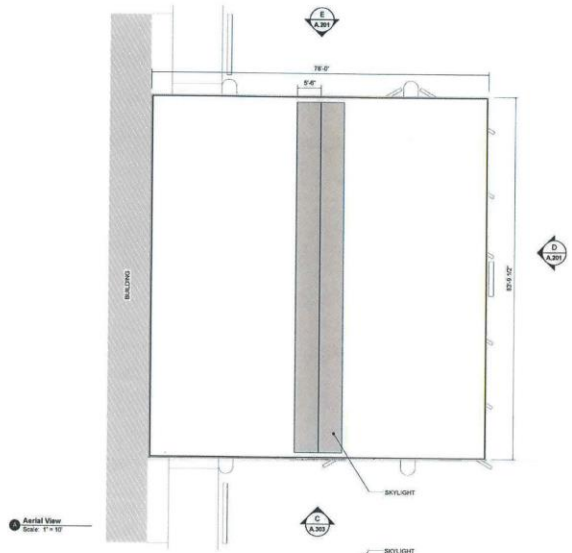
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DA24-160332/D
SHEET # 7 OF 10
APPLICANT (SGD.)
DEV. EXAM.
DATE JUN 2 6 2024

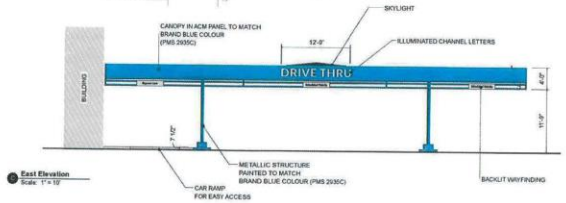
PROJECT
PRINCESS AUTO MEGA-STORE

DRAWING
ELEVATIONS

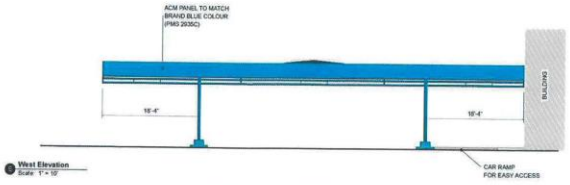
R1 A. 305



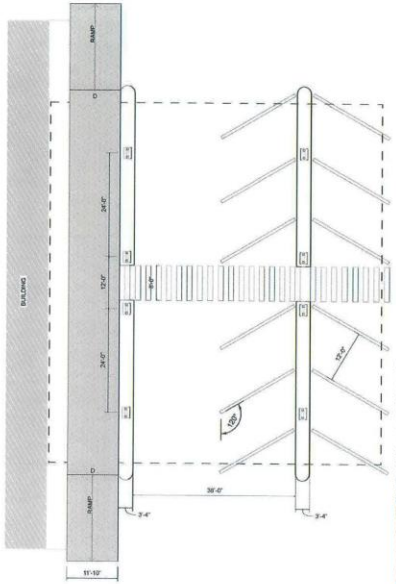
Aerial View
Scale: 1" = 10'



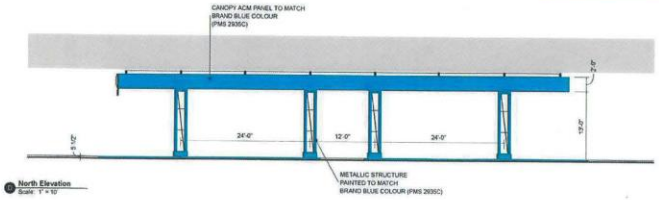
East Elevation
Scale: 1" = 10'



West Elevation
Scale: 1" = 10'



Layout
Scale: 1" = 10'



North Elevation
Scale: 1" = 10'

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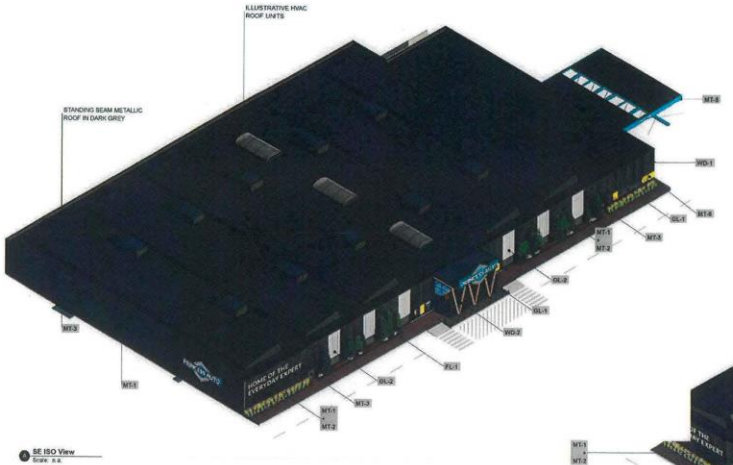
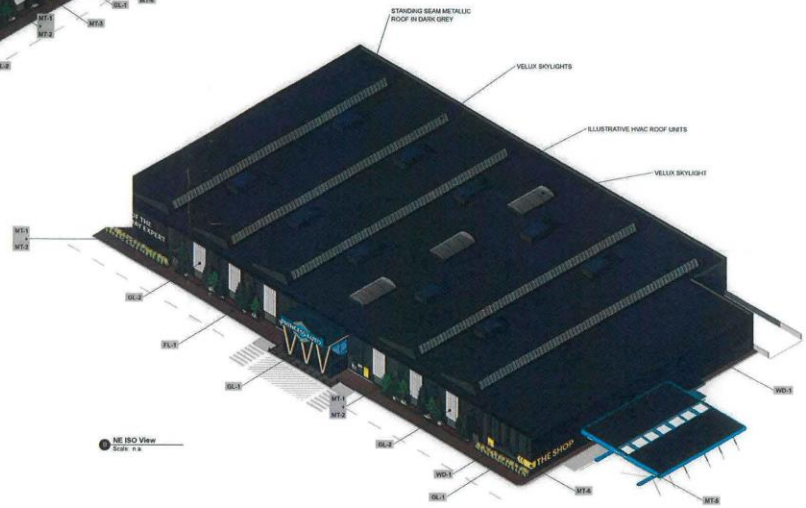
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 21-160352/10
SHEET # 8 OF 10
APPLICANT (SGD.)
DEV. EXAM.
DATE JUN 26 2024

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

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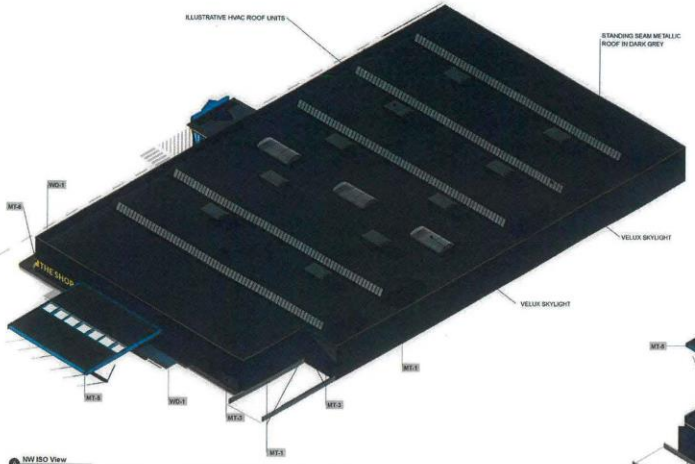
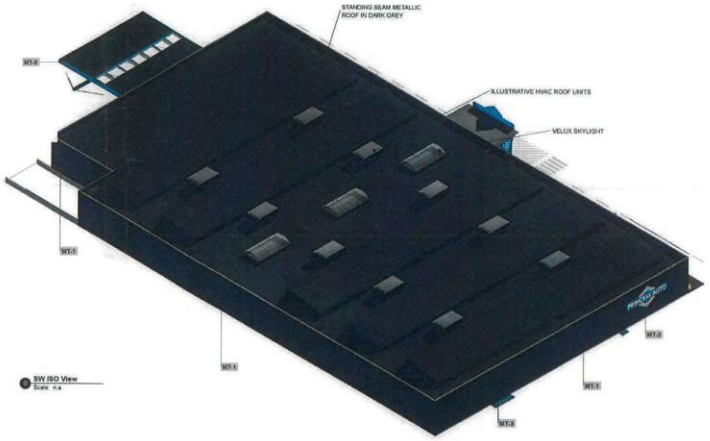
PROJECT
PRINCESS AUTO MEGA-STORE

DRAWING
ISOMETRIC VIEWS

R1 A. 307



NW ISO View
Scale: n.s



SW ISO View
Scale: n.s



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-91 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

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