Minutes – Executive Policy Committee – December 4, 2024

PUBLIC HEARINGS

Item No. 3 Variance – 474 and 494 Panet Road
(Elmwood-East Kildonan Ward)
File DAV 160332/2024D [c/r SPA 5/2024 and DASZ 31/2024]

EXECUTIVE POLICY COMMITTEE DECISION:

The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" 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);

subject to the following condition:

1. That, the Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 31/2024.

DECISION MAKING HISTORY:

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

Moved by Councillor Rollins,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Rollins,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Rollins,
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:

1. We share the enthusiasm of Princess Auto and support the application with respect to being consistent with Plan Winnipeg and being an exciting project for Winnipeg, one that is clearly homegrown, and one that Winnipeggers rely upon to get jobs large and small done in their homes and workshops.

DECISION MAKING HISTORY (continued):

2. We have a goal to manage commercial areas but also to grow jobs and our economy. Princess Auto is a prominent retail destination and this supports many of our goals as a city.

Carried

Moved by Councillor Rollins,

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

Carried

Moved by Councillor Rollins,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 13, 2024, 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.

THE CITY OF WINNIPEG
VARIANCE ORDER
EXECUTIVE POLICY COMMITTEE

DAV 160332/2024D [c/r SPA 5/2024 and DASZ 31/2024]

Before:	Executive Policy Committee His Worship Mayor Gillingham Councillor Duncan Councillor Lukes Councillor Rollins Councillor Santos
Hearing:	December 4, 2024 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).

It is the opinion of the Executive Policy Committee that subject to the conditions listed below, if any, this Variance meets the statutory criteria as outlined in 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;

(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:

1. We share the enthusiasm of Princess Auto and support the application with respect to being consistent with Plan Winnipeg and being an exciting project for Winnipeg, one that is clearly homegrown, and one that Winnipeggers rely upon to get jobs large and small done in their homes and workshops.

2. We have a goal to manage commercial areas but also to grow jobs and our economy. Princess Auto is a prominent retail destination and this supports many of our goals as a city.

ORDER:

The Executive Policy Community Committee orders that the provisions of the Proposed "C3" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 are varied on "the land" for:

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);

subject to the following condition, which the Executive Policy Committee considers necessary to ensure compliance with criteria (a) to (d) in Subsection 247(3) of the City of Winnipeg Charter, namely:

1. That, the Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 31/2024.

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

DATE OF ORDER: December 6, 2024

CERTIFIED BY:

KMcMillan

Kate McMillan
Manager of the Decision Making Process

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 December 27, 2024;
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 160332/2024D; 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:

Aaron Simoes
Melissa Neirinck
Susan Russell
Heather Turnbull-Smith
Jennifer Benedictson
Ann Top
Ben McGillivary

In Opposition:

Nil

For Information:

Nil

For the City:

E. Allen, Planner, Planning, Property and Development Department
D. Chyz-Lund, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 160332/2024D

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
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
10. Notice of Adjournment dated November 13, 2024
11. Report from the Urban Planning Division dated October 3, 2024
12. Communication dated December 2, 2024, from Ben McGillivray in support of the application
13. Presentation in support of the application submitted by the Applicant

Exhibit “11” 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.

RECOMMENDATIONS

The Urban Planning Division recommends **approval** of the application 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).

Subject to the following condition(s):

1. That, the Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 31/2024.

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 variances will be approved.

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

CRITERIA FOR APPROVAL

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

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

SITE DESCRIPTION

- The properties are located on the west side of Panet Road, between Mission Street and Nairn Avenue in the Tyne-Tees neighbourhood of the Elmwood – East-Kildonan Ward.
- The properties are currently zoned “M2” Manufacturing - General district.
- The properties are located in an Employment Lands policy area as designated in *Complete Communities 2.0*.
- The properties have an assessed area of approximately 17 acres (756,328 square feet).
- The properties are partly vacant, with some storage and parking currently on the site.

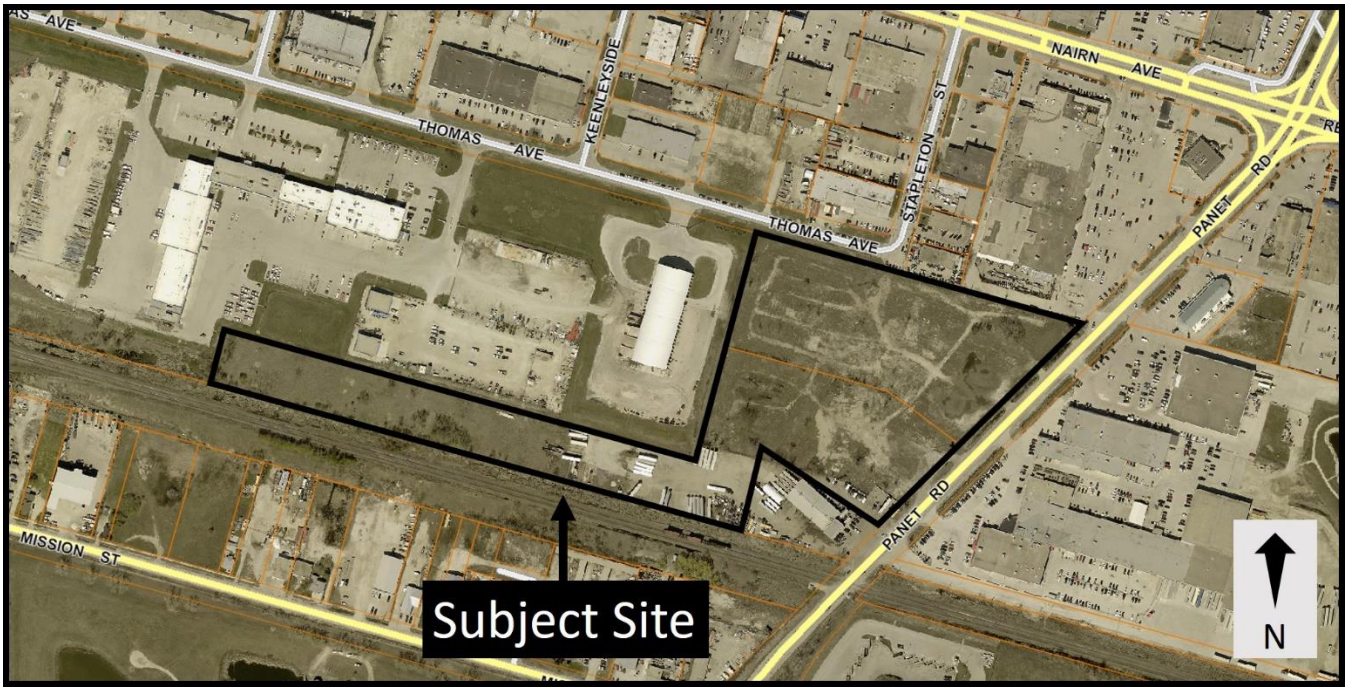


Figure 1: Subject site and surrounding area (flown 2024).

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A shopping centre zoned “C3” Commercial – Corridor district, Thomas Avenue, and several automotive and related uses zoned “M2” Manufacturing - General district.

East: Panet Road, then office and retail uses zoned “M1” Manufacturing – Light district.

South: An automotive / transportation service centre zoned “C2” Commercial – Community district, and railway tracks.

West: City of Winnipeg (Public Works) buildings zoned “M2” Manufacturing – General district.

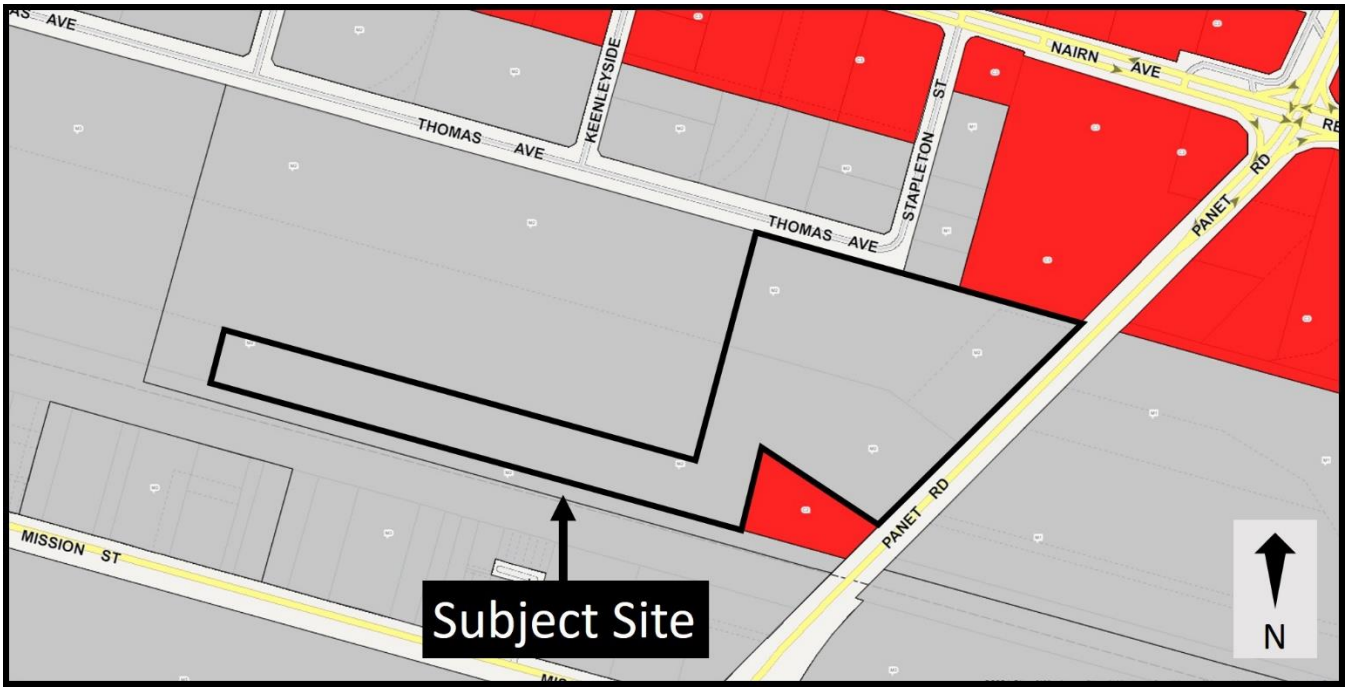


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to subdivide and rezone the properties to construct a 105,000 square foot retail store.
- The building would be 30' 5 ½" in height, with the main entrance along the east façade facing Panet Road and a drive through entrance on the north façade facing Thomas Avenue.
- A total of 503 parking stalls, including 13 accessible stalls are proposed, along with 46 bicycle stalls.
- A total of 101 trees and 434 shrubs are proposed across the site.
- Access to site would be taken from Panet Road and Thomas Avenue.
- A stormwater retention basin is proposed at southwest corner of the site.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject site is located in an Established Neighbourhood – Recent Community policy area of *CCDS 2.0*. Certain goals and policies of *CCDS 2.0* apply to the proposal.
- Goal 1 - *Manage general commercial areas in support of Complete Communities goals.*
    - *1.5 Approve applications for new commercially zoned land where:*

        a. The proposed commercial use is compatible with surrounding land uses;

        b. Impacts on existing commercial areas, including designated Mixed Use Centres, will be minimal and will not undermine or detract from their planned function. Impacts may include contributing to store closures, loss of vitality, and/or diminishment of their role and function, and will be considered in relation to the scale of the proposed development and future residential growth expected to be served by it;

        c. Existing nearby commercial areas cannot accommodate expansion;

        d. The street network can accommodate associated traffic volumes at full build-out; and

        e. Transit service can be provided in an economically efficient manner relative to the scale of the proposed development.

- Goal 3 - *Ensure that Regional Mixed Use Centres continue to function as prominent retail destinations that serve a city-wide and regional population.*
    - *3.3.1 Recognize Regional Mixed Use Centres as the preferred locations for Major Retail uses.*
    - *3.4 Major Retail development may be permitted where contiguous to a Regional Mixed Use Centre's boundaries.*

Surrounding land uses include commercial-zoned land with retail, service, and light-industrial spaces, a City of Winnipeg Public Works yard, and light industrial-zoned land with automotive, service, and office spaces. The existing regional retail, light industrial, office, and automotive-focused uses are similar in type and intensity to the proposal, and do not pose a land use conflict.

Given the large size of the proposed building at 105,000 square feet, accommodating it in the existing commercial-zoned lands to the north is unlikely, while enabling it directly south of those commercial lands on the subject properties enables the contiguous extension of the existing commercial area.

WINNIPEG ZONING BY-LAW 200/06

Reasons for the Variance

- The applicant has proposed insufficient building foundation landscaping along the north façade facing Thomas Avenue, and insufficient parking lot interior landscaping.
- The properties have two front yards, with one located along Panet Road to the east and another located along Thomas Avenue to the north. There is a reduced front yard of 15’ rather than the required 25’ to the parallel parking area along Thomas Avenue.
- For these reasons, variances are required.

ANALYSIS OF VARIANCES

Insufficient landscaping

- The north façade functions as a secondary entrance with a drive through section, pick-up stalls, and loading zone. Building foundation landscaping along this portion of the building would impede the entrance and pick-up area. However, the applicant has proposed additional building foundation landscaping along the east wall and primary entrance of the building facing Panet Road, which makes up for all missing building foundation landscaping along the north façade.
- The parking lot landscaping is short 16 shrubs to ensure adequate parking space, however the shrubs are instead proposed along the east building foundation. A total of 60 trees and 165 shrubs are still proposed for the parking lot landscaping, spread across the site to create a well landscaped parking area.
- There is no net loss to the required landscaping for the site, as vegetation has only been moved to different locations on the site plan to create a functional, attractive landscape plan.

Insufficient front yard

- The applicant has proposed parallel parking stalls in the front yard facing Thomas Avenue that are 15’ from the property line. Thomas Avenue is an auto-oriented street with primarily light industrial uses, where most other properties also have parking located within 15’ of the front property line.
- The applicant has also proposed a substantial landscape buffer of deciduous trees along the Thomas Avenue frontage, creating a well landscaped yard that is consistent with the surrounding properties along Thomas Avenue.
- For these reasons, the variance is supportable.

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 proposed variances enables commercial development consistent with OurWinnipeg 2045 and Complete Communities 2.0 policies.

(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 design elements of the proposed project align with the surrounding context and help reduce any potential adverse effects on adjoining properties

(c) is 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

In that, the proposed variances enable the establishment of a contextually-sensitive commercial building in a fashion consistent with the surrounding area.

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

In that, the surrounding area is characterized by light industrial and commercial uses, and the proposed commercial use is a similar use to the existing development in the area.

FINANCIAL IMPACT

Financial Impact Statement

Date: October 3, 2024

Project Name:

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

COMMENTS:

There are no direct financial implications associated with this report.

Mike McGinn Oct. 3, 2024

Mike McGinn, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with: N/A

OURWINNIPEG POLICY ALIGNMENT

OURWINNIPEG

OurWinnipeg is the City of Winnipeg's long-range development plan. Applicable Policies for Regional Mixed Use Centres include the following:

6.1 Sustainable Urban Growth

- *The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.*

6.25 Mixed Use Centres

- *Designate Mixed Use Centres within the Urban Structure, representing the largest commercial areas in the city with the ability to accommodate major retail uses, and become pedestrian-oriented environments connected by integrated and sustainable transportation options, and offering a variety of housing, employment, amenities and services.*

The proposed development application **aligns** with *OurWinnipeg* for the following reason:

It facilitates the commercial intensification of a site that is compatible with surrounding properties and is consistent with the policies of *OurWinnipeg*.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

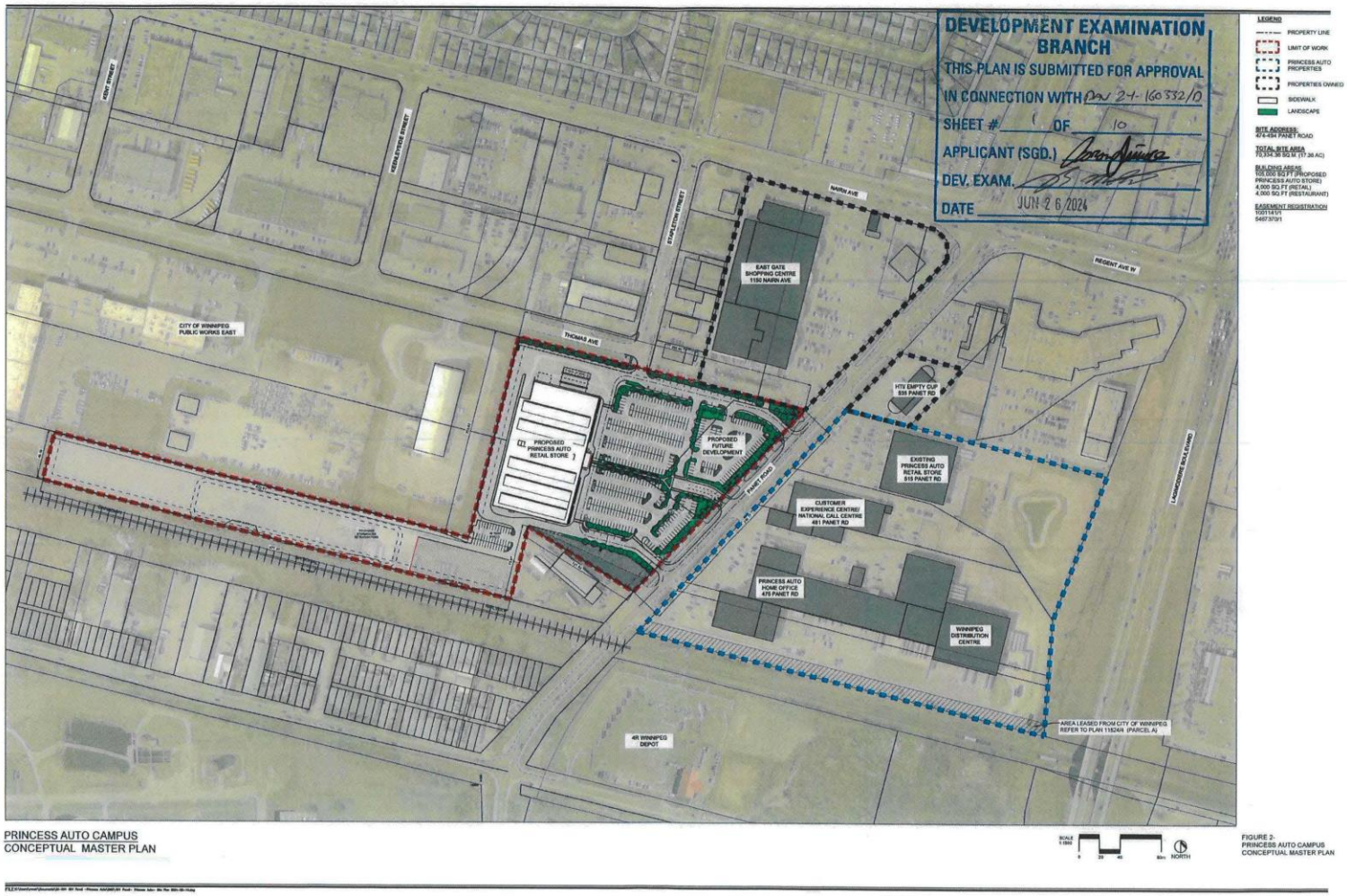
Consideration was given as to whether this report connects to the Winnipeg Poverty Reduction Strategy (PRS) and its Goals and Objectives, and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Dylan Chyz-Lund
Date: Monday, October 3, 2024
File No: DAV 24-160332\D

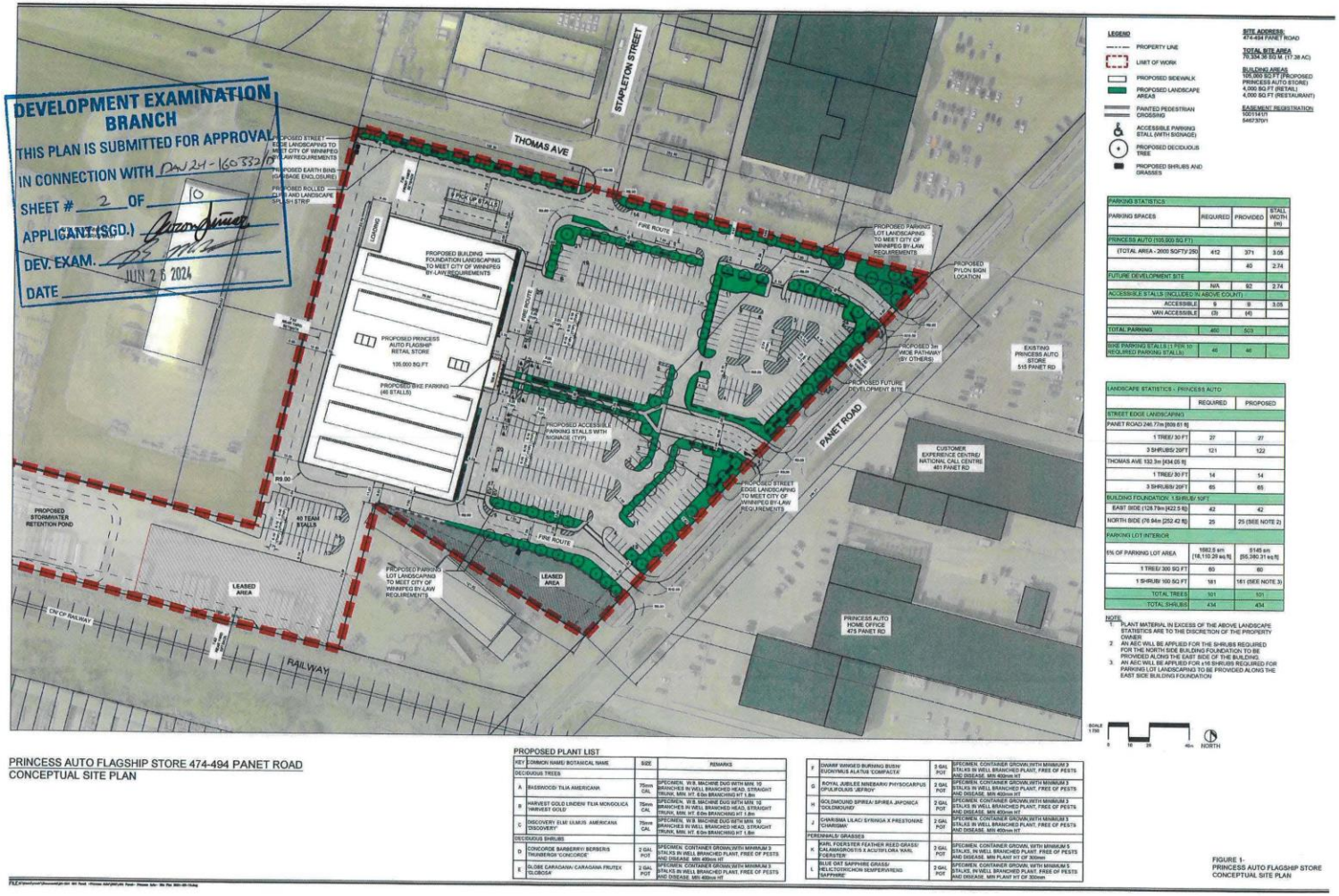
Attachments: N/A

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



PRINCESS AUTO CAMPUS
CONCEPTUAL MASTER PLAN

FIGURE 2:
PRINCESS AUTO CAMPUS
CONCEPTUAL MASTER PLAN



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

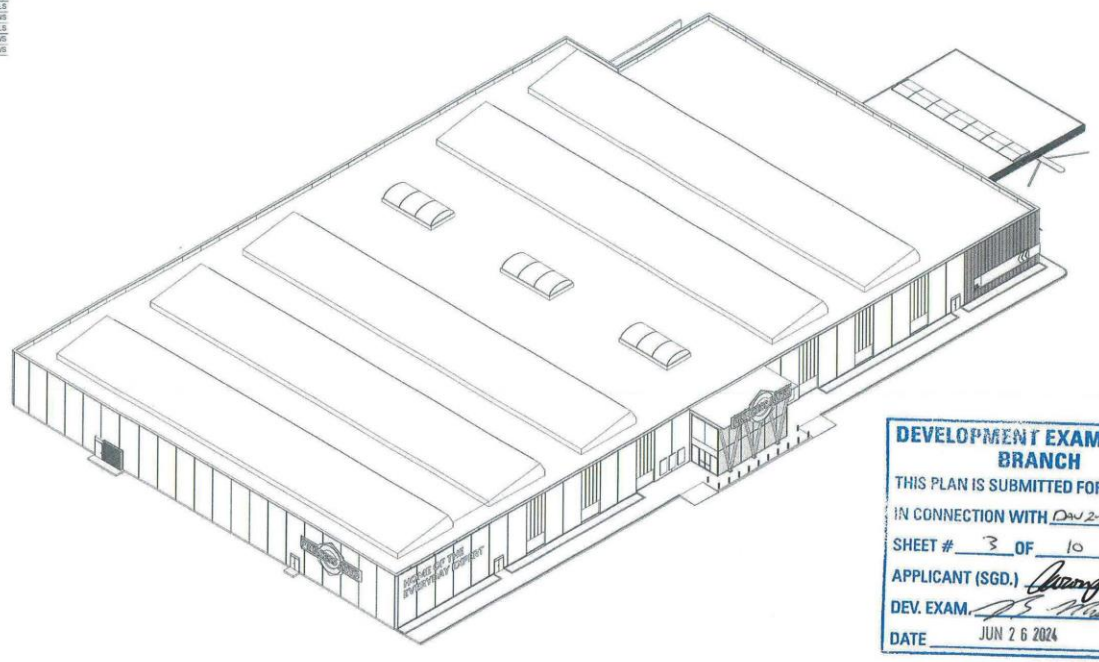
PROPOSED PLANT LIST

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 '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	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 S35	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

Jackman

ISSUED DATE

REVISION DATE

NOTES

CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS. DRAWINGS, DETAILS AND SPECIFICATIONS ARE SUBJECT TO ADDITIONAL REVISIONS AND PROCESSING WITH WORK. DRAWINGS MUST BE LIMITED FOR ANY WRITTEN INFORMATION AND DATA REPORTED BY THE GENERAL CONTRACTOR.

DO NOT SCALE DRAWINGS

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PROJECT

PRINCESS AUTO MEGA-STORE

DRAWING

COVER PAGE

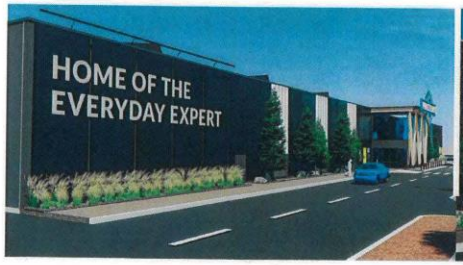
SCALE
PROJECT DATE November 16, 2023
DRAWN CC
CHECKED CC
FILE NAME PA_Development_v2_1

REVISION PAGE N°

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







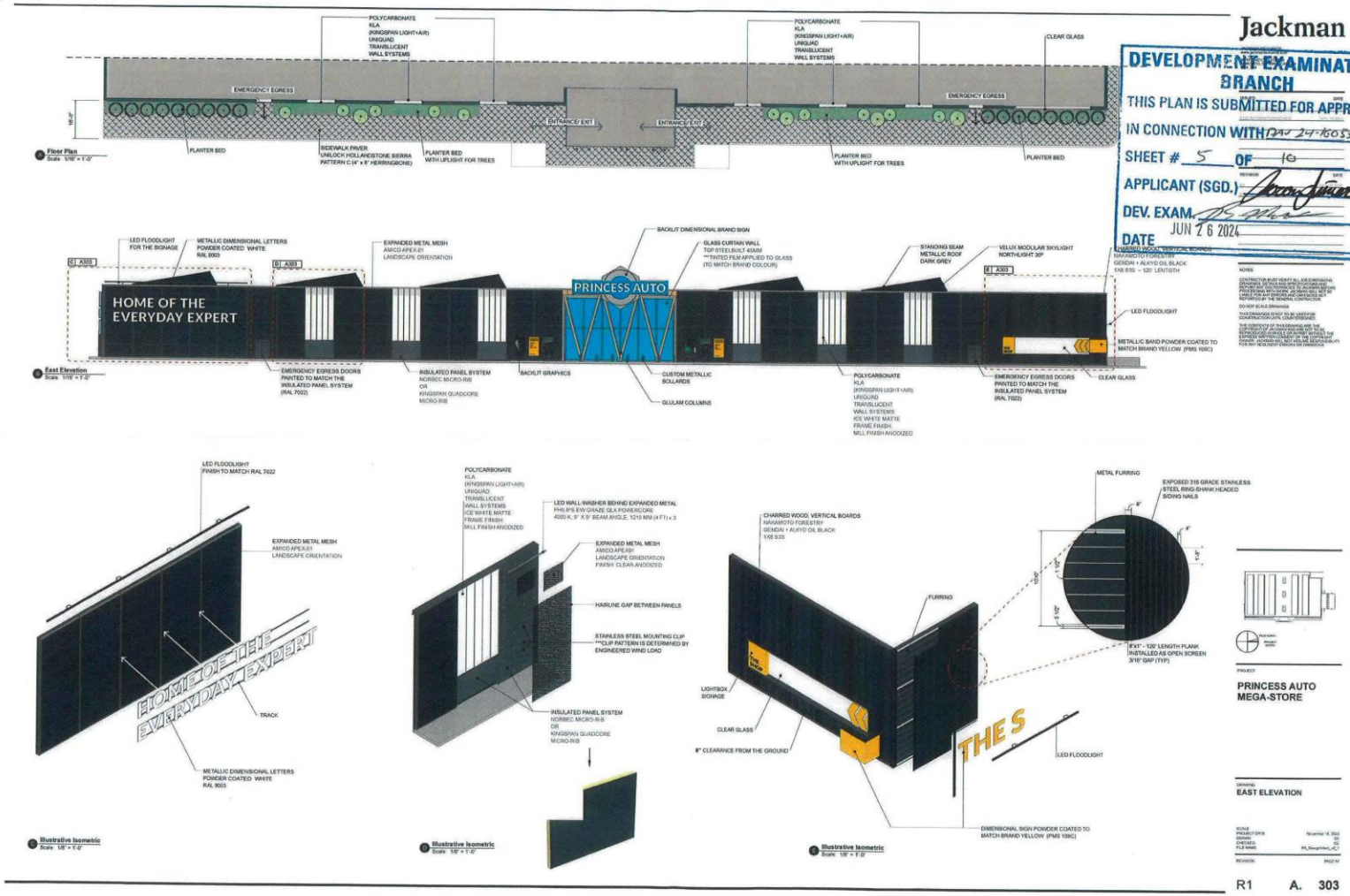


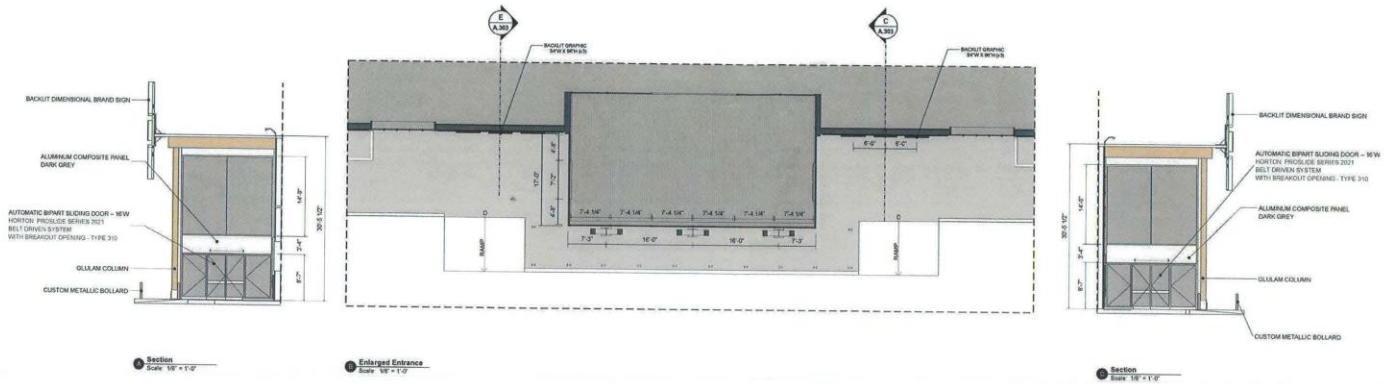
Jackman

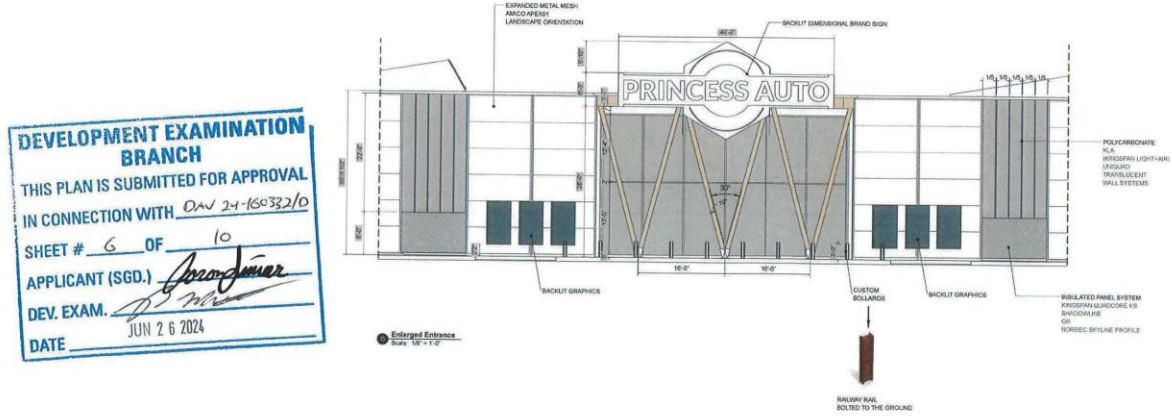
PROJECT
PRINCESS AUTO
MEGA-STORE

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
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-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
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-51 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-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
CHARRED WOOD, VERTICAL BOARDS NAKAMOTO FORESTRY GENDAI + ALKYD OIL BLACK 1X8 S3S
FURRING
LIGHTBOX SIGNAGE
CLEAR GLASS
8" CLEARANCE FROM THE GROUND
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)
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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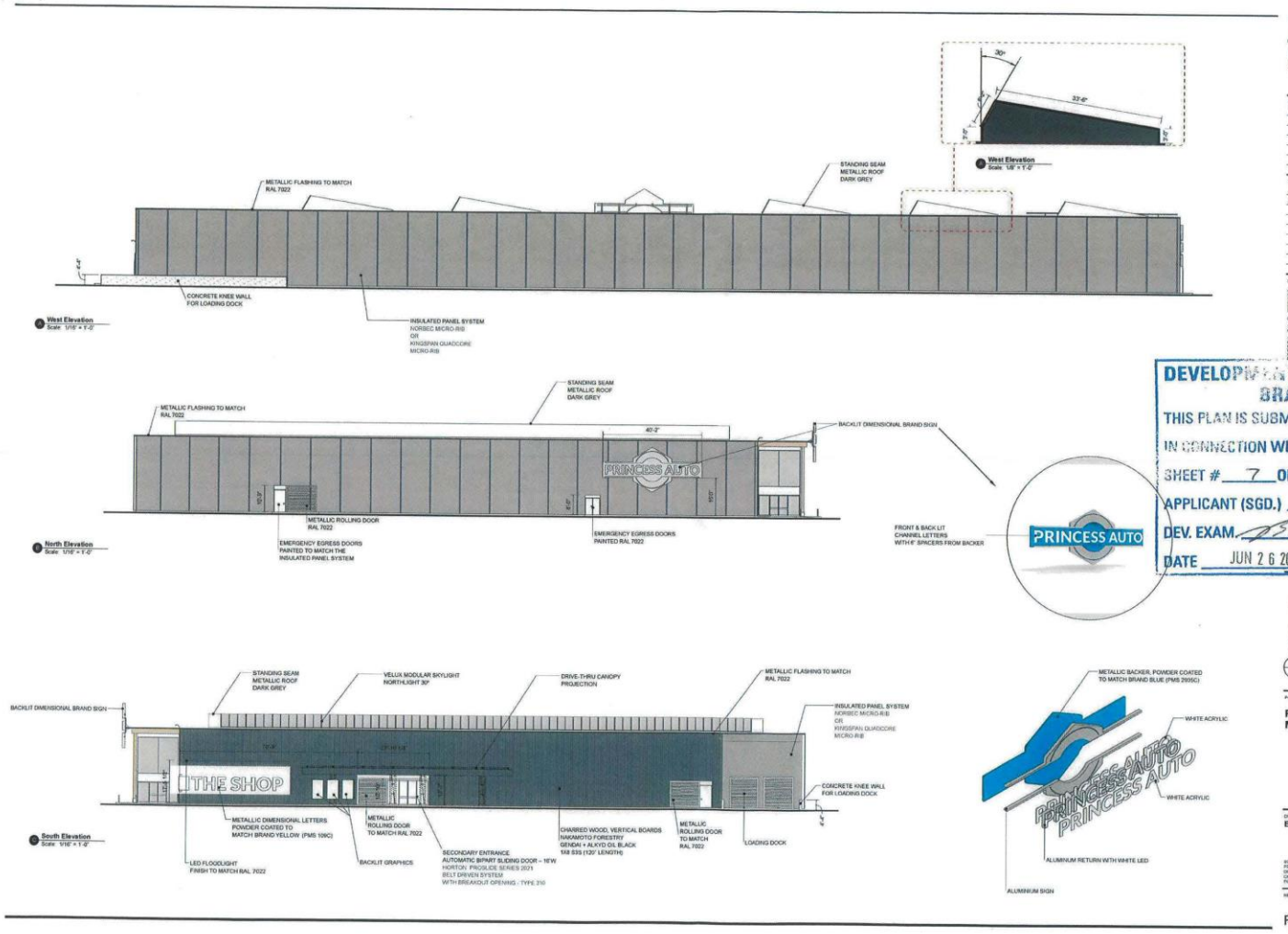
PROJECT
PRINCESS AUTO
MEGA-STORE

DRAWING
EAST ELEVATION DETAIL

R1 A. 304



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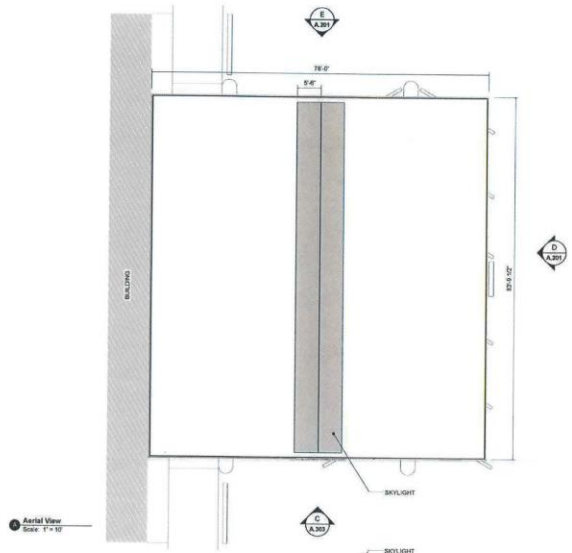
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DA24-160332/D
SHEET # 7 OF 10
APPLICANT (SGD.)
DEV. EXAM.
DATE JUN 2 6 2024

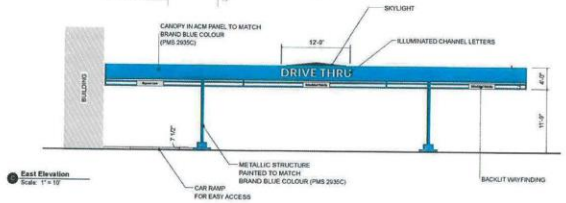
PROJECT
PRINCESS AUTO MEGA-STORE

DRAWING
ELEVATIONS

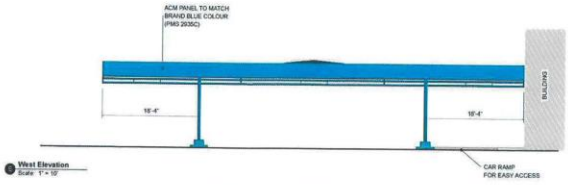
R1 A. 305



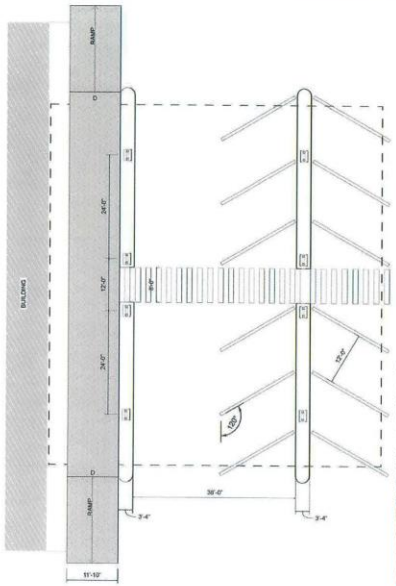
Aerial View
Scale: 1" = 10'



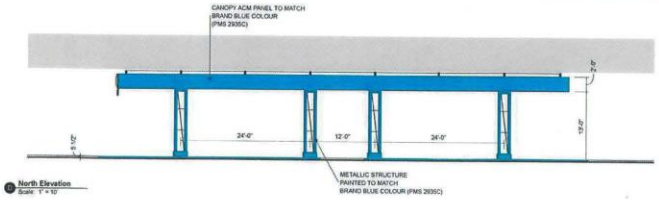
East Elevation
Scale: 1" = 10'



West Elevation
Scale: 1" = 10'



Layout
Scale: 1" = 10'



North Elevation
Scale: 1" = 10'

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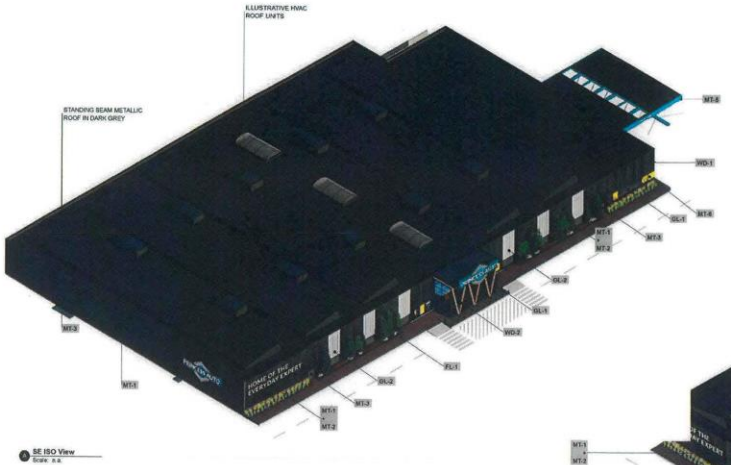
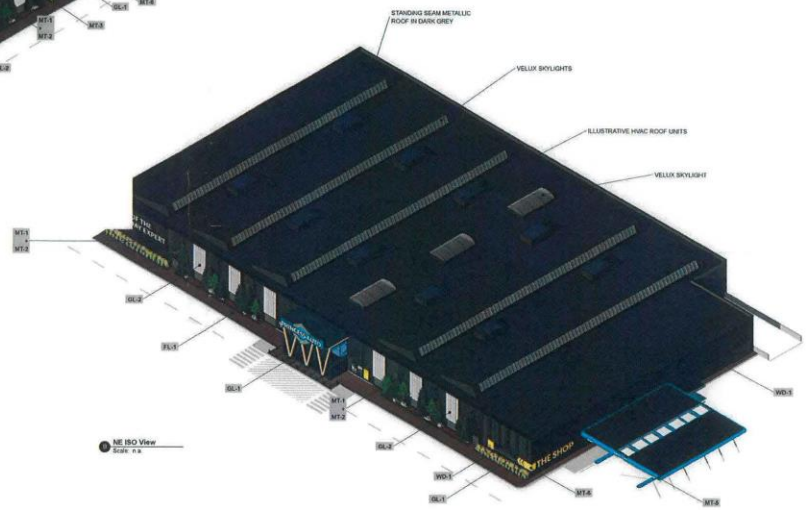
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 21-160352/10
SHEET # 8 OF 10
APPLICANT (SGD.)
DEV. EXAM.
DATE JUN 26 2024

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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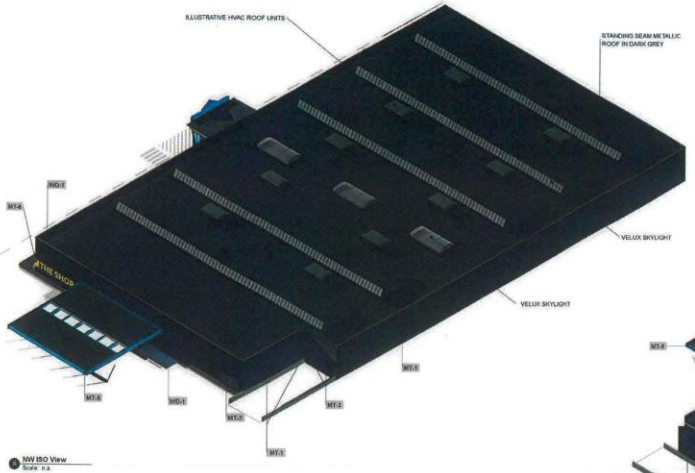
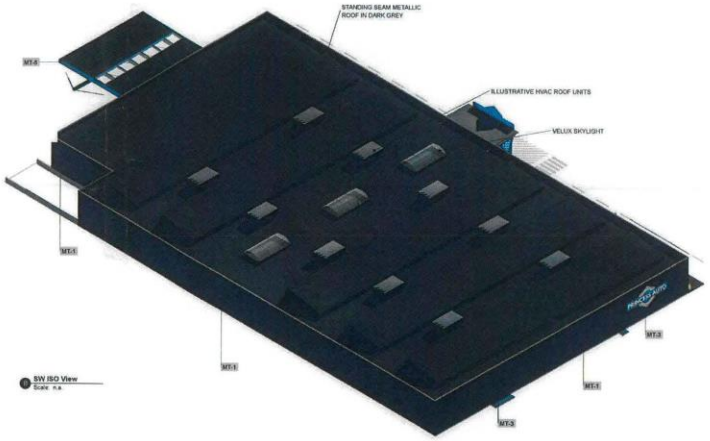
PRINCESS AUTO MEGA-STORE

ISOMETRIC VIEWS

R1 A. 307





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



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PROJECT
PRINCESS AUTO MEGA-STORE

DRAWING
ISOMETRIC VIEWS

R1 A. 308