Minutes – Council – January 30, 2025

Minute No. 100
Report – Executive Policy Committee – January 21, 2025

Item No. 14 Subdivision and Rezoning – 4055, 4075 and 4077 Portage Avenue (Charleswood-Tuxedo-Westwood Ward)
File DASZ 43/2024

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the subdivision proposed under Development Application No. DASZ 43/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated December 23, 2024 and attached as Schedule "B" to this report, and with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by amending the Westport Festival Planned Development Overlay 2 (PDO-2 Westport Festival) in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated December 23, 2024, and attached as Schedule "B" to this report.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C4 PDO-2 Westport Festival" Commercial Regional District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated December 23, 2024, and attached as Schedule "C" to this report.

4. That in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 43/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

5. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance recommendations 1, 2 and 3 (the "By-law") and bring same directly to Council by way of communication for first reading.

Report – Executive Policy Committee – January 21, 2025

COUNCIL DECISION (continued):

6. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

7. That Development Application No. DASZ 43/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the "Fees" within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2-year period and Council approves the extension.

8. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 8 unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

11. That Development Application No. DASZ 43/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Executive Policy Committee – January 21, 2025

DECISION MAKING HISTORY:

Moved by His Worship Mayor Gillingham,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 21, 2025, the Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 7, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

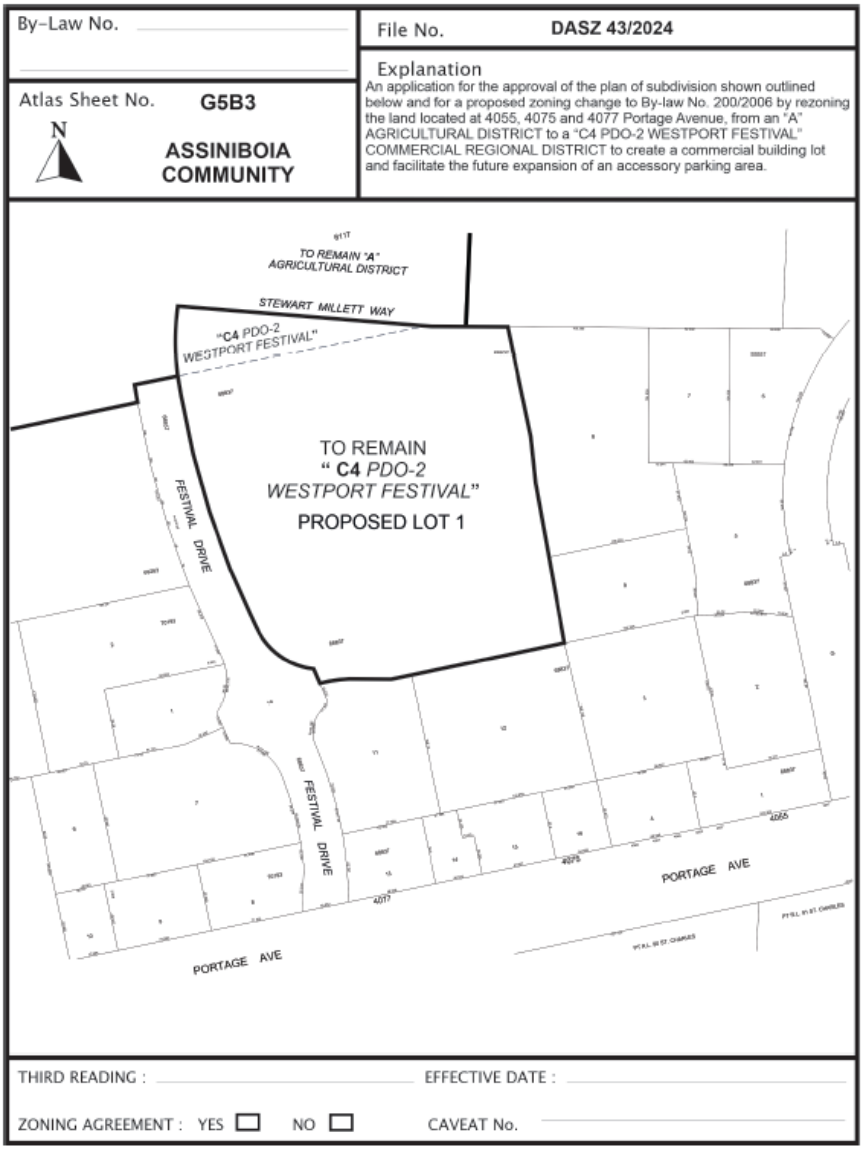
File: DASZ 43/2024

Before: Assiniboia Community Committee
Councillor Dobson, Chairperson
Councillor Duncan
Councillor Lukes

Public Hearing: January 7, 2025
Council Building, 510 Main Street

Applicant: ICI Properties (John Pearson)

Subject:



Premises Affected: 4055, 4075 and 4077 Portage Avenue

For submission to: Executive Policy Committee

Prepared by: L. Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: January 7, 2025

Community Committee Recommendation:

On January 7, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 43/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated December 23, 2024 and attached as Schedule "B" to this report, and with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by amending the Westport Festival Planned Development Overlay 2 (PDO-2 Westport Festival) in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated December 23, 2024, and attached as Schedule "B" to this report.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C4 PDO-2 Westport Festival" Commercial Regional District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated December 23, 2024, and attached as Schedule "C" to this report.

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5. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance recommendations 1, 2 and 3 (the "By-law") and bring same directly to Council by way of communication for first reading.

6. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

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12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The Assiniboia Community Committee provided the following supporting reasons for its recommendation:

1. There was a good working dialogue between the Public Service and the applicant.

2. This parcel of land will be developed as a cornerstone of the grounds.

3. This is of public interest to see the retailer be completed and opened as soon as possible.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 0

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated September 9, 2024
2. Notification of Public Hearing dated November 20, 2024
3. Manitoba Status of Titles 3143582/1, 3143637/1
4. Letter of authorization dated August 1, 2024 from The Red River Exhibition Association (Garth Rogerson) to ICI Properties (John Pearson)
5. Letter of authorization dated August 27, 2024 from 71185 Manitoba Limited (Sandy Shindleman) to ICI Properties (John Pearson)
6. Caveat 5332970/1
7. Plans (10 pages)
8. Report from the Urban Planning Division dated December 23, 2024
9. Inspection Report
10. Revised report from the Urban Planning Division dated January 6, 2025
11. Recording of Representations

REPRESENTATIONS:

In Support:

Brennan Pearson
John Pearson
Garth Rogerson

In Opposition:

Nil

For Information:

Nil

For the City:

R. Galston, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
A. Savage, Land Development Branch Administrator, Planning, Property and Development Department

Exhibit "10" referred to in File DASZ 43/2024

REVISED ADMINISTRATIVE REPORT

Title: DASZ 43/2024 – 4055, 4075 & 4077 Portage Avenue

Issue: For consideration at the public hearing for an application to rezone and consolidate two (2) properties to facilitate the expansion of an accessory parking area.

Critical Path: Assiniboia Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 43/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated December 23, 2024 and attached as Schedule "B" to this report, and with such minor changes as may be required.

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12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- 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 Winnipeg Public Service are concurred in, the subject property may be subdivided and proposed public reserve rezoned to the “C4 Westport Festival PDO 2” zoning district.

HISTORY

N/A

CONSULTATION

In preparing this report there was consultation with: N/A

SUBMITTED BY

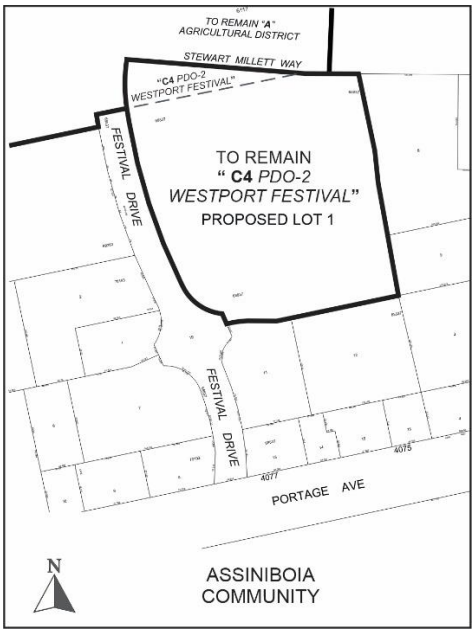
Department	Planning, Property and Development
Division	Urban Planning and Design Division
Prepared by	Robert Galston, MCP
Date:	January 6, 2025
File No.	DASZ 43/2024

List of Schedules and Appendices

Schedule A	Planning Discussion
Schedule B	Recommended Map 1 of PDO-2 Westport Festival, December 23, 2024
Schedule C	Recommended File No. DASZ 43/2024 Assiniboia Community Committee, December 23, 2024
Appendix A	Proposed By-law

SCHEDULE 'A'

FILE:	**DASZ 43/2024**
RELATED FILES:	n/a
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.227 (Assiniboia Downs)
SUBJECT:	To rezone and consolidate two (2) properties to facilitate the expansion of an accessory parking area.
LOCATION:	4055, 4075, and 4077 Portage Avenue
LEGAL DESCRIPTION:	ALL THAT PORTION OF RL 89 PARISH OF ST CHARLES CONTAINED WITHIN THE BORDERED PINK ON PLAN 6117 WLTO EXC FIRSTLY: PLANS 61943 WLTO AND 68837 WLTO AND SECONDLY: PUBLIC ROAD PLAN 57742 WLTO LOT 10 PLAN 68837 WLTO IN RL 89 90 AND 91 PARISH OF ST CHARLES



APPLICANT:	ICI Properties (John Pearson) 25 Rothwell Road, Unit 200 Winnipeg, Manitoba R3R 2M5

OWNERS: 71185 Manitoba, Ltd.
1355 Taylor Avenue, Unit 200
Winnipeg, MB R3M 3Y9

The River Exhibition Association
3977 Portage Avenue
Winnipeg, MB R3K 2E8

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject site is located north of Portage Avenue, at the intersection of two private streets, Race Track Road and Stewart Millet Way. It is a short distance west of the Perimeter Highway, in the Assiniboia Downs Neighbourhood of the Charleswood - Tuxedo - Westwood Ward.
- The subject site has a total land area of approximately 16.38 acres. It is made up of:
    - Lot 10, which has a lot area of 15.45 acres, and is zoned “C4 PDO-2 Westport Festival” Commercial Regional District, which is a zoning district under the Planned Development Overlay Area 2 (Westport Festival) of the Winnipeg Zoning By-law.
    - Part of a lot that will have a lot area of 0.93 acres, and is currently zoned “A” Agricultural.
- The subject site is designated as a Transformative Areas – Regional Mixed-Use Centre policy area (Portage Avenue West at Race Track Road) under the *Complete Communities Direction Strategy* Urban Structure Map.

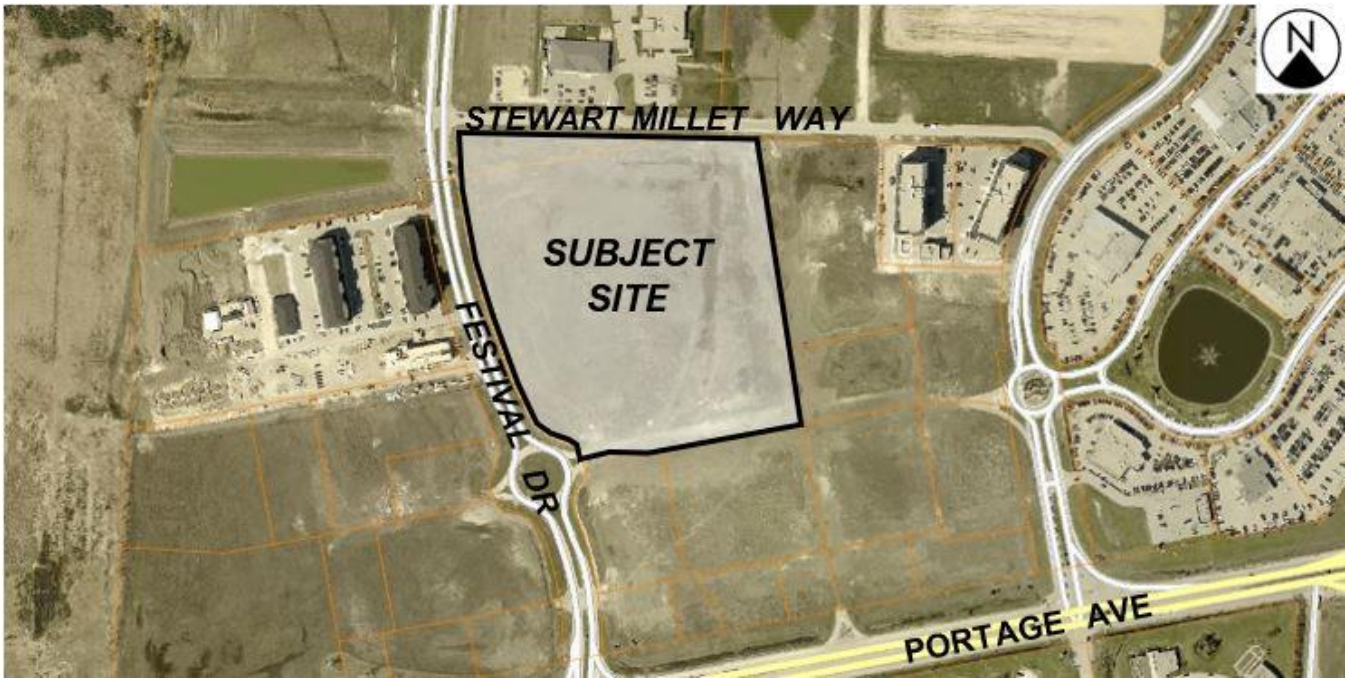


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Stewart Millet Way, then exhibition uses zoned “A PDO 2 Westport Festival” Agricultural.

South: Vacant land zoned “C4 PDO 2 Westport Festival” Commercial Regional.

East: Vacant land zoned “C4 PDO 2 Westport Festival.”

West: Private street named Festival Drive, then multi-family residential uses under construction zoned “C4 PDO 2 Westport Festival” Commercial Regional.

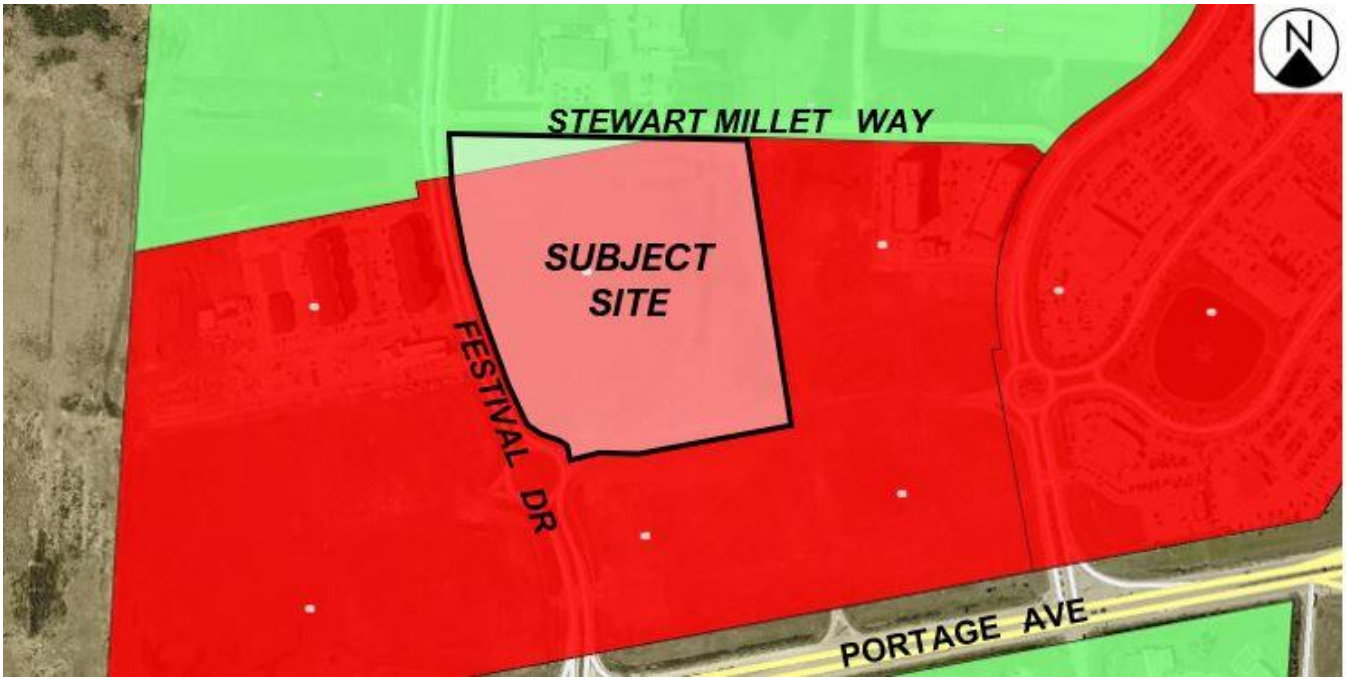


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide a portion of a lot and consolidate this portion with the adjacent Lot 10. The consolidated lot will be rezoned entirely “C4 PDO-2 Westport Festival” Commercial Regional district.
- Plans submitted show that the proposed consolidation and rezoning will accommodate additional land for parking and loading areas associated with a one-storey commercial building. This commercial building, which will contain a Costco Wholesale Corp. store, is currently under construction.
- Access to the subject site is to be taken directly from a private street named Stewart Millet Way, and from private drive aisles that connect to two private streets, Festival Drive and Race Track Road.

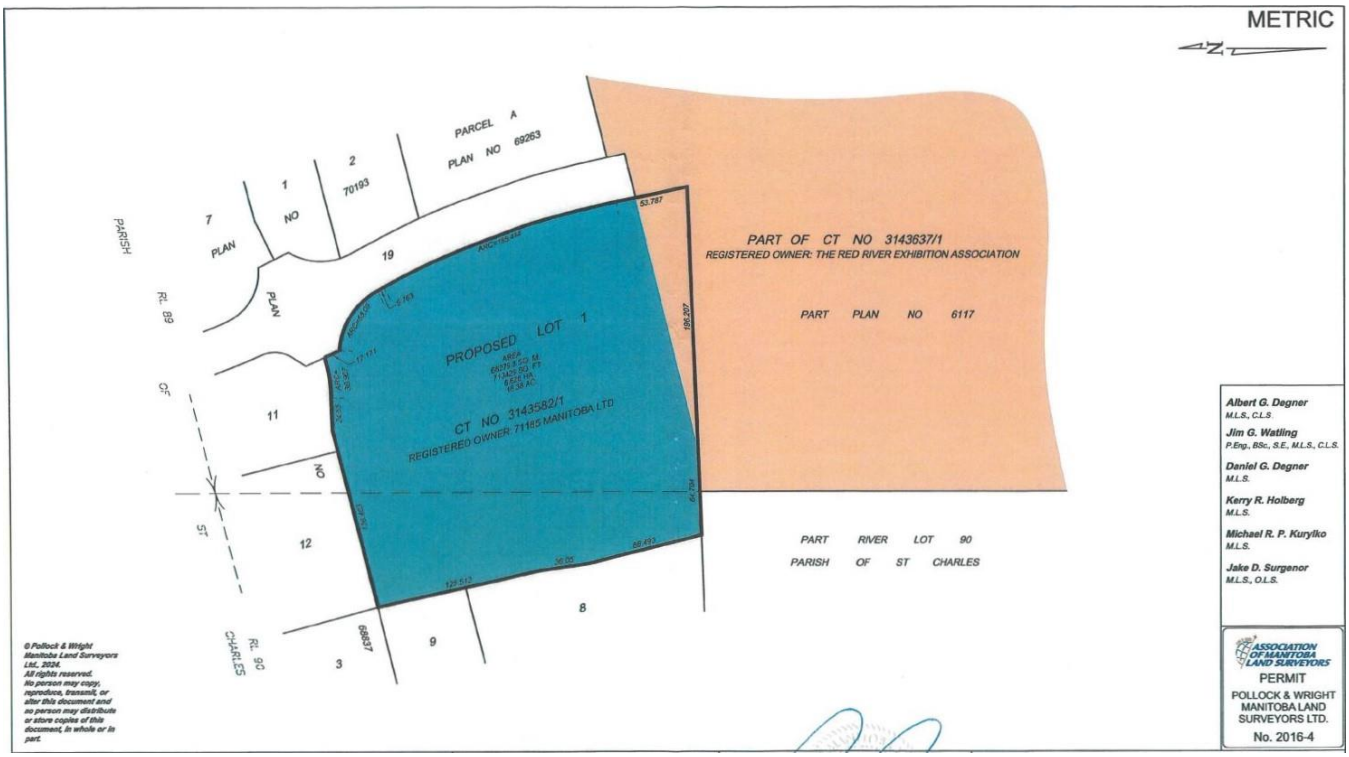


Figure 3: Plan of proposed zoning lots. (Submitted by the applicant)

ANALYSIS AND ISSUES

OURWINNIPEG 2045

- *OurWinnipeg 2045* is the City's long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as being in the Mixed Use Centre policy area.

  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.*

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- Under the *Complete Communities Direction Strategy 2.0,* the subject site is located in a Regional Mixed-Use Corridor Policy Area. It is also located in the "Portage Avenue West at Racetrack Road" Unicity Area Regional Mixed Use Centre under *Complete Communities 2.0.*
- With respect to the subject property, policies for Regional Mixed Use Corridors take precedence over policies for Regional Mixed-Use Centres.
- Relevant policies under *Complete Communities 2.0* include the following:

C.4 Commercial Areas and Mixed-Use Centres

Goal 2

2.0 Manage Mixed-Use Centres in support of Complete Communities goals.

Policies

2.1 Prioritize the commercial intensification of existing commercial areas in Established Neighbourhoods, Mixed Use Centres, Corridors, and Downtown over the creation of new Mixed Use Centres while being mindful of the differences in commercial scale permitted in each of these designations.

Goal 3

3.0 Ensure that Regional Mixed Use Centres to continue to function as prominent retail destinations that service a city-wide and regional population.

Policies

3.4 Major Retail development may be permitted where contiguous to a Regional Mixed Use Centre's boundaries.

3.5 The contiguity of a proposed Major Retail development must demonstrate an intention to intensify an existing Regional Mixed Use Centre and not the creation of a new Regional Mixed Use Centre to the satisfaction of the Director of Planning, Property and Development.

SUBDIVISION

- As noted above, the subject site is currently made up made up of one lot (Lot 10) and part of River Lot 89 (Plan 6117). Subdivision is required in order to consolidate Lot 10 with approximately 0.93 acres (40,356 square feet) of the southern part of River Lot 89 into one (1) lot, Lot 1. This southern part of River Lot 89 to be consolidated is entirely south of Stewart Millet Way, a private street to the north of the subject site.
- This lot consolidation will allow additional parking for a commercial use currently under construction on Lot 10.
- Please refer to Figures 3 and 4 reference.

REZONING

- As noted above, the subject site is made up of two (2) separate properties, Lot 10 and part of River Lot 89 (under Plan 6117).
- Lot 10 is currently zoned "C4 PDO-2 Westport Festival" Commercial Regional district
- River Lot 89 is currently zoned "A"" Agricultural district.
- The applicant proposes to consolidate these two properties and rezone it entirely to the "C4 PDO-2" district.

"C4"

- The "C4" zoning district is intended primarily for large-scale, distinctive, and attractive regional centres containing a mix of concentrated land uses. These commercial uses are subject to frequent view by the public and visitors to Winnipeg, and they should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. Development should facilitate and encourage pedestrian travel between uses. These areas are associated with Regional Mixed Use Centres.

- Given that the proposed rezoning will allow the expansion of the accessory parking area for a major commercial use under construction site, and the surrounding area south of Steward Millett Way is characterized by other lots zoned “C4”, the rezoning is considered appropriate for the proposed commercial lots.

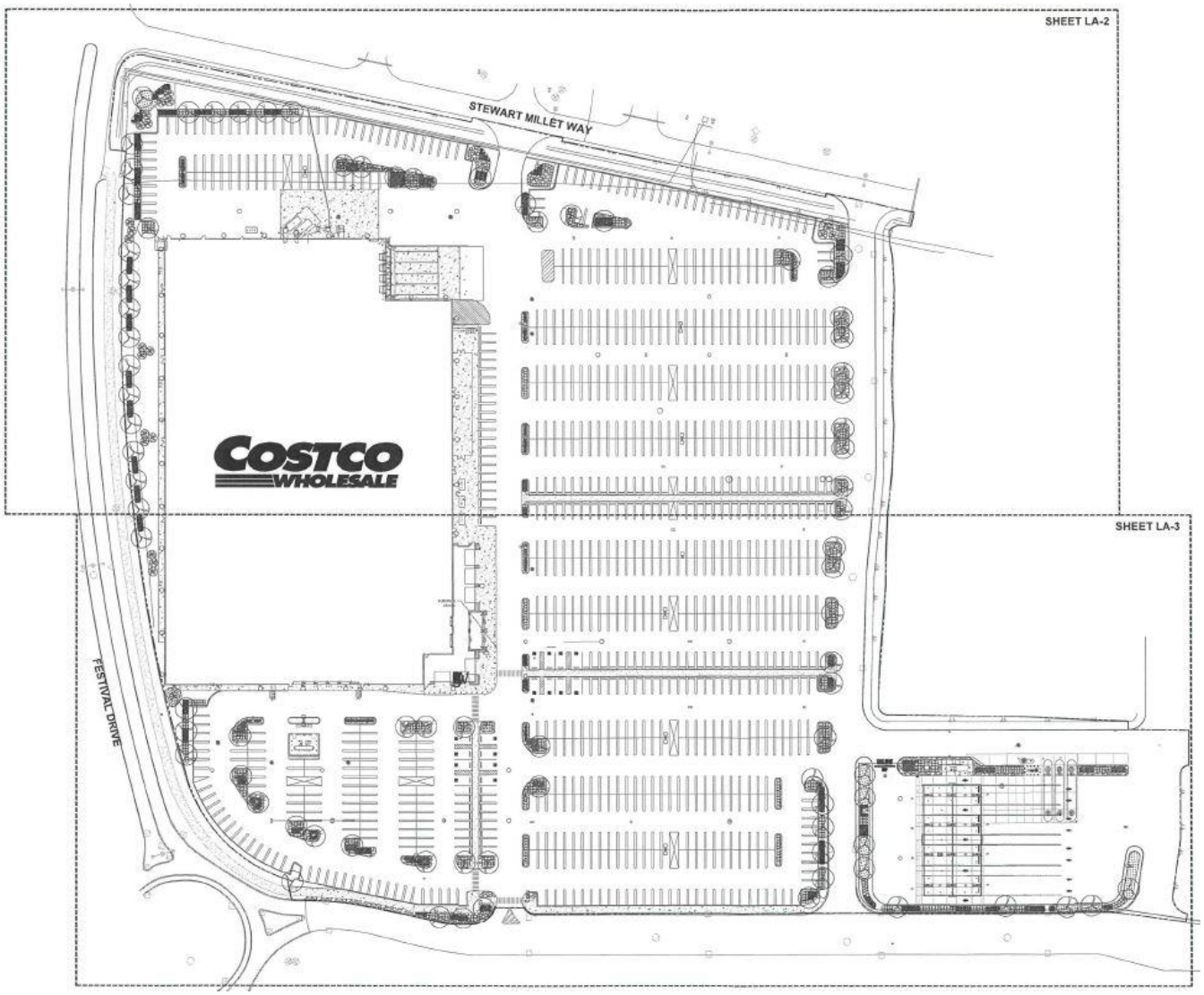


Figure 4: Plan of Development for the subject site, including an expansion of the accessory parking area south of Stewart Millet Way (Submitted by the applicant)

AMENDMENT TO WESTPORT FESTIVAL PLANNED DEVELOPMENT OVERLAY 2

- The applicant proposes to amend Map 1 of the Westport Festival Planned Development Overlay 2 (Westport Festival PDO). In particular, this amendment seeks to expand the northern boundary of the PDO area to accommodate an additional 0.93 acres.
- With respect to amending the PDO to allow multi-family residential as a permitted use, the “C4” zoning district does not permit residential uses. As such, including multi-family residential as a permitted use, the Westport Festival area can develop as a mixed-use area with a multi-family residential component, which is consistent with *Complete Communities* policies for Region Mixed Use Centres.

- Given the policies for Regional Mixed Centres and Established Neighbourhoods in the *Complete Communities Direction Strategy 2.0*, which support higher density and mixed-use development, the Urban Planning considers the “RMU” dimensional standards to be appropriate for future residential structures on the subject site.

COMPATIBILITY WITH SURROUNDING AREA

- In addition to the proposed development being generally consistent with relevant polices under the *Complete Communities Direction Strategy 2.0*, the proposed consolidation and rezoning of the subject site is not likely to have an adverse impact on existing development within the surrounding Assiniboia Downs Neighbouhood.

CONDITIONS OF APPROVAL

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is typically required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10 percent.

RECOMMENDATION

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

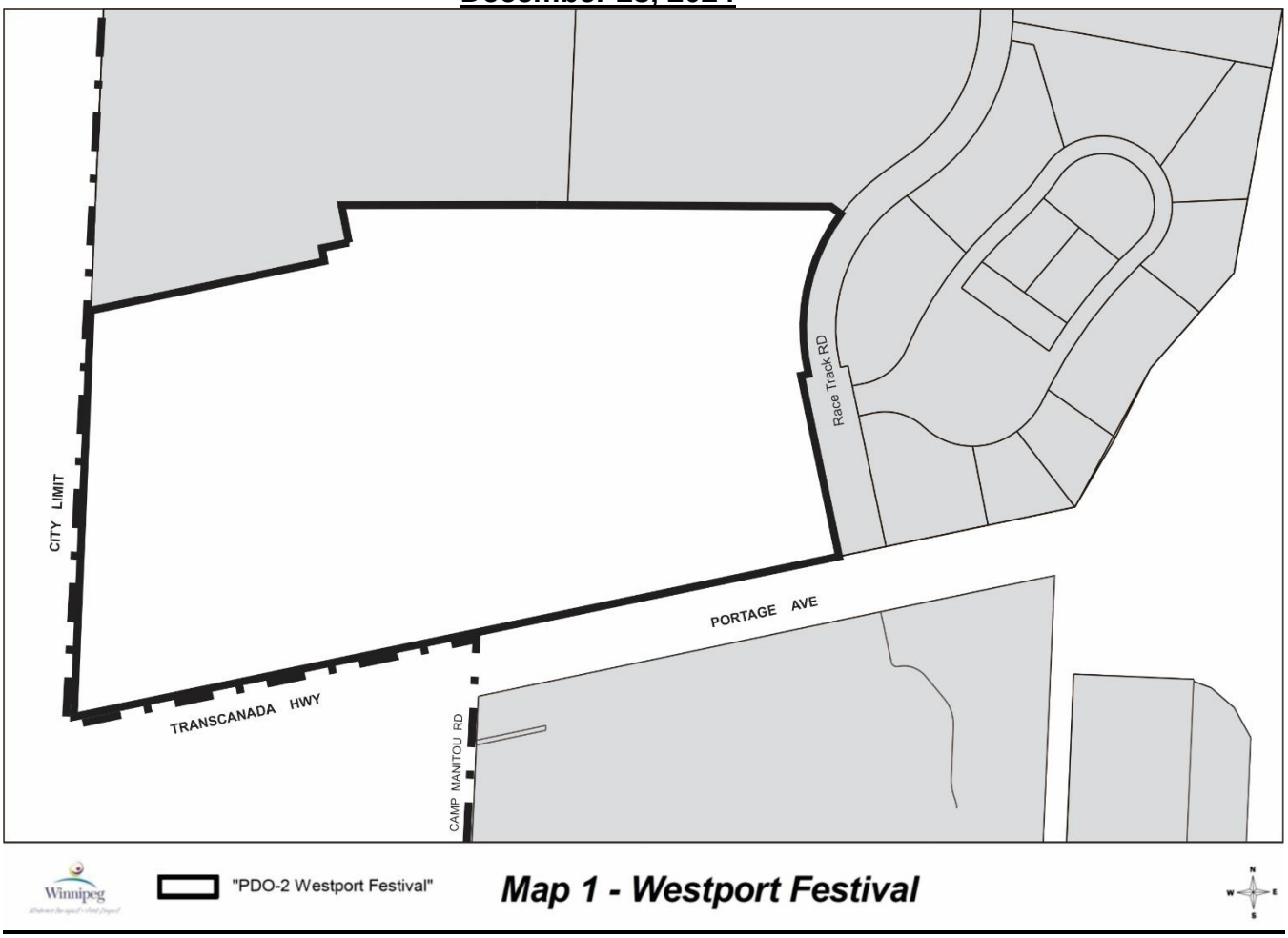
- The subject subdivision and rezoning complies with policies for Regional Mixed Use Centres and Established Neighbourhoods under the *Complete Communities Direction Strategy 2.0*.
- The proposed subdivision and rezoning will accommodate the expansion of a commercial site under construction.
- The proposed expanded area comprises an area approximately 0.93 acres is size, and will be bound by existing private streets, Stewart Millet Way and Festival Drive.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 43/2024

Schedule "B" for File DASZ 43/2024, Assiniboia Community Committee, dated December 23, 2024



Schedule "C" for File DASZ 43/2024, Assiniboia Community Committee, dated December 23, 2024

By-Law No. _____

File No. **DASZ 43/2024**

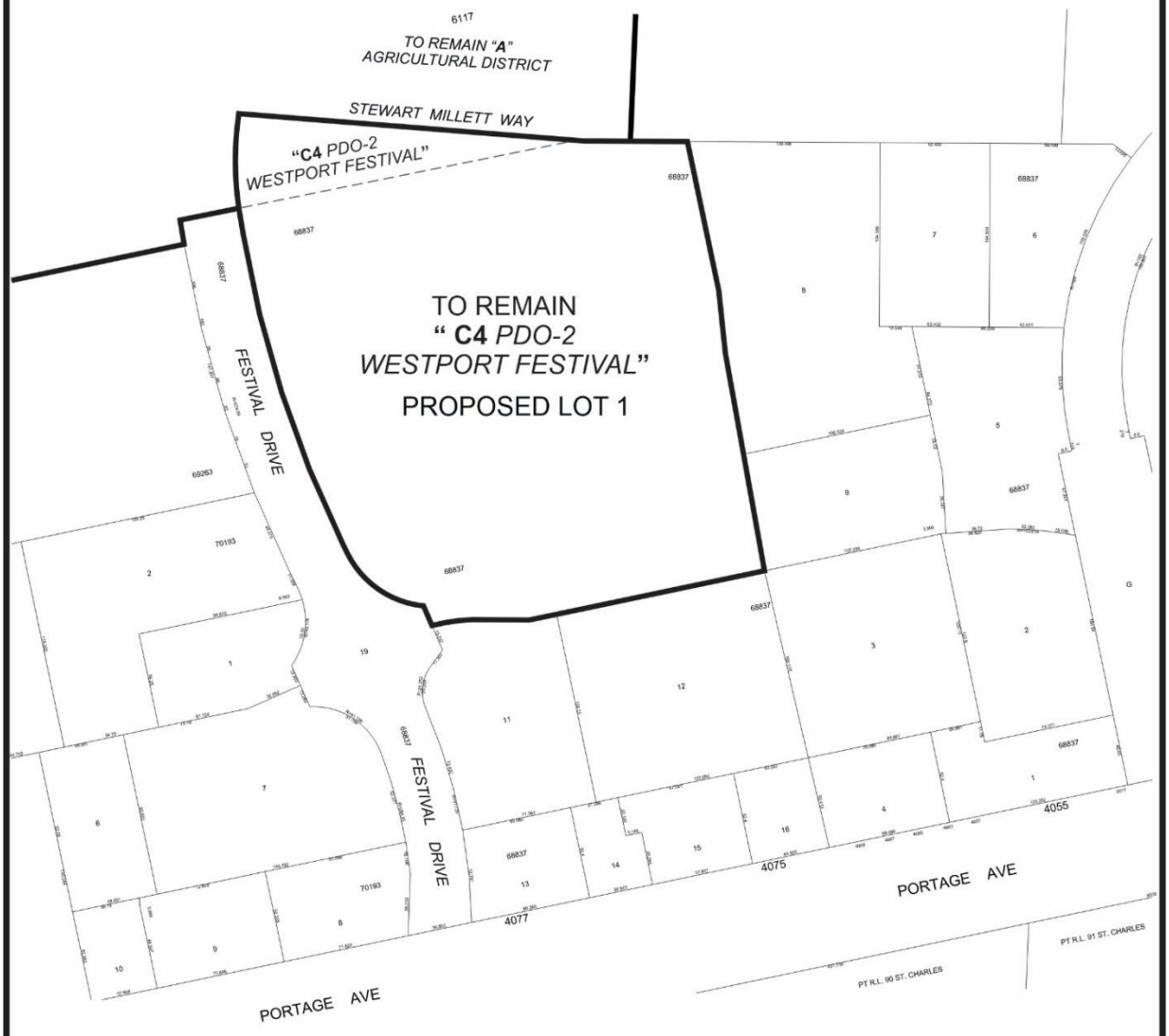
Atlas Sheet No. **G5B3**

N

ASSINIBOIA COMMUNITY

Explanation

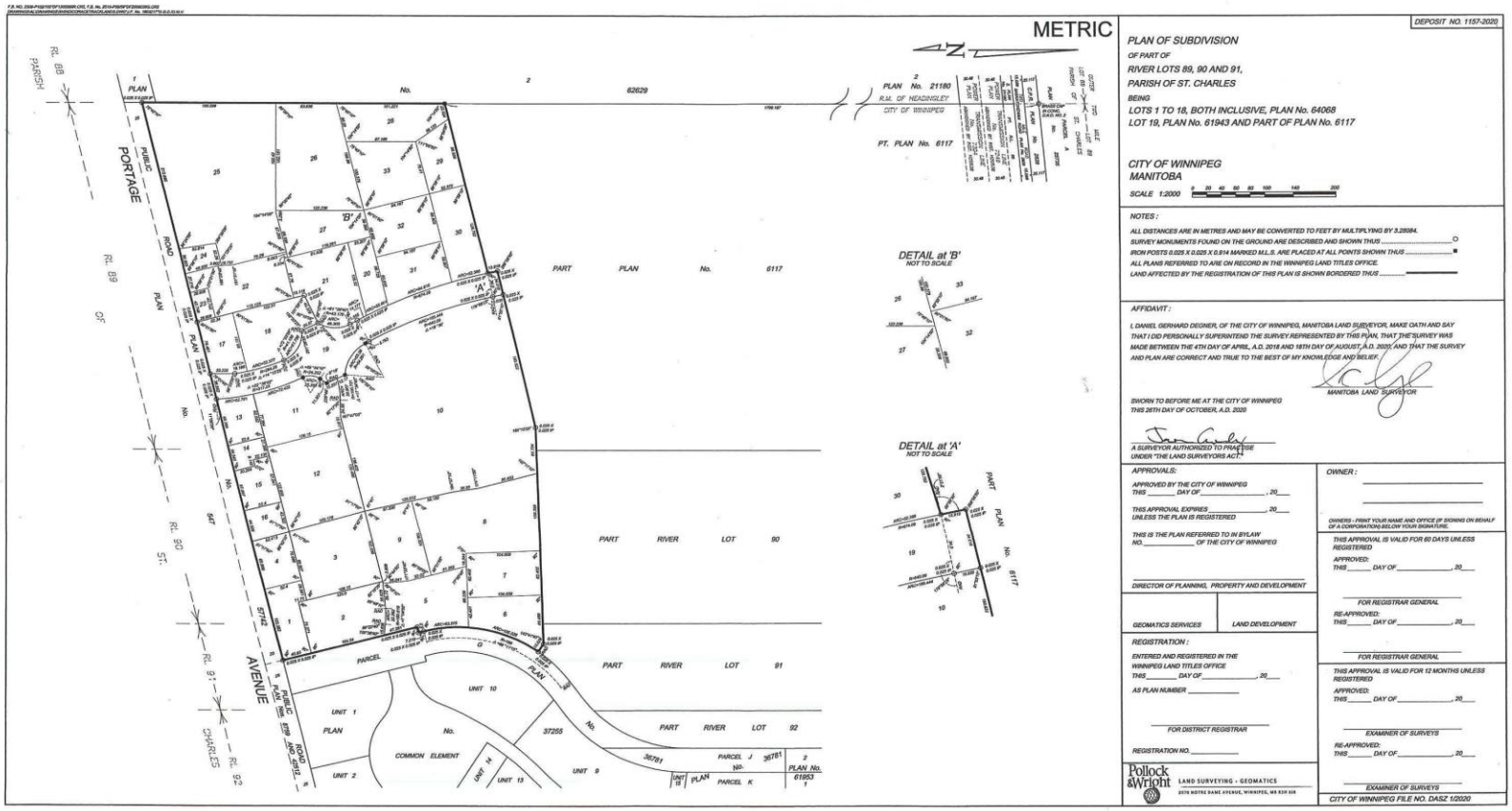
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 4055, 4075 and 4077 Portage Avenue, from an "A" AGRICULTURAL DISTRICT to a "C4 PDO-2 WESTPORT FESTIVAL" COMMERCIAL REGIONAL DISTRICT to create a commercial building lot and facilitate the future expansion of an accessory parking area.

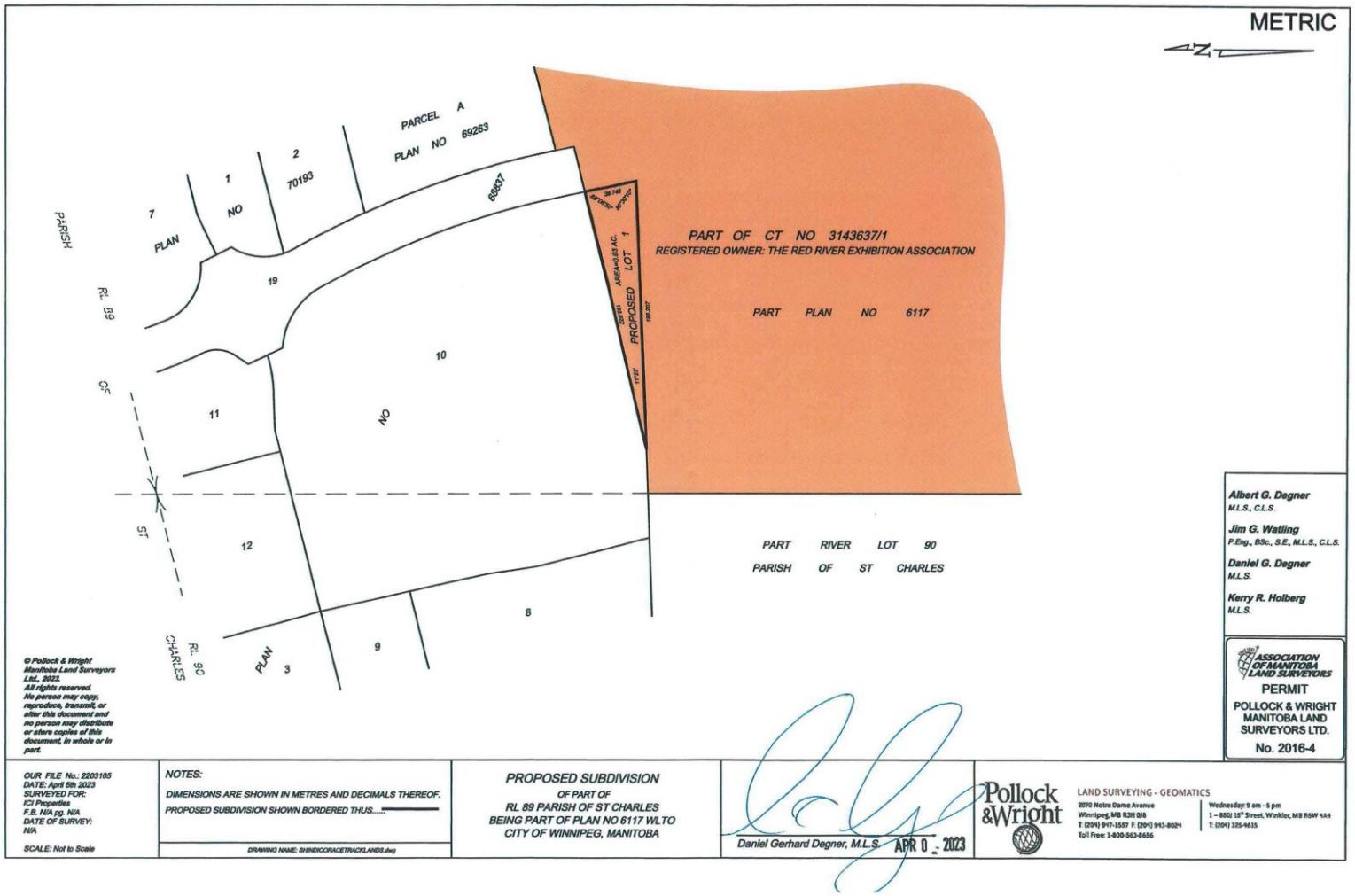


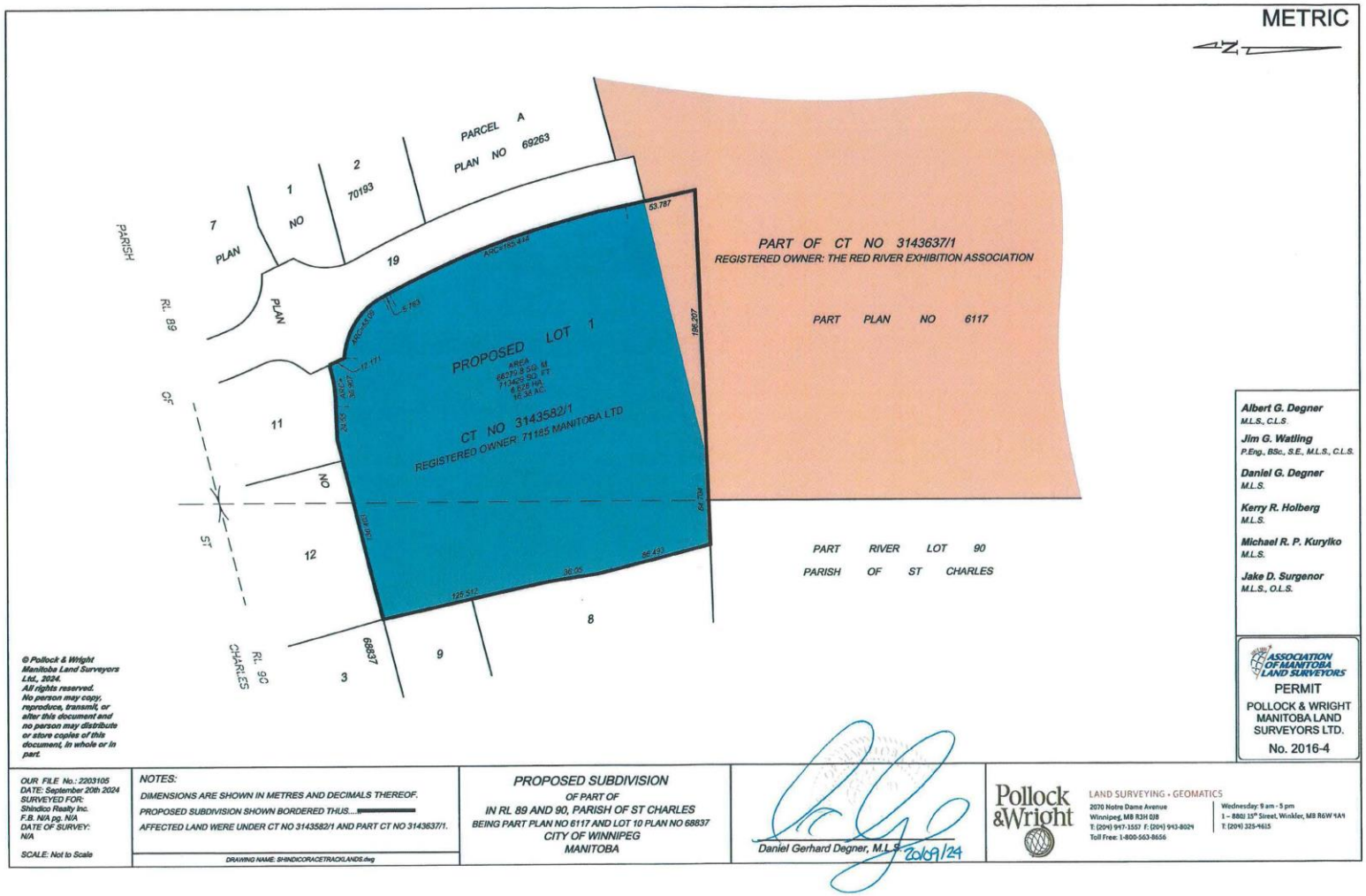
THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “7” referred to in File DASZ 43/2024




METRIC
PARCEL A
PLAN NO 69263
2
70193
1
NO
7
PLAN
PARISH
RL 89
OF
19
688637
PROPOSED LOT 1
AREA=0.83 AC.
PART OF CT NO 3143637/1
REGISTERED OWNER: THE RED RIVER EXHIBITION ASSOCIATION
PART PLAN NO 6117
10
NO
11
ST
12
PART RIVER LOT 90
PARISH OF ST CHARLES
8
9
RL 90
CHARLES
PLAN
3
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Albert G. Degner M.L.S., C.L.S.
Jim G. Watling P.Eng., BSc., S.E., M.L.S., C.L.S.
Daniel G. Degner M.L.S.
Kerry R. Holberg M.L.S.
ASSOCIATION OF MANITOBA LAND SURVEYORS
PERMIT
POLLOCK & WRIGHT MANITOBA LAND SURVEYORS LTD.
No. 2016-4
OUR FILE No.: 2203105
DATE: April 5th 2023
SURVEYED FOR:
ICI Properties
F.B. N/A pg. N/A
DATE OF SURVEY:
N/A
SCALE: Not to Scale
NOTES:
DIMENSIONS ARE SHOWN IN METRES AND DECIMALS THEREOF.
PROPOSED SUBDIVISION SHOWN BORDERED THUS.....
DRAWING NAME: S:\INDICO\RACETRACK\LAND3.dwg
PROPOSED SUBDIVISION
OF PART OF
RL 89 PARISH OF ST CHARLES
BEING PART OF PLAN NO 6117 WLTO
CITY OF WINNIPEG, MANITOBA
Daniel Gerhard Degner, M.L.S. APR 0 _ 2023
Pollock & Wright
LAND SURVEYING - GEOMATICS
2070 Notre Dame Avenue
Winnipeg, MB R3H 0J8
T: (204) 947-1557 F: (204) 943-8024
Toll Free: 1-800-563-8656
Wednesday: 9 am - 5 pm
1 – 880 18th Street, Winkler, MB R6W 4A9
T: (204) 325-4615



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OUR FILE No.: 2203105
DATE: September 20th 2024
SURVEYED FOR: Shindico Realty Inc.
F.B. N/A pg. N/A
DATE OF SURVEY: N/A
SCALE: Not to Scale

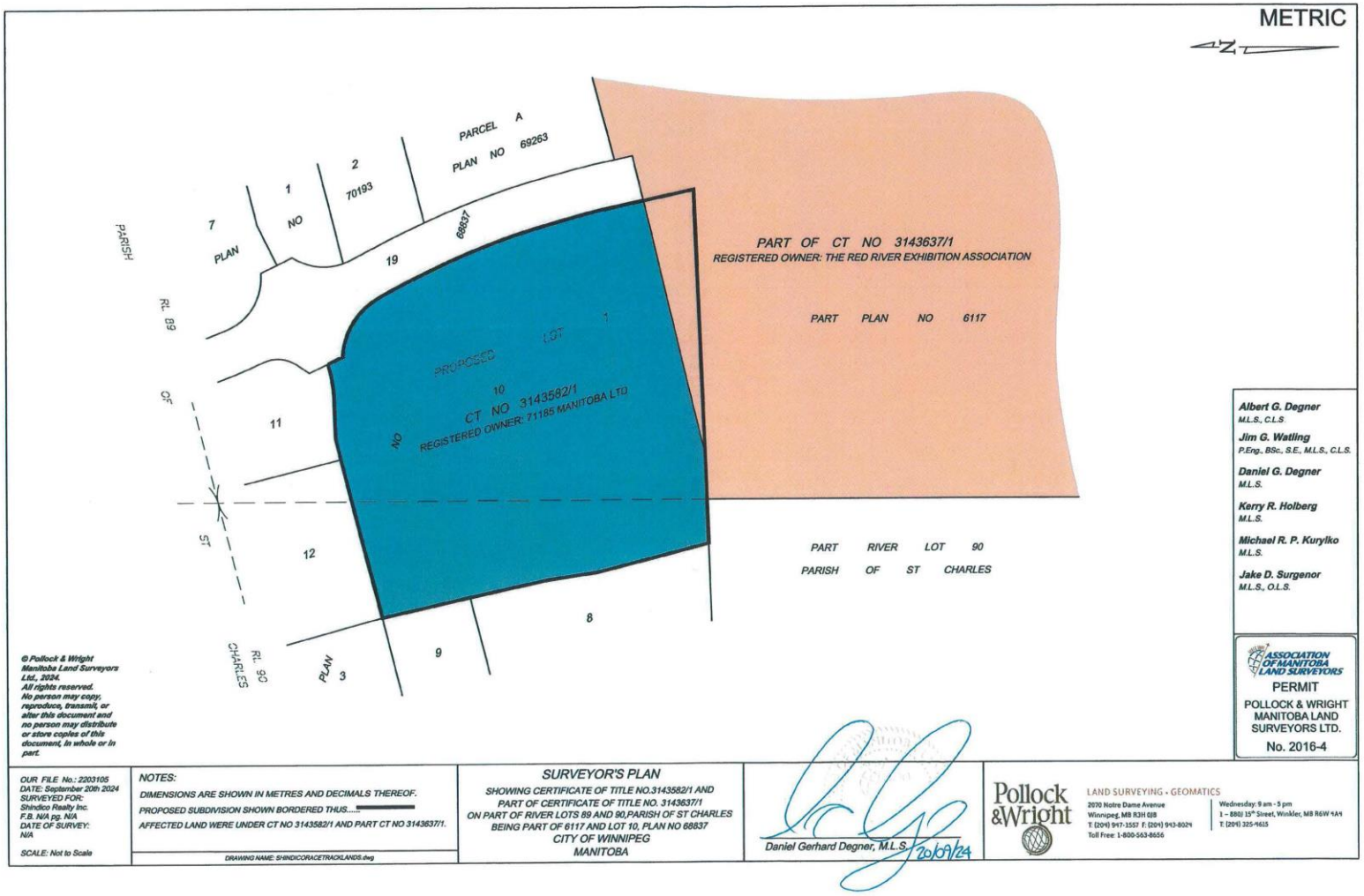
NOTES:
DIMENSIONS ARE SHOWN IN METRES AND DECIMALS THEREOF.
PROPOSED SUBDIVISION SHOWN BORDERED THUS....
AFFECTED LAND WERE UNDER CT NO 3143582/1 AND PART CT NO 3143637/1.

DRAWING NAME: SHINDICORACETRACKLANDS.dwg

PROPOSED SUBDIVISION
OF PART OF
IN RL 89 AND 90, PARISH OF ST CHARLES
BEING PART PLAN NO 6117 AND LOT 10 PLAN NO 68837
CITY OF WINNIPEG
MANITOBA

Daniel Gerhard Degner, M.L.S. 2024/9/24

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Albert G. Degner M.L.S., C.L.S.
Jim G. Watling P.Eng., BSc., S.E., M.L.S., C.L.S.
Daniel G. Degner M.L.S.
Kerry R. Holberg M.L.S.
Michael R. P. Kurylko M.L.S.
Jake D. Surgenor M.L.S., O.L.S.

ASSOCIATION OF MANITOBA LAND SURVEYORS
PERMIT
POLLOCK & WRIGHT MANITOBA LAND SURVEYORS LTD.
No. 2016-4

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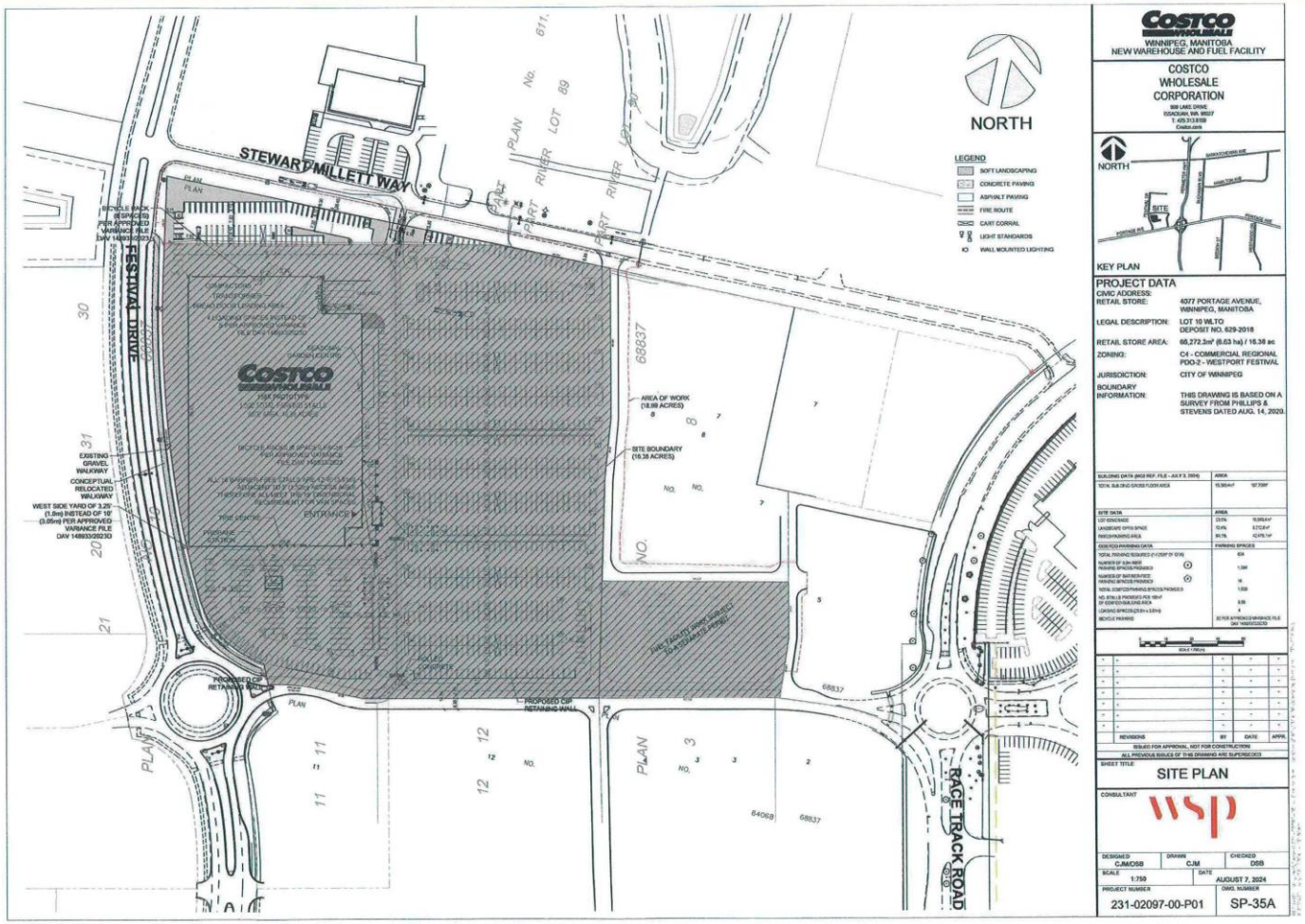
DRAWING NAME: SHINDICORACETRACKLANDS.dwg

SURVEYOR'S PLAN

SHOWING CERTIFICATE OF TITLE NO.3143582/1 AND PART OF CERTIFICATE OF TITLE NO. 3143637/1 ON PART OF RIVER LOTS 89 AND 90,PARISH OF ST CHARLES BEING PART OF 6117 AND LOT 10, PLAN NO 68837
CITY OF WINNIPEG
MANITOBA

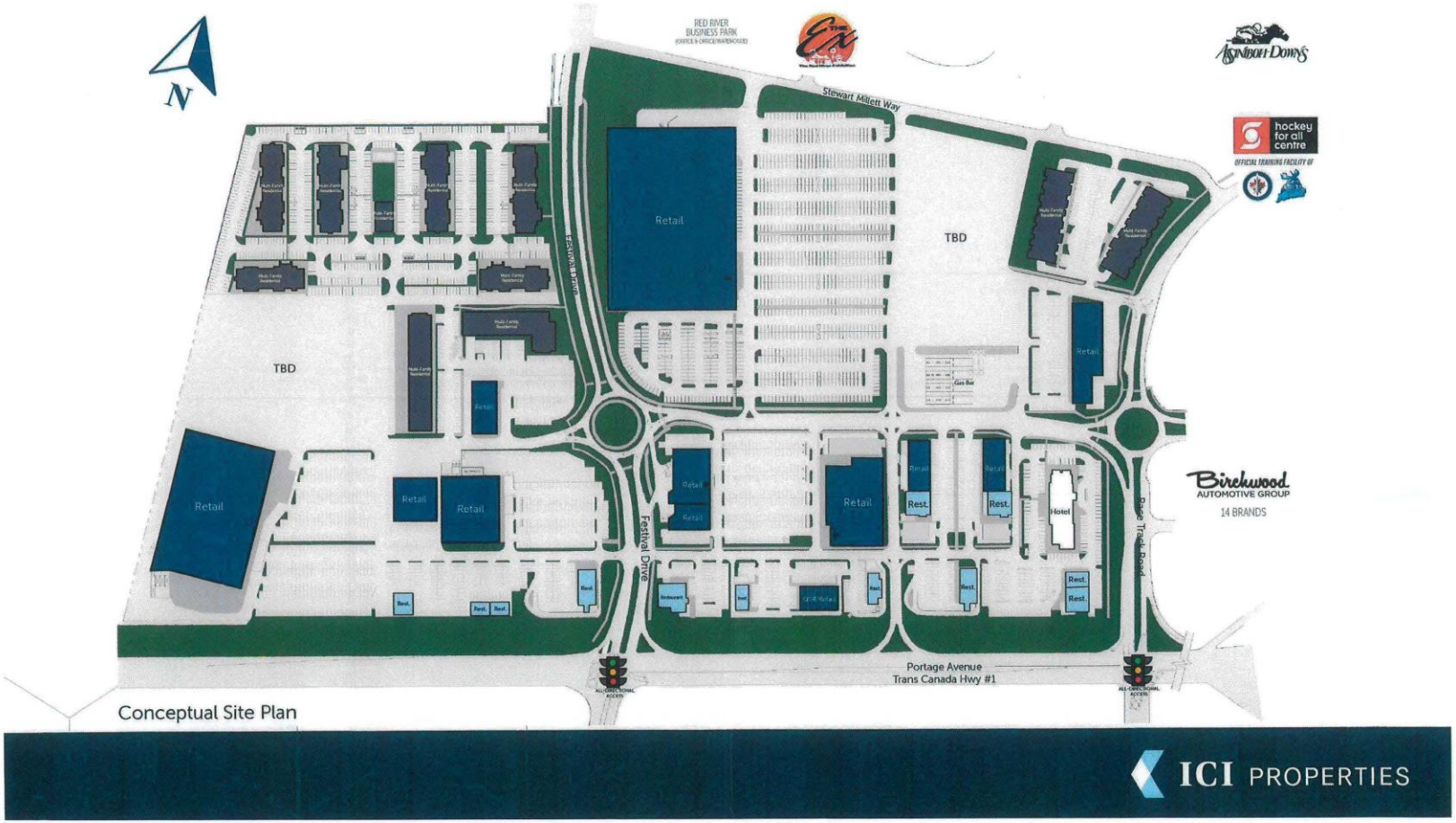
Daniel Gerhard Degner, M.L.S. 20/09/24

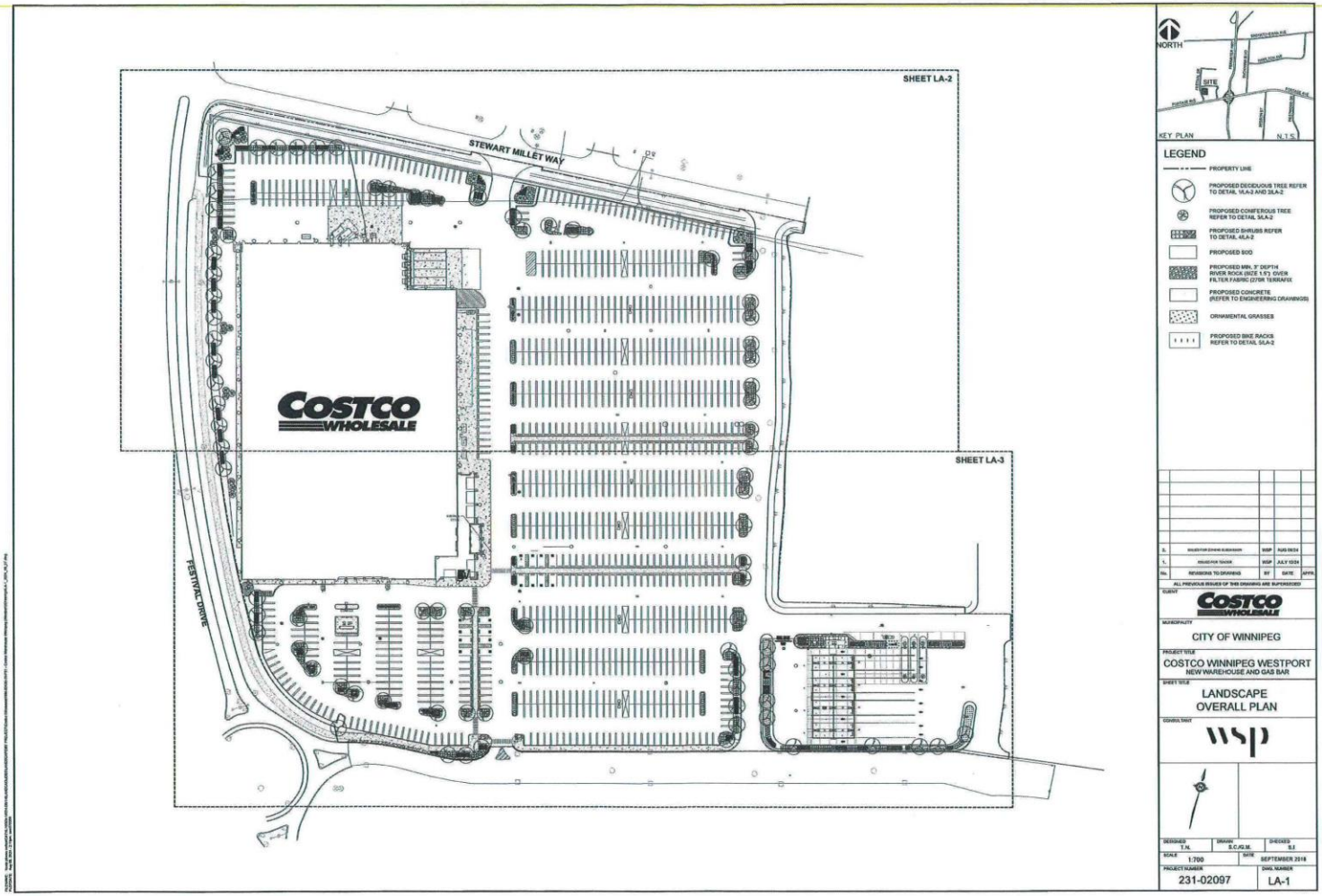
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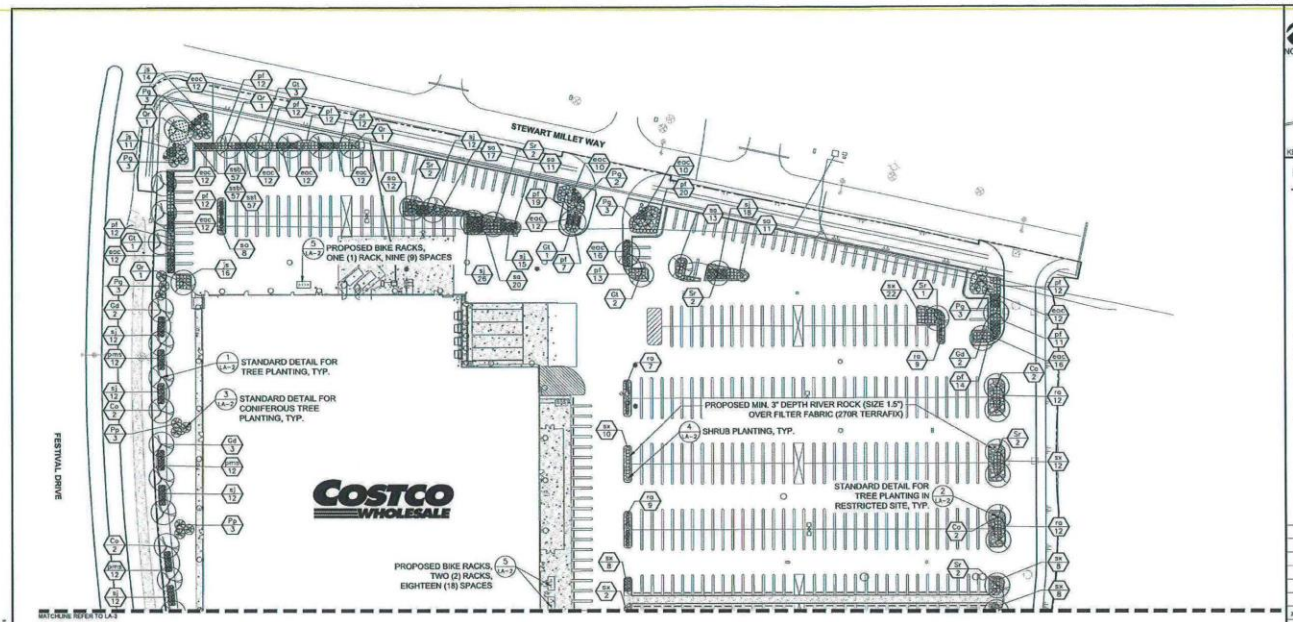

NORTH
STEWART MILLETT WAY
FESTIVAL DRIVE
RACE TRACK ROAD
AREA OF WORK (18.99 ACRES)
SITE BOUNDARY (16.38 ACRES)
ENTRANCE
EXISTING GRAVEL WALKWAY
CONCEPTUAL RELOCATED WALKWAY
WEST SIDE YARD OF 3.25' (1.0m) INSTEAD OF 10' (3.05m) PER APPROVED VARIANCE FILE DAV 148933/2023(
PROPOSED CIP RETAINING WALL
LEGEND
SOFT LANDSCAPING
CONCRETE PAVING
ASPHALT PAVING
FIRE ROUTE
CART CORRAL
LIGHT STANDARDS
WALL MOUNTED LIGHTING
WINNIPEG, MANITOBA
NEW WAREHOUSE AND FUEL FACILITY
COSTCO WHOLESALE CORPORATION
KEY PLAN
PROJECT DATA
CIVIC ADDRESS:
RETAIL STORE:
4077 PORTAGE AVENUE, WINNIPEG, MANITOBA
LEGAL DESCRIPTION:
LOT 10 WLTO DEPOSIT NO. 629-2018
RETAIL STORE AREA:
66,272.3m² (6.63 ha) / 16.38 ac
ZONING:
C4 - COMMERCIAL REGIONAL PDO-2 - WESTPORT FESTIVAL
JURISDICTION:
CITY OF WINNIPEG
BOUNDARY INFORMATION:
THIS DRAWING IS BASED ON A SURVEY FROM PHILLIPS & STEVENS DATED AUG. 14, 2020.
SITE PLAN
DESIGNED CJM/OSB
DRAWN CJM
CHECKED DSB
SCALE 1:750
DATE AUGUST 7, 2024
PROJECT NUMBER 231-02097-00-P01
DWG. NUMBER SP-35A

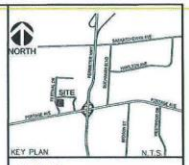
Westport

Winnipeg, Manitoba


N
RED RIVER BUSINESS PARK
Stewart Millett Way
Assiniboia Downs
hockey for all centre
OFFICIAL TRAINING FACILITY OF
Retail
TBD
Multi-Family Residential
Retail
Gas Bar
Retail
TBD
Retail
Retail
Retail
Retail
Retail
Retail
Retail
Rest.
Rest.
Hotel
Birchwood AUTOMOTIVE GROUP
14 BRANDS
Festival Drive
Rest.
Rest.
Rest.


SHEET LA-2
STEWART MILLET WAY
COSTCO WHOLESALE
SHEET LA-3
FESTIVAL DRIVE
NORTH
SITE
KEY PLAN
N.T.S.
LEGEND
PROPERTY LINE
PROPOSED DECIDUOUS TREE REFER TO DETAIL 1/LA-2 AND 3/LA-2
PROPOSED CONIFEROUS TREE REFER TO DETAIL 5/LA-2
PROPOSED SHRUBS REFER TO DETAIL 4/LA-2
PROPOSED SOD
PROPOSED MIN. 3" DEPTH RIVER ROCK (SIZE 1.5") OVER FILTER FABRIC (270R TERRAFIX
PROPOSED CONCRETE (REFER TO ENGINEERING DRAWINGS)
ORNAMENTAL GRASSES
PROPOSED BIKE RACKS REFER TO DETAIL 5/LA-2
ISSUED FOR DEVELOPMENT SUBMISSION
ISSUED FOR TENDER
REVISIONS TO DRAWING
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED
CLIENT
COSTCO WHOLESALE
MUNICIPALITY
CITY OF WINNIPEG
PROJECT TITLE
COSTCO WINNIPEG WESTPORT
NEW WAREHOUSE AND GAS BAR
SHEET TITLE
LANDSCAPE
OVERALL PLAN
CONSULTANT
wsp
DESIGNED T.N.
DRAWN S.C./G.M.
CHECKED S.I
SCALE 1:700
DATE SEPTEMBER 2018
PROJECT NUMBER 231-02097
DWG. NUMBER LA-1





LEGEND

- PROPERTY LINE
- PROPOSED DECIDUOUS TREE REFER TO DETAIL VLA-2 AND 3LA-2
- PROPOSED CONIFEROUS TREE REFER TO DETAIL 4LA-2
- PROPOSED SHRUBS REFER TO DETAIL 4LA-2
- PROPOSED SOD
- PROPOSED MIN. 3" DEPTH RIVER ROCK (SIZE 1.5") OVER FILTER FABRIC (270R TERRAFIX)
- PROPOSED CONCRETE (REFER TO ENGINEERING DRAWINGS)
- ORNAMENTAL GRASSES (TO BE PLANTED IN GROUPS OF SAME VARIETY, 7-10 PLANTS PER GROUP)
- PLANTING KEY
- PROPOSED BIKE RACKS REFER TO DETAIL 5LA-2

NOTE:

- CHECK ALL QUANTITIES.
- REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- THE QUANTITIES INDICATED ON THE PLAN SUPERSEDE THE TOTALS OF THE PLANT LIST.
- THE LAYOUT OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- SOIL PROFILE TO BE SUITABLE QUALITY FOR PLANT MATERIALS TO THRIVE AND MATURE. SOIL TESTING TO BE COMPLETED. IF CONDITIONS ARE POOR TO FAIR, SOIL AMENDMENT AND/OR REPLACEMENT WILL BE REQUIRED.
- GOOD QUALITY SOIL SHOULD BE MIN 600mm DEEP AND HAVE GOOD DRAINAGE BELOW.

PLANT LIST - LA-2

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPACE	COND.
DECIDUOUS TREES							
Ca	4	Celtis occidentalis 'Delta'	Delta Hackberry	70mm	-	-	BB
Gd	7	Gymnocladus dioicus	Kentucky Coffee Tree	70mm	-	-	BB
Gt	7	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	70mm	-	-	BB
Qr	4	Quercus rubra	Red Oak	70mm	-	-	BB
SMALL DECIDUOUS TREES							
Cs	4	Cornus alternifolia	Pagoda dogwood	50mm	-	-	BB
Sr	11	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	50mm	-	-	BB
CONIFEROUS TREES							
Pg	14	Picea glauca	White Spruce	-	2000mm	-	BB
Pp	5	Picea pungens var. 'Glauca'	Colorado Blue Spruce	-	2000mm	-	BB
SHRUBS							
eac	160	Euonymus alatus compactus	Dwarf Winged Burning Bush	-	600mm	1000mm	CG
jsf	31	Juniperus sabina 'Arcadia'	Arcadia Juniper	-	600mm	1000mm	CG
pf	108	Potentilla fruticosa	Shrubby Cinquefoil	-	600mm	1000mm	CG
pmb	26	Prinus mugo 'Slowmound'	Slowmound Mugo Pine	-	600mm	1000mm	CG
ra	52	Ribes alpinum	Alpine Currant	-	600mm	1000mm	CG
sa	62	Symphoricarpos albus	Snowberry	-	600mm	1000mm	CG
sj	119	Spirea x bumalda 'Froebelii'	Froebel's Spirea	-	600mm	1000mm	CG
sv	66	Spirea x 'Gold Mound'	Gold Mound Spirea	-	600mm	1000mm	CG
GRASSES							
sdb	57	Schizachyrium scoparium 'The Blues'	Blue Little Bluestem	-	-	400mm	1 GAL
sdd	57	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	-	-	600mm	1 GAL
sd	57	Schizachyrium scoparium 'Tensa'	Tensa Little Bluestem	-	-	400mm	1 GAL

NO.	REVISIONS TO DRAWING	BY	DATE	APPR.
3.	ISSUED FOR ZONING SUBMISSION	MDP	AUG 09/24	
1.	ISSUED FOR TENDER	MDP	JULY 12/24	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT: COSTCO WHOLESALE

MUNICIPALITY: CITY OF WINNIPEG

PROJECT TITLE: COSTCO WINNIPEG WESTPORT
NEW WAREHOUSE AND GAS BAR

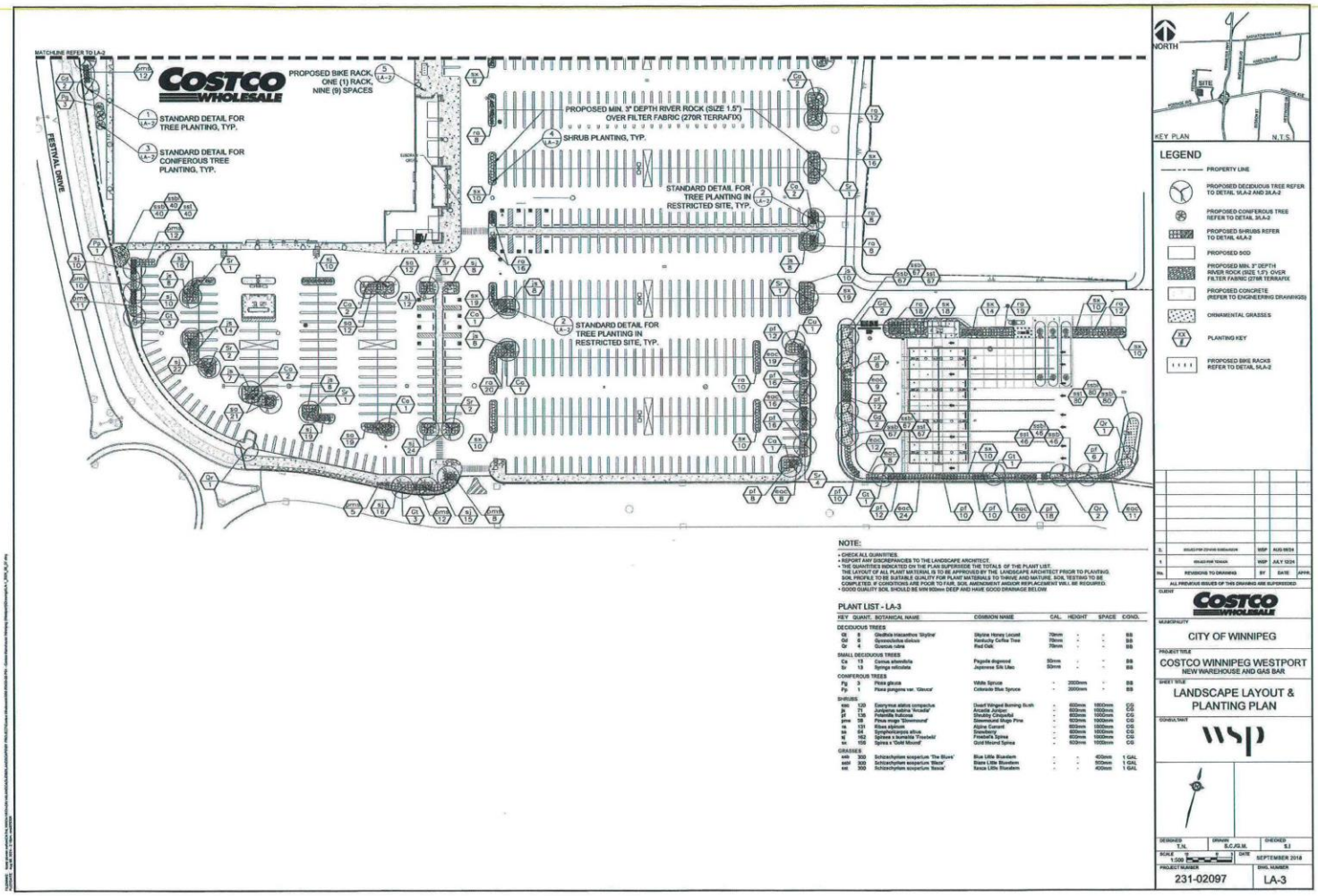
SHEET TITLE: LANDSCAPE LAYOUT & PLANTING PLAN

CONSULTANT: wsp

DESIGNED	DRAWN	CHECKED
T.N.	S.C./G.M.	S.J.

SCALE: 1:500 | DATE: SEPTEMBER 2018

PROJECT NUMBER: 231-02097 | DWG. NUMBER: LA-2



NOTE:

- CHECK ALL QUANTITIES.
- REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- THE QUANTITIES INDICATED ON THE PLAN SUPERSEDE THE TOTALS OF THE PLANT LIST.
- THE LAYOUT OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- SOIL PROFILE TO BE SUITABLE QUALITY FOR PLANT MATERIALS TO THRIVE AND MATURE. SOIL TESTING TO BE COMPLETED. IF CONDITIONS ARE POOR TO FAIR, SOIL AMENDMENT AND/OR REPLACEMENT WILL BE REQUIRED.
- GOOD QUALITY SOIL SHOULD BE MIN 900mm DEEP AND HAVE GOOD DRAINAGE BELOW

PLANT LIST - LA-3

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPACE	COND.
DECIDUOUS TREE							
Gt	6	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	70mm	-	-	BB
Gd	6	Gymnocladus dioicus	Kentucky Coffee Tree	70mm	-	-	BB
Qr	4	Quercus rubra	Red Oak	70mm	-	-	BB
SMALL DECIDUOUS TREES							
Cs	13	Cornus sibendirica	Pagoda dogwood	50mm	-	-	BB
Sr	13	Syringa reticulata	Japanese Silk Lilac	50mm	-	-	BB
CONIFEROUS TREES							
Pg	3	Picea glauca	White Spruce	-	2000mm	-	BB
Pp	1	Picea pungens var. 'Glauca'	Colorado Blue Spruce	-	2000mm	-	BB
SHRUBS							
ebb	120	Euonymus alatus compactus	Dwarf Winged Burning Bush	-	600mm	1000mm	CG
js	71	Juniperus sabina 'Arcadia'	Arcadia Juniper	-	600mm	1000mm	CG
pf	136	Potentilla fruticosa	Shrubby Cinquefoil	-	600mm	1000mm	CG
pmw	58	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	-	600mm	1000mm	CG
rs	131	Ribes alpinum	Alpine Currant	-	600mm	1000mm	CG
sa	64	Symphoricarpos albus	Snowberry	-	600mm	1000mm	CG
sj	162	Spiraea x bumalda 'Froebelii'	Froebel's Spirea	-	600mm	1000mm	CG
sv	156	Spiraea x 'Gold Mound'	Gold Mound Spirea	-	600mm	1000mm	CG
GRASSES							
sab	300	Schizachyrium scoparium 'The Blues'	Blue Little Bluestem	-	-	450mm	1 GAL
sabl	300	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	-	-	500mm	1 GAL
sac	300	Schizachyrium scoparium 'Rasca'	Rasca Little Bluestem	-	-	450mm	1 GAL

No.	REVISIONS TO DRAWINGS	BY	DATE	APPR.
3.	ISSUED FOR COWAN SUBMISSION	WSP	AUG 09/24	
2.	ISSUED FOR TENDER	WSP	JULY 12/24	
1.	ISSUED FOR REVIEW	WSP	JUNE 28/24	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED.

CLIENT: COSTCO WHOLESALE

MUNICIPALITY: CITY OF WINNIPEG

PROJECT TITLE: COSTCO WINNIPEG WESTPORT
NEW WAREHOUSE AND GAS BAR

SHEET TITLE: LANDSCAPE LAYOUT & PLANTING PLAN

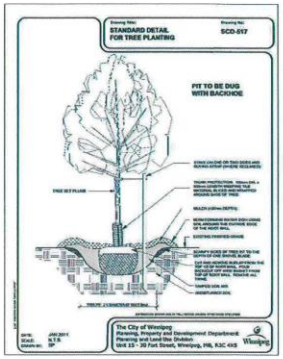
CONSULTANT: wsp

DESIGNED	DRAWN	CHECKED
T.N.	S.C./G.M.	S.I

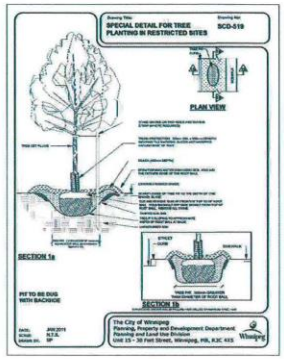
SCALE 1:500 | DATE: SEPTEMBER 2024

PROJECT NUMBER: 231-02097

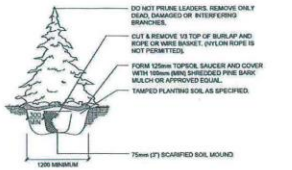
DWG. NUMBER: LA-3



1 LA-2 STANDARD DETAIL FOR TREE PLANTING
SCALE: N.T.S.

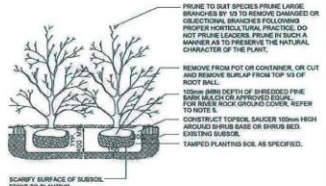


2 LA-2 STANDARD DETAIL FOR TREE PLANTING IN RESTRICTED SITE
SCALE: N.T.S.



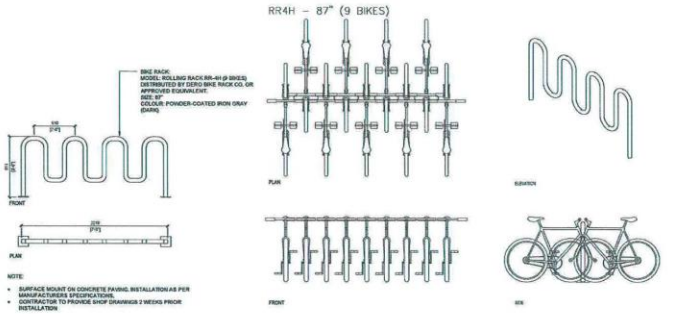
NOTES
1. APPLY ANTI-DESSICANT PRIOR TO DELIVERY.
2. PLANT TREE NO HIGHER THAN 50mm ABOVE ORIGINAL GROUND GRADE TO ALLOW FOR SETTLEMENT.
3. WATER AT TIME OF PLANTING AND WHENEVER DEEMED NECESSARY TO MAINTAIN TREES IN A HEALTHY CONDITION.
4. CONTRACTOR TO REMOVE ALL TAGS AND LABELS PRIOR TO END OF WARRANTY PERIOD.
5. MINIMUM 30m³ OF GOOD QUALITY SOIL REQUIRED FOR TREES PLANTED IN A SOFT LANDSCAPE AREA.
6. WHERE MORE THAN ONE TREE SHARING A SOFT LANDSCAPED PLANTING AREA, MIN. 15m³ OF SOIL VOLUME REQUIRED PER TREE. TREE TO BE PLANTED IN A CONTINUOUS SOIL TRENCH.
7. SOIL PROFILE TO BE SUITABLE QUALITY FOR TREE TO THRIVE AND MATURE. SOIL TESTING SHOULD BE COMPLETED, IF CONDITIONS ARE POOR TO FAIR, CONSIDER SOIL AMENDMENT AND/OR REPLACEMENT.
8. GOOD QUALITY SOIL SHOULD BE MIN 1000mm DEEP AND HAVE GOOD DRAINAGE BELOW.
9. USE SOIL CELLS, STRUCTURAL SOIL OR OTHER APPROVED TECHNIQUE TO EXTEND ROOTING ZONES AND BEYOND HARD SURFACES.

3 LA-2 CONIFEROUS TREE PLANTING
SCALE: N.T.S.



NOTES
1. APPLY ANTI-DESSICANT PRIOR TO DELIVERY.
2. PLANT TREE NO HIGHER THAN 50mm ABOVE ORIGINAL GROUND GRADE TO ALLOW FOR SETTLEMENT.
3. WATER AT TIME OF PLANTING AND WHENEVER DEEMED NECESSARY TO MAINTAIN TREES IN A HEALTHY CONDITION.
4. CONTRACTOR TO REMOVE ALL TAGS AND LABELS PRIOR TO END OF WARRANTY PERIOD.
5. SHRUB PLANTING TO BE CONTAINED IN A CONTINUOUS MULCHED BED.
MIN. 3" DEPTH RIVER ROCK (SIZE 1.5"). OVER FILTER FABRIC (270N TERRAFIX) TO BE USED IN ISLANDS AND SOME SHRUB BED AREAS, AS SHOWN ON THE PLAN.

4 LA-2 SHRUB PLANTING
SCALE: N.T.S.



5 LA-2 BIKE RACK DETAIL - SURFACE MOUNT ON CONCRETE PAD (RR-4H)
NOTE: INSTALLATION AS PER MANUFACTURE'S SPECIFICATION
SCALE: N.T.S.

PARKING AREA: 42,479.1 m2

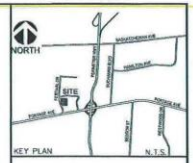
LANDSCAPE PROVIDED: 24,324 sq.ft

CITY OF WINNIPEG ZONING BY-LAW REQUIREMENTS:

1. 5% OF PARKING LOT INTERIOR REQUIRED TO BE LANDSCAPED (APPROX. 19,910 sq.ft.)
-REQUIRED: 67 TREES,200 SHRUBS
-PROVIDED: 98 TREES, 1268 SHRUBS

PLANT SIZES:
DECIDUOUS TREES: MIN 50mm CALIPER
CONIFEROUS TREES: MIN 2000mm HEIGHT

ALL PLANTINGS TO BE DONE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD.



No.	REVISION TO DRAWING	BY	DATE	APPR.
3.	ISSUED FOR ZONING SUBMISSION	WSP	AUG 09/24	
2.	ISSUED FOR TENDER	WSP	JULY 12/24	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT: COSTCO WHOLESALE
MUNICIPALITY: CITY OF WINNIPEG
PROJECT TITLE: COSTCO WINNIPEG WESTPORT
NEW WAREHOUSE AND GAS BAR
SHEET TITLE: LANDSCAPE DETAILS
CONSULTANT: wsp

DESIGNED	DRAWN	CHECKED
T.H.	S.C./G.M.	S.J

SCALE: | DATE: SEPTEMBER 2024

PROJECT NUMBER: 231-02097
DRG. NUMBER: LA-4