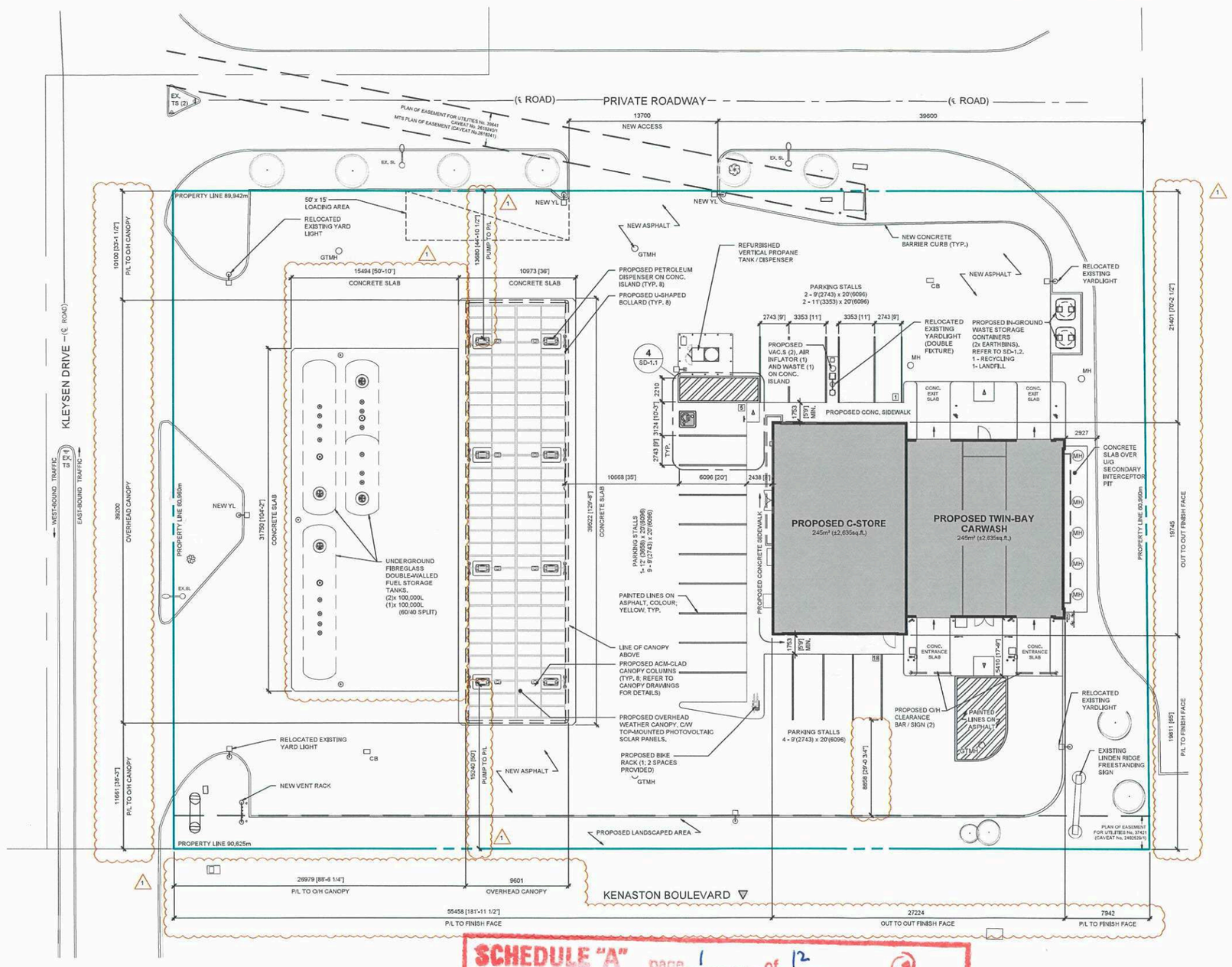


1 PROPOSED SITE PLAN
SA-1.1 SCALE: 1:200

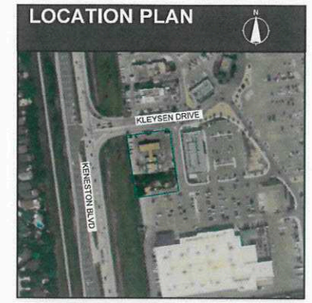
N TRUE

SCHEDULE "A" page 1 of 12
To Zoning Agreement DAST 22/1988
By-Law No. B/L 7371 / 1999
ZONING — Diana Lopez — Oct. 10-2025
DISTRICT PLANS — Sawyer Klassen — Nov 25-2025
COMMUNITY COMMITTEE
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
Winnipeg

SITE PLAN LEGEND

PROPERTY LINE	
YARD LIGHT	YL
EXISTING STREET LIGHT	EX.SL
MANHOLE	MH
MANHOLE	MH
MANHOLE	MH
EXISTING TRAFFIC SIGN	EX.TS

LOCATION PLAN



SITE INFORMATION

LEGAL DESCRIPTION
LOT 3 PLAN 73015 WLTO
IN OTM 29 AND 31 TO 33 PARISH OF ST VITAL

MUNICIPAL ADDRESS
1745 KENASTON BLVD
WINNIPEG, MB

ZONING
C4 - COMMERCIAL NEIGHBORHOOD
RETAIL SALES - PERMITTED
CARWASH - PERMITTED
FUEL SALES - PERMITTED

LOT AREA
TOTAL SITE = 5504m² / 1,360 acres / 59,239 sq.ft.

SITE AREAS:

C-STORE:	= 245m² (2,635ft²)
CARWASH:	= 245m² (2,635ft²)
BUILDING:	= 490m² (5,274ft²)
FUEL CANOPY:	= 379m² (4,081ft²)

LOT COVERAGE
[(490m²+379m²) / (5504m²)] = 15.79% = 0.1579 FAR (5.0 ALLOWABLE)

PARKING

C-STORE -
PARKING CATEGORY #20:
1 PARKING SPACE REQUIRED FOR EACH 250 SQUARE FEET OR FLOOR AREA OVER 2,000 SQUARE FEET (1 SPACE MINIMUM) =
[(2,635ft²) - (2,000ft²) / (250ft²)] = 2.54 =
3 STALLS REQUIRED

CARWASH + FUEL SALES -
PARKING CATEGORY #21:
WITHOUT DRIVE THROUGH FACILITY [FUEL SALES]: 1 PARKING SPACE REQUIRED FOR EACH 330 SQUARE FEET OF FLOOR AREA OVER 2000 SQUARE FEET (1 SPACE MINIMUM) =
1 REQUIRED STALL (FUEL CANOPY <2000 SQUARE FEET)

WITH DRIVE THROUGH FACILITY [CARWASH]: 1 PARKING SPACE REQUIRED FOR EACH 500 SQUARE FEET OF FLOOR AREA OVER 2,000 SQUARE FEET (1 SPACE MINIMUM), PLUS 1 PARKING SPACE REQUIRED FOR EVERY 3 EMPLOYEES ON THE MAXIMUM SHIFT =
[(2,635ft²) - (2,000ft²) / (500ft²)] = 1.27 = 1 REQUIRED STALL
(MAXIMUM SHIFT = <3 EMPLOYEES) =
1 REQUIRED STALLS,

TOTALS
= 6 REQUIRED PARKING STALLS,
1 REQUIRED BICYCLE SPACE &
1 ACCESSIBLE PARKING SPACE REQUIRED (0 CAN ACCESSIBLE PARKING SPACES)

TYPE:	SIZE:	COUNT:
REGULAR:	2743 x 6096	= 15 STALLS
CAR CARE:	3353 x 6096	= 2 STALLS
ACCESSIBLE:	3124 x 6096	= 1 STALLS
TOTAL PARKING PROVIDED:		= 18 STALLS

MINIMUM QUEUING SPACES REQUIREMENT:
CARWASH - AUTOMATIC = 3 SPACES (2 BEFORE ENTRANCE PLUS ONE BETWEEN VEHICLE EXIT FROM EACH BAY TO THE PUBLIC STREET.

PROVIDED:
<3 PER BAY INBOUND / <1 PER BAY OUTBOUND
REFER TO DRAWING SV-1.2

LOADING ZONE :
1 REQUIRED (33' x 12'), 1 PROVIDED (50' x 15')

BICYCLE PARKING STALLS PROVIDED:
2 SPACES @ 0.6m WIDE x 1.8m DEEP

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CO-OP

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C-STORE, GAS BAR & CAR WASH

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403.640.0999 tel | www.ctmdesign.ca

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REVISION SCHEDULE

REV#	DATE	DESCRIPTION
	2025-06-05	ISSUED FOR CLIENT REVIEW
	2025-06-09	ISSUED FOR CLIENT APPROVAL
	2025-07-04	ISSUED FOR DP
1	2025-09-19	RE-ISSUED FOR DP
	2025-09-19	ISSUED FOR COMMUNITY PLAN APPROVAL
	2025-09-19	ISSUED FOR VARIANCE (CANOPY)
	2025-09-19	ISSUED FOR AEC APPLICATION
	2025-09-19	ISSUED FOR 60% REVIEW

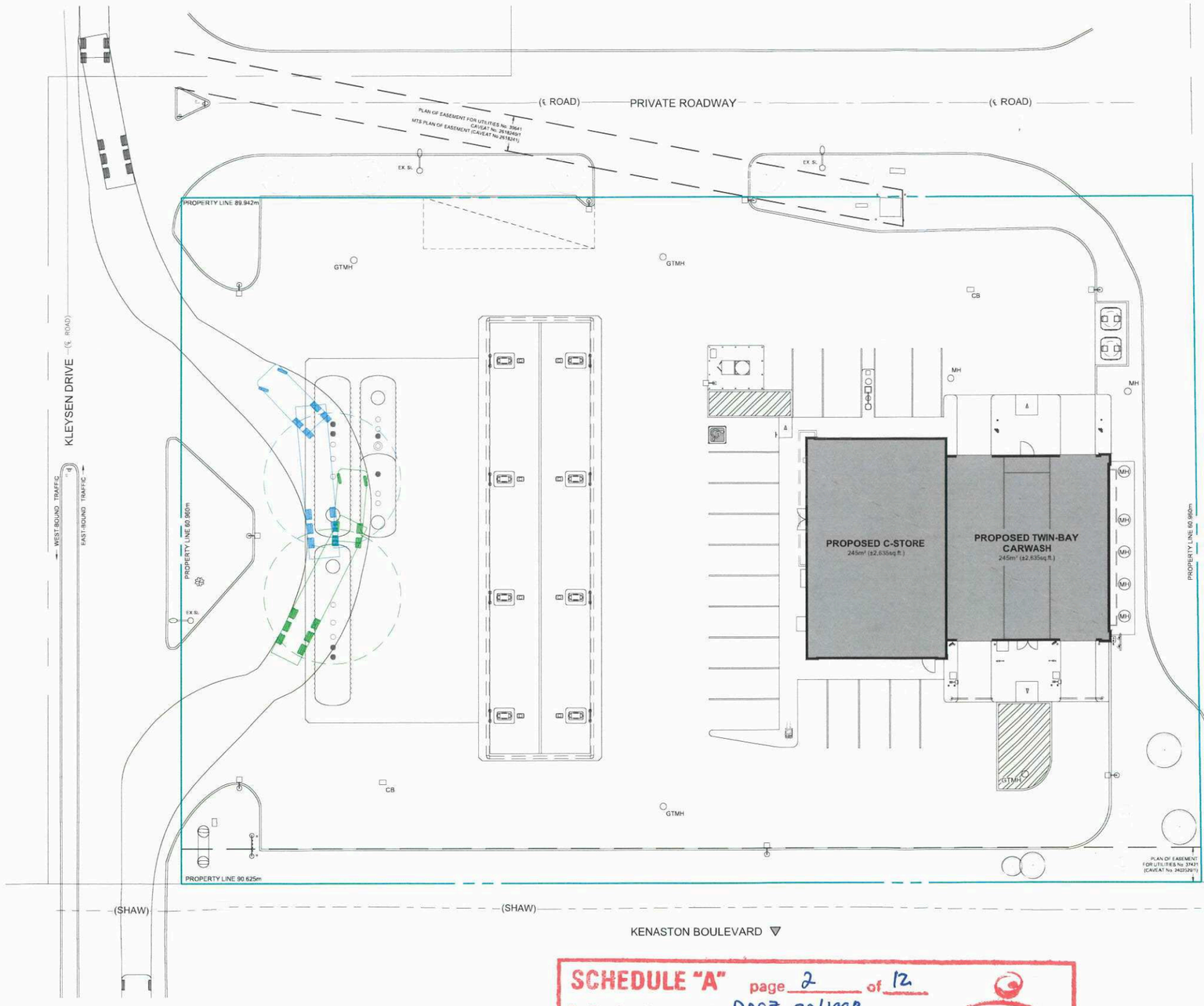
PROJ. NO: 2025040
DATE: 2025-05-12
DRAWN: IN / PE
RETAIL: RED RIVER CO-OP
FACILITY: C-STORE, GAS BAR & CW

LOCATION

LOT(S)	O.T.M. 31 & 32
BLOCK(S)	
PLAN	PLAN 37420
CIVIC ADD.	1745 KENASTON BLVD
CITY	WINNIPEG
PROVINCE	MANITOBA

SHEET: PROPOSED SITE PLAN

DWG. NO. SA-1.1 REV. 0



1 PROPOSED FUELS DELIVERY PLAN

SV-1.1 SCALE:1:200

N

TRUE

SCHEDULE "A" page 2 of 12

To Zoning Agreement DASZ 22/1998

By-Law No B/L 7371/1999

Winnipeg

ZONING OFFICER	Diana Lopez	Oct. 10, 2025
DISTRICT PLANNER	Sawyer Klassen	Nov. 25, 2025
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

LOCATION PLAN



SITE INFORMATION

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MUNICIPAL ADDRESS

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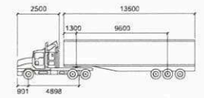
RETAIL SALES - PERMITTED
CARWASH - PERMITTED
FUEL SALES - PERMITTED

LOT AREA

TOTAL SITE = 5504m² / 1.360 acres / 59,239 sq ft.

VEHICLE PROFILE



Tridem - Single Compartment Delivery Vehicle

mm

Tractor Width	2600	Lock to Lock Time	6.0
Trailer Width	2600	Steering Angle	40.0
Tractor Track	2500	Articulating Angle	70.0
Trailer Track	2500		

SITE PLAN LEGEND

PROPERTY LINE	
EXISTING YARD LIGHT	EX.YL
EXISTING STREET LIGHT	EX.SL
EXISTING POWER POLE	EX.PP
EXISTING MANHOLE	EX.MH
EXISTING TRAFFIC SIGN	EX.TS

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	2025-09-19	ISSUED FOR 60% REVIEW

PROJ. NO: 2025040

DATE: 2025-05-12

DRAWN: IN / PE

RETAIL: RED RIVER CO-OP

FACILITY: C-STORE, GAS BAR & CW

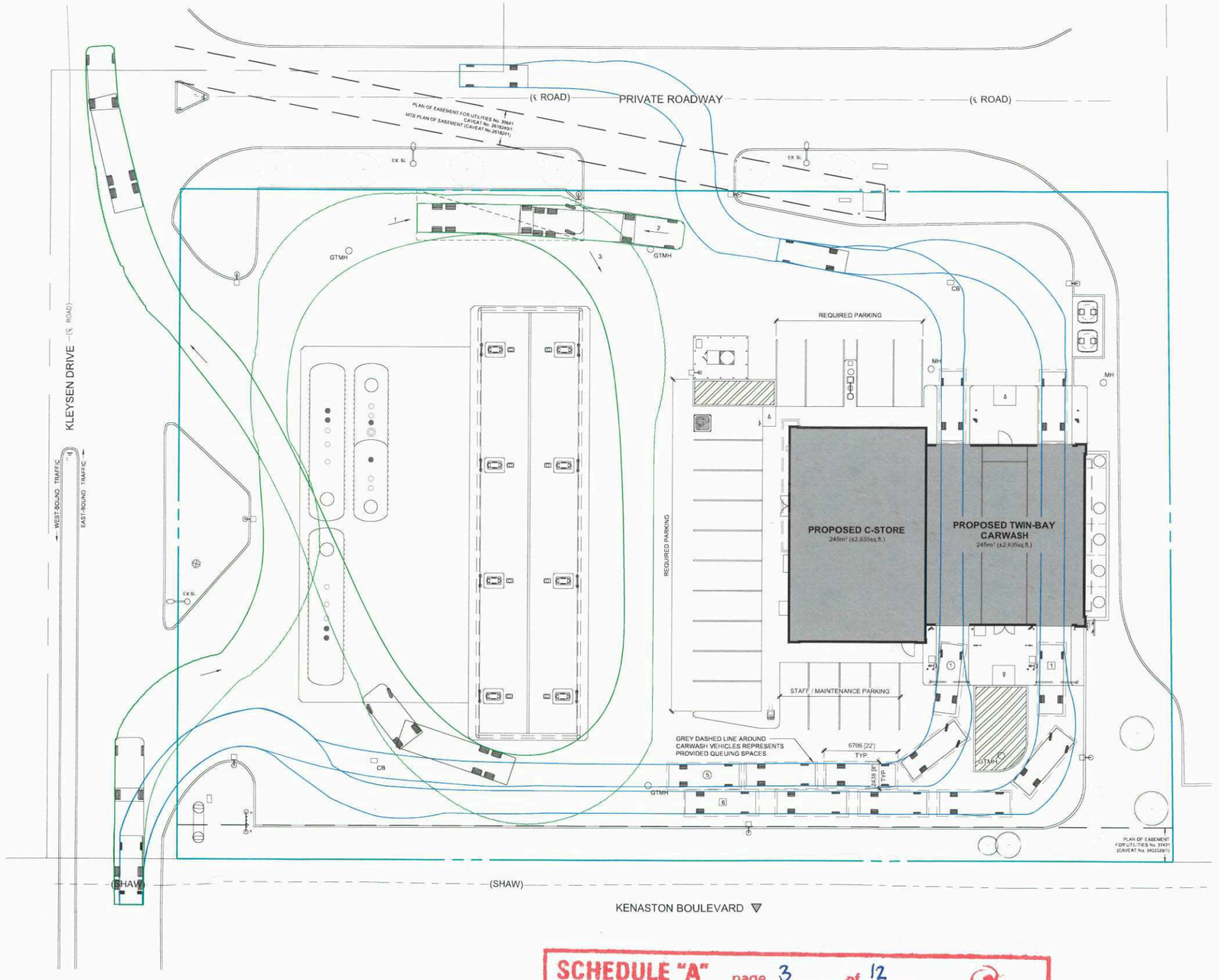
LOCATION

LOT(S)	O.T.M. 31 & 32
BLOCK(S)	
PLAN	PLAN 37429
CIVIC ADD.	1745 KENASTON BLVD
CITY	WINNIPEG
PROVINCE	MANITOBA

SHEET

PROPOSED
FUELS DELIVERY PLAN

DWG. NO. SV-1.1 REV.



1 PROPOSED VEHICLE ACCESS PLAN

SV-1.2 SCALE: 1:200

N

TRUE

SCHEDULE "A" page 3 of 12

To Zoning Agreement DAST 22/1998

By-Law No. B/L 7071/1999

ZONING	Diana Lopez	Oct. 10, 2025
DISTRICT PLANNER	Sawyer Klassen	Nov 25-2025
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

SITE PLAN LEGEND

PROPERTY LINE	
EXISTING YARD LIGHT	EX.YL
EXISTING STREET LIGHT	EX.SL
EXISTING POWER POLE	EX.PP
EXISTING MANHOLE	EX.MH
EXISTING TRAFFIC SIGN	EX.TS

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LOCATION PLAN



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WINNIPEG, MB

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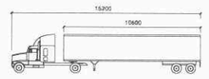
RETAIL SALES - PERMITTED
CARWASH - PERMITTED
FUEL SALES - PERMITTED

LOT AREA

TOTAL SITE = 5504m² / 1.360 acres / 59,239 sq.ft.

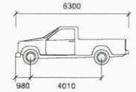
VEHICLE PROFILES



WB-12

mm

Tractor Width	2438	Lock to Lock Time	6.0
Trailer Width	2438	Steering Angle	20.2
Tractor Track	2438	Articulating Angle	70.0
Trailer Track	2438		



ONE TONNE PICK UP TRUCK

mm

Width	2032
Track	1755
Lock to Lock	6.0s
Steering Angle	39.1°

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C-STORE, GAS BAR & CAR WASH

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	2025-09-19	ISSUED FOR 60% REVIEW

PROJ. NO: 2025040

DATE: 2025-05-12

DRAWN: IN / PE

RETAIL: RED RIVER CO-OP

FACILITY: C-STORE, GAS BAR & CW

LOCATION

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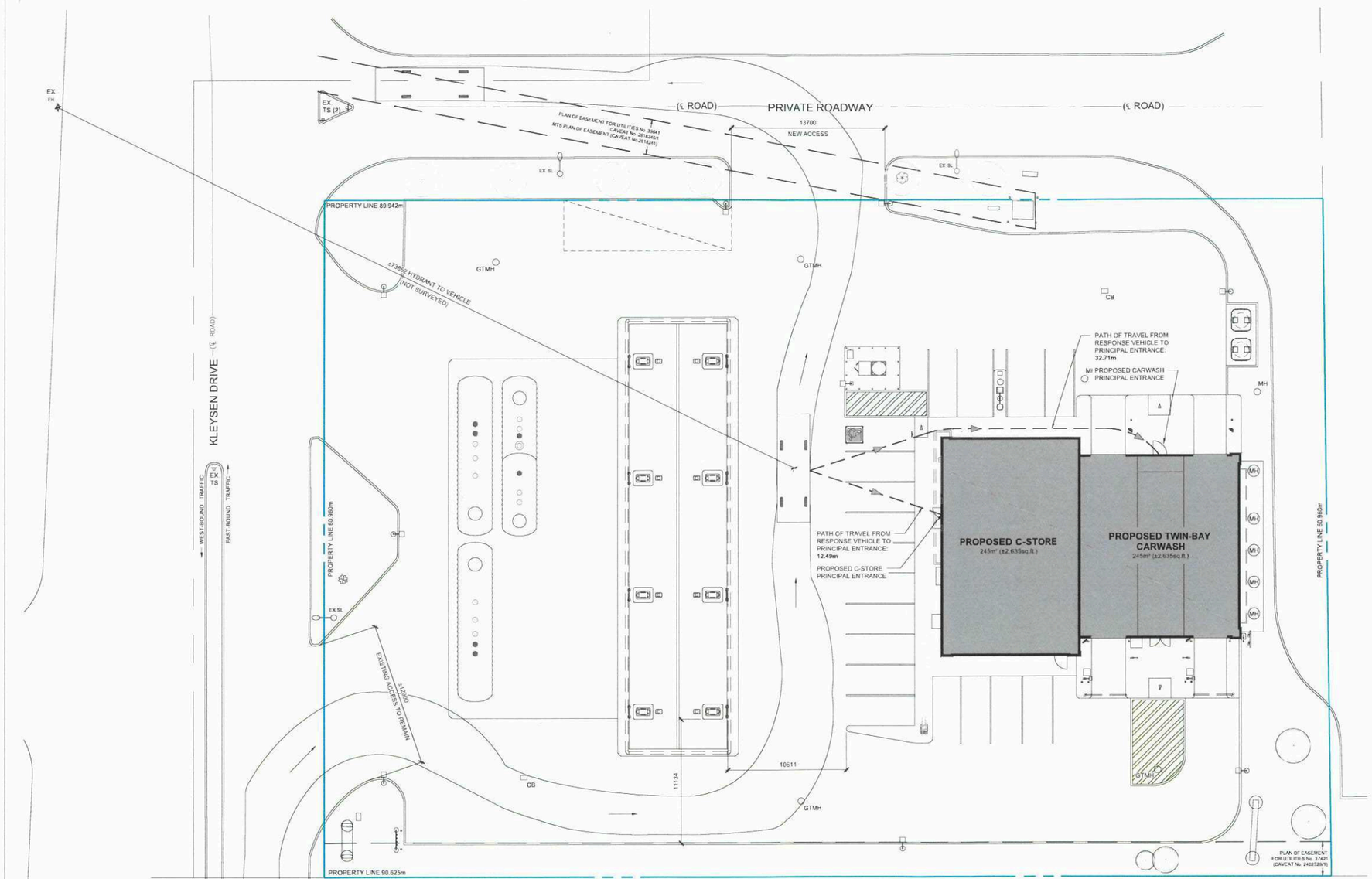
BLOCK(S)	
PLAN	PLAN 37429
CIVIC ADD.	1745 KENASTON BLVD
CITY	WINNIPEG
PROVINCE	MANITOBA

SHEET

PROPOSED
VEHICLE ACCESS PLAN

DWG. NO. SV-1.2 REV.



1 PROPOSED SITE PLAN
SA-1.1 SCALE: 1:200

N
TRUE

SCHEDULE "A" page 4 of 12
To Zoning Agreement DAS& 22/1988
By-Law B/L 7371/1999
ZONING Diana Lopez
DISTRICT Sawyer Klassen
COMMUNITY Oct. 10, 2025
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT Nov 25-2025
Winnipeg

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EXISTING YARD LIGHT	EX.YL
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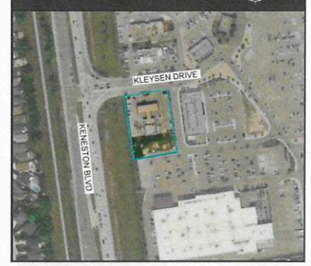
EXISTING POWER POLE	EX.PP
EXISTING MANHOLE	EX.MH
EXISTING TRAFFIC SIGN	EX.TS

LOCATION PLAN

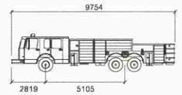


FIRE RESPONSE INFO.

BUILDING CODE SUMMARY

BUILDING AREA TOTAL	= 490m² (C-STORE+CW)
APPLICABLE BUILDING CODE: NBC 2020, PARTS 3 DIV B 3.2.5.5, 6 AND 15	
OCCUPANCY CLASSIFICATION: E (MERCANTILE): C-STORE F3 (LOW HAZARD INDUSTRIAL): CW	
NO. OF STOREYS	1 STOREY
SPRINKLERED	NO
FIRE ALARM	NO
ACCESS ROUTE	NOT REQUIRED (<3 STOREYS / 600m²)
DRIVE AISLES	10.61m (MIN.)
TURNAROUND FACILITY	N/A
FIRE HYDRANT	EX. LOCATION
TRAVEL DISTANCE FROM EXISTING FIRE HYDRANT TO FIRE VEHICLE	73.86m
PATH OF TRAVEL FROM FIRE VEHICLE TO PRINCIPAL ENTRANCE	12.49m (STORE) 32.71m (CW)

VEHICLE PROFILE



PUMPER FIRE TRUCK

Width	: 2972mm
Track	: 2469mm
Lock to Lock Time	: 5.0s
Max Wheel Angle	: 33°

*VEHICLE PATH MODELED WITH 12m MIN. C/L TURNING RADIUS

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PROJ. NO: 2025040

DATE: 2025-06-17

DRAWN: PE

RETAIL: RED RIVER CO-OP

FACILITY: C-STORE, GAS BAR & CW

LOCATION
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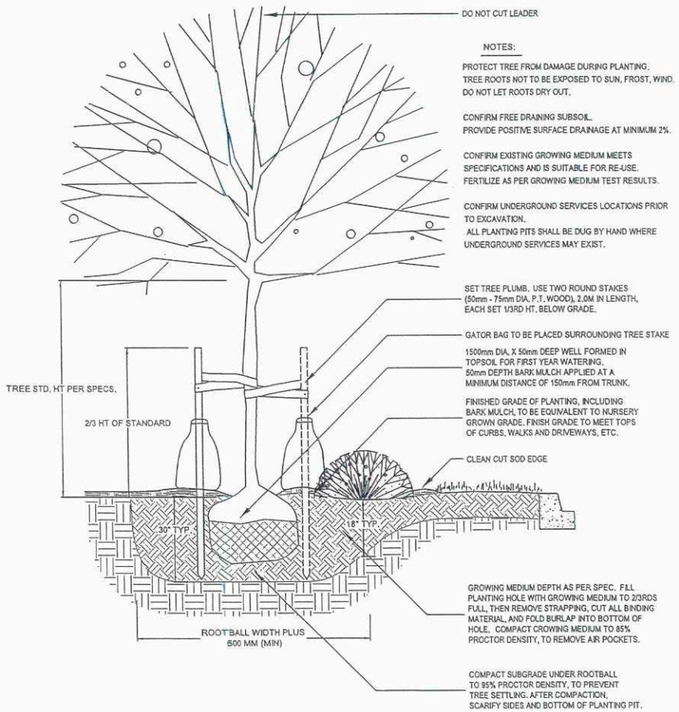
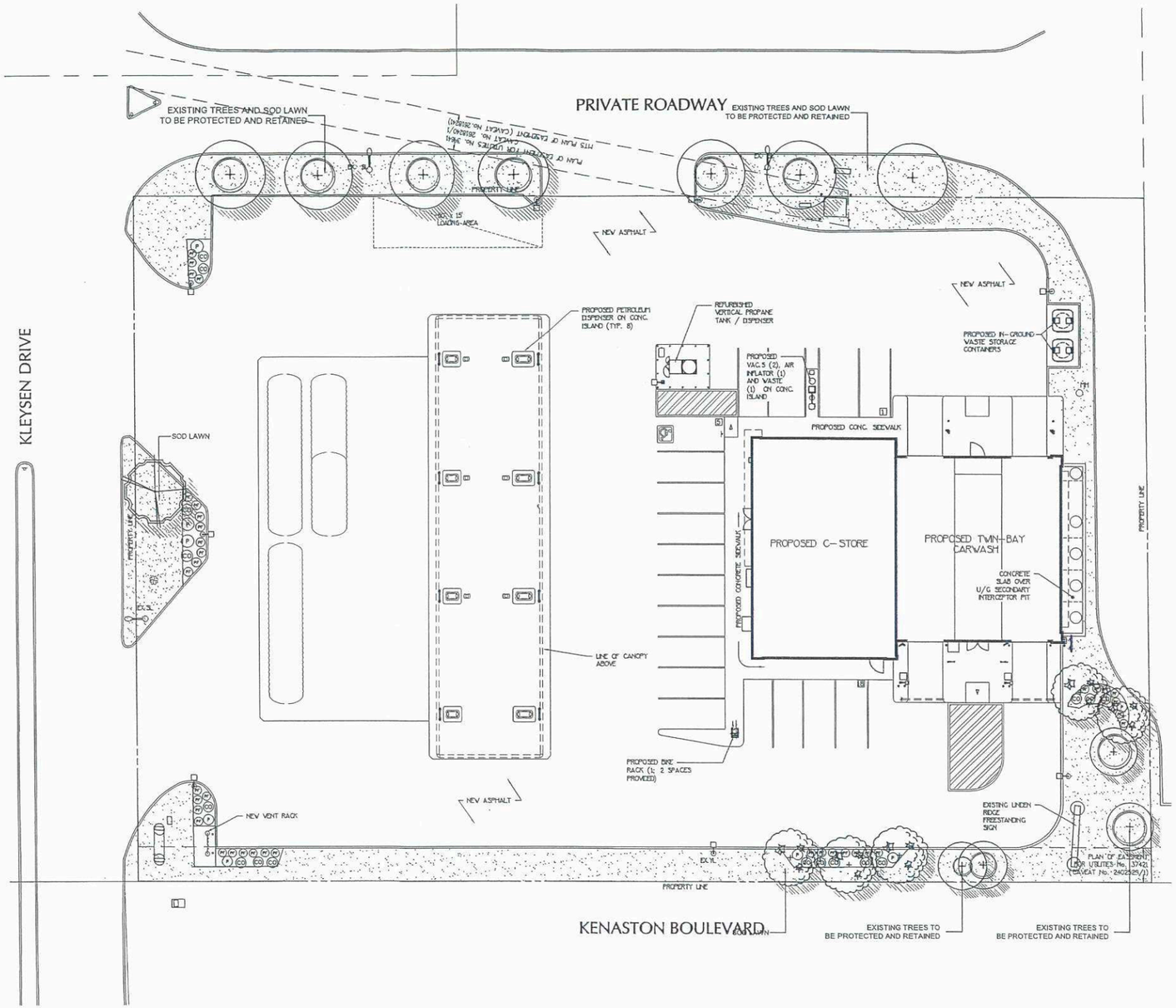
BLOCK(S):
PLAN: PLAN 37420
CIVIC ADD: 1745 KENASTON BLVD
CITY: WINNIPEG
PROVINCE: MANITOBA

SHEET
FIRE ACCESS PLAN

DWG. NO. SV-1.3 REV. 0



1 TREE AND SHRUB PLANTING
1/2" = 1'-0"



PLANT SCHEDULE

PMG PROJECT NUMBER: 25-109

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	1	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	5CM CAL; 1.5M STD; B&B
	5	SYRINGA RETICULATA	JAPANESE TREE LILAC	4.5CM CAL; 1.2M STD
	4	RETAINED EXISTING TREES		
SHRUB				
CD	16	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
P	8	PINUS MUGO 'MOPS'	MUGO PINE	#3 POT; 40CM
PF	37	POTENTILLA FRUTICOSA 'PINK PRINCESS'	SHRUBBY CINQUEFOIL; PINK	#2 POT; 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY, AREA OF SEARCH TO INCLUDE ALL PRAIRIE NURSERIES * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

SCHEDULE "A" page 5 of 12
To Zoning Agreement DASZ 22/1998
By-Law No. BL 7771/1999
Winnipeg

ZONING [illegible]	Diana Lopez	Oct. 10, 2025
DISTRICT PLANNER	Sawyer Klassen	Nov 25, 2025
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	DR.
3	25.SEP.12	NEW SITE PLAN / COMMENTS	PC
2	25.JUL.03	NEW SITE PLAN	JR
1	25.JUN.30	FOR SUBMISSION	PC

CLIENT:

CO-OP Red River

PROJECT:

RED RIVER CO-OP - REBUILD

1745 KENASTON BLVD.
WINNIPEG, MB

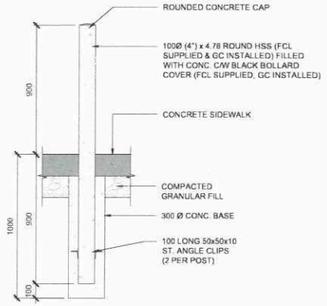
DRAWING TITLE:

LANDSCAPE PLAN

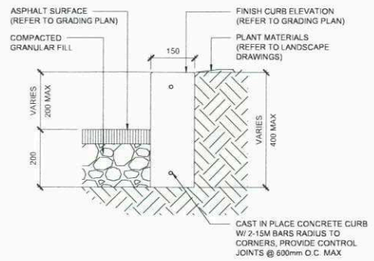
DATE:	25.JUN.13	DRAWING NUMBER:
SCALE:	1:200	L1
DRAWN:	JR	
DESIGN:	JR	
CHK'D:	PC	OF 1

25109-3.ZIP

PMG PROJECT NUMBER: 25-109



1 TYP STEEL FIXED BOLLARD
SD-1.1 SCALE: 1:20



2 CONCRETE CURB DETAIL
SD-1.1 SCALE: 1:10

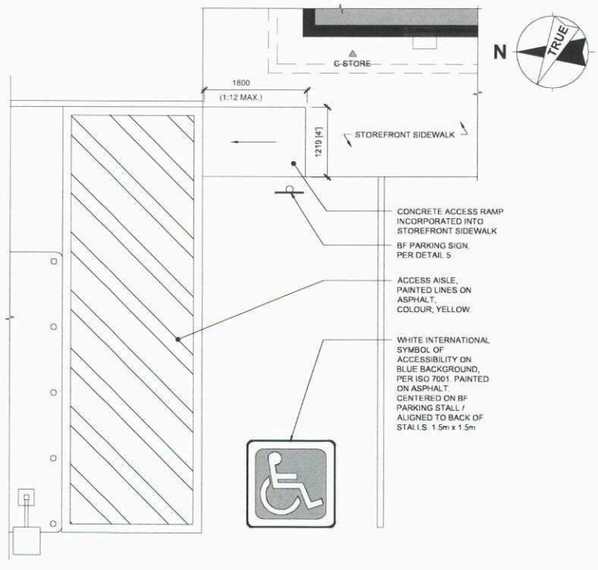


CORA CANADA, EXPO SERIES
MODEL: W2503, COLOUR BLACK

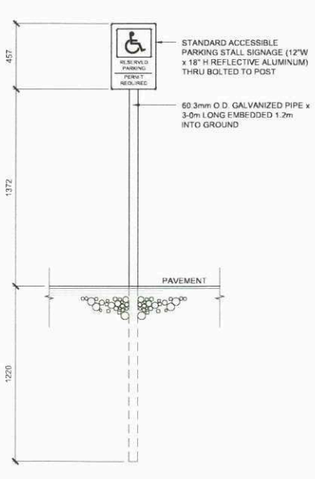
SURFACE MOUNT TO CONCRETE

SUPPLY & INSTALL BY GC

3 BIKE RACK
SD-1.1 SCALE: NTS



4 BARRIER FREE PARKING STALL PLAN DETAIL
SD-1.1 SCALE: 1:50



5 BARRIER FREE PARKING SIGN DETAIL
SD-1.1 SCALE: 1:20

SCHEDULE "A" page 6 of 12
To Zoning Agreement DASZ 22/1998
By-Law D/L 7371/1999

ZONING	Diana Lopez	Oct. 10, 2025
DISTRICT PLANNER	Shayne Klassen	Nov 25 - 2025
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

CO-OP

RED RIVER CO-OP
C-STORE, GAS BAR & CAR WASH

ctm Design Services Ltd
CTM Design Services Ltd
225 - 340 Midpark Way SE
Calgary, AB T2X 1P1
403.640.0990 tel | www.ctmdesign.ca

NOTES:

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REVISION SCHEDULE

REV#	DATE	DESCRIPTION
	2025-07-04	ISSUED FOR DP
1	2025-09-19	RE-ISSUED FOR DP
	2025-09-19	ISSUED FOR COMMUNITY PLAN APPROVAL
	2025-09-19	ISSUED FOR 60% REVIEW

PROJ. NO: 2025040

DATE: 2025-06-04

DRAWN: PE

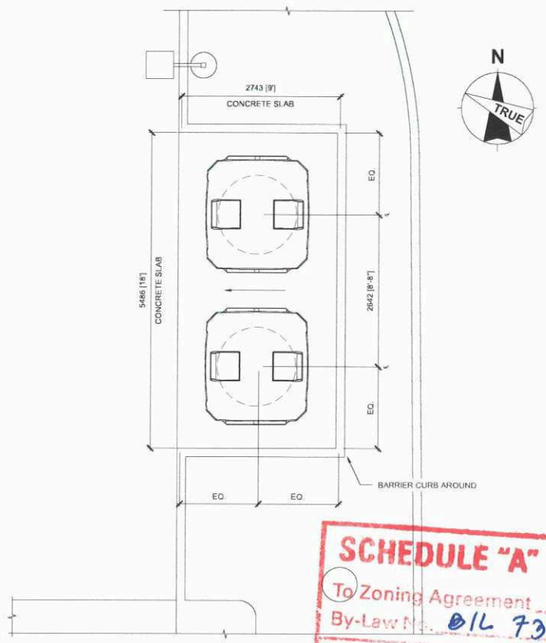
RETAIL: RED RIVER CO-OP

FACILITY: C-STORE, GAS BAR & CW

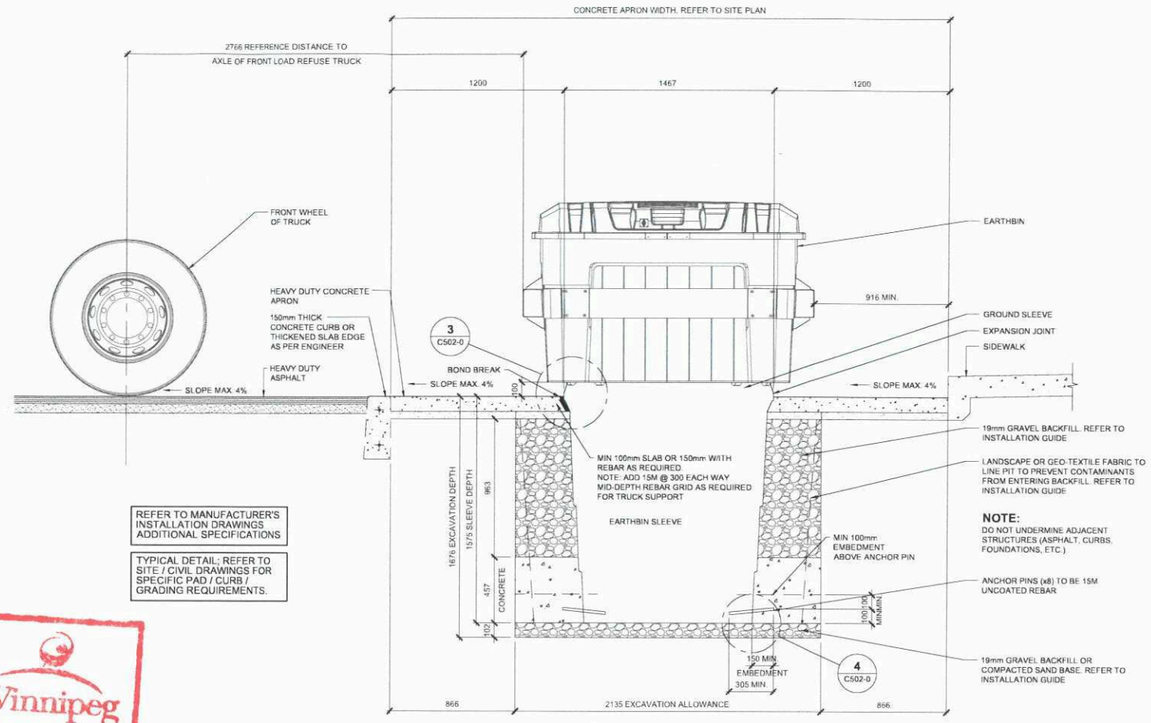
LOCATION
LOT(S): O.T.M. 31 & 32
BLOCK(S):
PLAN: PLAN 37420
CIVIC ADD: 1745 KENASTON BLVD
CITY: WINNIPEG
PROVINCE: MANITOBA

SHEET: SITE DETAILS

DWG. NO. SD-1.1 REV. -



1 EARTHBIN SYSTEM PLAN
C502-0 / SCALE: 1:30



REFER TO MANUFACTURER'S INSTALLATION DRAWINGS ADDITIONAL SPECIFICATIONS.

TYPICAL DETAIL; REFER TO SITE / CIVIL DRAWINGS FOR SPECIFIC PAD / CURB / GRADING REQUIREMENTS.

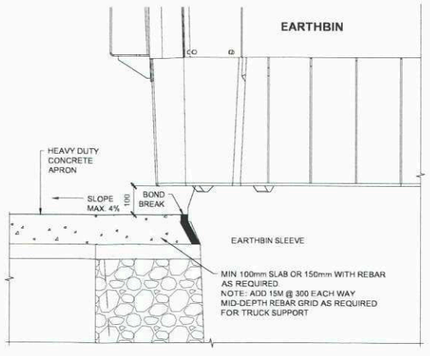
2 EARTHBIN SYSTEM SECTION (TYP)
SA-1.2 / SCALE: 1:20

TYPICAL DETAIL CREATED BY MANUFACTURER AND PROVIDED FOR REFERENCE ONLY. TO BE ADAPTED TO SITE-SPECIFIC REQUIREMENTS. PROFESSIONAL STAMP AND SEAL DOES NOT EXTEND TO THE CONTENT OF THIS DETAIL.

SCHEDULE "A" page 7 of 12
To Zoning Agreement DA57 22 / 1998
By-Law No. B/L 7371 / 1999
Winnipeg
ZONING OFFICER — Diana Lopez — Oct. 10, 2025
DISTRICT PLANNER — Sawyer Klassen — Nov 25-2025
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT

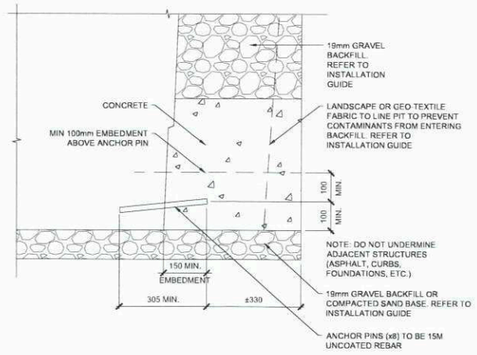


EARTHBIN PHOTO REFERENCE



3 TYPICAL SLEEVE DETAIL
SA-1.2 / SCALE: 1:10

TYPICAL DETAIL CREATED BY MANUFACTURER AND PROVIDED FOR REFERENCE ONLY. TO BE ADAPTED TO SITE-SPECIFIC REQUIREMENTS. PROFESSIONAL STAMP AND SEAL DOES NOT EXTEND TO THE CONTENT OF THIS DETAIL.



4 TYPICAL SLEEVE DETAIL
SA-1.2 / SCALE: 1:10

TYPICAL DETAIL CREATED BY MANUFACTURER AND PROVIDED FOR REFERENCE ONLY. TO BE ADAPTED TO SITE-SPECIFIC REQUIREMENTS. PROFESSIONAL STAMP AND SEAL DOES NOT EXTEND TO THE CONTENT OF THIS DETAIL.

CO-OP

RED RIVER CO-OP
C-STORE, GAS BAR & CAR WASH

ctm Design Services Ltd
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REVISION SCHEDULE

REV#	DATE	DESCRIPTION
	2025-07-04	ISSUED FOR DP
1	2025-09-19	RE-ISSUED FOR DP
	2025-09-19	ISSUED FOR COMMUNITY PLAN APPROVAL
	2025-09-19	ISSUED FOR AEC APPLICATION
	2025-09-19	ISSUED FOR 60% REVIEW

PROJ. NO: 2025040

DATE: 2025-06-04

DRAWN: PE

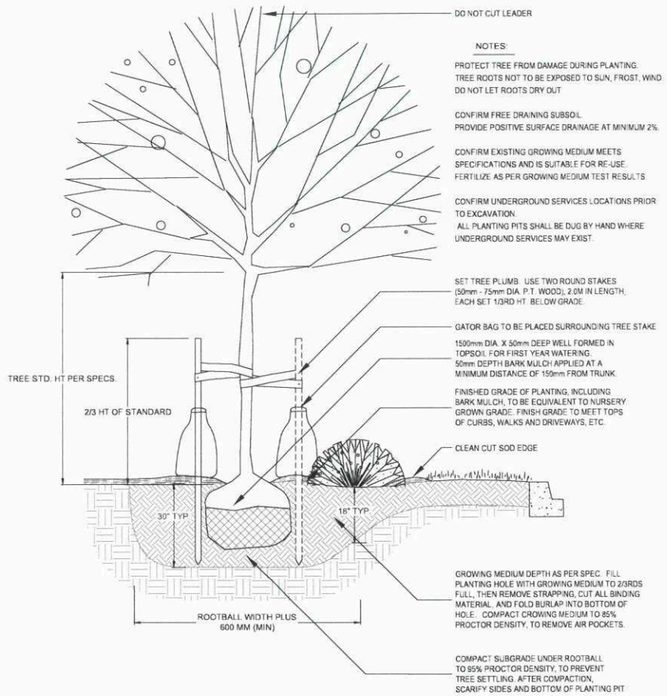
RETAIL: RED RIVER CO-OP

FACILITY: C-STORE, GAS BAR & CW

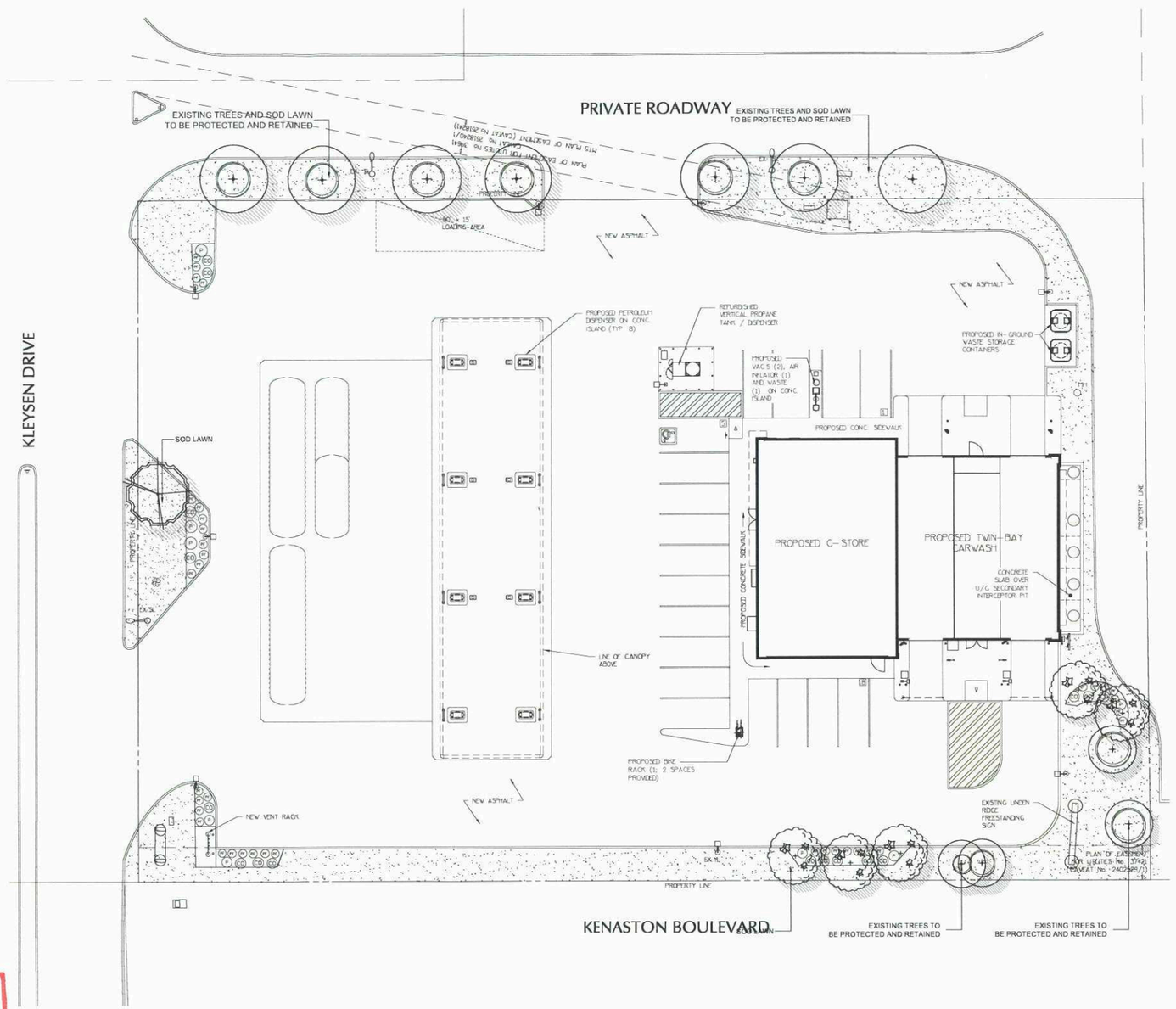
LOCATION
LOT(S): O.T.M. 31 & 32
BLOCK(S):
PLAN: PLAN 37420
CIVIC ADD: 1745 KENASTON BLVD
CITY: WINNIPEG
PROVINCE: MANITOBA

SHEET
EARTHBIN PLAN AND TYPICAL SECTION DETAILS

DWG. NO. SD-1.2 REV. 0



1 TREE AND SHRUB PLANTING
1/2" = 1'-0"



PLANT SCHEDULE

PMG PROJECT NUMBER: 25-109

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	1	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	5CM CAL; 1.5M STD; B&B
	5	SYRINGA RETICULATA	JAPANESE TREE LILAC	4.5CM CAL; 1.2M STD
	4	RETAINED EXISTING TREES		
SHRUB				
CO	16	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
P	8	PINUS MUGO 'MOPS'	MUGO PINE	#3 POT; 40CM
PF	37	POTENTILLA FRUTICOSA 'PINK PRINCESS'	SHRUBBY CINQUEFOIL; PINK	#2 POT; 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE ALL PRAIRIE NURSERIES * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

SCHEDULE "A" page 8 of 12
To Zoning Agreement DASZ 22/1998
By-Law No. B/L 7371/1999

ZONING OFFICER	Diana Lopez	Oct. 10, 2025
DISTRICT PLANNER	Sawyer Klassen	Nov 25-2025
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	DR.
3	25.SEP.12	NEW SITE PLAN / COMMENTS	PC
2	25.JUL.03	NEW SITE PLAN	JR
1	25.JUN.30	FOR SUBMISSION	PC

CLIENT:

CO-OP Red River

PROJECT:

RED RIVER CO-OP - REBUILD

1745 KENASTON BLVD. WINNIPEG, MB

DRAWING TITLE:

LANDSCAPE PLAN

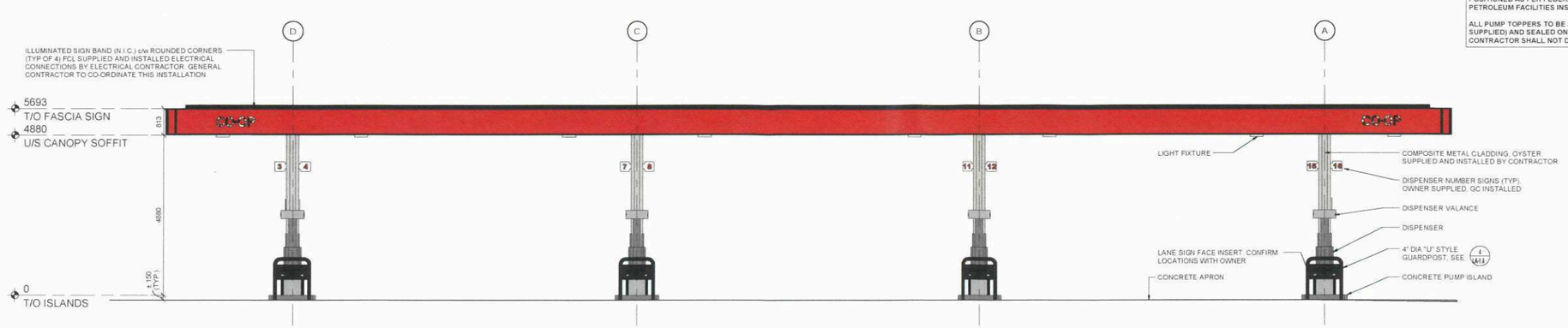
DATE:	25.JUN.13	DRAWING NUMBER:	L1
SCALE:	1:200		
DRAWN:	JR		
DESIGN:	JR		
CHK'D:	PC		OF 1

25109-3.ZIP

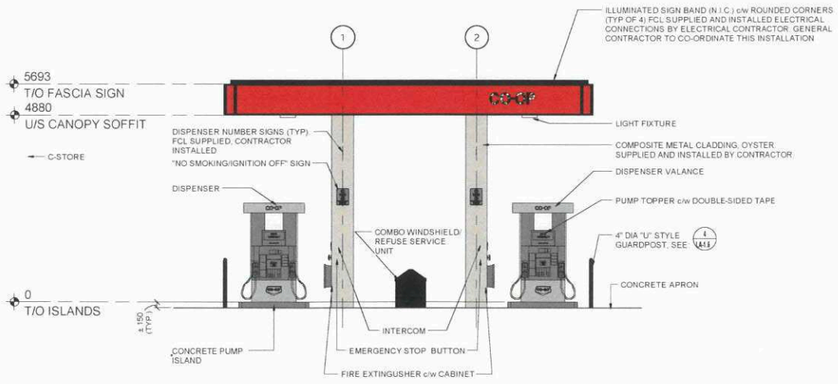
PMG PROJECT NUMBER: 25-109

NOTE: ALL MISCELLANEOUS ITEMS:
(FCL SUPPLIED, CONTRACTOR INSTALLED) NO SMOKING SIGN(S), & "SELF SERVE" SIGN(S), FIRE EXTINGUISHER(S), INTERCOM(S), WINDSHIELD CENTRE(S), DISPENSER NUMBER SIGNS, ECT... TO BE POSITIONED AS PER FEDERATED CO-OPERATIVES LTD. AND PETROLEUM FACILITIES INSTRUCTIONS.

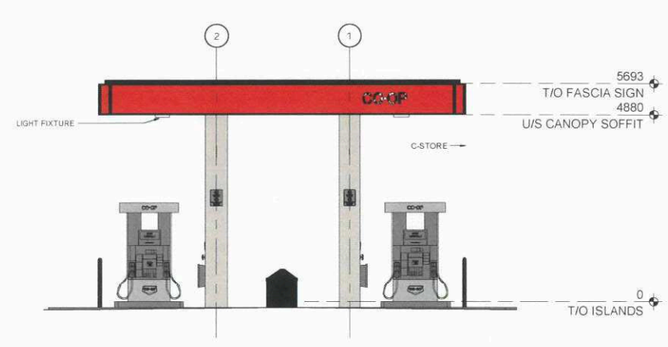
ALL PUMP TOPPERS TO BE AFFIXED WITH DOUBLE SIDED TAPE (FCL SUPPLIED) AND SEALED ON EDGES W/ CLEAR SILICONE SEALANT. CONTRACTOR SHALL NOT DRILL INTO TOP OF DISPENSER.



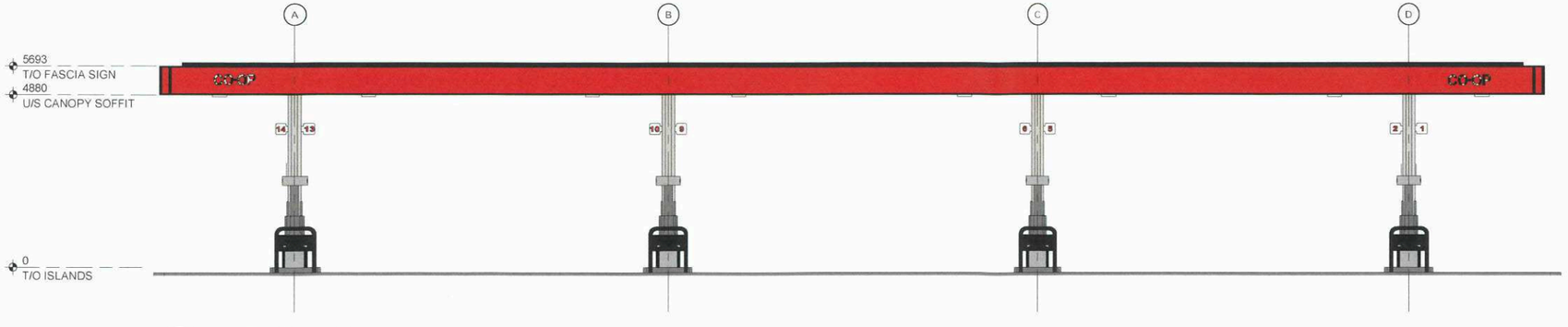
1 NORTH ELEVATION
LA-1.3 SCALE: 1 : 75



2 EAST ELEVATION
LA-1.3 SCALE: 1 : 75



3 WEST ELEVATION
LA-1.3 SCALE: 1 : 75



4 SOUTH ELEVATION
LA-1.3 SCALE: 1 : 75

RED RIVER CO-OP
C-STORE, GAS BAR & CARWASH

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SCHEDULE "A"
To Zoning Agreement By-Law No. 8/L 7371/1999
page 9 of 12

ZONING DISTRICT: SINGLE FAMILY COMMUNITY CLEAR
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
Diana Lopez
Signed
Oct. 10, 2025
Nov 25, 1025
Winnipeg

NOTES:
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REVISION SCHEDULE

REV#	DATE	DESCRIPTION
1	2025-09-19	RE-ISSUED FOR DP
	2025-09-19	ISSUED FOR VARIANCE
	2025-09-19	ISSUED FOR COMMUNITY PLAN APPROVAL
	2025-09-19	ISSUED FOR 60% REVIEW
	2025-08-15	ISSUED FOR 30% REVIEW
	2025-07-04	ISSUED FOR DP

PROJ. NO: 2025040

DATE: 2025-05-28

DRAWN: NS/AK

RETAIL: RED RIVER CO-OP

FACILITY: C-STORE, GAS BAR & CW

LOCATION
LOT(S): O.T.M.
BLOCK(S): -
PLAN: PLAN 37420
CIVIC ADD: 1745 KENASTON BLVD
CITY: WINNIPEG
PROVINCE: MANITOBA

SHEET
RETAIL SOLAR CANOPY ELEVATIONS

DWG. NO. LA-1.3 REV. 1



1 PROPOSED FLOOR PLAN
GA-1.1 SCALE: 1:50

N

TRUE

BUILDING AREAS (NET)

ROOM	ROOM NAME	AREA m²	AREA SQ FT
1	SALES	106.50	1146.36
2	OPERATOR	12.07	129.92
3	OFFICE	6.53	70.29
4	HALLWAY	4.00	43.06
5	UNISEX WASHROOM	6.07	65.34
6	UNISEX WASHROOM	6.07	65.34
7	ELECTRICAL	11.02	118.62
8	WAREHOUSE	50.21	540.46
9	COOLER	17.62	189.66
10	CW MECH/ELEC	57.00	613.54
11	CORRIDOR	4.34	46.72
12	WASHBAY 1	76.58	824.30
13	WASHBAY 2	76.58	824.30
	TOTAL NET FLOOR AREA	434.59	4677.89
	TOTAL GROSS FLOOR AREA	490.62	4958.07

BUILDING AREAS LEGEND

- BUILDING SERVICES
- EMPLOYEE
- PUBLIC

SCHEDULE "A" To Zoning Agreement By-law No. 7371/1998 dated 22/11/1998

page 10 of 21

APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT

COMMUNITY CLERK

DISTRICT

ZONING

Diana Lucas
Georgy Kluyen

Nov 25, 2025

Oct 10, 2025

Winnipeg

CO-OP

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C-STORE, GAS BAR & CAR WASH

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REVISION SCHEDULE

REV#	DATE	DESCRIPTION
	2025-07-04	ISSUED FOR DP
1	2025-09-19	RE-ISSUED FOR DP
	2025-09-19	ISSUED FOR COMMUNITY PLAN APPROVAL

PROJ. NO: 2025040

DATE: 2025-06-19

DRAWN: NAS

RETAIL: RED RIVER CO-OP

FACILITY: C-STORE, GAS BAR & CW

LOCATION

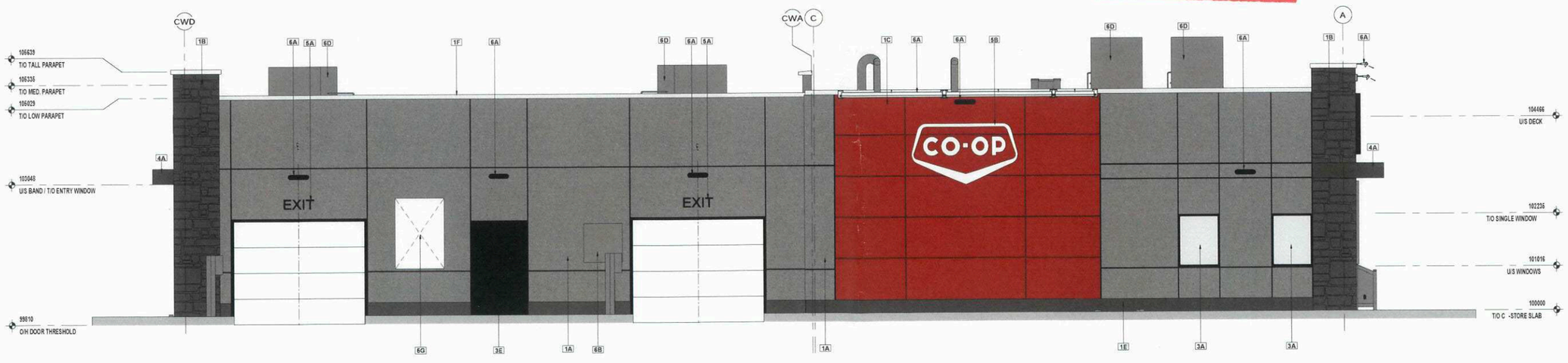
LOT(S)	O.T.M. 31 & 32
BLOCK(S)	
PLAN	PLAN 37420
CIVIC ADD	1745 KENASTON BLVD
CITY	WINNIPEG
PROVINCE	MANITOBA

SHEET: PROPOSED FLOOR PLAN

DWG. NO. GA-1.1 REV. 0



1 KA-2.1 FRONT (NORTH) KEY ELEVATION
SCALE: 1 : 50



2 KA-2.1 SIDE (EAST) KEY ELEVATION
SCALE: 1 : 50

SCHEDULE "A" page 11 of 12
To Zoning Agreement By-L 7771/1998 DA32 22/1998
ZONING DISTRICT COMMUNITY CLERK
Diana Lagan
Sawyer Klassen
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
Oct. 19, 2025
Nov 25, 2025
Winnipeg

KEYNOTE LEGEND

KEY	DESCRIPTION
1A	EIFS ACRYLIC STUCC SYSTEM ADEX FINISH: PEBBLED MONACO COLOUR: TO MATCH CLOVERDALE PAINT #534 "SUBTLE SHADOW"
1B	FUSION STONE - STONE VENEER GREAT LAKES COLOUR: CARBON
1C	ALUMINUM COMPOSITE PANEL FCL CO-OP RED ARCONIC / 3A COMPOSITES REYNOBOND / ALUCOBOND COLOUR: EASTMAN RED / PATRIOT RED
1D	WOOD GRAIN FIBRE CEMENT LAP SIDING WOODTONE RUSTIC SERIES COLOUR: WARM ESPRESSO (C/W CORDAVAN BROWN SOLID TRIM, WHERE APPLICABLE)
1E	WALL TRIM, BLACK. REFER TO ASSEMBLIES (SHOWN AS GREY FOR WALL FIXTURE VISIBILITY)
1F	ASSORTED BLACK TRIM AND ACCENTS COLOUR TO MATCH BLACK ANODIZED ALUMINUM
3A	BLACK ANODIZED KAWNEER 1601 WALL SYSTEM c/w CLEAR GLAZING
3B	BLACK ANODIZED KAWNEER SPANDREL PANEL COLOUR: OPACI-COAT 300, #3-967 BLACK GREY - PPG CLEAR
3E	INUSLATED STEEL DOOR AND FRAME COLOUR: CO-OP IMAGINE SERIES, BLACK
4A	STEEL CANOPY. REFER TO STRUCTURAL DWGS COLOUR: BLACK
4B	3-BIN TRASH / RECYCLING UNIT
4C	ICE CHEST
4E	LOTTO SIGN IN WINDOW
5A	ENTRANCE / EXIT NON-ILLUMINATED LETTERING: BLACK (OWNER SUPPLIED / OWNER INSTALLED)
5B	8' ILLUMINATED CO-OP SHIELD WHITE LED-LIT CHANNEL SIGN c/w BLACK RETURNS (OWNER SUPPLIED / OWNER INSTALLED)
5C	12' x 6' (3657mm x 1828mm) DIGITAL DISPLAY SIGN (OWNER SUPPLIED / OWNER INSTALLED)
5D	1235mm x 1915mm DIGITAL DISPLAY SIGN (OWNER SUPPLIED / OWNER INSTALLED)
5E	CARWASH INSTRUCTION SIGN (OWNER SUPPLIED / OWNER INSTALLED)
5F	44" x 44" LIFESTYLE ICON SIGN IMAGERY TBD BY OWNER (OWNER SUPPLIED / OWNER INSTALLED)
5G	44" x 64" P.O.P SIGN (OWNER SUPPLIED, OWNER INSTALLED)
5H	BUILDING ADDRESS DECAL WHITE, 254mm (10" HIGH) (OWNER SUPPLIED, OWNER INSTALLED)
5J	6' ILLUMINATED CO-OP SHIELD WHITE LED-LIT CHANNEL SIGN c/w BLACK RETURNS (OWNER SUPPLIED / OWNER INSTALLED)
5K	CARWASH ILLUMINATED CHANNEL LETTERS ON RACEWAY 406mm (16") WHITE (OWNER SUPPLIED / OWNER INSTALLED)
6A	EXTERIOR WALL LIGHT. REFER TO ELECTRICAL DWGS.
6B	ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DWGS.
6C	GAS METER. REFER TO MECHANICAL DWGS.
6D	MECHANICAL ROOF TOP EQUIPMENT. REFER TO MECH. DWGS.

CO-OP

RED RIVER CO-OP
C-STORE, GAS BAR & CARWASH

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PROJ. NO: 2025040

DATE: 2025-07-02

DRAWN: NS/AK

RETAIL: RED RIVER CO-OP

FACILITY: C-STORE, GAS BAR & CW

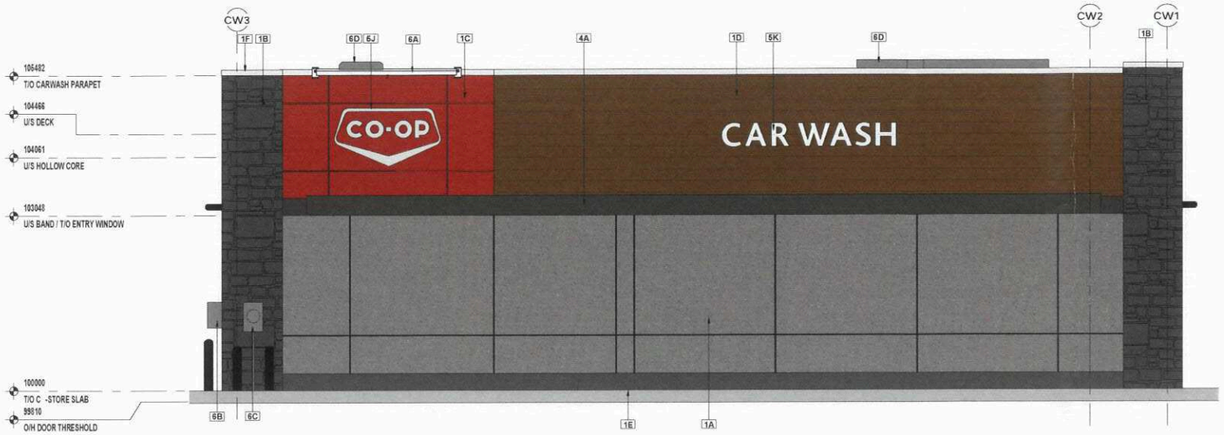
LOCATION

LOT(S)	O.T.M. 31 & 32
BLOCK(S)	-
PLAN	PLAN 37420
CIVIC ADD	1745 KENASTON BLVD
CITY	WINNIPEG
PROVINCE	MANITOBA

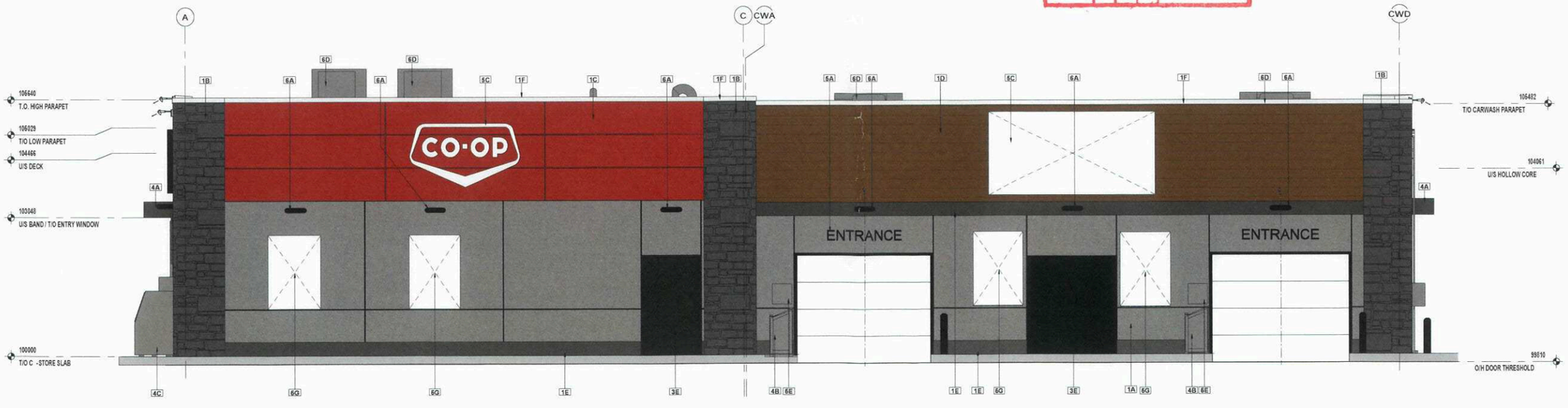
SHEET

KEY ELEVATIONS

DWG. NO. KA-2.1 REV. 1



1 REAR (SOUTH) KEY ELEVATION
KA-2.2 SCALE: 1 : 50



2 SIDE (WEST) KEY ELEVATION
KA-2.2 SCALE: 1 : 50

APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
COMMUNITY CLERK
DISTRICT PLANNER
ZONING
SCHEDULE "A" page 12 of 12
To Zoning Agreement DAS2 22/1998
By-L 7771/1999
Diane Lamoureux
Steve Klusza
Oct. 10, 2025
Nov 25, 2025
Winnipeg

KEYNOTE LEGEND

KEY	DESCRIPTION
1A	EIFS ACYRLIC STUCC SYSTEM ADEX FINISH: PEBBLED MONACO COLOUR: TO MATCH CLOVERDALE PAINT #534 "SUBTLE SHADOW"
1B	FUSION STONE - STONE VENEER GREAT LAKES COLOUR: CARBON
1C	ALUMINUM COMPOSITE PANEL FCL CO-OP RED ARCONIC / 3A COMPOSITES REYNOBOND / ALUCOBOND COLOUR: EASTMAN RED / PATRIOT RED
1D	WOOD GRAIN FIBRE CEMENT LAP SIDING WOODTONE RUSTIC SERIES COLOUR: WARM ESPRESSO (C/W CORDAVAN BROWN SOLID TRIM, WHERE APPLICABLE)
1E	WALL TRIM, BLACK. REFER TO ASSEMBLIES (SHOWN AS GREY FOR WALL FIXTURE VISIBILITY)
1F	ASSORTED BLACK TRIM AND ACCENTS COLOUR TO MATCH BLACK ANODIZED ALUMINUM
3A	BLACK ANODIZED KAWNEER 1601 WALL SYSTEM c/w CLEAR GLAZING
3B	BLACK ANODIZED KAWNEER SPANDREL PANEL COLOUR: OPACI-COAT 300, #3-967 BLACK GREY - PPG CLEAR
3E	INUSLATED STEEL DOOR AND FRAME COLOUR: CO-OP IMAGINE SERIES, BLACK
4A	STEEL CANOPY. REFER TO STRUCTURAL DWGS COLOUR: BLACK
4B	3-BIN TRASH / RECYCLING UNIT
4C	ICE CHEST
4E	LOTTO SIGN IN WINDOW
5A	ENTRANCE / EXIT NON-ILLUMINATED LETTERING: BLACK (OWNER SUPPLIED / OWNER INSTALLED)
5B	8' ILLUMINATED CO-OP SHIELD WHITE LED-LIT CHANNEL SIGN c/w BLACK RETURNS (OWNER SUPPLIED / OWNER INSTALLED)
5C	12' x 6' (3657mm x 1828mm) DIGITAL DISPLAY SIGN (OWNER SUPPLIED / OWNER INSTALLED)
5D	1235mm x 1915mm DIGITAL DISPLAY SIGN (OWNER SUPPLIED / OWNER INSTALLED)
5E	CARWASH INSTRUCTION SIGN (OWNER SUPPLIED / OWNER INSTALLED)
5F	44" x 44" LIFESTYLE ICON SIGN IMAGERY TBD BY OWNER (OWNER SUPPLIED / OWNER INSTALLED)
5G	44" x 64" P.O.P SIGN (OWNER SUPPLIED, OWNER INSTALLED)
5H	BUILDING ADDRESS DECAL WHITE, 254mm (10" HIGH) (OWNER SUPPLIED, OWNER INSTALLED)
5J	6' ILLUMINATED CO-OP SHIELD WHITE LED-LIT CHANNEL SIGN c/w BLACK RETURNS (OWNER SUPPLIED / OWNER INSTALLED)
5K	CARWASH ILLUMINATED CHANNEL LETTERS ON RACEWAY 406mm (16") WHITE (OWNER SUPPLIED / OWNER INSTALLED)
6A	EXTERIOR WALL LIGHT. REFER TO ELECTRICAL DWGS.
6B	ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DWGS.
6C	GAS METER. REFER TO MECHANICAL DWGS.
6D	MECHANICAL ROOF TOP EQUIPMENT. REFER TO MECH. DWGS.

CO-OP

RED RIVER CO-OP
C-STORE, GAS BAR & CARWASH

ctm Design Services Ltd
CTM Design Services Ltd
225 - 340 Midpark Way SE
Calgary, AB T2X 1P1
403.640.0990 tel | www.ctmdesign.ca

NOTES:

1. ALL DIMENSIONS IN MILLIMETERS, UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS NOTED ON DRAWING SHALL BE CONFIRMED ON SITE BY THE GENERAL CONTRACTOR, PRIOR TO COMENCING WORK AND/OR ORDERING MATERIALS.
3. CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA 2020 & MANITOBA BUILDING CODE AMENDMENTS

REVISION SCHEDULE

REV#	DATE	DESCRIPTION
1	2025-09-19	RE-ISSUED FOR DP
	2025-09-19	ISSUED FOR 60% REVIEW
	2025-09-19	ISSUED FOR COMMUNITY PLAN APPROVAL
	2025-08-15	ISSUED FOR 30% REVIEW
	2025-07-04	ISSUED FOR DP

PROJ. NO: 2025040

DATE: 2025-07-02

DRAWN: NS/AK

RETAIL: RED RIVER CO-OP

FACILITY: C-STORE, GAS BAR & CW

LOCATION

LOT(S)	O.T.M. 31 & 32
BLOCK(S)	-
PLAN	PLAN 37420
CIVIC ADD	1745 KENASTON BLVD
CITY	WINNIPEG
PROVINCE	MANITOBA

SHEET

KEY ELEVATIONS

DWG. NO. KA-2.2 REV. 1