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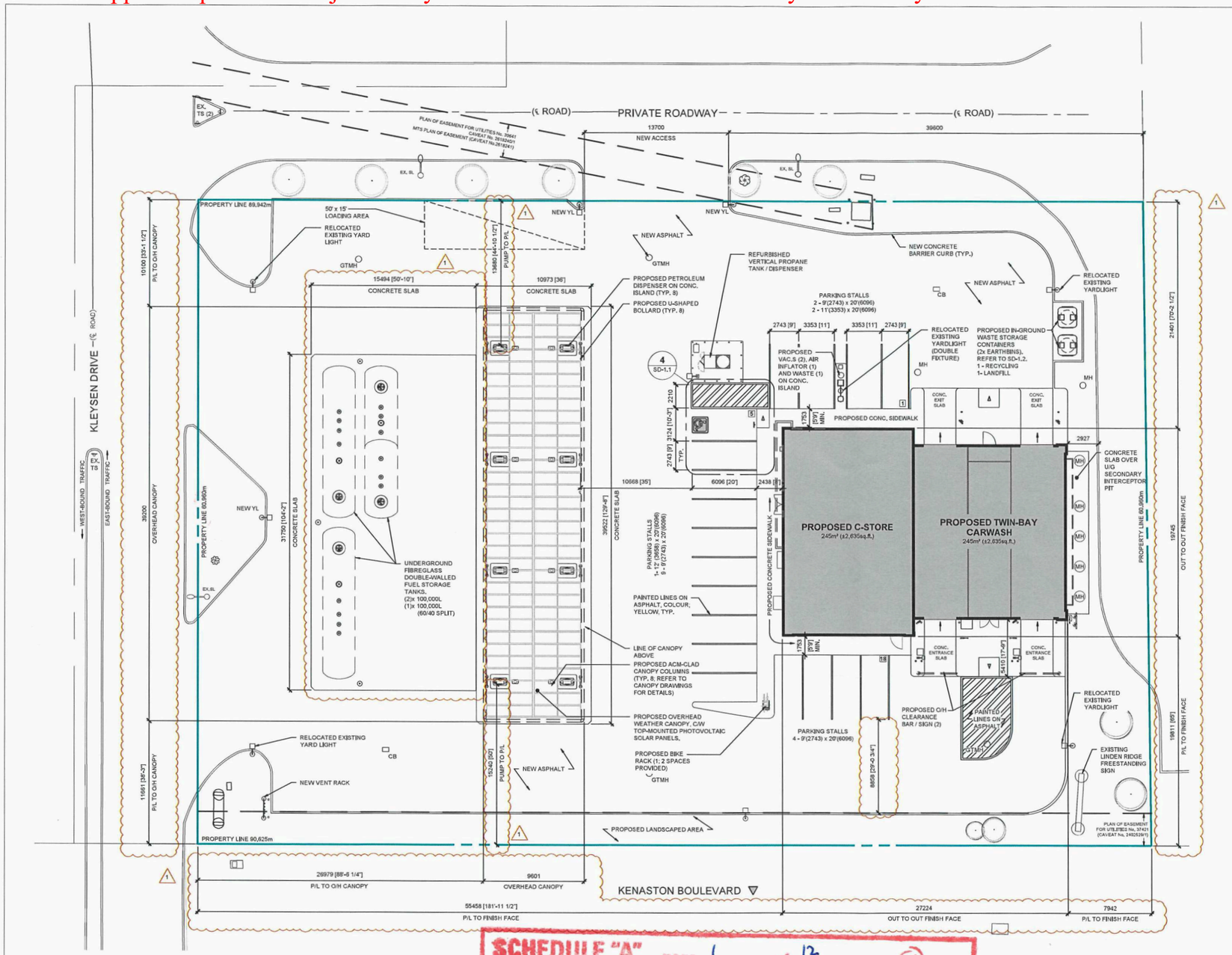
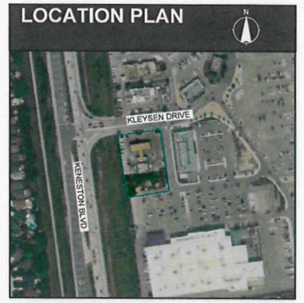



## LOCATION PLAN




## 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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## SITE PLAN LEGEND

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

**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 PLAN — Sawyer Klassen — Nov 25-2025
COMMUNITY C — Jan 6/25
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


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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

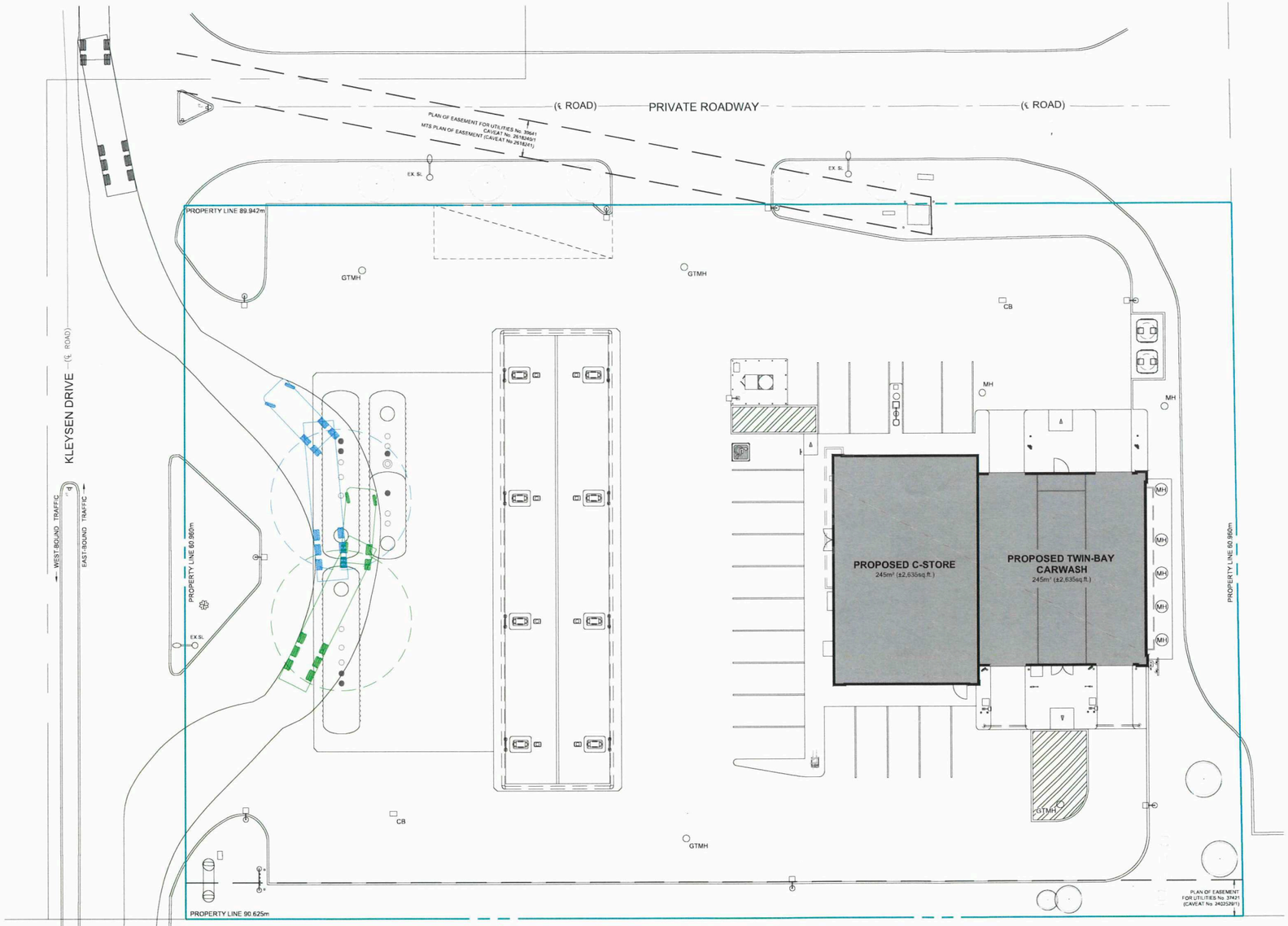
LOCATION

| | |
|---|---|
| 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

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.




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

| | | |
|---|---|---|
| ZONING OFFICER | Diana Lopez | Oct. 10, 2025 |
| DISTRICT PLANNER | Sawyer Klassen | Nov. 25, 2025 |
| COMMUNITY CLERK | | Jan. 6/26 |
| 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




## SITE INFORMATION

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IN OTM 29 AND 31 TO 33 PARISH OF ST VITAL

**MUNICIPAL ADDRESS**

1745 KENASTON BLVD
WINNIPEG, MB

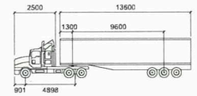
**ZONING**

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

**LOT AREA**

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

## 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 | | |

CO-OP

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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

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

SHEET

PROPOSED
FUELS DELIVERY PLAN

DWG. NO. SV-1.1 REV.

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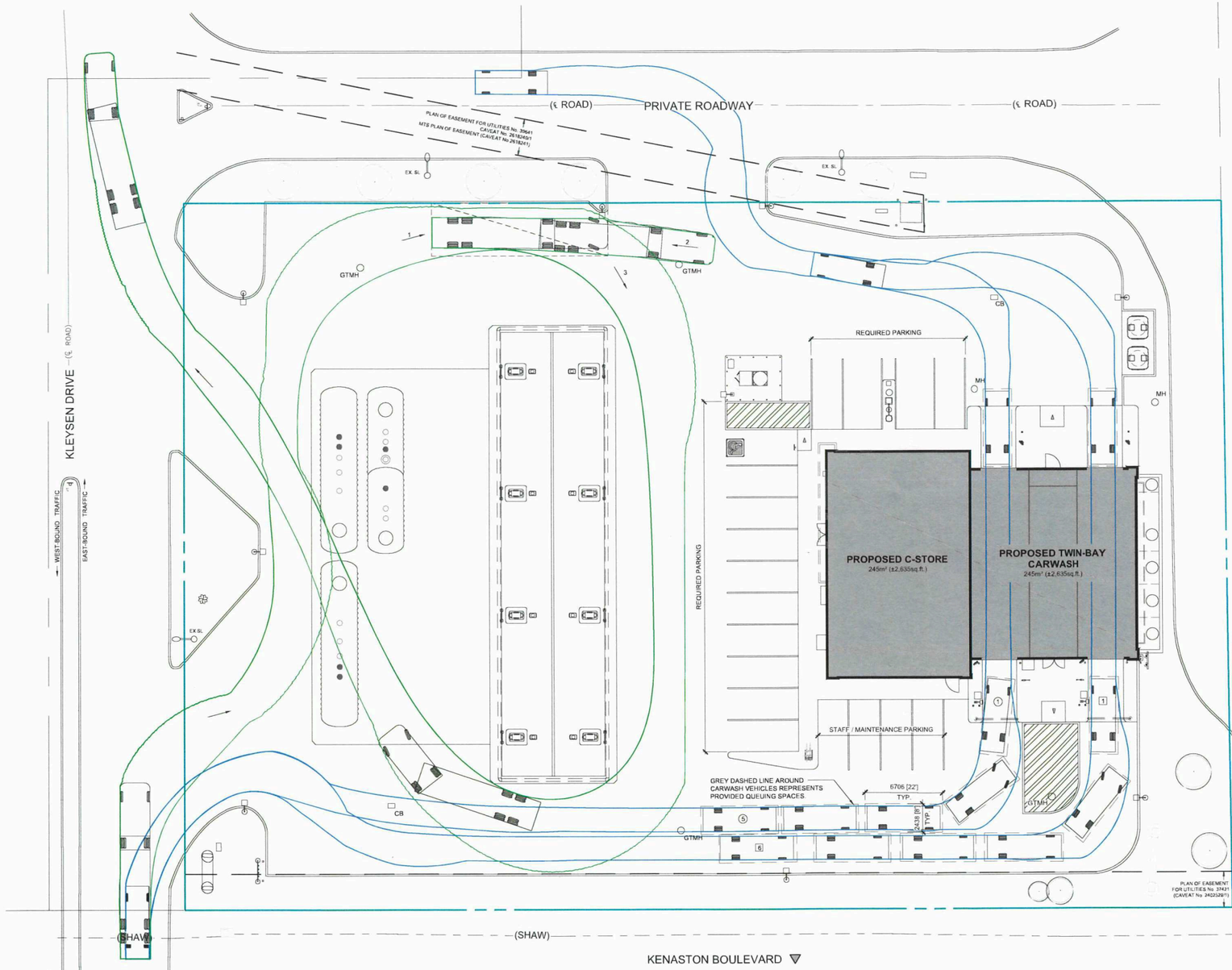


## 1 PROPOSED VEHICLE ACCESS PLAN

SV-1.2 SCALE: 1:200

N

SCHEDULE "A" page 3 of 12
To Zoning Agreement DA57 22/1998
By-Law No B/L 7071/1999

| | | |
|---|---|---|
| ZONING OF | Diana Lopez | Oct. 10, 2025 |
| DISTRICT PLANNER | Sawyer Klyssen | Nov 25-2025 |
| COMMUNITY CLERK | | Jan 6/26 |
| 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




## SITE INFORMATION

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WINNIPEG, MB

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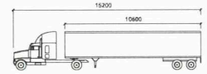
**LOT AREA**

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

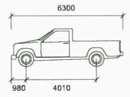
## VEHICLE PROFILES




**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° |

RED RIVER CO-OP
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

| | |
|---|---|
| LOT(S) | O.T.M. 31 & 32 |
| BLOCK(S) | |
| PLAN | PLAN 37426 |
| CIVIC ADD. | 1745 KENASTON BLVD |
| CITY | WINNIPEG |
| PROVINCE | MANITOBA |

SHEET

PROPOSED
VEHICLE ACCESS PLAN

DWG. NO. SV-1.2 REV.

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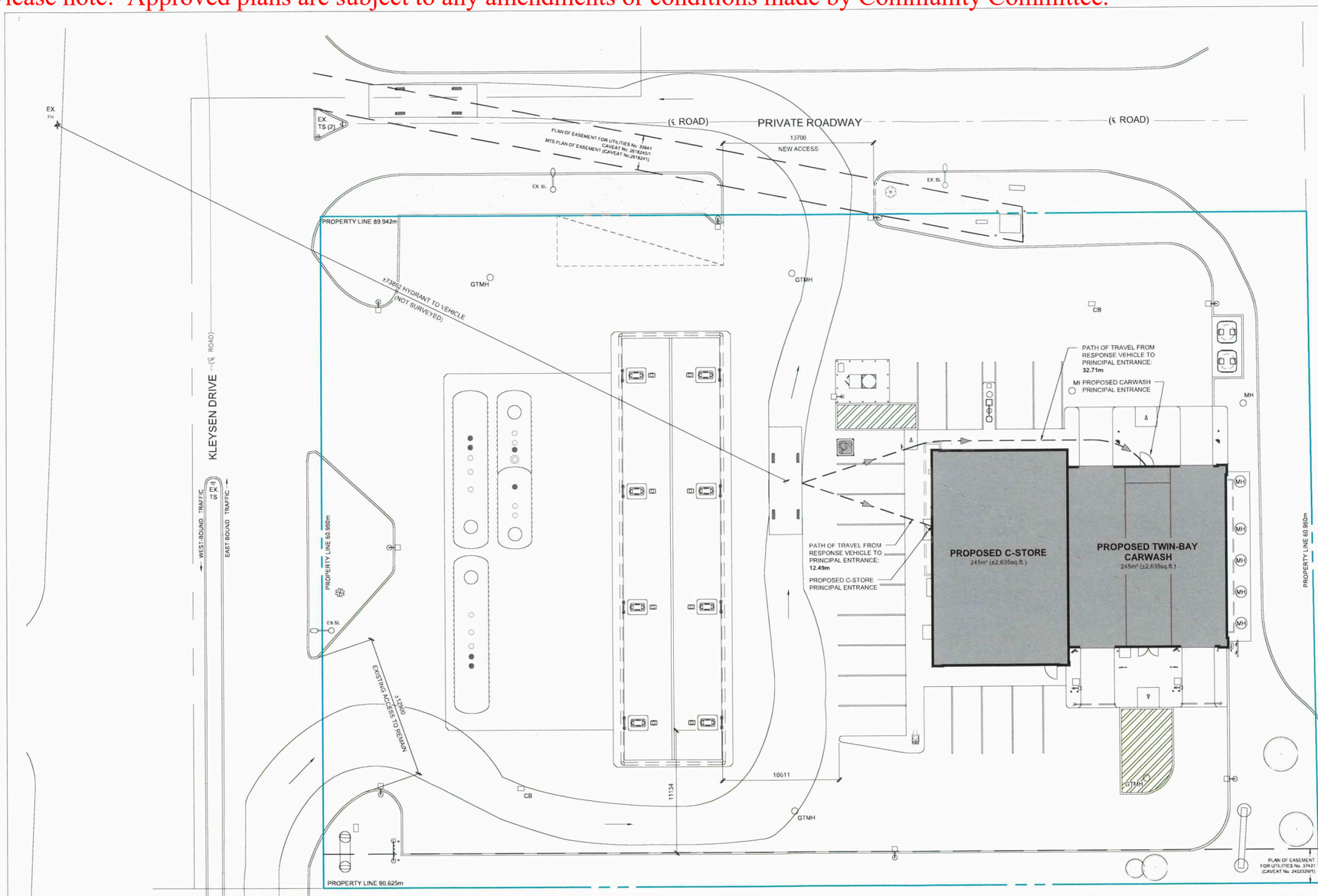


## 1 PROPOSED SITE PLAN

SA-1.1 / SCALE: 1:200

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 CLERK
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
Winnipeg
Oct. 10, 2025
Nov 25-2025
Jan 6/26

## SITE PLAN LEGEND

| | |
|---|---|
| PROPERTY LINE | |
| EXISTING YARD LIGHT | EX.YL |
| EXISTING STREET LIGHT | EX.SL |
| EXISTING POWER POLE | EX.PP |
| EXISTING MANHOLE | EX.MH |
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## LOCATION PLAN

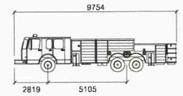



## FIRE RESPONSE INFO.

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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| | 2025-09-19 | ISSUED FOR 60% REVIEW |

PROJ. NO: 2025040

DATE: 2025-06-17

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 37430
CIVIC ADD: 1745 KENASTON BLVD
CITY: WINNIPEG
PROVINCE: MANITOBA

SHEET
FIRE ACCESS PLAN

DWG. NO. SV-1.3 REV. 0

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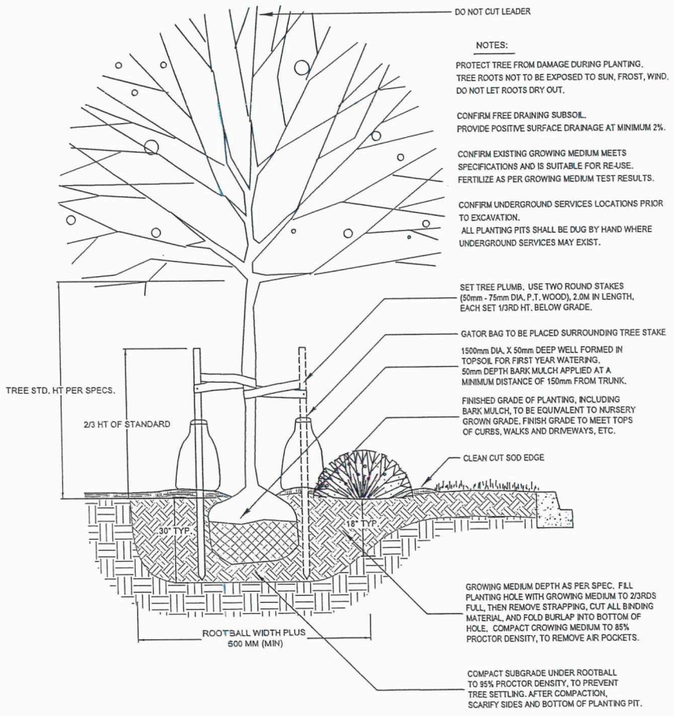
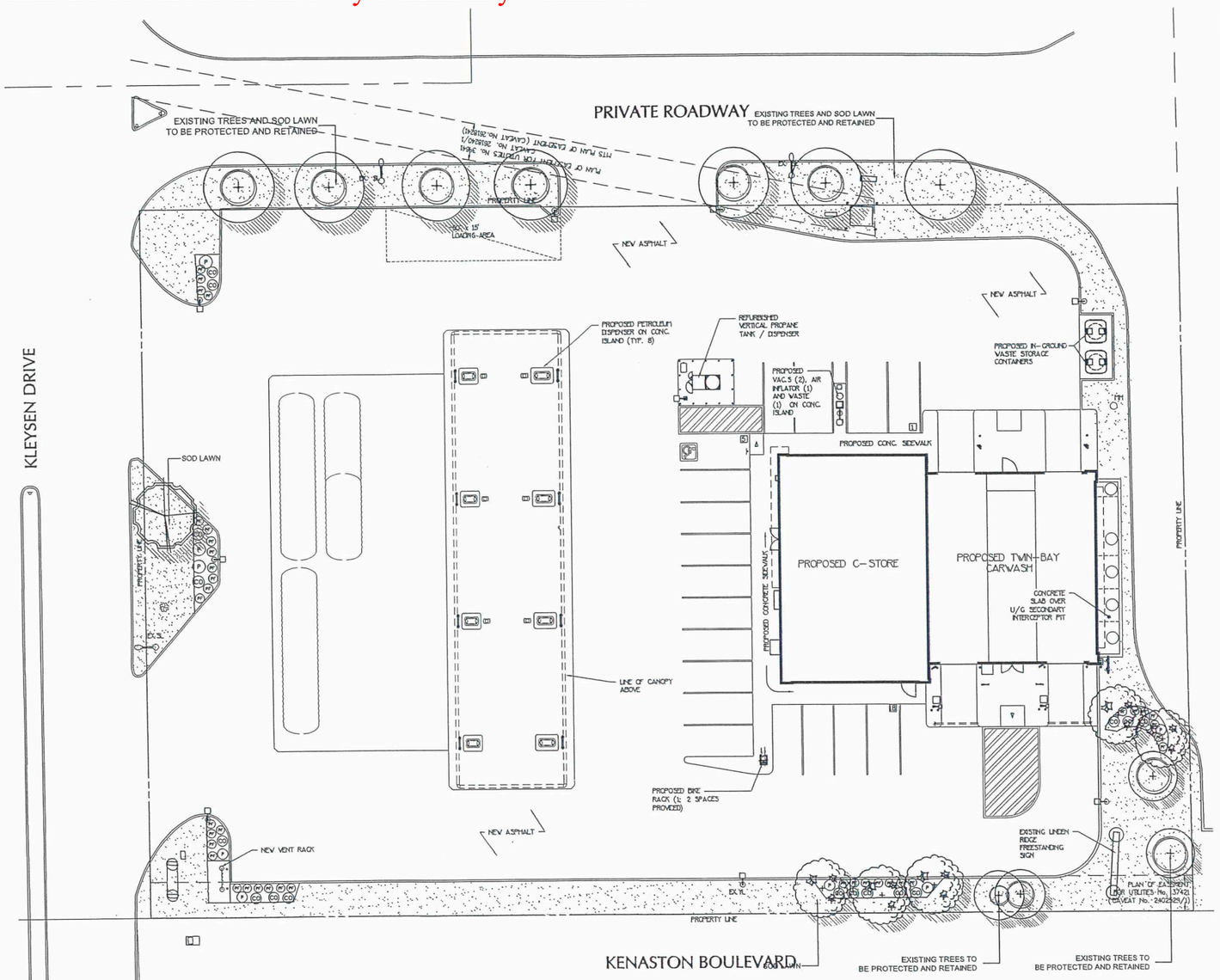



1 TREE AND SHRUB PLANTING
1/2" = 1'-0"




## 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 |
| PJ | 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 | | Jan 6/26 |
| APPROVED FOR THE DIRECTOR OF PLANNING, PROP. & 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:

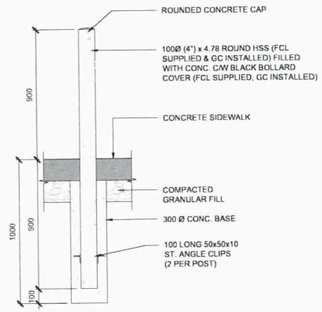
LANDSCAPE PLAN

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

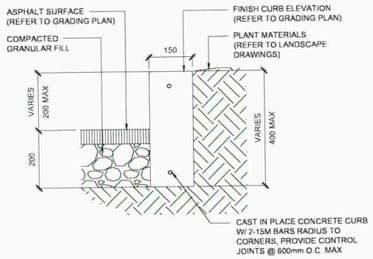
25109-3.ZIP

PMG PROJECT NUMBER: 25-109

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.




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




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

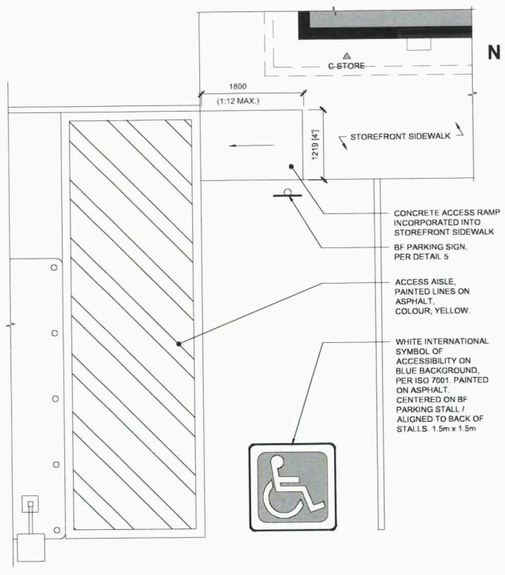


CORA CANADA. EXPO SERIES
MODEL: W2503, COLOUR BLACK

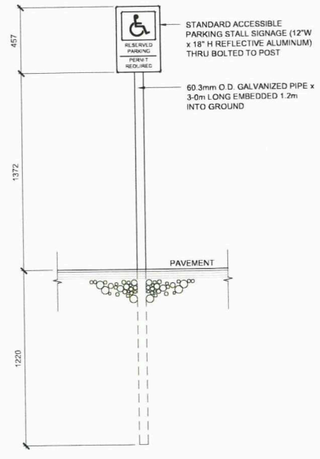
SURFACE MOUNT TO CONCRETE

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 DAS2 22/1998
By-Law 01/L 7371/1999
Winnipeg

| | | |
|---|---|---|
| ZONING | Diana Lopez | Oct. 10, 2025 |
| DISTRICT PLANNER | Shayger Klassen | Nov. 25 - 2025 |
| COMMUNITY CLERK | | Jan 6/26 |
| APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT | | |

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


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 CONTRACTOR, PRIOR TO COMMENCING 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 |
|---|---|---|
| | 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

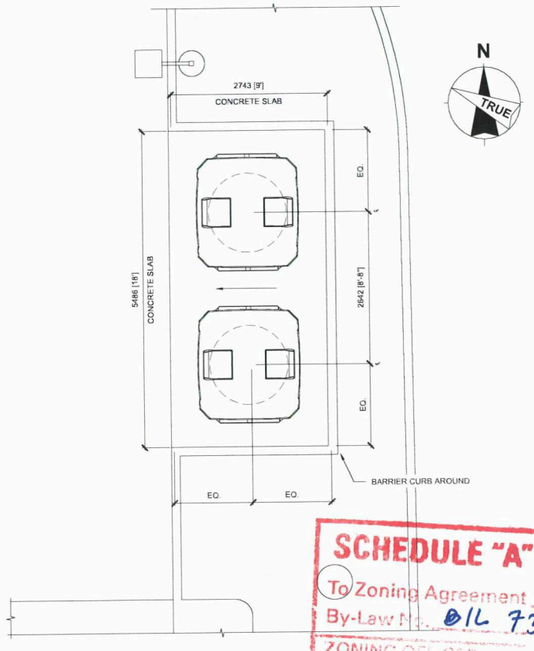
FACILITY: C-STORE, GAS BAR & CW

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

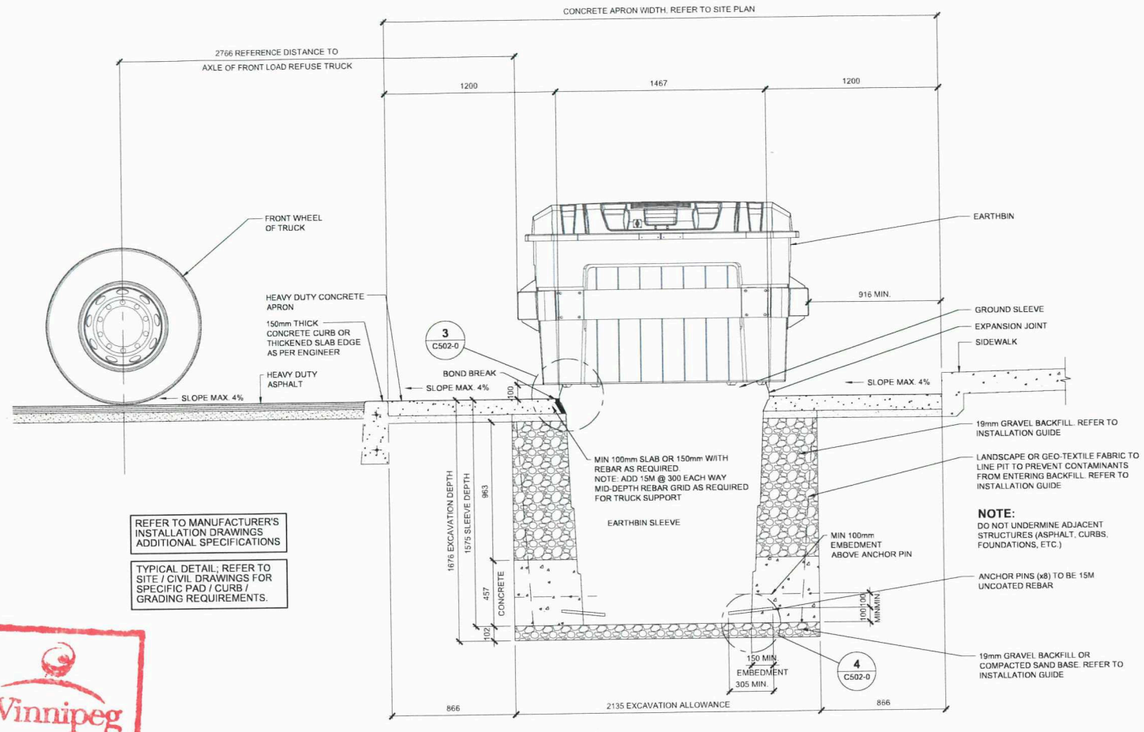
SHEET: SITE DETAILS

DWG. NO. SD-1.1 REV. -

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.




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.

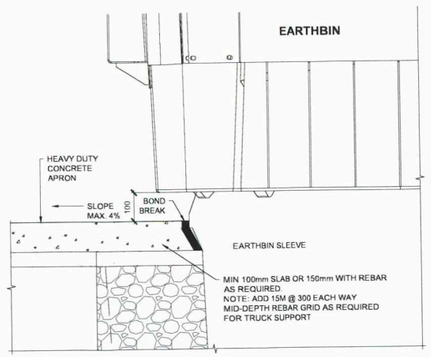
2 EARTHBIN SYSTEM SECTION (TYP)
SA-1.2 SCALE: 1:20

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 — Jan 6/26
APPROVED FOR THE DIRECTOR OF PLANNING PROPERTY & DEVELOPMENT

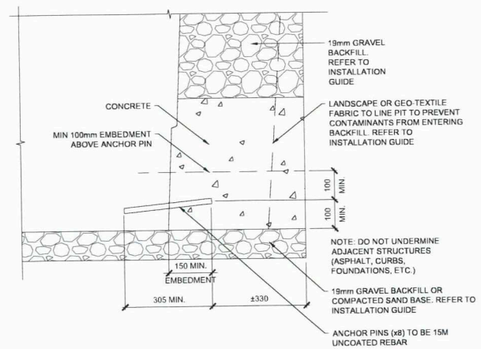


EARTHBIN PHOTO REFERENCE




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

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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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3. CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA 2020 & MANITOBA BUILDING CODE AMENDMENTS

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 |
| | 2025-08-19 | 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

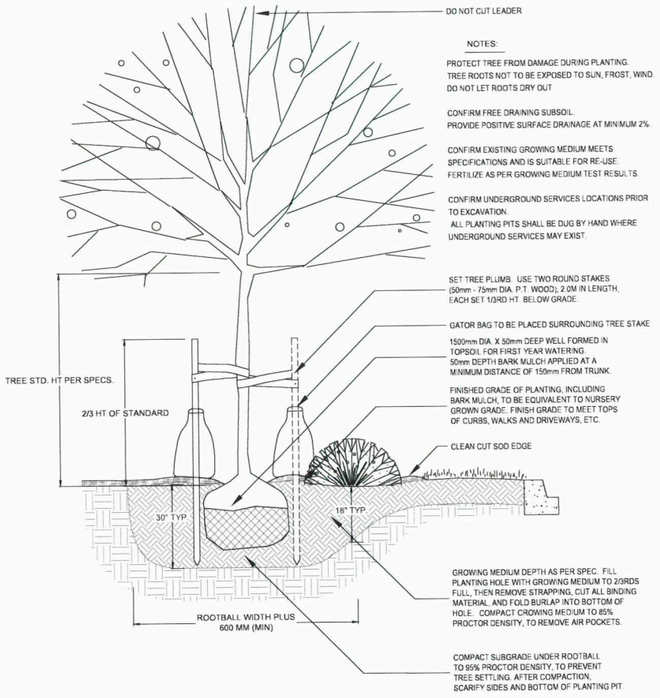
FACILITY: C-STORE, GAS BAR & CW

LOCATION
LOT(S): O.T.M. 31 & 32
BLOCK(S):
PLAN: PLAN 37426
CIVIC ADD: 1745 KENASTON BLVD
CITY: WINNIPEG
PROVINCE: MANITOBA

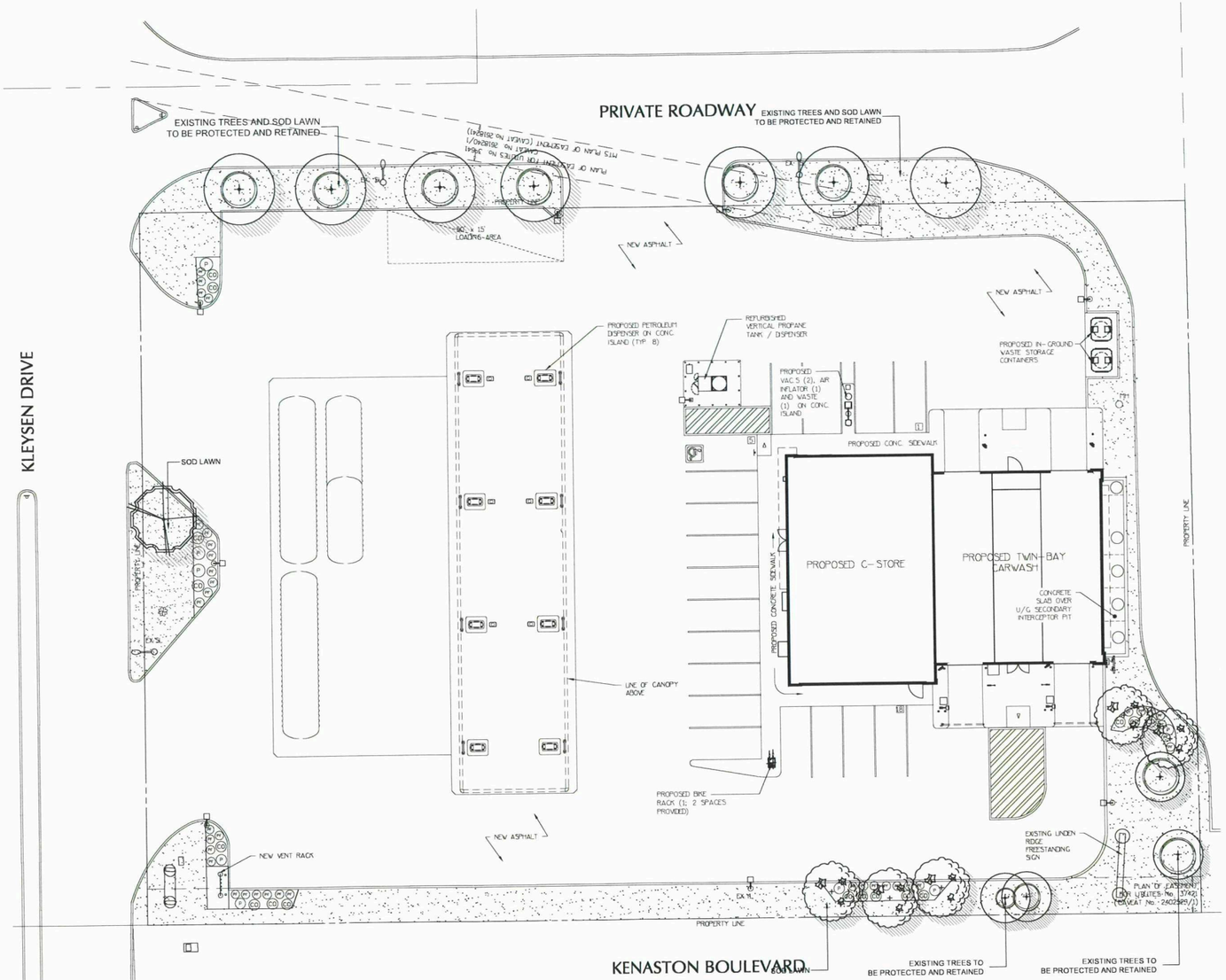
SHEET
EARTHBIN PLAN AND TYPICAL SECTION DETAILS

DWG. NO. SD-1.2 REV. 0

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.




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 DASG 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 | LL | Jan 6/26 |
| 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 |

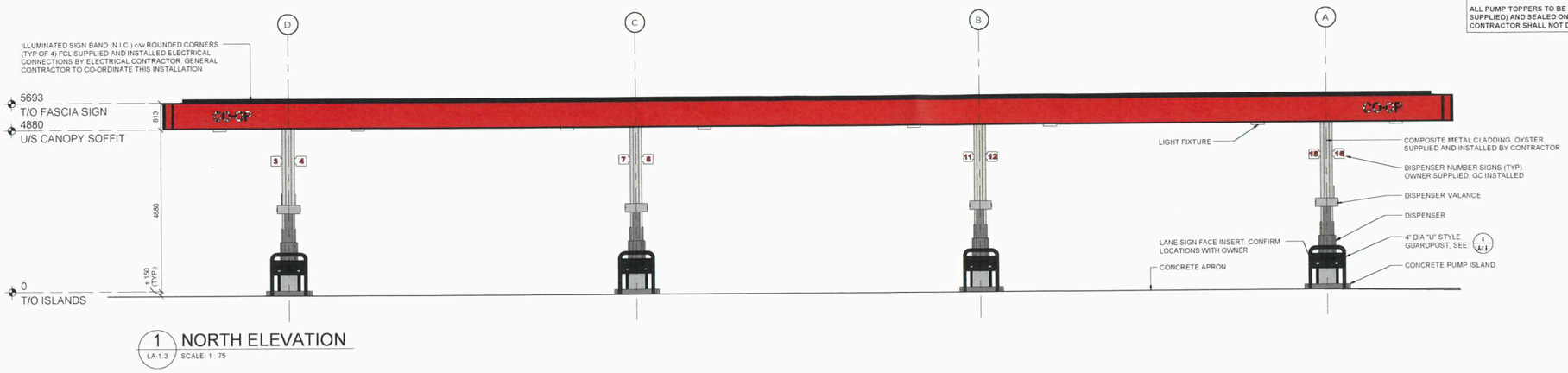
25109-3.ZIP

PMG PROJECT NUMBER: 25-109

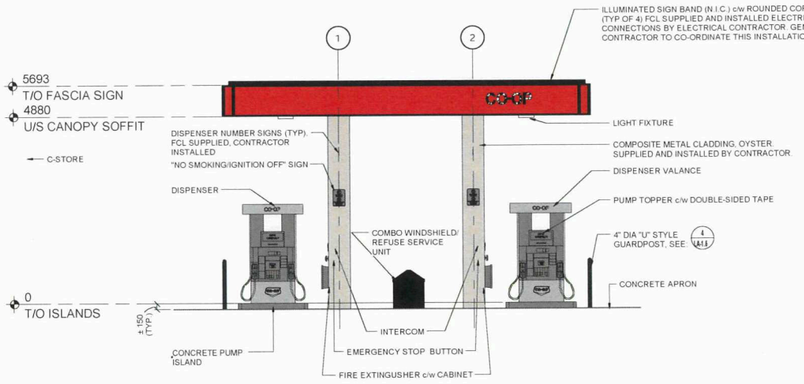
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.

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

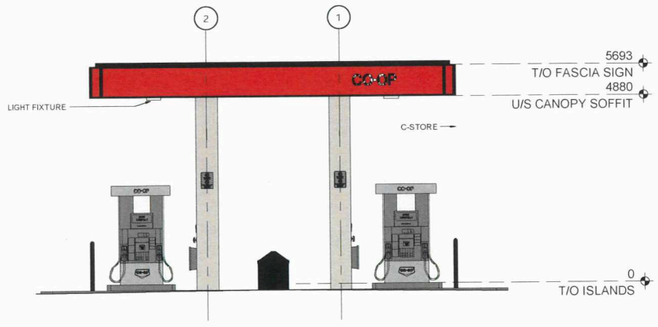
ALL PUMP TOPPERS TO BE AFFIXED WITH DOUBLE SIDED TAPE (FCL SUPPLIED) AND SEALED ON EDGES W/ CLEAR SILICONE SEALANT. CONTRACTOR SHALL NOT DRILL INTO TOP OF DISPENSER



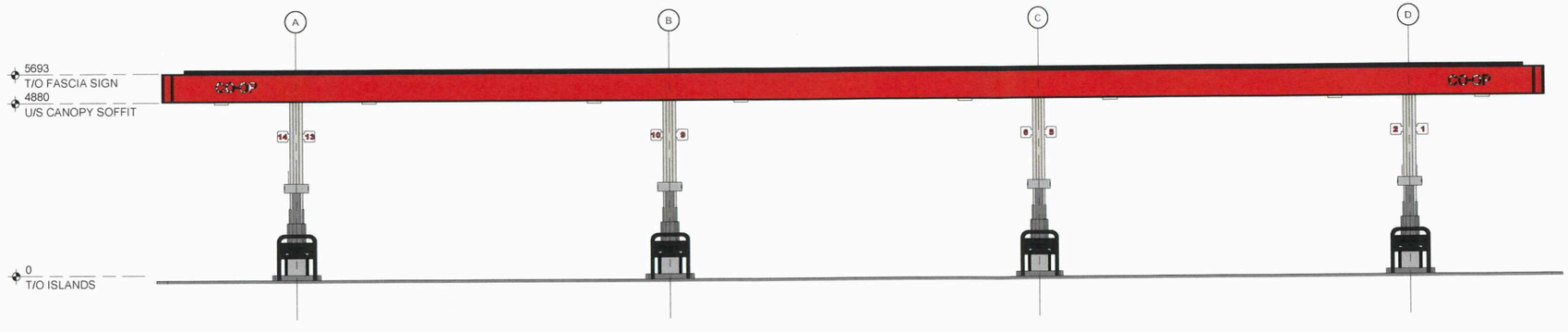

1 NORTH ELEVATION
LA-1.3 SCALE: 1 : 75




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

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

ctm
CTM Design Services Ltd
#226 - 3400 Mapark Way SE
Calgary AB T2X 1P1
403 640 0990 www.ctmdesign.ca

ZONING
DISTRICT
COMMUNITY
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
Diana Lopez
Sawyer Klassen
SCHEDULE "A" Forming Part of Development Agreement By-Law No. 7331/1999
page 9 of 12
0957 22/1998
Oct. 10, 2025
Nov 25 2025
Jan 9/26
Winnipeg

NOTES:
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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 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

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.




## 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

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

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

SCHEDULE "A" page 10 of 12
To Zoning Agreement By-Law No. 7431/2008 dated 22/10/2008
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
COMMUNITY CLERK
DISTRICT
ZONING
Diana Lacey Nov 25-2025
Sonya Klassen
04.10.2025
Winnipeg

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 |

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

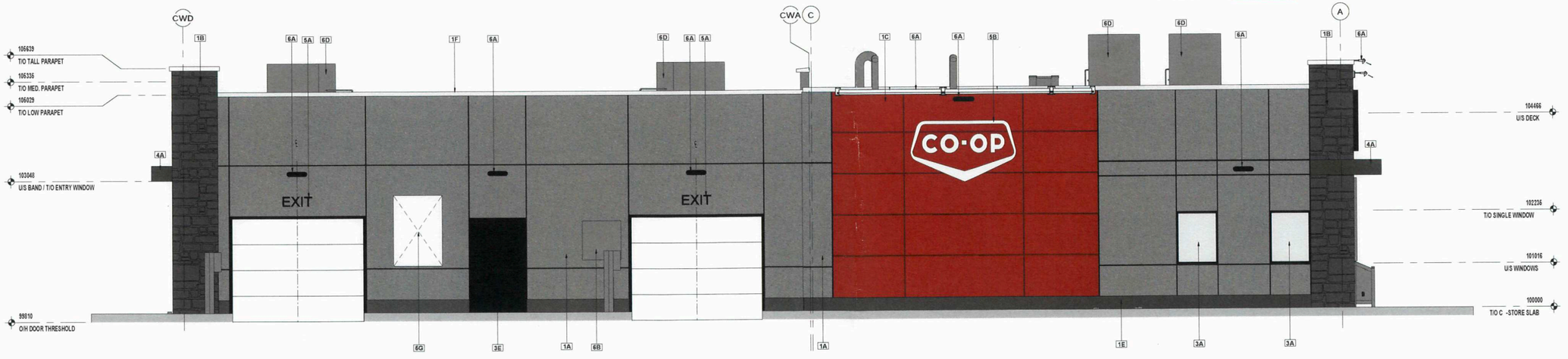
DWG. NO. GA-1.1 REV. 0

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

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.




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




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

SCHEDULE "A"
To Zoning Agreement By-law 77H/1998
DASZ 22/1998
page 11 of 12
Diane Lagan
Saunge Klassen
ZONING DISTRICT
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
Oct. 10, 2025
Nov 25, 2025
Jan 6/26
Winnipeg

## KEYNOTE LEGEND

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

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### 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 |

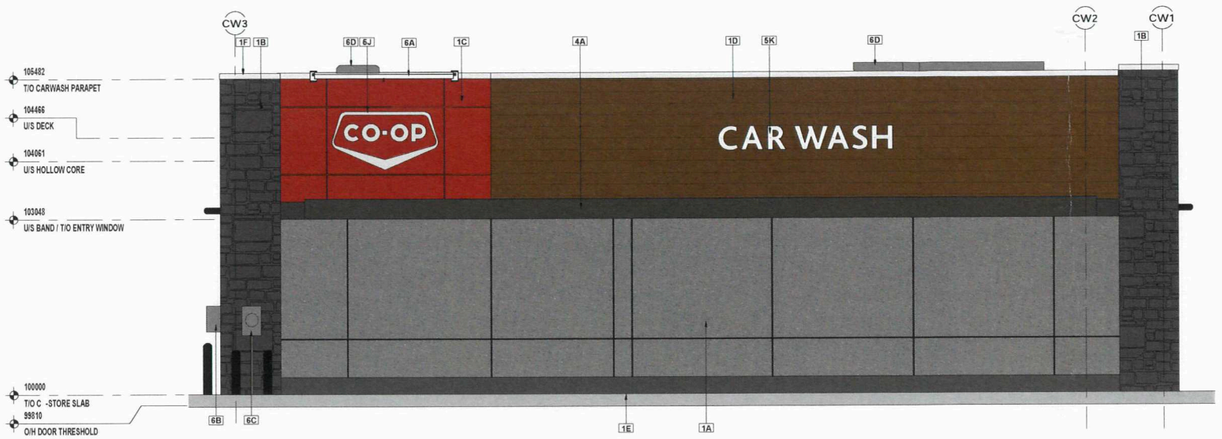
PROJ. NO: 2025040
DATE: 2025-07-02
DRAWN: NS/AK
RETAIL: RED RIVER CO-OP
FACILITY: C-STORE, GAS BAR & CW

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

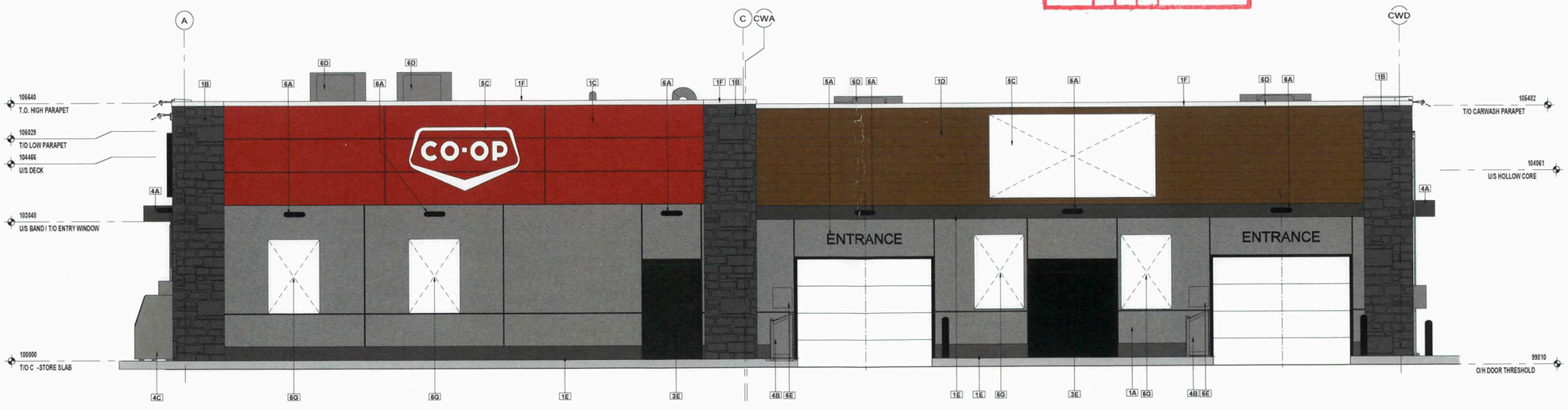
SHEET
KEY ELEVATIONS

DWG. NO. KA-2.1 REV. 1

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.




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




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

SCHEDULE "A"
To Zoning Agreement
By-Law 7471/1998
page 12 of 12
DR52 22/1998
Diana Lowry
Stacey Wasser
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
DISTRICT PLANNER
COMMUNITY CLERK
Oct. 10, 2025
Nov. 25, 2025
Dec 9/25
Winnipeg

## KEYNOTE LEGEND

| KEY | DESCRIPTION |
|---|---|
| 1A | EIFS ACRYLIC STUCC SYSTEM<br>ADEX<br>FINISH: PEBBLED MONACO<br>COLOUR: TO MATCH CLOVERDALE PAINT #534 "SUBTLE SHADOW" |
| 1B | FUSION STONE - STONE VENEER<br>GREAT LAKES<br>COLOUR: CARBON |
| 1C | ALUMINUM COMPOSITE PANEL FCL CO-OP RED<br>ARCONIC / 3A COMPOSITES<br>REYNOBOND / ALUCOBOND<br>COLOUR: EASTMAN RED / PATRIOT RED |
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SHEET
KEY ELEVATIONS

DWG. NO. KA-2.2 REV. 1