

SITE ZONING
EXISTING ZONING C4

DIM. STANDARD	REQUIRED	PROVIDED
FRONT YARD	50 FT	76 FT (Garden Centre)
INTERIOR SIDE YARD	50 FT	4 FT
CORNER SIDE YARD	50 FT	83 FT
REAR YARD	125 FT	4 FT
BUILDING HEIGHT	N/A	32 FT
FLOOR AREA RATIO (FAR)	6.0	0.46

SITE AREA
SITE TOTAL AREA: **330,500 SF**

EXTERIOR USE AREA
GARDEN CENTRE (TEMPORARY): 11,566 SF (6,141 SF)
COMPOUNDS: 2,057 SF

BUILDING AREA - PROPOSED
RETAIL (FLOOR AREA): 80,574 SF
WAREHOUSE (EXCLUDING MEZZANINE): 35,271 SF
SERVICE CENTRE (FLOOR AREA): 16,528 SF
OFFICES (FLOOR AREA): 4,505 SF

TOTAL BUILDING AREA - PROPOSED
FLOOR AREA (INCLUDING SECOND FLOOR): **136,878 SF**

PARKING
RETAIL (REQUIRED) (CATEGORY 20: 1 STALL PER 250 SF OF FLOOR AREA COVERAGE): 322 STALLS
WAREHOUSE (REQUIRED) (CATEGORY 10: 1 STALL PER 1,000 SF OF GROSS FLOOR AREA): 35 STALLS
SERVICE CENTRE (REQUIRED) (CATEGORY 20: 1 STALL PER 250 SF OF FLOOR AREA COVERAGE): 66 STALLS
TOTAL PARKING: 423 STALLS
SUBSECTION 171(3) - MULTIPLE OCCUPANCY PARKING STILL REQ. REDUCED TO 80%: 338 STALLS

TOTAL REQUIRED PARKING
REQUIRED HANDICAP (8 STALLS)
VAN STALLS REQUIRED (3 STALLS)

PARKING
EXISTING: 409 SPACES (4 SPACES)
PROPOSED: 333 STALLS (8 STALLS)
VAN STALLS (3 STALLS)

LOADING STALLS
HANDLING OF GOODS (TABLE 5-13): 4 SPACES (REQUIRED) / 2 SPACES (PROVIDED)

BICYCLE STALLS (1 PER 10 REQ. PKG STALLS)
SITE TOTAL: 35 STALLS (REQUIRED) / 37 STALLS (PROVIDED)

SOURCES:
BASED ON SEPTEMBER 8, 2021 SURVEYOR'S BUILDING LOCATION CERTIFICATE FROM BARNES & DUNCAN.

NO.	DESCRIPTION	DATE	BY
8	PLAN APPROVAL	JANUARY 31, 2022	TC
7	OWNER REVIEW	AUGUST 23, 2022	TC
6	OWNER REVIEW	JULY 13, 2022	TC
5	REVISED SITE PLAN	JUNE 29, 2022	TC
4	OWNER REVIEW	MARCH 18, 2022	TC
3	ZONING ANALYSIS E1	MARCH 2, 2022	TC
2	ZONING ANALYSIS	NOVEMBER 1, 2021	TC
1	OWNER REVIEW	OCTOBER 1, 2021	TC

SCHEDULE "A" page 3/19
Zoning Agreement
7499/99
ISSUED FOR: [Signature]
DRAWN BY: [Signature]
DATE: [Signature]
BY: [Signature]

COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING
PROPERTY & DEVELOPMENT

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- TO BE DEMOLISHED
- PROPOSED BUILDING ADDITION
- EX. CANADIAN TIRE GAS BAR TO BE CONVERTED INTO PARKING
- PEDESTRIAN TRAVEL PATH
- EXISTING LIGHT POST

NEJMARK ARCHITECT
2-34 Adelaide Street Winnipeg Manitoba, R3A 0V7
P: 204 947 3775 F: 204 947 3789 www.nejmark.mb.ca

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The contractor is to verify dimensions and date noted herein with conditions on the site and is held responsible for reporting discrepancy to the architect for adjustment.

SQUARE FOOTAGE LEGEND

	PROPOSED ADDITION	EXISTING	TOTAL
RETAIL	22,270	58,304	80,574
WAREHOUSE/STORAGE (EXCLUDING MEZZANINE)	9,479	25,592	35,271
COMPOUND	1,202	855	2,057
SERVICE	-	16,528	16,528
OFFICE	-	4,505	4,505
TOTAL (TOTALS INCLUDE SECOND FLOOR)		104,929	136,878

PROJECT TITLE:
CANADIAN TIRE REGENT
EXPANSION & RENOVATION
1519 REGENT AVE. W.
WINNIPEG, MB

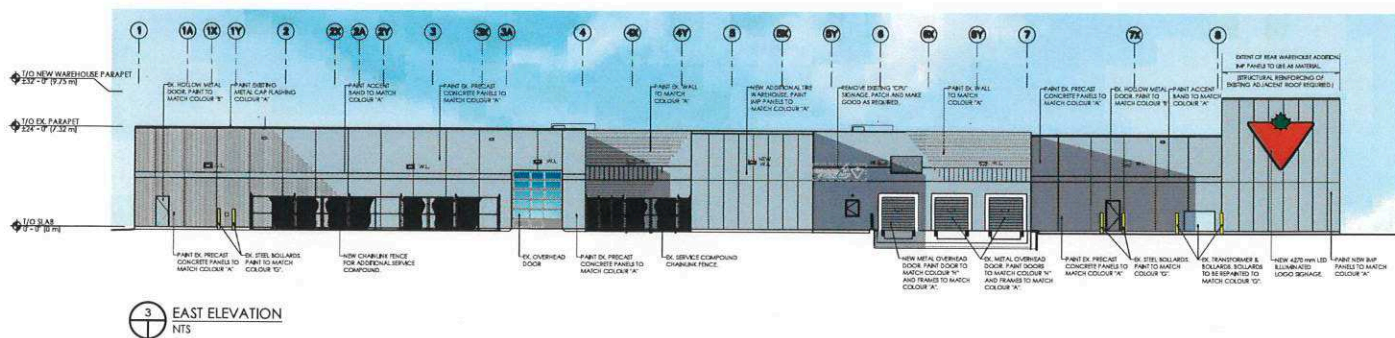
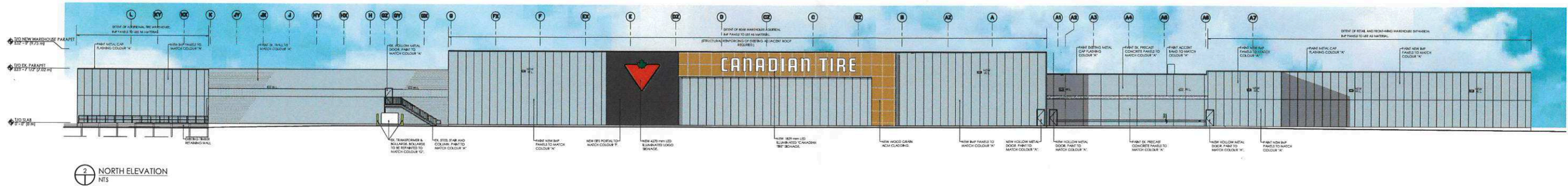
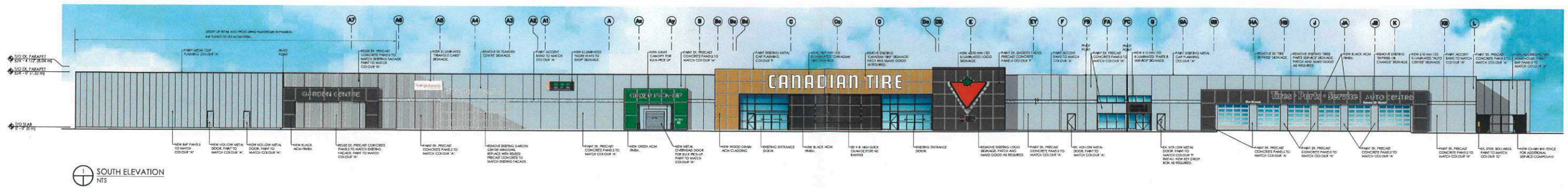
SHEET TITLE:
PROPOSED SITE PLAN

COMMISSION NUMBER: 2119
SHEET NUMBER: A1.0

SITE PLAN
1/32" = 1'0"

REGENT AVENUE WEST

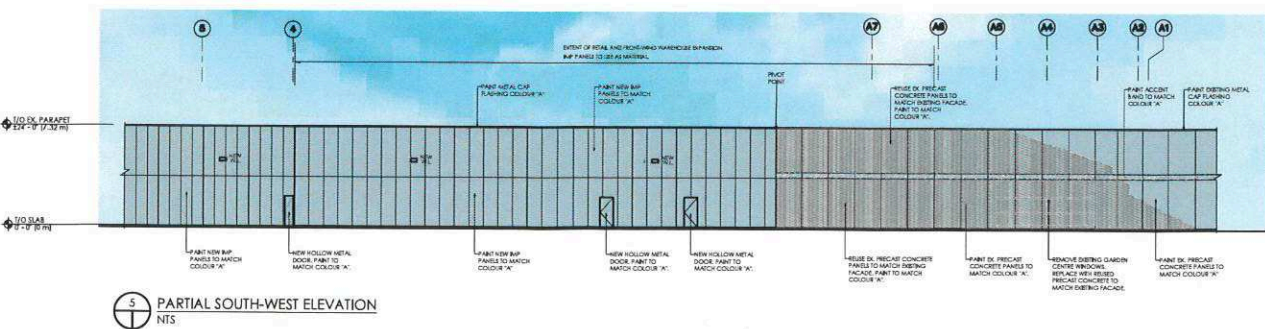
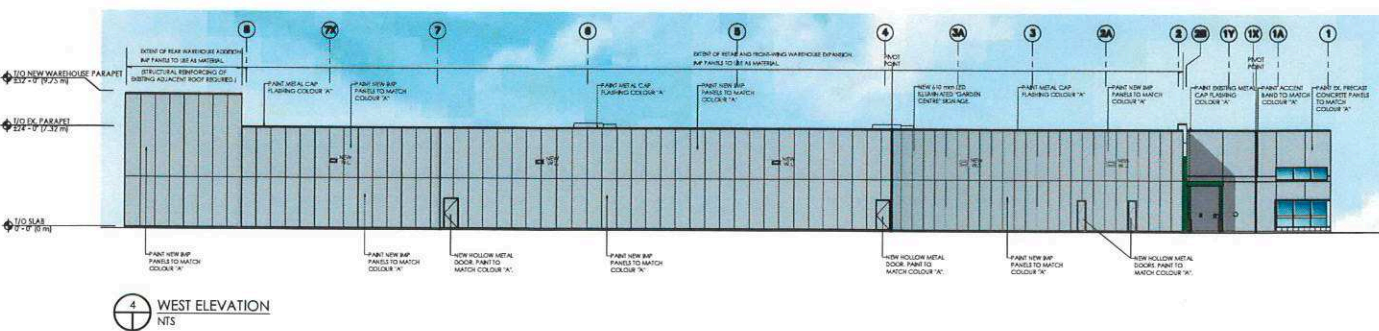
SCALE: 2119 - A1.0 SITE PLAN.DWG



EXTERIOR FINISHES LEGEND:

COLOUR "A"	STEEL WOOL 2121-20
COLOUR "T"	PANTONE PMC BLACK 7C
COLOUR "J"	PANTONE 355C GREEN
COLOUR "K"	WOOD LOOK CLADDING MEDIUM BROWN
COLOUR "G"	SAFETY YELLOW
COLOUR "H"	PREFINISHED WHITE BY SUPPLIER

4	PLAN APPROVAL	JANUARY 31, 2022	TC
3	VARIANCE APPLICATION	JANUARY 31, 2022	TC
2	ZONING ANALYSIS	NOVEMBER 1, 2021	TC
1	OWNER REVIEW	SEPTEMBER 30, 2021	TC
No.	ISSUED FOR	DATE	BY
			FR, AM



SCHEDULE "A" page 2 of 4
 To Zoning Agreement DAS 2 3/99
 By Law No. 7498/19
 ZONING OFFICER [Signature]
 DISTRICT PLANNER [Signature]
 COMMUNITY CLERK [Signature]
 APPROVED FOR THE DIRECTOR OF PLANNING PROPERTY & DEVELOPMENT
 Winnipeg
 Jan 9/22
 Jan 17/23



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PROJECT TITLE:

**CANADIAN TIRE REGENT
 EXPANSION & RENOVATION
 1519 REGENT AVE. W.
 WNNIPEG, MB**

SHEET TITLE:

EXTERIOR ELEVATIONS

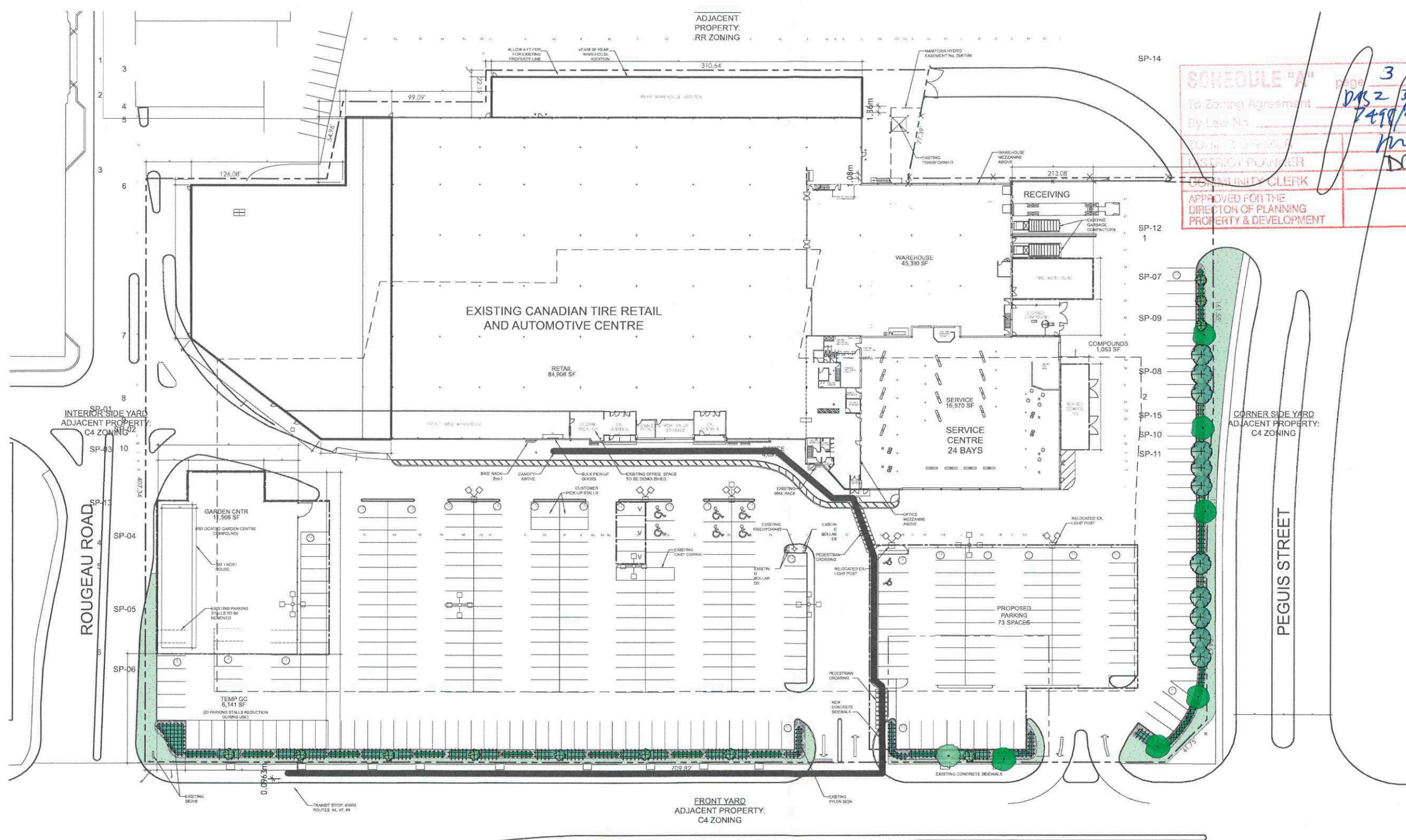
COMMISSION NUMBER:
2231

SHEET NUMBER:
A.3.0

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Surfaces Key

-  Sod c.w. Topsoil
-  Dark Grey Granite mulch (15mm) planting bed (c.w. fabric)



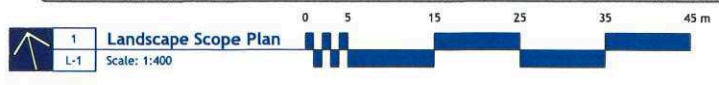
SCHEDULE "A" page 3 of 4
 To Zoning Agreement
 By Law No. 2490/19
 APPROVED FOR THE DIRECTOR OF PLANNING PROPERTY & DEVELOPMENT
 Date: Jan 17/23

C	16 Shrubs added on Regent as per	2022-12-12	DJS
B	PLAN APPROVAL	2022-11-15	DJS
A	CLIENT REVIEW	2022-09-22	DJS
No.	ISSUED FOR	DATE	BY
	DJS		
	PRINTING DATE:	2022-03-22	
	STAMP		

NEJMARK ARCHITECT
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PROJECT TITLE:
CANADIAN TIRE REGENT EXPANSION & RENOVATION
 1519 REGENT AVE. W.
 WINNIPEG, MB

SHEET TITLE:
 Landscape Scope Plan



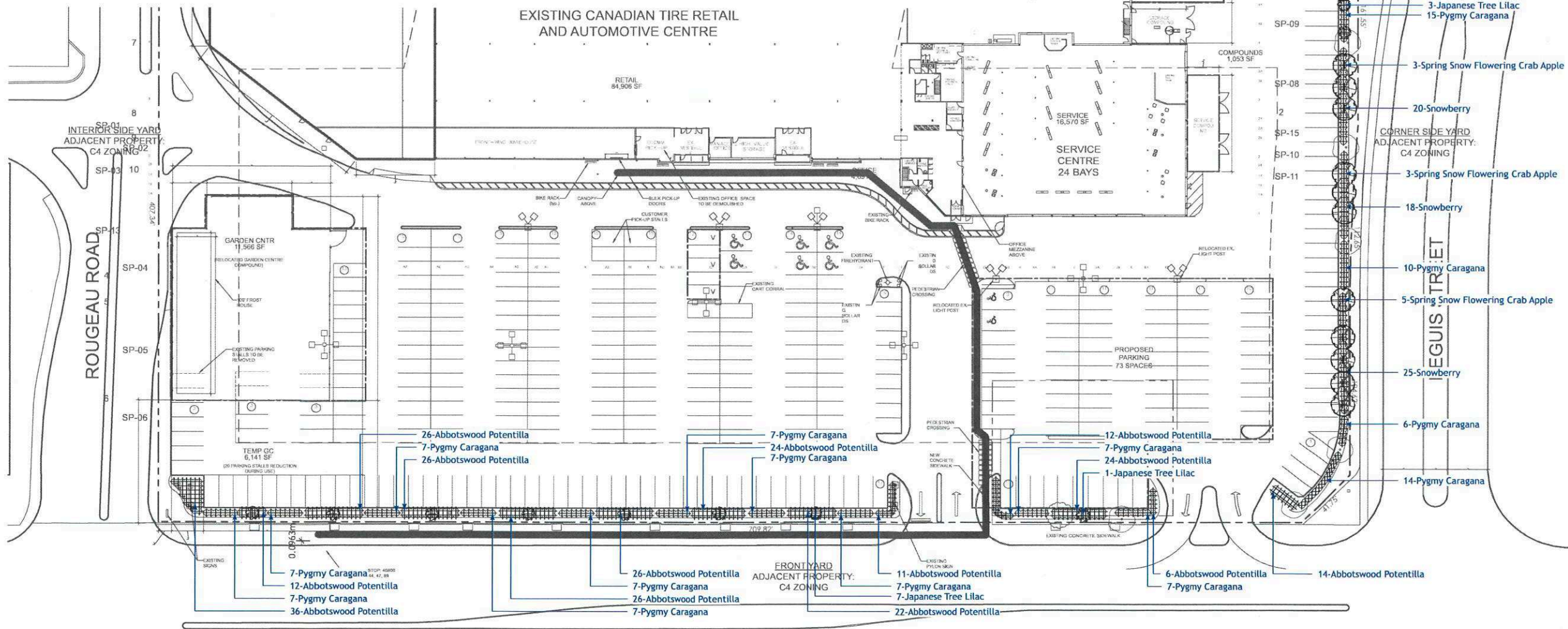
REGENT AVENUE WEST



Spring Snow Crab Tree Lilac Snowberry Abbotswood Potentilla Pygmy Caragana

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Plant Schedule			
Evergreen Trees			
Trees			
Spring Snow Flowering Crab Apple	Malus baccata 'Spring Snow'	11	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Japanese Tree Lilac	Syringa reticulata	11	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs			
Pygmy Caragana	Caragana pygmae	115	60 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock
Abbotswood Potentilla	Potentilla fruticosa 'Abbotswood'	265	30 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Snowberry	Symphoricarpos occidentalis	63	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Perennials			
Ornamental Grasses			
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		465	
Total Plants in Drawing		465	

SCHEDULE "A" page 4 of 4
 To Zoning Agreement 04523/99
 By-Law No. 7498/19
 ZONING OFFICER: [Signature]
 DISTRICT PLANNER: [Signature]
 COMMUNITY CLERK: [Signature]
 APPROVED FOR THE DIRECTOR OF PLANNING PROPERTY & DEVELOPMENT: [Signature] Jan 17/23



C	16 Shrubs added on Regent as per C&W	2022-12-12	DJS
B	PLAN APPROVAL	2022-11-15	DJS
A	CLIENT REVIEW	2022-03-22	DJS
No.	ISSUED FOR	DATE	BY
	DJS		
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PROJECT TITLE:
CANADIAN TIRE REGENT EXPANSION & RENOVATION
 1519 REGENT AVE. W.
 WINNIPEG, MB

SHEET TITLE:
Planting Plan

COMMISSION NUMBER: 2119
 SHEET NUMBER: L-2
 Canadian Tire Expansion - Regent [21-589].vwx



REGENT AVENUE WEST