



Planning, Property & Buildings Department  
638 Princess Avenue. Brandon MB. R7A 0P3  
T: 204.729.2110 F: 204.728.2406  
www.brandon.ca/planning

**Conditional Use**

Name of Property Owner: 5326028 Manitoba Ltd.  
Name of Applicant: VBJ Developments Ltd  
Civic Address of Property: 2200 Pacific Avenue  
Legal Description of Property: (Pt. Parcel C, Plan 35917 BLTO & Parcel B, Plan 46903 BLTO)

**References:**


BAPD Development Plan By-law No. 95/01/12  
Applicable Secondary Plan By-law  
City of Brandon Zoning By-Law No. 7124


*\*\*Prior to submitting a formal application, the Planning, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

**Conditional Use Request:**

Reduce the approved required parking from CU Order C-13-14-B from 144 spaces to 110 spaces

*As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.*

Signature of Applicant:  Date: August 10, 2017  
Address: 2404 Park Avenue Brandon MB Postal Code: R7B0S3  
Phone No.: (Primary) 2047282235 (Secondary) 2047610904  
Email Address: Steve@VBJDevelopments.ca

Signature of Owner:  Date: \_\_\_\_\_  
Address: 34A 645-8th Street Brandon MB Postal Code: R7B  
Phone No.: (Primary) 2047244880 (Secondary) \_\_\_\_\_  
Email Address: vanproperties12@gmail.com

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning, Property & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:  
Community Planner: AM Planning File No.: C-11-17-B CityView No.: 17-72  
Date Application Received: Aug 25/17 Payment Date: Aug 28/17 Receipt No.: 17-5663 Amount: \$ 775.00  
Conditional Use - Application REV 05/2017

**Letter of Authorization**

Date: August 10, 2017

To: City of Brandon  
Planning, Property & Buildings Department  
638 Princess Avenue  
Brandon, MB R7A 0P3


RE: 2200 Pacific Avenue (address or legal description of application)

I (We) hereby give authorization to:

VBJ Developments Ltd (Applicant's name)

To apply for a development application for the above address.

Registered Owner(s) on the Current Status of Title:

|               |   |                  |
|---------------|---|------------------|
| <u>AN VAN</u> |  | <u>Aug 11/17</u> |
| Name (Print)  | Name (Signed)   | Date             |
| _____         | _____   | _____            |
| Name (Print)  | Name (Signed)   | Date             |
| _____         | _____   | _____            |
| Name (Print)  | Name (Signed)   | Date             |
| _____         | _____   | _____            |
| Name (Print)  | Name (Signed)   | Date             |

August 10, 2017

City of Brandon Planning & Building Safety Department  
638 Princess Avenue  
Brandon Manitoba  
R7A 0P3

Re: Application to revise Conditional Use C-6-14-B & C-13-14-B

VBJ Developments is applying on behalf of the owner of 2200 Pacific Avenue (5326028 Manitoba Ltd) to amend Conditional Use Order C-6-14-B and C-13-14-B. The owner has decided, after further analysis of the site, to make further changes to the approved Planned Unit Development Concept Plan for his development; and in doing so requires the approval of the Planning Commission. The following is the list of change being requested:

**Change #1: Reducing the minimum required parking spaces from 144 to 110**

This change is being requested due to the removal of Building #5 from the development and due to some grading issues at the north end of the site. The total site will now have 128 units, instead of 144 units as previously proposed. Building #4 will increase in height from 3 storeys to 4 storeys and from 24 units to 32 units. The last buildings of 24 units will be removed entirely. The entire development will have 265 parking spaces; 110 spaces will be on 2200 Pacific Avenue and the remaining 153 are located on 1820 Pacific Avenue, which the owner leases from the City of Brandon.

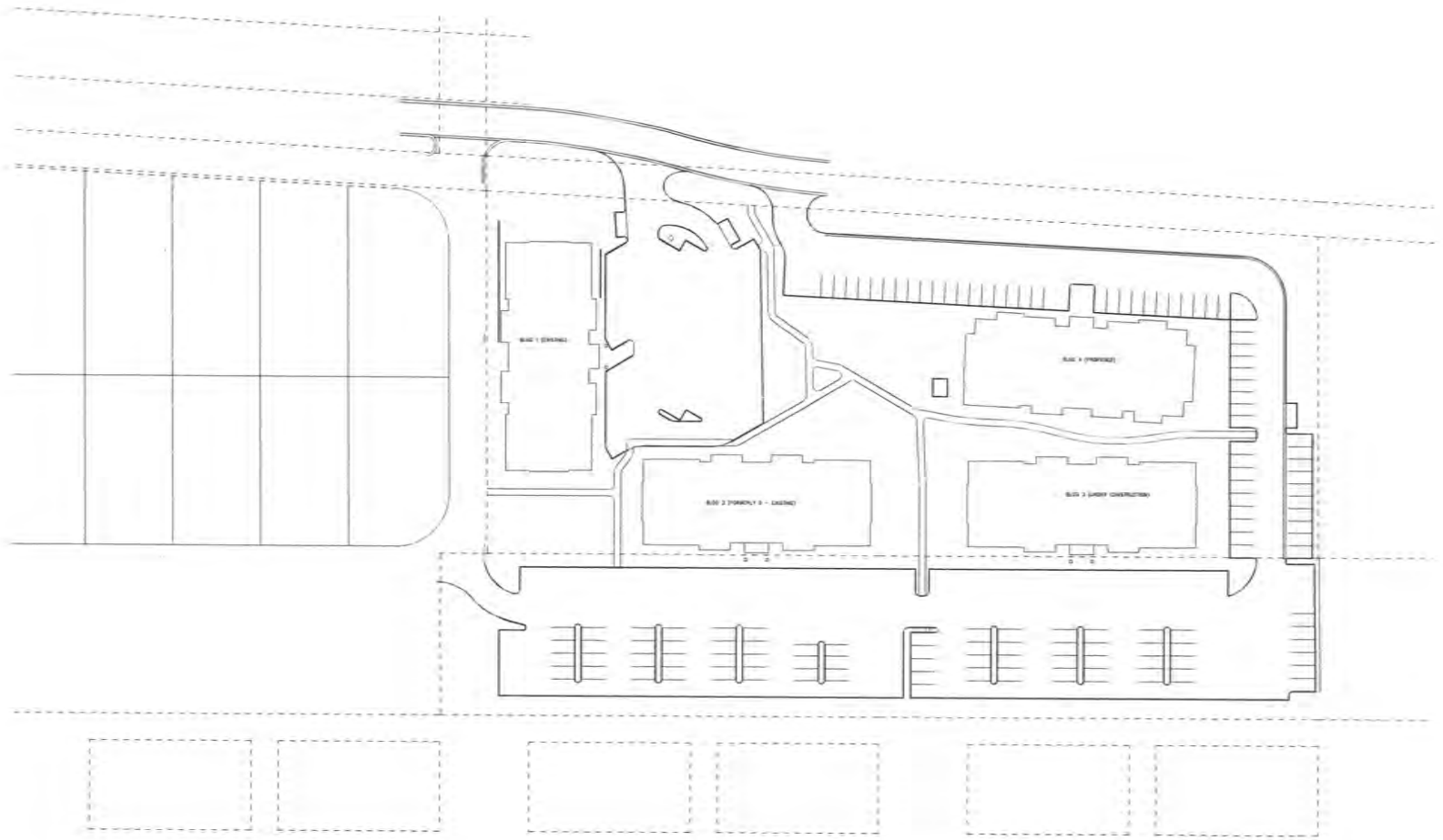
Even with the reduction of parking, the development will still provide 2 parking spaces per unit. As previously stated in the original Conditional Use application; the parking issue, the reason for this application, is only caused by the fact that the developer is leasing land from the City of Brandon offsite to accommodate parking for the development.

Thank you for your consideration in this matter. If you have any questions please let me know.

Sincerely,



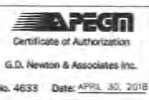
Steve McMillan  
VP of Planning Services  
VBJ Developments Ltd.



BENCHMARK P.B.M. @ 25TH STREET & McDONALD AVENUE 358.884

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED AS STATED IN THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS

ALL DIMENSIONS ARE IN METRES  
ALL ELEVATIONS ARE IN METRES ABOVE SEA LEVEL



LOCATION OF UNDERGROUND STRUCTURES ARE APPROXIMATE ONLY. EXACT LOCATION MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES PRIOR TO CONSTRUCTION.

| REVISIONS |   |            |
|-----------|---|------------|
| WRC       | LAYOUT/GRADING REVISIONS AS PER OWNER'S REQUEST | 2015/01/08 |
| SDN       | LAYOUT/GRADING REVISIONS AS PER OWNER'S REQUEST | 2017/07/20 |

G.D. NEWTON AND ASSOCIATES INC.  
727A 10TH STREET  
BRANDON, MANITOBA  
R7A 4G7



AN VAN  
PACIFIC AVENUE HOUSING PROJECT  
PHASE 2  
SITE PLAN

2017/08/16 SCALE: 1:500

DRAWING 1.