



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

Variance to Zoning By-law 6642

Name of Property Owner: 6519599 MANITOBA LTD.
 Name of Applicant: 6519599 MANITOBA LTD./PHIL DORN
 Civic Address of Property: 637 PRINCESS AVENUE
 Legal Description of Property: LOTS 37/40 BLOCK 63 PLAN 2

References:

BAPD Development Plan By-law No. 78/01/04
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 6642

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

Variance Request:

TO ALLOW FOR THE CONSTRUCTION OF AN EXTERIOR FIRE ESCAPE IN ORDER TO MEET THE NATIONAL BUILDING CODE OF CANADA REQUIREMENTS BY PROVIDING AN EMERGENCY MEANS OF EGRESS FROM THE SECOND FLOOR OF THE BRANDON CENTRAL FIRE STATION ON THE WEST SIDE OF THE EXISTING BUILDING.

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 Owner: [Signature] Date: 6 Aug 2015
 Address: 162-10TH STREET BRANDON, MB E-Mail: pdorn@samsonengineering.ca
Street Address City/Province Postal Code
 Home Phone: _____ Cell Phone: 204-761-2152 Work Phone: 204-727-0747
 Signature of Applicant: [Signature] Date: 6 Aug 2015
 Address: 162-10TH STREET BRANDON, MB E-Mail: pdorn@samsonengineering.ca
Street Address City/Province Postal Code
 Home Phone: _____ Cell Phone: 204-761-2152 Work Phone: 204-727-0747

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 & Building Safety Department, 638 Princess Ave, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner: <u>[Signature]</u>	Planning File No.: <u>V-01-16-B</u>	CityView No.: <u>PLVA2016-2</u>	
Date Application Received: <u>Jun 6/15</u>	Payment Date: <u>Jan 6/16</u>	Receipt No.: <u>2016-3488</u>	Amount: <u>\$ 550.00</u>
Variance - Application			REV01/13



SAMSON ENGINEERING INC.

162 – 10TH STREET, BRANDON, MANITOBA, R7A 4E6

PH: (204) 727 – 0747 FAX: (204) 725 – 9870

INFO@SAMSONENGINEERING.COM

August 6, 2015

City of Brandon
Planning and Building Safety Department
638 Princess Avenue
Brandon, MB
R7A 0P3

Attention: City of Brandon Planning and Building Safety Department

Subject: Letter of Intent (Variance of Zoning By-law No. 6642) for 637 Princess Avenue, Brandon, Manitoba commonly known as the former Brandon Central Fire Station

To Whom It May Concern:

This letter of intent has been prepared by Samson Engineering Inc. on behalf of 6519599 Manitoba LTD. to express our intention to apply for a *Variance to Zoning By-law No. 6642* for the property described as Lots 37/40 Block 63 Plan 2, known as the former Brandon Central Fire Station, which is located at 637 Princess Avenue in Brandon MB. This property is zoned as HMU (Mixed Use).

We are applying for an exterior stairway variance for a height of 4.9m which exceeds the maximum 1.5m as stated in section 15.1 of *Zoning By-Law No. 6642*, which is pursuant to the development of the said property. It is our intent to develop the second floor of the property into office spaces which requires an emergency means of egress according to the *National Building Code of Canada*.

In order to meet these requirements for egress from the second floor, a stairway will have to be constructed on the west end of the building. In our initial configuration, we showed the stairs placed along the west wall on the inside of the building. Upon further review, we discovered that this was impractical as it would drive major structural and architectural changes to the building that in our opinion would potentially reduce or harm the heritage value thereof. As such we are proposing that a fire escape be installed on the exterior west side of the building as outlined in our submission.

The structural changes that would be required for a stair on the inside of the building include:

1. A significantly large section of the 4hr fire rated concrete second floor slab along the west wall would need to be removed and the secondary structural elements supported between primary beams. This would potentially weaken the west wall and the floor system accordingly.

2. A portion of the basement floor would need to be jack hammered out, excavated, and foundation elements installed. Support walls would then need to be installed to support the second floor loads through the main floor and the basement to the foundation elements. These loads were previously carried by the west exterior wall. As well, the west exterior wall was laterally supported by the floor slabs which would need to be removed around the interior stairway.

Given that intermediate support and fire walls would need to be constructed, they would partition the building into sections not conducive to the space, thus injuring the interior layout and substantially reducing the natural light to the space. The architectural concerns include:

1. A significant reduction to the amount of natural light within the main floor as the support and fire rated walls which would need to be constructed around the interior stairway would cover up two of the large windows located on the west side of the building.
2. The stairwell is not a practical use of space against the west wall as it consumes sections of the basement, main floor, and second floor of the building that could be better suited.
3. Aesthetically, the main floor would lose part of the wall which is original exposed brick, to the walls for the stairway. This would result in an appearance that would be unappealing and disrespectful to the heritage of the building.

In order to avoid these impracticalities we are proposing an exterior stairway (fire escape) to be constructed on the west side of the building. As stated in the *National Building Code of Canada* 3.4.7.1.2. We feel that this is the best possible solution as it would allow for the existing building to remain intact while still allowing us to provide the required emergency means of egress.

With the proposed solution we are not aware of any issues involving the environment within the surrounding area. The proposed exterior stair will involve the removal of approximately 2 to 3 existing trees alongside the building which will then be replaced with similar trees that are more suited for the newly created space.

Canvassing the Neighbors

We, Samson Engineering Inc. canvassed the property owners/managers of the neighboring buildings to discuss the proposed exterior stairway and show them a drawing of the proposed plan. Craig Russell, of Brandon Land Titles, located at 705 Princess Avenue, stated he has no objections with the proposed exterior stairway.

Similarly, we spoke with Heather and Karen, of H & Co Academy, located at 603 Princess Avenue. They informed us that they had no concerns or objections with the proposed exterior stairway and expressed excitement for the opening of the gastro pub within the fire station.

After speaking with Tina of YMCA Brandon, located at 231 8th Street, she informed us that she had no objections with the proposed exterior stairway and how beautiful it is beginning to look.

Alan Cruise, of the Town Centre, located at 800 Rosser Avenue, has no objections or concerns with the proposed exterior stairway.

We spoke with Dale of The Brick, located at 127-7th Street, where he indicated he has no objections to the proposed exterior escape, providing it is safe for the people of the building and pedestrians passing by.

Laura Bulee, of The Women's Resource Centre, which is located at 731 Princess Avenue, has no issues or objections with the proposed exterior stairway.

We did not speak with a representative from the City of Brandon & Area Planning District, located at 638 Princess Avenue. As we felt that due to them being the Authority having jurisdiction it would make speaking with them redundant.

We attempted to speak with a representative from CitiFinancial, located at 725 Princess Avenue, but were unable to make contact as the doors were locked and a sign indicating the relocation of the company was inserted in one of the windows and door.

We also attempted to speak with a representative from Brandon School Division, Learning Support Services, located at 729 Princess Avenue, but were unable to make contact to receive any comments as the doors to the building were locked.

The Development in Regards to the Planning Act:

The proposed development is generally consistent with the Brandon & Area Planning District Development Plan and specifically with the following objectives from the plan:

1. *Will it be compatible with the general nature of the surrounding area?*

We believe that this exterior stairway is compatible with the general nature of the surrounding area, as this is not the first building in downtown HUB Brandon to have an exterior stairway attached to the building. For example at 841 Rosser Avenue there is an exterior stairway on the west side of the building along 9th Street (see Figure 1). Further along Rosser Avenue at 715 there is another example of an exterior stairway (see figure 2) similar in style to our proposed exterior stairway. In figure 3 you can see an exterior stairway attached to the west side of the Service Canada Centre building located at 1039 Princess Avenue. These are just a few examples of the many exterior stairways within downtown HUB Brandon.



Figure 1: 841 Rosser Avenue.



Figure 2: 715 Rosser Avenue.



Figure 3: 1039 Princess Avenue.

2. Will it not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area?

We are not aware of any safety or security concerns this will cause as the second floor door leading to the stairway will be a one way locking door allowing people to evacuate the building in the event of an emergency only.

We believe it will not have a negative impact on potential development in the surrounding area.

3. Is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property?

Redevelopment of the old Brandon Central Fire Station requires the *Variance to Zoning By-law No. 6642* (the first of which we are applying for) in order to meet the necessary code requirements stated in the *National Building Code of Canada*. Based on the impracticalities presented with having an emergency means of egress built within the building, there is no other reasonable option but for it to be attached to the building as an exterior stairway.

4. Is it generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law?

We believe the proposed exterior stairway is generally consistent with the *BAPD Development Plan* and consistent with 1.6.2.a of the *General Objectives of the Planning Act* which states:

To protect and enhance prime recreational lands, historic areas and buildings, and areas that requires conservation by virtue of their natural or intrinsic value, such as the Assiniboine River corridor and the Brandon Hills.

The redevelopment of the former Brandon Central Fire Station is essential for Brandon's downtown HUB, in order regenerate use out of a vacant heritage building that is rich with history. After the completion of the project it will once again begin to create a positive impact within its community and surrounding area by bringing people together and allowing them to appreciate the architecture and atmosphere of this iconic building.

Please find enclosed our application for the variance and drawings A101 & A201-202 for reference regarding the application.

Should you have any questions regarding the information provided in this letter, please do not hesitate to contact our office at the information provided above.

Yours very truly,
SAMSON ENGINEERING INC.


For Phil Dorn, P. Eng.

BRANDON CENTRAL FIRE STATION RENOVATION BRANDON, MB.

DRAWING LIST

ARCHITECTURAL		
SHEET	TITLE	ISSUE
A-101	PROPOSED SITE PLAN	-
A-201	EXTERIOR ELEVATIONS	-
A-202	EXTERIOR ELEVATIONS	-



PROJECT NUMBER: SEI2013-100

