



Planning & Building Safety 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: MORGUARD REAL ESTATE INVESTMENT TRUST  
 Name of Applicant: PETROFF PARTNERSHIP ARCHITECTS  
 Civic Address of Property: 1570- 18TH STREET BRANDON MANITOBA  
 Legal Description of Property: PART BLOCK 4, LOTS 1 to 9 and PART LOT 10, BLOCK 1, PLAN 1561, LOTS 1 and 2, PLAN 1956, LOTS 1 and 3, PLAN 26296, PARCEL "A", PLAN 38354 and PARCEL "A" PLAN 38638

**References:**

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

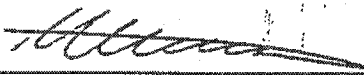
*\*\*Prior to submitting a formal application, the Planning & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

**Conditional Use Request:**


To allow for a commercial establishment greater than 4,645.0 m.sq. in gross floor area in the CAR Commercial Arterial Zone.

*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: MUSTAFA MUNAWAR Digitally signed by MUSTAFA MUNAWAR  
DN: cn=MUSTAFA MUNAWAR, o=PETROFF PARTNERSHIP ARCHITECTS, ou=260 TOWN  
CENTRE BLVD SUITE 300, email=mustafamunawar@petroff.com, c=CA  
Date: 2016.06.22 11:36:18 -0500 Date: \_\_\_\_\_  
 Address: 260 TOWN CENTRE BLVD SUITE 300 Postal Code: L3R 8H8  
 Phone No.: (Primary) 416-299-0929 (Secondary) \_\_\_\_\_  
 Email Address: MMUNAWAR@PETROFF.COM

Signature of Owner:  Date: 2016-06-28  
 Address: 333 Seymour Street, Suite 400 Vancouver, British Columbia V6B 5A6 Postal Code: V6B 5A6  
 Phone No.: (Primary) 604.602.6432 (Secondary) \_\_\_\_\_  
 Email Address: NWORBETS@MORGUARD.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 Houlahan, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2110

<b>FOR PLANNING DEPARTMENT USE ONLY:</b>			
Community Planner: <u></u>	Planning File No.: <u>C-07-16-B</u>	CityView No.: <u>PLCU2016-76</u>	
Date Application Received: <u>July 6, 2016</u>	Payment Date: <u>July 6, 2016</u>	Receipt No.: <u>2016-3953</u>	Amount: <u>\$775.00 → CU</u>
Conditional Use - Application			REV 01/2016

\$750.00 → SPA

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

**Attention:** Andrew Mok

**Re:** **Project No. 15216**  
**Master Development Plan**  
**Brandon Shoppers Mall**  
**Brandon, Manitoba**

**Ref:** **Letter of Intent (Conditional Use) Requirements**

Dear Mr. Mok,

Enclosed is our Letter of Intent (Conditional Use) Requirements

**Name of the Applicant**

Morguard Real Estate Investment Trust by its authorized agent Morguard Investments Limited

Contact Person: Nathan Worbets, Cell # 604-671-0066

**Location:**

1570 - 18th Street, Brandon, MB  
Legal: PART BLOCK 4, LOTS 1 to 9 and PART LOT 10, BLOCK 1, PLAN 1561, LOTS 1 and 2, PLAN 1956, LOTS 1 and 3, PLAN 26298, PARCEL "A", PLAN 38354 and PARCEL "A" PLAN 38638

**Proposed Development Request**

The intent of this development request is based on the site plan of June 29, 2016 (attached) outlining the proposed expansion of the shopping Centre to accommodate four (4) new pad buildings along 18th street at the east side of the site, a potential expansion of the existing Sport Chek premises and a small expansion of the remaining Target space. In response to the departure of Target a downsize of the former space is underway and the above noted expansion has re-deployed that density elsewhere on the site to enhance the customer experience and provide additional amenities to the community.

**Section 106(1) of the Planning Act criteria:**

The proposed development and expansion of the shopping centre is compatible with the general nature of the surrounding area, incorporating retail and commercial uses similar to those that exist on the site and with the surrounding area today, while also adding to the diversity of the offering available to the community.

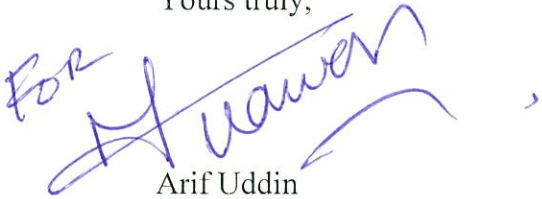
The structure and finishes of the buildings combined with the improvements to the site landscaping and amenities will enhance the area.

The anticipated development will not negatively impact the surrounding area or other properties within the area. The proposed development will expand on the existing approved uses for the site and positively add to the retail and commercial offering available to the community through thoughtful design and incorporating positive improvements to the site landscaping. The supporting documents to the application, including traffic and parking analysis and site servicing and landscaping design confirm these impacts.

The proposed development is generally consistent with the applicable provisions of the development plan by-law and the zoning by-law.

Hoping this meets with your approval.

Yours truly,

*FOR*  


Arif Uddin  
Senior Associate

MM:nc

\\FS1\ADMIN\PROJECTS\2015\15216 TARGET TO SOBEYS, BRANDON, MANITOBA\TR\CITY OF BRANDON LETTER OF INTENT- CONDITIONAL USE JUNE 28, 2016.DOCX

cc. Nathan Worbets



Letter of Authorization

Date: 2016-06-24

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

RE: 1570 18TH STREET BRANDON MB (address or legal description of application)

I (We) hereby give authorization to:

PETROFF PARTNERSHIP ARCHITECTS/ MUSTAFA MUNAWAR (Applicant's name)

To apply for a development application for the above address.

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

MORGUARD REAL ESTATE INVESTMENT TRUST

BY ITS AUTHORIZED AGENT MORGUARD INVESTMNETS LIMITED

2016-06-24

Name (Print)

Name (Signed)

Date

Name (Print)

*M. Mustafa Kowale*  
Name (Signed)

06/28/16.  
Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date