



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 20296, PARCEL "A", PLAN 20354 and PARCEL "A" PLAN 36639

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=munawar@petroff.com, c=CA
Date: 2016.06.22 11:36:19 -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

FOR PLANNING DEPARTMENT USE ONLY:			
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



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

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.

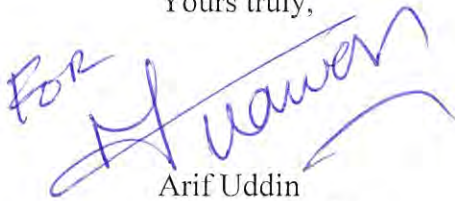
The structure and finishes of the buildings combined with the improvements to the site landscaping and amenities will enhance the area.

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

\\ESI\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

City of Brandon
638 Princess Avenue
Brandon, Manitoba
R7A 0P3

Attention: Andrew Mok

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

Ref: Site Design Analysis per Brandon and Area Planning District
Development Plan 2013
16.2.3 Major Buildings or Building Group Site Design Analysis

Dear Mr. Mok,

Enclosed is our scope of proposed development.

Scope of proposed development

1. Sportschek expansion = 10,000 s.f.
2. Net expansion to existing Target Unit #4 of 1297 s.f.
3. Addition of 4 (four) new pad buildings totaling 24,038 s.f.

a. Anticipated levels of activity and use

The proposed pad buildings are restaurants and food users. Two of the proposed buildings will have a drive through. Due to the nature of use we anticipate some additional traffic to the site. Two of the proposed pad building's A1 & B are proposed to be leased to restaurant users that are presently not available within the vicinity of the shopping centre and should be well received by the public.

b. Availability of land for initial development and potential for future expansion

Shoppers Mall, with a reduction in size of the existing Target allows for the addition of these pad buildings along 18th street on the east side and the minor expansion of a portion of the remaining Target store noted above. South of the existing Sportschek can also accommodate expansion due to oversupply of existing parking in this area. There is no additional future expansion planned for this site.

c. An analysis of the impact on existing services

Please refer to the enclosed letter from the site services engineer.

d. Transportation impact analysis

Please refer to enclosed transportation impact study completed by Stantec.

e. On site transportation impact analysis

Please refer to enclosed transportation impact study and parking study completed by Stantec.

f. The size, location & orientation of buildings and structure

Please refer to enclosed master site plan dated June 30th, 2016 with location and size of building. Proposed pad buildings are connected to 18th Street via concrete sidewalks for pedestrian access.

g. General design characteristics, including roof types and exterior building finishes

Enclosed please see preliminary design elevations with exterior finishes and roof profile for pad building A1 & B.

Pad buildings "C & D" are yet to be determined, but will be based on prototype for national type tenants with exterior finishes and roof profile similar to typical commercial retail pad buildings proposed for the site and present in the trade market.

h. Exterior building lighting and site lighting

Enclosed please see site lighting drawing with photometric. Enclosed building elevations are complete with proposed exterior lighting on the building façade.

i. Building and freestanding signage

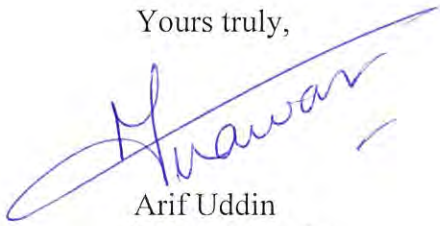
Enclose building elevation drawings are complete with proposed signs. Enclosed site plan drawing shows two new proposed pylons at the entrance to the site from 18th Street.

j. Landscaping details

Please refer to enclosed proposed landscaping drawings with details.

Hoping this meets with your approval and we look forward to any questions you may have.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Arif Uddin', with a large, sweeping flourish extending to the left.

Arif Uddin
Senior Associate

cc. Nathan Worbets