

Variance to Zoning By-law No. 7124

Name of Property Owner: Andrew Aiken
 Name of Applicant: Daniel MacGibbon
 Civic Address of Property: 602 18th St.
 Legal Description of Property: 38/40-16-720

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 & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Variance Request(s):

- Reduce the minimum front yard from 3.0m to 1.5m
- Reduce the minimum corner yard from 3.0m to 1.5m
- Reduce the minimum rear yard from 6.0m to 3.0m
- Reduce the minimum from a stair to the property line from 0.6m to 0.4m

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: May 14 2020
 Address: 673 Mulvey Ave Postal Code: R3M 1G2
 Phone No.: (Primary) 204 291 6740 (Secondary) _____
 Email Address: daniel@designunion.ca

Signature of Owner: _____ Date: May 14 2020
 Address: 655 Darling St Postal Code: _____
 Phone No.: (Primary) 204 570 1720 (Secondary) R3L 2K7
 Email Address: drandrewaiken@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 & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:
 Community Planner: _____ Planning File No.: _____ CityView No.: _____
 Date Application Received: _____ Payment Date: _____ Receipt No.: _____ Amount: \$ _____
 Variance - Application REV 12/2018



Letter of Authorization

Date: May 14 2020

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

RE: 602 18th st (38/40-16-720) (address or legal description of application)

I (We) hereby give authorization to:

Daniel MacGibbon (Applicant's name)

To apply for a development application for the above address.

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

Foresight Real Estate LTD.

May 14 2020

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

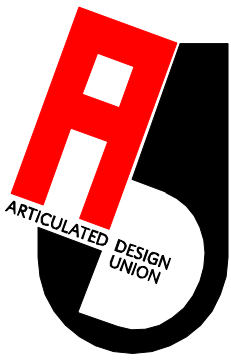
Name (Signed)

Date

Name (Print)

Name (Signed)

Date



ARTICULATED DESIGN UNION

May 14, 2020

673 Mulvey
Winnipeg, MB
R3M 1G2
204 284 6911

City of Brandon Planning & Building Department

RE: 602 18th St. Letter of Intent

We are proposing to build a new multi use development at 602 18th St in Brandon Manitoba (38/40-16-720). The intent is to demolish the existing 2 buildings and build one new 2 story building with 200m² of main floor commercial and 9 51m² 1 bedroom residential units on the second story. For the construction of our proposed building we are requesting the following variances:

1. Reduce the minimum front yard from 3.0m to 1.5m
2. Reduce the minimum corner yard from 3.0m to 1.5m
3. Reduce the minimum rear yard from 6.0m to 3.0m
4. Reduce the minimum from a stair to the property line from 0.6m to 0.4m

602 18th St location makes it ideal for a mixed-use development. It is a corner lot with influences from the residential neighbourhood behind it, commercial across and adjacent to it, and close proximity to the Ear Oxford School. Best efforts were made to explore the reuse of the existing buildings for our clients purpose, but research and exploration have determined the existing brick building is already contrary to the Brandon Building By-Law and provided no means for Accessible use of the commercial space to those with motor disabilities (wheel chair access etc). The single family house on the property was also not worth renovating as its potential use does not align with the commercial nature of the rest of the buildings on the block.

The proposed two story development will locate all required parking onsite for both the residential and commercial components. The requested variances are the minimum required modifications to the zoning by-law to build a new building that can service the area and be an asset to the building owner.



Daniel MacGibbon (Applicant)



Articulated Design Union

673 Mulvey Ave Winnipeg, MB. R3M 1G2
 Phone: (204) 284-6911
 email: info@designunion.ca

Facades 3d

Project Address:
 602 18th St. Brandon
 38/40-16-720

Drawn by:

Author

Date:

May 14 2020

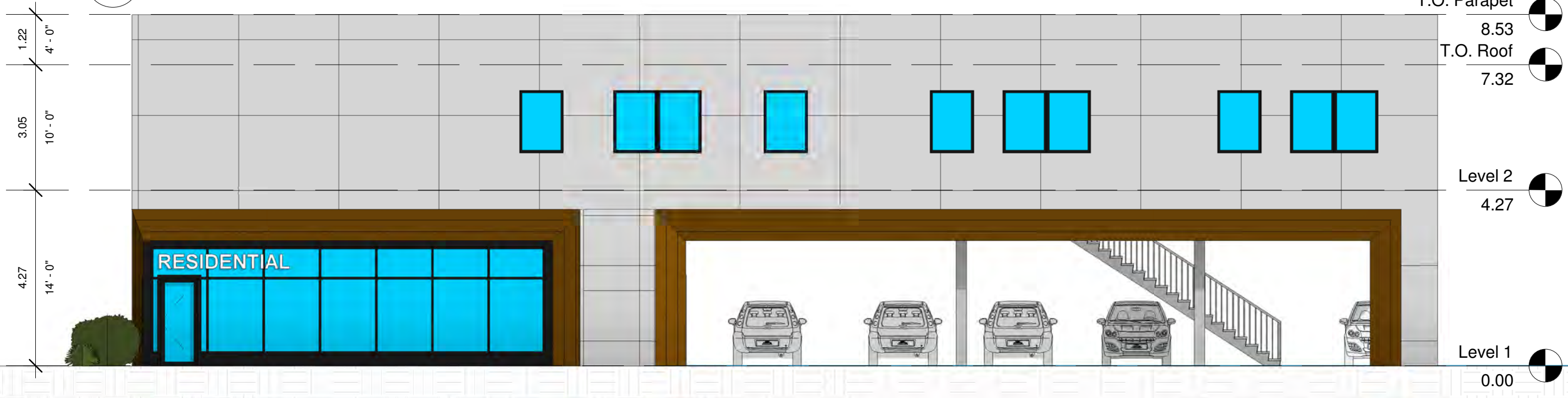
Scale:

Page Number:

A100



2 Side



1 Side
1 : 100

5/14/2020 12:12:01 PM

Drawn by:	Author
Date:	May 14 2020
Scale:	1 : 100
Page Number:	A101

McTavish Ave.
Project Address:
602 18th St. Brandon
38/40-16-720

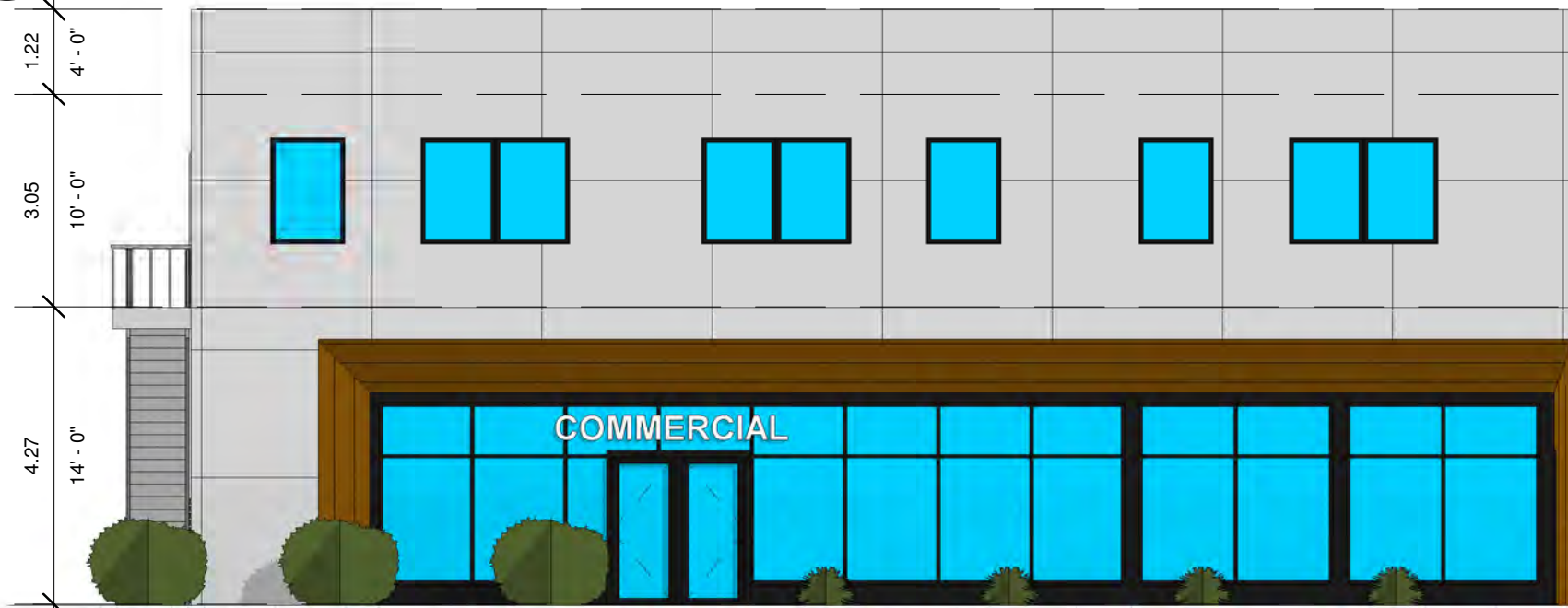
Articulated Design Union

673 Mulvey Ave Winnipeg, MB. R3M 1G2
 Phone: (204) 284-6911
 email: info@designunion.ca



1 Front

1



- T.O. Parapet 8.53
- T.O. Roof 7.32
- Level 2 4.27
- Level 1 0.00

2 Front

2

1 : 100

Articulated Design Union

673 Mulvey Ave Winnipeg, MB. R3M 1G2
 Phone: (204) 284-6911
 email: info@designunion.ca



John Bracken Hwy.

Project Address:

602 18th St. Brandon

38/40-16-720

Drawn by: Author

Date: May 14, 2020

Scale: 1 : 100

Page Number: A102

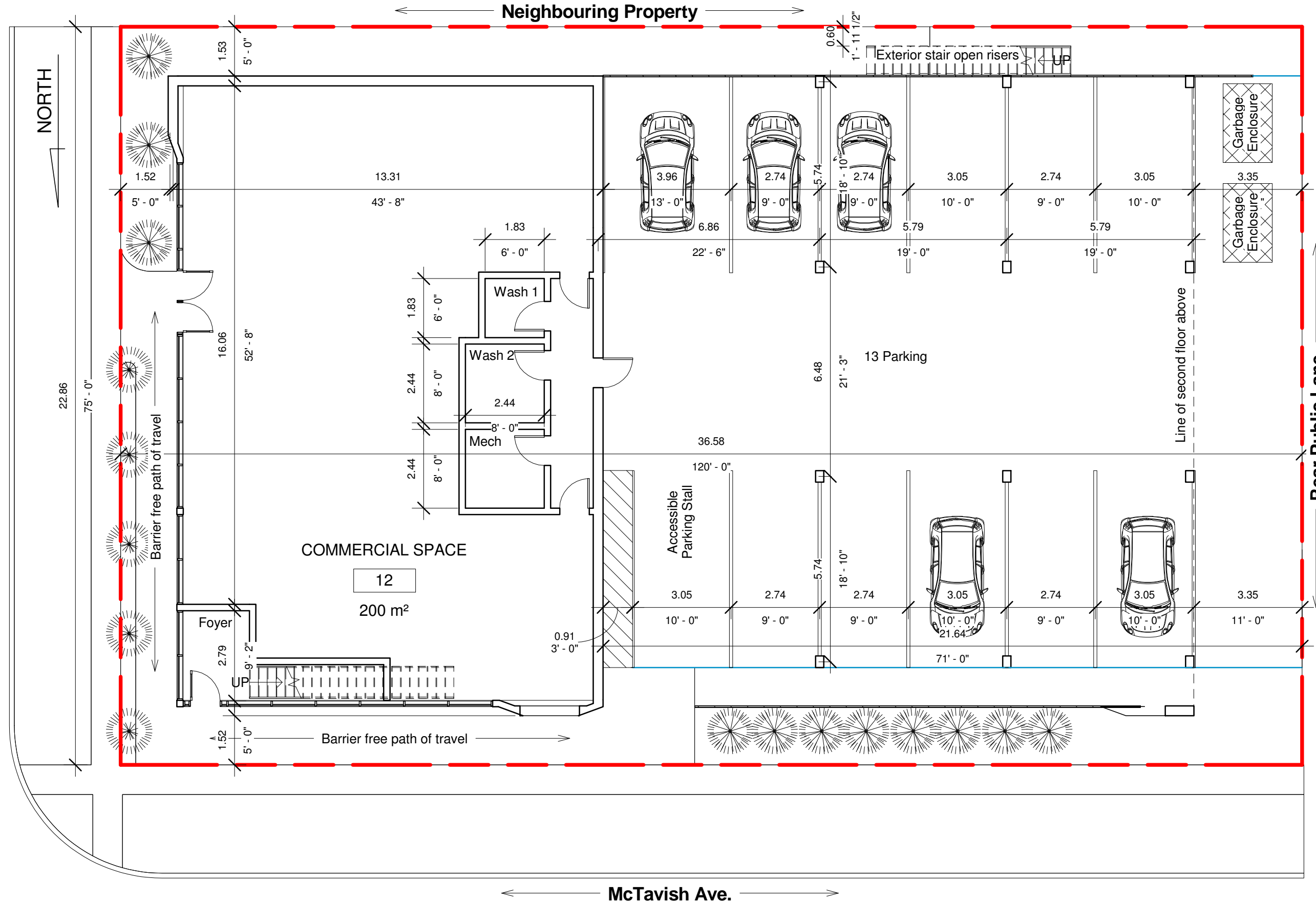
1

Level 1

1 : 120

John Bracken Hwy. (18th St.)

NORTH



Total Floor Area of 1st Floor: 263 square meters
Total Floor Area of 2nd Floor: 623 square meters

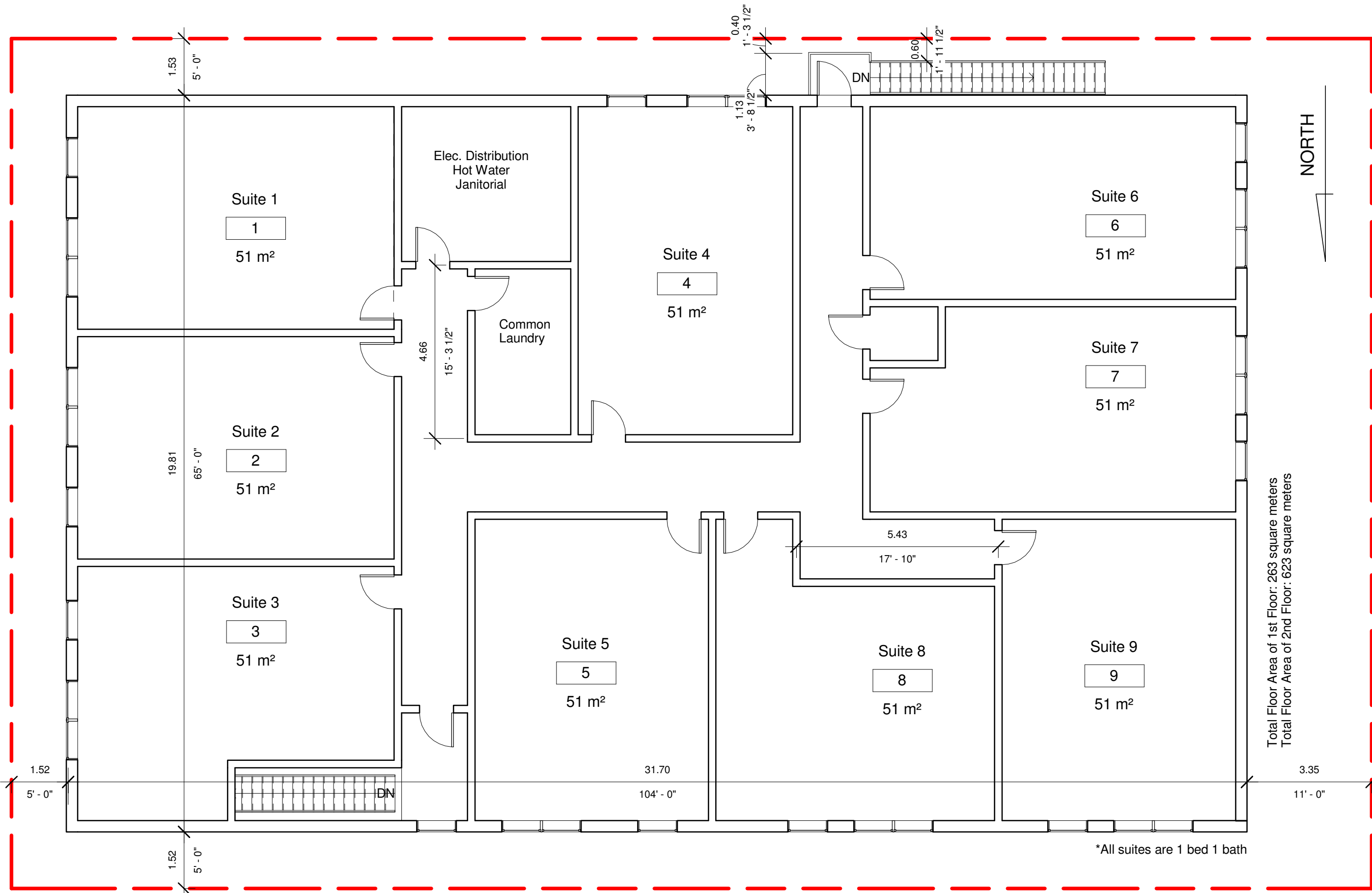
Drawn by:	DM
Date:	May 14 2020
Scale:	1 : 120
Page Number:	A103

Main Floor	Project Address:
	602 18th St. Brandon
	38/40-16-720

Articulated Design Union

673 Mulvey Ave Winnipeg, MB. R3M 1G2
Phone: (204) 284-6911
email: info@designunion.ca





Total Floor Area of 1st Floor: 263 square meters
 Total Floor Area of 2nd Floor: 623 square meters

*All suites are 1 bed 1 bath

Drawn by:	DM
Date:	May 14 2020
Scale:	1 : 100
Page Number:	A104

Second Floor	Project Address:
	602 18th St. Brandon
	38/40-16-720

Articulated Design Union

673 Mulvey Ave Winnipeg, MB. R3M 1G2
 Phone: (204) 284-6911
 email: info@designunion.ca





Articulated Design Union

673 Mulvey Ave Winnipeg, MB. R3M 1G2
 Phone: (204) 284-6911
 email: info@designunion.ca

3d

Project Address:
 602 18th St. Brandon
 38/40-16-720

Drawn by: Author

Date: May 14 2020

Scale:

Page Number: A105