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Winnipeg, Manitoba, Canada
R3R 2C9
204-953-1460

May 13, 2021

City of Brandon

Re: Applications to the COB - 3409 Victoria Ave. Brandon, MB - AKA - WestVic Common

6825738 MANITOBA LTD. are hereby authorizing McGowan Russell Group Inc. to represent us in submissions to the City of Brandon for West Vic Common. They have permission to supply all information required for the applications and will be representing us at all hearings.

Should you have any concerns please contact the writer.

6825738 MANITOBA LTD.



Mark Olson
President



June 10, 2021

City of Brandon Planning & Building Safety Department
638 Princess Avenue
Brandon, Manitoba R27 0P3

RE: LETTER OF INTENT – 3409 VICTORIA AVENUE – BRANDON, MANITOBA

It is the intent of McGowan Russell Group Inc. to apply, on behalf of Landstar Development Ltd. (hereinafter referred to as the “Developer”) the owner of the subject property, for this Conditional Use Application. Pursuant to Zoning By-Law 7124, the Developer is applying for conditional use approval as required for:

- 1) Commercial developments over 4, 645 sq. m (50,000 sq. ft.)

The Developer intends to add up to 5 stand alone pad sites (total area 3,008 sq. m, 32,383 sq. ft.) fronting Victoria Avenue and 34th Street as shown on attached Conceptual Master Plan (Schedule A). Conceptual pad site uses include Convenience Store, CRU, Medical Offices Drive Through Restaurant, and Sit-down Restaurants.

The civic address for the property is 3409 Victoria Avenue in Brandon, Manitoba, and is legally described as THE ELY 746.75 FEET OF BLOCK 7 PLAN 1517 BLTO EXC ALL PETROLEUM, NATURAL GAS AND RELATED HYDROCARBONS OTHER THAN COAL AS SET FORTH IN TRANSFER R31075 IN SE ¼ 21-10-19 WPM (hereinafter referred to as “**WestVic Common**”). WestVic Common has existed as a retail shopping centre for over 40 years and over those years has included such retail uses as: K-Mart, IGA & Turbo Gas Bar. The renovation of the existing 10, 884.35m (117, 161 sq. ft) building to accommodate new commercial tenants would NOT trigger a commercial use and require off-site and on-site improvements. Only a building permit would be required.

Pursuant to Section 106 (1) of The Planning Act, the Developer is of the opinion that the Proposed Use meets or exceeds the applicable criteria for approval, as demonstrated herein:

i. The Proposed Use will be compatible with the general nature of the surrounding area;

WestVic Common has been a retail use for the past 45 years, acting as the long-standing commercial centre for the surrounding area since 1971. Past tenants of WestVic Common include: “*Kmart/Zellers/Fields*” occupying approximately 83,000 sq. ft.; “*IGA/Sobeys*” currently occupies approximately 34,611 sq. ft. and finally “*Turbo*” operated a Gas Station on the southeast pad site fronting 34th Street (which was decommissioned and the site remediated prior to 2012). The general nature and use of WestVic Common as a retail site has not changed since its original construction. The Proposed Use will redefine WestVic Common as a community hub by renovating in phases the existing CRU & Existing Sobeys, addition of new custom pad buildings, new asphalt topcoat, new parking lot lighting, new landscaping, enhanced life safety and pedestrian & traffic controls.

The Proposed Use will provide modern retail facilities which will be safely accessed, and furthermore, enhance retail services available to the surrounding area.

The existing implied cross access agreement with the neighbour to the west will be maintained with a driveway on the south end of the development and through the parking north of the main drive aisle.

ii. ***The Proposed Use will 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; and***

The Proposed Use is expected to significantly benefit the people living and working in the surrounding area. The Proposed Use offers a more modern shopping experience to enhance convenience for the surrounding area. Significant improvements include: site landscaping, site lighting, internal pedestrian walkways including a new pedestrian walkway from Victoria Ave to Centennial Blvd along 34th Street will provide a safe and visible landscaped pedestrian path which connects pedestrian access to and from Centennial Blvd. – Victoria Ave. – something that does not exist today.

In more specific detail, the Proposed Use affects the adjacent property as follows:

North: WestVic Common is completely bordered by Centennial Boulevard to the north with a pedestrian sidewalk abutting the property (spanning East-West) with two ingress/egress points providing semi-truck access. North of Centennial Boulevard is existing single-family and medium density residential properties.

East: WestVic Common is completely bordered by 34th Street to the east, currently offering (2) two ingress/egress points (1) one full-turn access (in line with existing buildings) and (1) one right-in, right-out access point (in line with north edge of pads) as well as a new pedestrian sidewalk along the west side of 34th St. Located on the east side of 34th Street is an existing pedestrian corridor (spanning North –South) which backs on to existing single-family residential properties.

South: WestVic Common is completely bordered by Victoria Avenue to the South which features a new asphalt pedestrian (1) one right-in, right-out and (1) one full-turn intersection aligned with 36th Street. Along the south side of Victoria Avenue are existing commercial/retail properties.

West: The south half of the west property line abuts an existing retail property (Leon’s Furniture) and along the north half of the west property line is an existing medium density residential community. Both West abutting properties feature separate legal access from Victoria Avenue, and secondary access located on Centennial Boulevard. No cross-access/cross-parking arrangements affect WestVic Common.

In addition to the foregoing, the Developer expects the Proposed Use to increase both the pedestrian and vehicular traffic around WestVic Common – all to the benefit of the surrounding community and commercial property owners.

iii. ***The Proposed Use is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.***

- a. The Proposed Use has been designed in accordance with the requirements set out in the zoning by-laws and secondary plan by-laws or as requested by Sobeys and commonly found within comparable shopping centres, including the following:
 - i. New CRU is (in existing building), Existing Sobeys & pad site additions;
 - ii. Landscaping islands & trees;
 - iii. Site lighting & asphalt parking layout;
 - iv. Pedestrian connectivity; and
 - v. Vehicular access.
- b. The development will be phased with each building developed with leasing. The phasing plan indicates the general areas and scope of each phase. The order of phases will depend on the market demand for sites and may change from the order shown.

In summary, please find the Proposed Development plan included in the application and the design analysis attached herein.

It is our understanding that Community Participation and a Community Participation Report are not needed for this development for the following reasons:

- a. There is no development proposal within the frontages along adjacent residential (Low Density and Moderate Density)
- b. Proposed commercial pad sites, along 34th Street and Victoria Avenue south of existing mall building, bring a pedestrian scale and vitality to the 34th Street and Victoria Avenue frontages, including internal pedestrian walkway system that ties into the new asphalt active transportation path system.
- c. New Pad sites act as a buffer to internal parking areas.
- d. The parking provided exceeds the by-law requirement

Thank you for your consideration of this Conditional Use application. The Developer has engaged the following design team to commence preparation of construction drawings upon approval:

We look forward to the approval of this application.

The attached drawings include a site plan of the proposed work.

Yours truly

MCGOWAN RUSSELL GROUP INC.



Jackie Wilkie, M.A.L.A, C.S.L.A.
Vice President

Site Design Analysis

6825738 MANITOBA LTD.
O/A WESTVIC COMMON
2C – 2020 Portage Avenue
Winnipeg, MB R3J 0K4

December 16, 2019
Brandon Area Planning District
638 Princess Avenue
Brandon, MB R7A 0P3

Re: Site Design Analysis - 3409 Victoria Avenue - Brandon, Manitoba

The Developer is pleased to submit this Site Design Analysis in accordance with Policies 3.2.2 and 16.2.3 of the Brandon & Area Planning District Development Plan 2013.

1. *The general benefits of the development to the community as a whole:*

a. Introduction:

The proposed redevelopment is located on a 12-acre retail shopping centre, constructed in 1971 consisting of approximately 117,000 sq. ft. of both occupied and unoccupied buildings and located at 3409 Victoria Avenue, Brandon, Manitoba, hereinafter referred to as “**WestVic Common.**” The redevelopment of WestVic Common will provide a much-needed modernization in order to compete within the retail leasing industry. The redevelopment will revitalize the role of WestVic Common as a convenient, modern and functional shopping centre intended to service the immediate surrounding community. The redevelopment for WestVic Common generally includes:

- i. +/- 148,800 sq. ft. of retail space (new & existing, inline & pad buildings combined) when the redevelopment of WestVic Common is fully completed;
- ii. Existing Zellers building environmental conditions cleaned up;
- iii. Enhanced on/off-site pedestrian connectivity;
- iv. Enhanced on/off-site vehicular traffic control;
- v. New sewer & water servicing to the Pad Sites will incl. fire hydrants;
- vi. New sidewalk along 34th Street (connecting Victoria Ave. to Centennial Blvd.);

b. Enhanced Shopping Experience:

Redevelopment of WestVic Common will see, the modernization of inline CRU & Existing Sobeys buildings, the construction of new custom pad site buildings along with the ancillary landscaping and pedestrian connectivity. The diverse range of buildings at WestVic Common offers flexibility for the ongoing changes in the retail leasing industry.

c. Improved Pedestrian Access:

Redevelopment of WestVic Common will permit enhancements for pedestrian connectivity accessing the site, including:

- i. Sidewalk abutting B & C pad sites leading from Victoria Ave. to the old *Zellers*;
- ii. Sidewalk in front of CRU & Existing Sobeys; and
- iii. Sidewalk along 34th St. from Victoria Ave. to Centennial Blvd with stub to abutting pad site.

d. Improved Vehicular Access:

The Site Landscaping Plan has been designed to safely manage onsite traffic. The Developer has completed a Traffic Impact Study (herein after referred to as the “**TIS**”) for WestVic Common which supports the design of the Proposed Use. The TIS has been attached hereto as **Schedule “E.1”**.

- e. Parking Lot:
Main parking/loading area of WestVic Common will receive a topcoat of asphalt and concrete curbs as generally described in the Site Landscaping Plan – Schedule “A”, during Phases 1 - 3. The pad areas will remain ‘as-is’ until a lease for the pad is signed, and a building is constructed. Each of the 5 pads will be developed and subsequently landscaped independent from each other.
 - f. Pylon Sign:
Developer shall retrofit the existing shared pylon sign located in the southeast corner of WestVic Common as per the attached **Schedule “E.2”** (hereinafter referred to as the **“Main Pylon”**). The existing Sobeys pylon sign along Victoria Avenue (at 35th Street) may be converted into a pad user-specific pylon sign, similar in design to the attached **Schedule “E.3”** (hereinafter referred to as the **“Pad Pylon”**). Developer may at some point during the redevelopment choose to construct a new shared pylon sign located in the southwest corner of WestVic Common, similar in design to the attached **Schedule “E.2”** (hereinafter referred to as the **“Second Pylon”**).
 - g. Site Lighting:
Developer shall install new LED site lighting within the main parking areas within WestVic Common during Phase 1 which will enhance the safe operating conditions within WestVic Common. Site lighting has been designed shed minimal light on to abutting properties. Pad Sites may be developed with customized lighting requirements (Eg. Gas Bar vs. Sit Down Restaurant). The general layout for the site lighting will be addressed on a Site Servicing Plan.
 - h. Landscaping:
New landscaped islands mixed with some painted islands and landscaped side yards will be introduced to define the perimeter of WestVic Common with a mix of Deciduous Trees, Shrubs and Grasses. The Site Landscaping Plan will enhance visibility of internal traffic circulation routes and pedestrian connection points. The Site Landscaping Plan will balance the requirement for landscaping to meet all zoning by-law requirements with clear visibility to WestVic Common buildings maximizing the lifespan for the parking lot, increased accessibility, improved drainage and ease of maintenance.
2. *The effect on adjacent neighbourhoods:*
- a. The property to the north of WestVic Common is residential. Improvements to the WestVic Common site will improve any public safety by introducing new pedestrian sidewalks and new site lighting.
 - b. The property to the east of WestVic Common is a public greenspace and the redevelopment does not impact this area.
 - c. The properties to the south and west of the existing property are existing commercial properties. The redevelopment of WestVic Common will enhance these surrounding properties by increasing retail traffic to the area, redevelopment of WestVic Common is also expected to enhance the value of these synergistic properties.
3. *The effect on the skyline, view and vistas in all directions;*
- a. Redevelopment of WestVic Common is expected to have the following effect on the skyline, view and vistas;
 - i. North: Development of WestVic Common will provide a cleaner vista for the existing single/multifamily residential properties north of Centennial Blvd. Landscaping, improved site lighting (designed to avoid light glare to existing residential properties), newly surfaced asphalt parking & loading areas and fresh wall paint on the existing buildings.
 - ii. East: Development of WestVic Common will provide an improved vista and safer access for vehicles using 34th St. and pedestrians using the path abutting 34th St.

- iii. South: Development of WestVic Common will provide an improved vista and safer access for vehicles using Victoria Ave. Pad Sites will include exterior finish treatments consistent with WestVic Common buildings, associated landscaping treatments, new asphalt surfacing, and improved site lighting.
 - iv. West: Development of WestVic Common will provide an improved vista to the west with a new Pad Site. This pad site will feature a new building with exterior finish treatments consistent with WestVic Common buildings, along with the associated landscaping treatments, new asphalt surfacing, and improved site lighting.
4. *The effect on the natural environment, such as surface and subsurface water resources, increases in surface run-off and flooding, soil erosion, and vegetation;*
- a. Currently the Property consists of a developed retail centre with over 95% hard surfaces, which includes the asphalt pavement and flat roofs. WestVic Common currently consists of a primary building set to the north, with the remainder of the site covered in asphalt, except for 5 landscaped islands along Victoria Ave. Redevelopment of WestVic Common is expected to reduce the surface run-off compared to its current condition and primarily due to increase of landscaping and increased overall building area where control flow roof drainage principles will reduce the overall flow rates.
 - b. The existing surfaces are primarily asphalt paving with a minor gravel bed area. As such, we are not adversely affecting the runoff from the present conditions.
 - c. The proposed oil change shop on one of the Pad Sites will meet all required environmental requirements for the Province of Manitoba and City of Brandon requirements.
 - d. There are no impacts to potential soil erosion on or off-site.
 - e. The Site Plan has been designed to contain all vegetation within concrete curbing, maintaining a clear and clean transition from vegetation to pedestrian/vehicular areas.
5. *The effect on safety and general welfare;*
- a. Redevelopment of WestVic Common will see the remediation of minor existing environmental conditions, ultimately improving the long-term safety and general welfare of its patrons.
 - b. WestVic Common, when fully developed will be home to several local and national retailers offering convenient location for goods and services for residents, enhanced tax base to the City and employment opportunities to local citizens.
6. *The effect on City services (including water supply, wastewater collection, and storm water drainage), and requirements for various utilities and services (which may also include fire protection systems, waste disposal systems, and provisions for emergency response);*

GENERAL DESCRIPTION:

The site has an area of 4.856 Ha (12.00 AC) based on the topo survey plan and the legal plan prepared by Altus Geomatics. The property is over 95% hard surfaced, which includes asphalt pavement and flat roofs with scuppers. The existing site has a minimum area of landscaping. The property is bounded by a watermain (WM), storm sewers (SS) and domestic sewers (DS) on the east and north sides of the property.

The proposed development will consist of a large grocery store plus four pad sites facing Victoria Avenue. The grocery store will have controlled flow roof drains plus emergency overflow scuppers. The pad sites will have controlled roof drains, or scuppers.

DOMESTIC SEWER FLOWS

The exact DS flow for the grocery store, or the pad units, are unknown at the present time. For the proposed commercial development areas, the City of Winnipeg uses an average dry weather flow (ADWF) of 16,800 l/Ha/day and 28,100 l/Ha/day for peak dry weather flows (PDWF).

ADWF = 16,800 X 4.856 = 81,580 L/DAY = 56.65 L/min
PDWF = 28,100 X 4.856 = 136,453 L/DAY = 94.76 L/min
Ground water infiltration 2200 L/Ha/DAY = 10,683 L/day
Peak Total DS Estimated Flow = 94.76 + 7.428 = 102.178 L/min

The DS connection for the grocery store would be 200 mm and would be connected to the 200 DS on 34th Street. No DS upgrade on 34th Street will be required. The DS connection for the pad sites would be connected to the 200 DS on 34th Street via a 200-branch lateral and new 150 mm DS individual lines to each pad site.

WATER DISTRIBUTION

The estimated domestic water flow would be similar to sewage flows. The biggest water demand would come from the fire sprinkler system. We estimate that the grocery store would have a fire flow of 500 USG PM (1893 l/min). The grocery store pipe would have a 200-sprinkler service connected to the 300 WM on 34th Street. The domestic water would be connected to the 200. One additional yard hydrant would be installed for the grocery store and two additional hydrants would be constructed for the pad sites. The proposed hydrant, south of the grocery store, would be connected to the 250 WM on 34th Street. No modification to the existing watermains on 34th Street will be required.

STORM SEWERS

All the existing storm sewers within the site would be reused. The existing storm sewers are connected to the 375m storm sewer on 34th Street. Two catch basins, north of the existing Sobeys store, presently drain to Centennial Blvd. The location of the emergency overflow scuppers is shown on the drawings. The storm water runoff co-efficient would be reduced from 90% to 70% due to storm water management, the storm runoff rates would be restricted to less than pre-design conditions. No upgrades to municipal infrastructure will be required.

YARD LIGHTS

The design intent is to provide on site LED lamp standard type lighting for parking and drive aisle areas in accordance with current electrical code and good design practice standards. Additionally, security and architectural lighting features will be provided on all buildings. The final location for lamp standards and lighting levels and features shall be determined by the project architect and project electrical engineer: MCW-AGE Engineering as part of the final engineering and design scope. The design shall be with the intention of avoiding light pollution to the adjacent properties.

FIRE PROTECTION

The Fire Department access routes are shown on the drawing. The spacing of the proposed hydrant for the site meets the MBC requirement of a fire hydrant within 90m of a building.

REFUSE CONTAINER

The location of refuse containers are shown on the drawing for all buildings on the site.

7. *The effect on transportation systems, both on-site (e.g. parking needs, loading and service area configuration, pedestrian access) and off-site (e.g. effects on surrounding road network);*
 - a. Onsite: The development of the WestVic Common shopping centre will have an effect on the onsite transportation system, as follows:
 - i. Ample parking on the Centre with a parking ratio of over 4.0 cars per 1,000 sq. ft.;
 - ii. New loading and service areas configured to screen access and limit visibility to off-site.;
and
 - iii. Pedestrian access is improved via:
 1. New pathway along 34th St.

2. New internal pathway aligned with 35th St.
 3. New internal pathway aligned with the existing/new inline space which aligns with the crosswalk on 34th St.
- b. Offsite: The Developer has completed a Traffic Impact Study with respect to the proposed redevelopment of WestVic Common and attached hereto as **Schedule “E.1”**. The City of Brandon and MI will complete the off-site improvements in accordance with the required timing, or alternatives, as required for the development of WestVic Common. The City of Brandon and Developer have agreed to the Developer’s contribution amount for all offsite work.

8. *Economic costs and benefits to the City.*

- a. The economic cost to the City of Brandon for the redevelopment of the WestVic Common shopping centre is limited to offsite work, in partnership with Manitoba Infrastructure along 34th and Victoria Avenue, and includes:
- i. New median extension on 34th St. (not including north of intersection to WestVic Common)
 - ii. Median closure on Victoria Ave.
 - iii. Merge lane & T-bone traffic control along north site of Victoria Ave.
 - iv. New 4-way intersection at 36th St.

The Developer and City of Brandon have agreed to the Developer’s contributions towards the offsite costs. Manitoba Infrastructure and the City of Brandon are to complete the offsite work pursuant to the timing outlined in the TIS report attached hereto as Schedule “E.1”.

- b. The economic benefit of the redevelopment of the WestVic Common shopping centre is the reinvestment in the community, which is anticipated to:
- i. A significant increase to property assessment for the City of Brandon;
 - ii. Full and part-time employment by tenants occupying space within the centre;
 - iii. Temporary trade employment during construction;
 - iv. Enhanced standard of living by offering a more diverse selection of retail goods & service options to the surrounding community.;

TOTAL PARKING ON SITE - 670 STALLS

WEST-VIC COMMON - PARKING STATISTICS

EXISTING LAND AREA: 48,555.55 sm (11.9 ac/522,648 sf)
 GROSS FLOOR AREA (GFA): 13 823.6sm (148,801 sf)
 TOTAL BUILDING COVERAGE: 28.47%

PARKING RATIO (BASED ON ZONING BYLAW 7124):
 1 stall for each 30.5sm of floor area in excess of 93sm, 2 SPACES MIN.

EXISTING FOOD STORE AND CRU (10 884.3sm / 117,161sf)
 TOTAL PARKING REQUIRED: 356 STALLS
 TOTAL PARKING PROVIDED: 478 STALLS
 ACCESSIBLE PARKING REQUIRED: 9 STALLS
 ACCESSIBLE PARKING PROVIDED: 14 STALLS
 BICYCLE RACKS PROVIDED: 10 (20 STALLS)

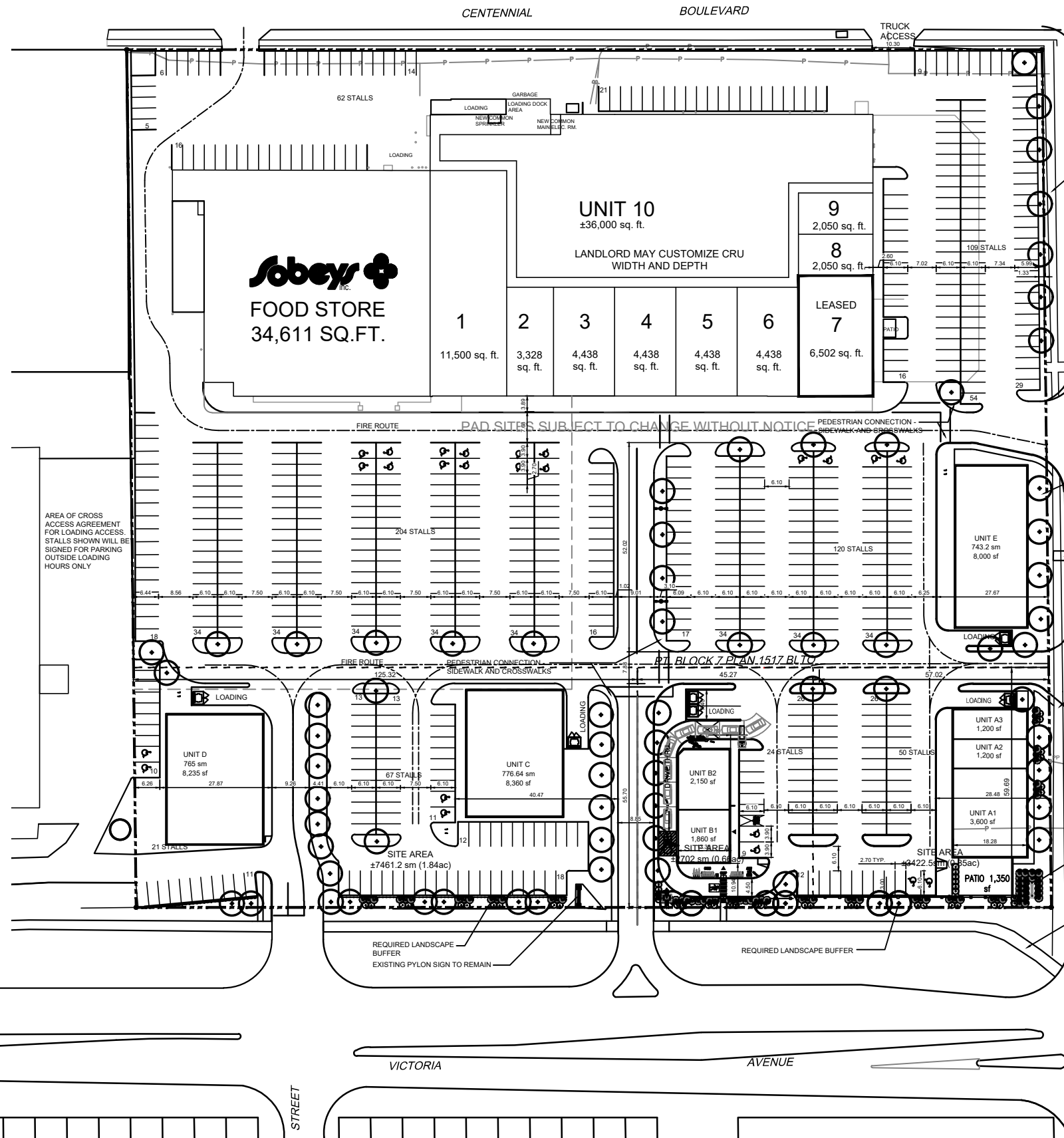
UNIT A (557.4 sm / 6,000sf)
 TOTAL PARKING REQUIRED: 18 STALLS
 TOTAL PARKING PROVIDED: 50 STALLS
 ACCESSIBLE PARKING REQUIRED: 1 STALLS
 ACCESSIBLE PARKING PROVIDED: 3 STALLS
 BICYCLE RACKS PROVIDED: 2 (4 STALLS)

UNIT B (377.2 sm / 4,060sf)
 TOTAL PARKING REQUIRED: 12 STALLS
 TOTAL PARKING PROVIDED: 24 STALLS
 ACCESSIBLE PARKING REQUIRED: 1 STALLS
 ACCESSIBLE PARKING PROVIDED: 2 STALLS
 BICYCLE RACKS PROVIDED: 2 (4 STALLS)

UNIT C (776.64 sm / 8,360sf)
 TOTAL PARKING REQUIRED: 26 STALLS
 TOTAL PARKING PROVIDED: 67 STALLS
 ACCESSIBLE PARKING REQUIRED: 2 STALLS
 ACCESSIBLE PARKING PROVIDED: 2 STALLS
 BICYCLE RACKS PROVIDED: 2 (4 STALLS)

UNIT D (765 sm / 8,235sf)
 TOTAL PARKING REQUIRED: 25 STALLS
 TOTAL PARKING PROVIDED: 21 STALLS
 ACCESSIBLE PARKING REQUIRED: 1 STALLS
 ACCESSIBLE PARKING PROVIDED: 2 STALLS
 BICYCLE RACKS PROVIDED: 1 (2 STALLS)

UNIT E (743.2 sm / 8,000sf)
 TOTAL PARKING REQUIRED: 24 STALLS
 TOTAL PARKING PROVIDED: 24 STALLS
 ACCESSIBLE PARKING REQUIRED: 1 STALLS
 ACCESSIBLE PARKING PROVIDED: 2 STALLS
 BICYCLE RACKS PROVIDED: 2 (4 STALLS)



PROPERTY INFORMATION:
 3409 VICTORIA AVE.
 BRANDON, MB
 LEGAL DESCRIPTION:
 THE ELY 746.75 FEET OF BLOCK 7 PLAN 1517 BLTO EXC ALL
 PETROLEUM,
 NATURAL GAS AND RELATED HYDROCARBONS OTHER THAN COAL
 AS SET FORTH IN TRANSFER R31075 IN SE 1/4 21-10-19 WPM



WESTVIC COMMON
 3409 Victoria Ave. Brandon, Manitoba
OVERALL DEVELOPMENT PLAN

