



Planning & Building Safety Department
 421 - 9th Street, Brandon MB, R7A 4A9
 T: 204.729.2110 F: 204.728.2406

Variance to Zoning By-law 6642

Name of Property Owner: Vanguard Credit Union Limited & 3694519 Manitoba Ltd.
 Name of Applicant: Vanguard Credit Union Limited
 Civic Address of Property: 1212 18th Street and 1204 18th Street
 Legal Description of Property: Lot 32 Block 9 Plan 148 Exc. E 298 F of N 100 F & Lot 32 Block 9 Plan 148 E 298 F of N 100 F

References:

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

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:

We request the above-mentioned properties be varied from the present requirement of 173 combined parking spaces to 166 combined parking spaces. This is taking into consideration the Cross Parking Agreement between the companies named above. Unfortunately, due to an oversight, permit #164/08 was not fully completed and we apologize for this error. Please find our consolidated Parking Survey results attached which indicate that, even during peak hours, there should be sufficient parking space to accommodate the variance request. Due to the varying nature of the businesses and their peak hours located on the property we respectfully request that this variance application be considered.

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: Mar 13/13
 Address: Box 430, Manitoba, MB R0M 0T0 E-Mail: djohns@vanguardcreditunion.ca
 Home Phone: _____ Cell Phone: _____ Work Phone: 764-6233

Signature of Applicant: [Signature] Date: _____
 Address: Same as above E-Mail: _____
 Home Phone: _____ Cell Phone: _____ Work Phone: _____

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 Howlson, PIPA Coordinator, City of Brandon Planning & Building Safety Department, 421 - 9th Street, Brandon, Manitoba, R7A 4A9, Telephone 204-721-2116

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner: <u>Waleed</u>	Planning File No.: <u>V-08-12-B</u>	CityView No.: <u>2013-555</u>	
Date Application Received: <u>Apr 23/13</u>	Payment Date: <u>Apr 23/13</u>	Receipt No.: <u>2013-353</u>	Amount: \$ <u>930.00</u>
Variance - Application			8/19/13



PLANNING & BUILDING SAFETY DEPARTMENT
415 - 10th Street
Brandon, MB R7S 1A9

Letter of Authorization

Date March 12/2013

To: City of Brandon
Planning & Building Safety Department
415 - 10th Street
Brandon MB
R7S 1A9

Re: 1212 18th Street and 1204 18th Street (address or legal description of application)

I/We hereby give authorization to:

Vanguard Credit Union Limited (Applicant's name)

To apply for a Development application for the above address.

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

<u>3694519 Manitoba Ltd.</u>	<u><i>Paul Cornell</i></u>	<u>March 12/2013</u>
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date



March 13, 2013

City of Brandon Planning & Building Safety Department
421 9th Street
Brandon, MB R7A 4A9

Dear Sir or Madam:

Please accept this as authorization for Darwin Johns, VP of Finance/Technology to represent Vanguard Credit Union Limited and ultimately 3694519 Manitoba Limited pertaining to the Variance to Zoning By-law 6642 Application dated March 13, 2013.

Sincerely,
Vanguard Credit Union Limited

A handwritten signature in black ink, appearing to read 'I. Gerrard', is written over the printed name.

Ian Gerrard
CEO

Hamiota Corporate Office, Box 430, Hamiota, MB R0M 0T0
Phone: (204) 764-6200 Fax: (204) 764-6250



March 13, 2013

City of Brandon Planning & Building Safety Department
421 9th Street
Brandon, MB R7A 4A9

Dear Sir or Madam:

Please find enclosed our Variance Application jointly submitted by Vanguard Credit Union Limited and 3694519 Manitoba Ltd. in accordance with our Cross Parking Easement Agreement.

The variance pertains to both 1212 18th Street and 1204 18th Street Brandon. These properties are respectively legally described as Lot 32 Block 9 Plan 148 BLTO Exc. Ely 298 Feet of Nly 100 Feet in SE ¼ 15-10-19 WPM and Ely 120 Feet of Nly 100 Feet Lot 32 Block 9 Plan 148 BLTO in SE 15-10-19 WPM & WLY 178 Feet of Ely 298 Feet of Nly 100 Feet Lot 32 Block 9 Plan 148 BLTO in SE ¼ 15-10-19 WPM.

No present development is being sought on these properties.

We request the above-mentioned properties be varied from the present requirement of 173 combined parking spaces to 166 combined parking spaces. This is taking into consideration the Cross Parking Agreement between the companies named above. Unfortunately, due to an oversight, permit #164/08 was not fully completed and we apologize for this error. Please find our consolidated Parking Survey results attached which indicate that, even during peak hours, there should be sufficient parking space to accommodate the variance request. Due to the varying nature of the businesses and their peak hours located on the property we respectfully request that this variance application be considered.

Consistency with the Planning Act Section 97(1):

- 1) We feel the properties will remain compatible with the general nature of the surrounding area as no new development is being pursued with the present application.

- 2) We feel the approval of the variance will not be detrimental to the health or general welfare of the people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area. The information we are using to support this assertion is our parking survey results which indicate sufficient parking space, even during peak hours.
- 3) The minimum modification of the zoning by-law is required to relieve the injurious effect of the zoning by-law on our properties. The by-law stipulates a certain number of parking stalls based on the square footage of the building. Clearly demonstrated by our parking survey the actual required number of parking spaces is somewhat less than the by-law would normally have us provision for.
- 4) Is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law. We feel the commercial properties in question meet this test as the zoning for the area is commercial.

Please find our site plan attached as required in the variance application checklist.

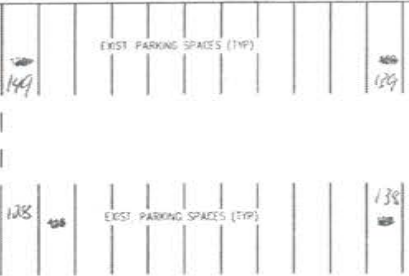
Yours truly,
Vanguard Credit Union



Darwin Johns
VP of Finance/Technology
djohns@vanguardcu.mb.ca

Hamiota Corporate Office, Box 430, Hamiota, MB R0M 0T0
Direct Line: (204) 764-6233 Fax: (204) 764-6250

FIRE ROUTE PER NBC REGS



EXISTING APPLEBEE'S RESTAURANT

EXISTING PLANTED AREA



FIRE ROUTE PER NBC REGS

EXISTING CONC. WALK



17 NEW PARKING SPACES

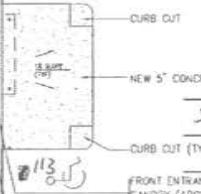


RENOVATION OF EXISTING BUILDING 18th STREET MALL BRANDON, MB

FIRE ROUTE PER NBC REGS

FREDERICKSON PERFORMANCE BASEMENT EXISTING

VANGUARD CREDIT UNION MAIN FLOOR NEW TENANT



EXISTING CONC. WALK

FIRE ROUTE PER NBC REGS

EXIST. PARKING SPACES (TYP)

FIRE ROUTE PER NBC REGS

EXISTING COMMERCIAL BLDG JOEY'S ONLY BIEBER SECURITIES FAMILY MEMORIALS COSMO PROF



FIRE ROUTE PER NBC REGS



EXTENT OF PROPERTY LINE