



**CITY OF BRANDON
PLANNING & BUILDING DEPARTMENT**

421 - 9th Street • Brandon, Manitoba • R7A 4A9
Telephone (204) 729-2110 • Fax (204) 728-2406

Amendment to Zoning By-law 6642

Name of Property Owner: 5996067 MANITOBA LTD.
(Please Print)

Name of Applicant: KIRK BRUGGER, PRESIDENT
(Please Print)

Civic Address of Property: 2405 VICTORIA AVENUE BRANDON, MANITOBA

Legal Description of Property: PARCELS "A" "B" AND "D" PLAN 49547 BLTO
EXC OUT OF SAID PARCEL "B" ALL MINES AND MINERALS

References: IN SE 1/4 22-10-19 WPM

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

Proposal: PLEASE REZONE THE PROPERTY AS PER THE ATTACHED
DRAWINGS. I WOULD WANT TO REZONE THE PARCEL ALONG
VICTORIA AVENUE (YELLOW AREA) TO CAR-COMMERCIAL ZONING.
WHILE THE AREA IN THE NORTH WEST PORTION OF THE PROPERTY
(ORANGE AREA) REZONED TO RMD - MODERATE DENSITY RESEIDENTIAL

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: *Kirk Brugger*, PRESIDENT, 5996067 MANITOBA LTD. Date: DECEMBER 3RD, 2012

Address: UNIT A-2800 VICTORIA AVE. BRANDON, MANITOBA E-Mail: kirk@bruggerwealth.ca

Home Phone: (204) 725-2645 Cell Phone: (204) 761-5838 Work Phone: (204) 571-5303

Signature of Applicant: _____ Date: _____

Address: _____ 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 Houlihan, FIPPA Coordinator, City of Brandon Planning & Building Department, 421 - 9th Street, Brandon, Manitoba, R7A 4A9, Telephone (204) 729-2116.

FOR PLANNING OFFICE USE ONLY:
Community Planner: AN Planning File No.: 2-09-12-B CityView No.: PL12-172
Date Application Received: Dec 7, 2012 Payment Date: Dec 7/12 Receipt No.: 50812 Amount: \$3,600.00
Re-Zoning - Application 8/17/12



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Letter of Authorization

Date: DECEMBER 3RD/2012

To: The City of Brandon
Department of Planning and Building
421 9th Street
Brandon, MB
R7A 4A9

RE: 2405 VICTORIA AVENUE (address or legal description of application)

I (we) hereby give authorization to:

KERK ALAN BRUGGER (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:

KERK BRUGGER 5996067 MANITOBA LTD.

Kirk Brugger, PRESIDENT DECEMBER 3RD/2012
Please print name and provide signature Date

Please print name and provide signature Date

Please print name and provide signature Date

Please print name and provide signature Date

**5996067 Manitoba Ltd.
Unit A – 2800 Victoria Avenue
Brandon, Manitoba
R7B 3X1**

December 3rd, 2012

Brandon and Area Planning Department

Re: Rezoning of 2405 Victoria Avenue

Please find attached the application for Rezoning of 2405 Victoria Avenue. I would request that the property be rezoned and subdivided into two parcels of property. The proposed rezoning will be the same as the original drawings for the winning bid on the property.

The parcel of land that runs along Victoria Avenue will be proposed to be rezoned into CAR- commercial zoning. The yellow area is the proposed area for rezoning into CAR – commercial zoning.

The parcel of land that is on the southwest portion of the property (marked in orange) will be proposed to be rezoned to RMD – Residential Moderate Density. This area will be proposed to be subdivided and allow the donation of land for an affordable housing project that is vital to Brandon University.

I have worked diligently with Brandon and Area Planning, City of Brandon Engineering and City of Brandon Management on this proposed property. We have recently had a meeting with Brandon and Area Planning and requested to move forward with rezoning and subdivision of the property, while the province continues to review the master plan for all of Brandon. The rezoning of the property will align with the intentions of the original drawings and winning bid on this property. I will have my architects and engineers continue to work on the development of the property as per the guidelines of Brandon and Area Planning. All requirements for rezoning of the property will be completed.

Thanking you,

A handwritten signature in blue ink, appearing to read 'Kirk Brugger', written in a cursive style.

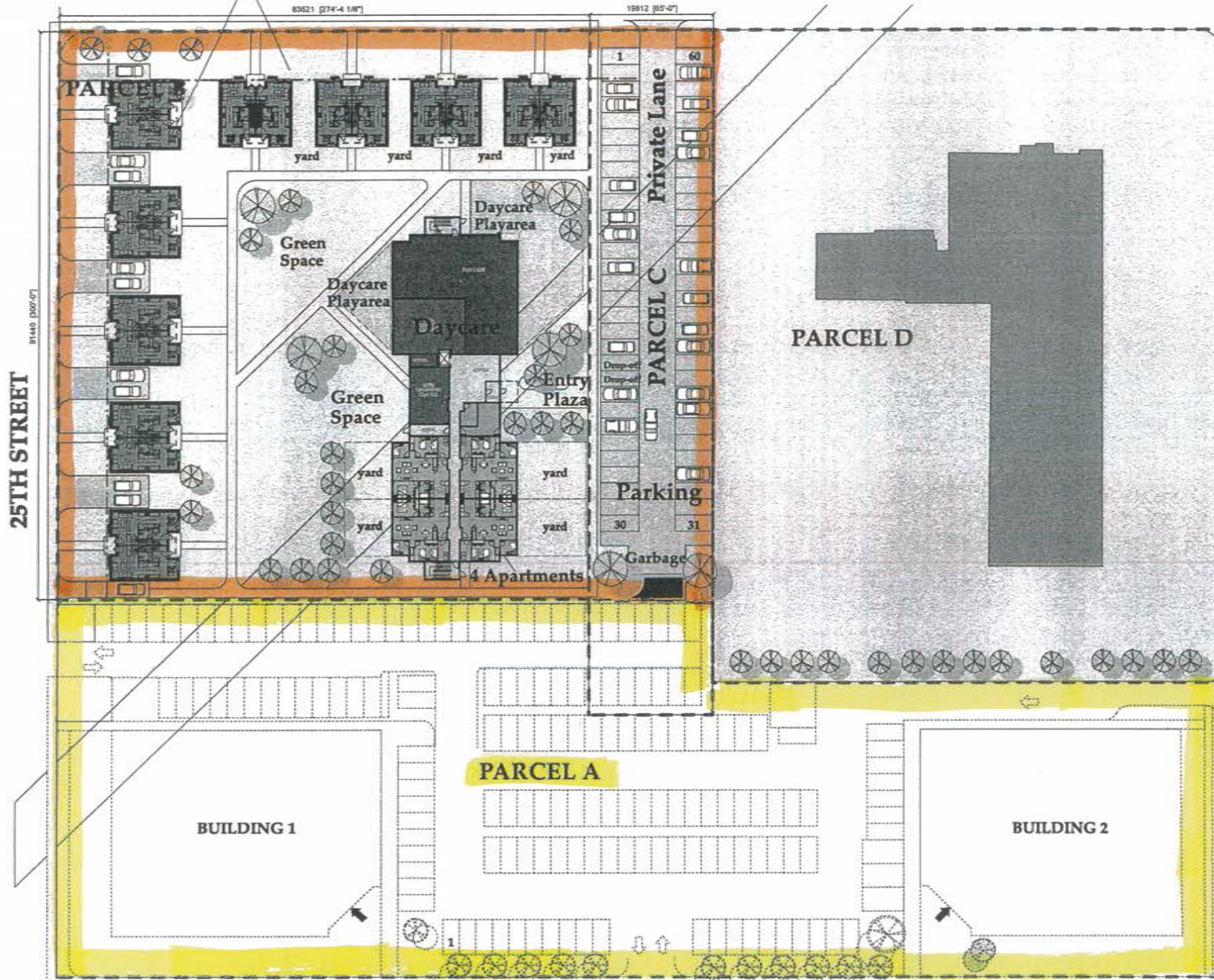
Kirk Brugger, President of 5996067 Manitoba Ltd.
KAB:kab

SCHEDULE "A"



9 Townhouses
18 Units

LOUISE AVENUE



STUDENT FAMILY HOUSING DEVELOPMENT

BRANDON UNIVERSITY

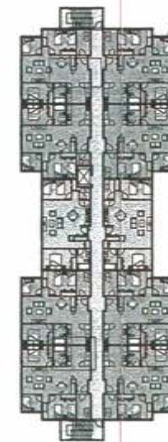
CITY OF BRANDON REVIEW
Dec. 3rd, 2012



PRAIRIE
ARCHITECTS INC.

	2 BED 810 S.F.	3 BED 950 S.F.
TOWNHOUSE		18
1ST FLOOR		4
2ND FLOOR	2	8
3RD FLOOR	2	8
TOTAL	4	38

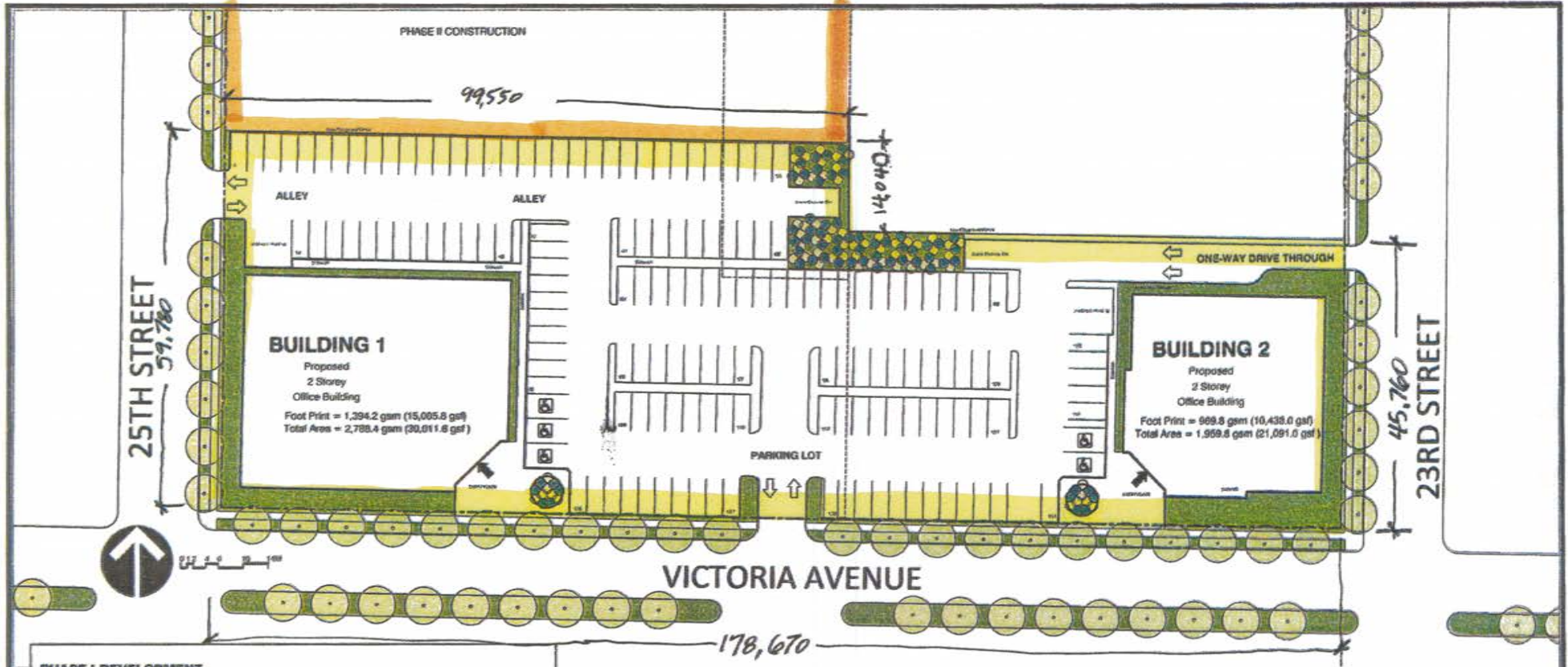
2 Storeys:
20 Apartments
10,800 s.f. / floor



North

① MAIN FLOOR PLAN / SITE PLAN

② TYPICAL 2ND & 3RD FLOOR PLAN



PHASE I DEVELOPMENT
 SITE AREA = 9,547.7 sm (102,761.9 sf) = 0.95 ha (2.36 acres)
 FAR = Bldg #1(1,347.4 sm x 2) + Bldg #2 (969.8 sm + 989.8 sm) / 9,547.7 sm = 0.50
 DENSITY = 0.0 du/ha = 0.0 du/acre
 LANDSCAPED AREA = 1,013.7 sm (10,910.5 sf); 1,013.7sm/9,547.7sm= 10.6%
 PARKING = Bldg #1 (92 stalls + 3 H/C stalls); Bldg #2 (64 stalls + 2 H/C stalls)

MURR'S FAMILY RESTAURANT
 KAM LUNG RESTAURANT