

Variance to Zoning By-law 6642

Name of Property Owner: CADDY LAKE INVESTMENTS LTD.

Name of Applicant: BIRD CONSTRUCTION

Civic Address of Property: 1148 - 18th Street

Legal Description of Property: LOTS 11 TO 16 AND LOTS 38 TO 42 BLOCK 3 PLAN 202
BLTO EXCLUDING OUT OF SAID LOT 11 NORTHERLY 10 FEET - 1/4
15-10-19 WPM.

References:

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


****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: _____

① VARIATION TO TABLE 13 (CAR ZONE FRONT YARD SETBACK) REQUIRE-
MENT OF 12.1m to 6.0m.


② VARIATION TO REGULATION 22(h) TO ALLOW FOR OFF-SITE PARKING.

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:  JON HOOKER Date: March 25/2015

Address: 1585 WALL ST. WINNIPEG, MB R3E2S4 E-Mail: jon.hooker.1@gmail.com

Home Phone: N/A Cell Phone: (204) 795-9339 Work Phone: (204) 795-9339

Signature of Applicant:  R.B. Marshall Date: March 25/2015

Address: 1055 ERIN ST. WINNIPEG, MB R3E2X1 E-Mail: rick_marshall@bird.ca

Home Phone: N/A Cell Phone: (204) 981-3846 Work Phone: (204) 775-7141 x3186

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 Safety Department, 638 Princess Ave, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Robert Zillke Planning File No.: V-05-15-B CityView No.: PLVA2015-38
Date Application Received: March 27/15 Payment Date: Mar 27/15 Receipt No.: 2015-2657 Amount: \$ 575.00

Variance - Application

REV01/13



Planning & Building Safety Department
638 Princess Avenue, Brandon MB, R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.brandon.ca/planning

Letter of Authorization

Date: March 25/2015

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

RE: 1148-18th Street (address or legal description of application)

I (We) hereby give authorization to:

BIRD CONSTRUCTION (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>[Signature]</u> Name (Print)	<u>Jon Hooker.</u> Name (Signed)	<u>March 25/15</u> Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date



WINNIPEG DISTRICT OFFICE

1055 Erin Street
Winnipeg, Manitoba
R3G 2X1

Phone: 204-775-7141
Fax: 204-783-8119

March 25, 2015

City of Brandon
Planning & Building Safety Department
638 Princess Street
Brandon, MB
R7A 0P3

Attn: Mr. Ryan Nickel, Principal Planner

Re: Variance Application
1148 - 18th Street

Dear Mr. Nickel:

Please accept this letter as the "letter of intent" regarding a variance application for the property located at 1148-18th Street, in Brandon, MB. We submit this application on behalf of our client, Caddy Lake Investments.

The property in question consists of two parcels; lots 38 to 42 of Block 3 Plan 202 (fronting on 18th Street, and pat lot 11 and lots 12-16 Block 3 Plan 202, between the civic lane and 19th Street. (The civic address is 1148-18th Street). The lots are currently occupied by two (of three total) buildings comprising the Western Motel Ltd. Caddy Lake Investments intends to remove (demolish) the buildings on these two parcels and redevelop the site. (The third motel building on the adjacent lots 17-23 of Block 2 Plan 202 will remain in use and operation as a motel).

Caddy Lake Investments further intends to construct a single storey low-rise building of approximately 4,962 sf (461 m²) to suit the specific requirements of "Original Joe's" restaurant. This building will be leased to the restaurant on a long-term lease.

In order to accommodate the restaurant on the lots, two variances to the Zoning Bylaw 6642 are required:

1. A variance to the front yard setback, from 12.1m to 6.0m;
2. A variance to regulation 22(h), to allow for offsite parking, on the adjacent (but disparate) lot that is on the same certificate of title.

The neighbouring uses are commercial, and this use (an eating establishment) is a permitted use within the "CAR" Zoning. Being located across 18th street from the Keystone Centre and the Canad Inns Hotel, this restaurant will fit in well and augment the existing entertainment area.

The restaurant will not require any outside storage except for garbage (which will be contained in dumpsters within an enclosure) and returnable bottles (which will be stored in a shed adjacent to the garbage enclosure).

An outside patio is planned on the east side, fronting onto 18th Street. The patio will be concrete and will have a glass enclosure mounted on steel posts. The patio will be partially located within the front yard setback but is permitted as a "terrace" with a low height fence of screen. The patio should add to the vibrancy of 18th Street and encourage foot traffic in the area.

Based on the prototype plans for the restaurant, parking is calculated as follows:

Dining	Dining room	76	seats
	Bar	59	seats
	Seasonal Patio	48	seats
Total		183	seats / 4 person per stall = 46 stalls

Service area = roughly 2350 sf / 50 sf = 47 stalls

Therefore, 47 stalls are required. We are showing 56 stalls provided (including 2 accessible stalls in front of the restaurant). We also show bicycle storage area with a rack for six (6) bicycles.

Attached to this application is a site plan showing the intended layout of the building and the parking lots. We have also attached an exterior elevation of a recently constructed Original Joe's Restaurant in Winnipeg to indicate the general façade concept and materials. (Please note that the Winnipeg restaurant location had the garbage enclosure adjacent to the building; which will not be done here). Details regarding façade lighting, site lighting, landscaping, garbage enclosure, patio screening, etc.; will follow with the building permit application.

Bird Construction Company
March 25, 2015
Page 3

We trust that this information is sufficient to describe the intent of this application, and we look forward to a favourable response.

Yours truly,

BIRD CONSTRUCTION

A handwritten signature in black ink, appearing to read 'R. Marshall', written over the company name.

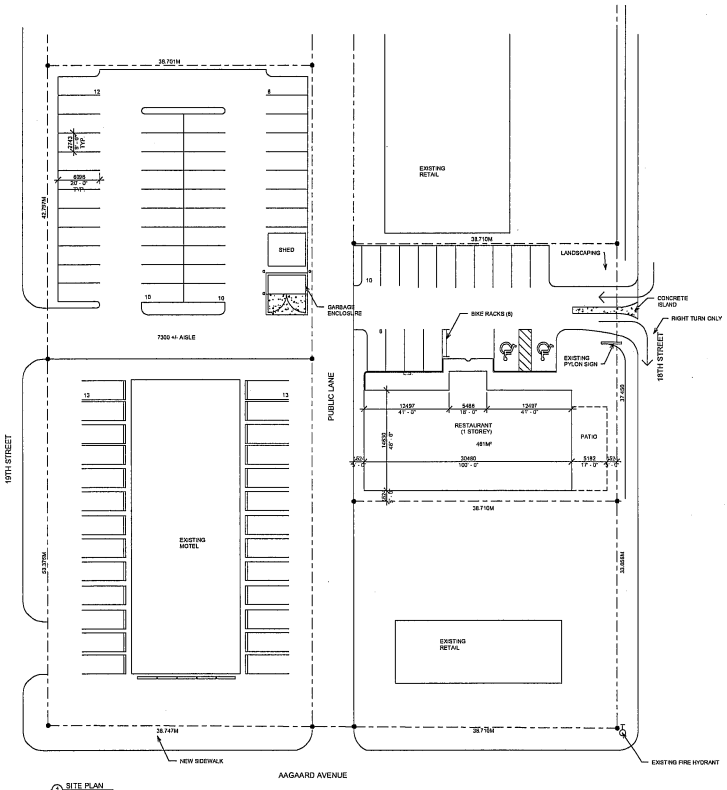
Richard Marshall, P.Eng.
LEED[®] AP, G.S.C.
Design Manager

BIRD

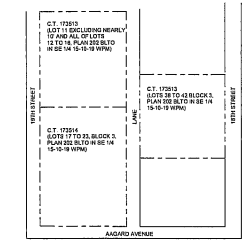
SEARCH-BUILD CONSTRUCTION INC.

NOTES:

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL CONTRACT DRAWINGS AND SPECIFICATIONS.
- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON JOB SITE. ALL DISCREPANCIES TO BE REPORTED TO BIRD CONSTRUCTION.
- THIS DRAWING WILL REMAIN THE PROPERTY OF BIRD CONSTRUCTION. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR ANY OTHER PROJECT OR EXTENSION TO THIS PROJECT WITHOUT THE WRITTEN PERMISSION OF BIRD CONSTRUCTION.
- THIS DRAWING AND ACCOMPANYING SPECIFICATION SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF BIRD CONSTRUCTION.



APPROX. SQUARE FOOTAGE	APPROX. SQUARE FEET	APPROX. SQUARE FEET
EXISTING HOTEL	10,000	10,000
RESTAURANT	2,000	2,000
PATIO	1,000	1,000
EXISTING RETAIL	5,000	5,000
PARKING	10,000	10,000
TOTAL	28,000	28,000



SITE PLAN
1:250

1. REVISIONS APPROVED: NONE

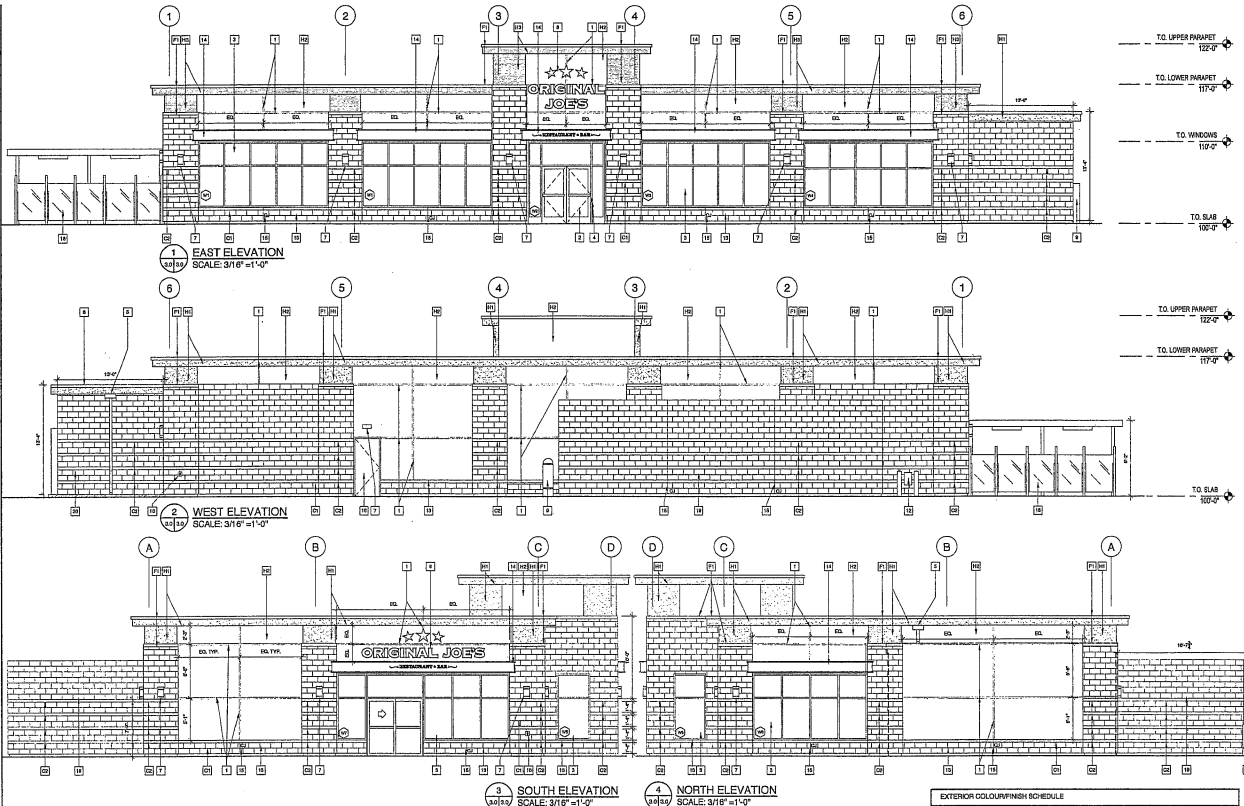
2. DATE: 08-11-2011

CADDY LAKE INVESTMENTS

1148 18TH STREET

SITE PLAN

DATE	4-11-2011
CM	4300XX
1:250	
3/25/2015	A-3.1



FOR ALL INQUIRIES
 DIANNA HANDBERSON -
 403.983.3425
 dhanmah@outsourcedconstruction.com

130 SEATS
 (50 BAR & 76 RESTAURANT)
 SHOWN AND PROVIDED FOR
 +48 ON PATIO

GENERAL NOTE:
 1. MATERIALS ARE COMPARED TO THE CENTERLINE BETWEEN REVEALS.
 2. BRICK FACE CONCRETE BLOCK SHOULD TO MATCH INPUT FACT TO CONCRETE BLOCK PROVIDED FOR APPROVAL.

Project: 10000000000000000000

Northern Sky Architecture Inc.
 ARCHITECT

SEAL OF ARCHITECTURE
 ARCHITECTURE
 No. 06, 08, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100

Project: ORIGINAL JOES RESTAURANT + BAR

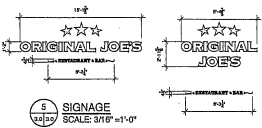
3655 Heritage Avenue
 Winnipeg, MB R2H 2G9

drawing title: EXTERIOR ELEVATIONS

date: January 2012
 scale: 3/16" = 1'-0"
 project no.: 074 855
 revision no.: 12-156

designed by: dm
 drawn by: dm
 checked by: dm
 reviewed by: dm
 sheet: A3.0
 of: REC

- KEYNOTE LEGEND
- 1 1/2" WIDE REVEAL.
 - PREFINISHED ALUMINUM BENTHANE DOOR, MANTISSA OR AS APPROVED LOCAL, COLOR TO MATCH GENERAL PAINT PER LN 0.3200A.
 - FORMALLY FINISHED ALUMINUM WINDOW, COLOR TO MATCH GENERAL PAINT PER LN 0.3200A.
 - FORM BETA FOR WINDOW AND DOOR FRAME OVER AUTOMATIC DOOR PROTECTIVE GUARD, MOUNTING HEIGHT TO BE AS F.A.P.
 - DOWNPOUT AND SPLASHING.
 - PREFINISHED METAL OVER COOR SUPPLIER - REFER TO ALL FOR DETAIL AND MECHANICAL FOR FINISHES CALCULATIONS, COLOR TO MATCH GENERAL PAINT PER LN 0.3200A.
 - EXTERIOR LIGHT FIXTURES PROVIDE BIDDING TO SUP. REFER TO ELECTRICAL.
 - SHOW ALL FINISHES PROVIDE LAYERS OF 3/4" EXTERIOR GRADE PLASTER/CONCRETE BRICK BLOCK OR AS THE FINISHES ARE USED AND JUSTIFIED BY MANUFACTURER'S BIDDING DRAWING FOR REFERENCE ONLY, P.L.S.
 - 3/8" DIAMETER CORROSION RESISTANT STEEL BOLTS.
 - NON FINISHED FORM BE REFER TO MECHANICAL.
 - RESERVED.
 - 3/8" MANTISSA OR COLLAR PROTECTION AS PER ULITY REQUIREMENTS, REFER TO MECHANICAL.
 - SPUR FACE CONCRETE BLOCK.
 - STEEL IDENT PLATE REFER TO STRUCTURAL.
 - MANTISSA IDENT COVER SPACE 4" FROM EDGES AND IDENTIFY AT 30" TO 34" O.C. TYPICAL.
 - MANTISSA METAL COVER COLOR TO MATCH LAMBER WATER PROOFERS AND 3000.
 - RESERVED.
 - EXTERIOR PATIO ENCLOSURE, REFER TO T&E FOR DETAILS.
 - CONCRETE BLOCK GREEN WALL.



EXTERIOR COLOUR/FINISH SCHEDULE	ITEM	COLOR
1	STUCCO COLOUR #1	COLOR TO MATCH BENTHAM MOORE 187 BEADWOOD
2	STUCCO COLOUR #2	COLOR TO MATCH BENTHAM MOORE 188 HAZELWOOD
3	STUCCO COLOUR #3	COLOR TO MATCH GENERAL PAINT CH 011 WHITE BEAM
4	FULL BRICK FACE CONCRETE BLOCK	BROWN TONE WHITE TO MATCH ADJACENT WALLS BY
5	HEAD UP OF FACE CONCRETE BLOCK	SMOOTH TONE COORDINATE TO MATCH ADJACENT WALLS BY
6	PREFINISHED METAL FLASHING	DARK BROWN 60-1000