



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: Michael Charles Martin
Name of Applicant: Con-Cor Homes
Civic Address of Property: 1824 College Avenue
Legal Description of Property: Lots 1/4, Block 32 SS Plan 720 Exc Wly 45 Feet

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:

See Letter of Intent

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: Date: JUNE 1, 2015

Address: 1824 College Avenue Brandon MB R7B 0P9 E-Mail: _____

Home Phone: _____ Cell Phone: (204) 721-0993 Work Phone: _____

Signature of Applicant: Date: JUNE 1, 2015

Address: 408 Park Avenue Brandon MB R7A 7A8 E-Mail: contactus@concorhomes.ca

Home Phone: _____ Cell Phone: _____ Work Phone: (204) 727-3799

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, 421 - 9th Street, Brandon, Manitoba, R7A 4A9, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner: <u>Waleed</u>	Planning File No.: <u>V-14-15-B</u>	CityView No.: <u>2015-56</u>	
Date Application Received: <u>Jun 16/15</u>	Payment Date: <u>Jun 16/15</u>	Receipt No.: <u>2015-2678</u>	Amount: <u>\$ 775.00</u>
Variance - Application			REV01/13



Letter of Authorization

Date: 01/12/15

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

RE: 1824 College Avenue (address or legal description of application)

I (We) hereby give authorization to:

Con-Cor Homes (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>MIKE MARTIN</u>	<u>[Signature]</u>	<u>JUNE 1, 2015</u>
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date

CON-COR HOMES

A division of Pro-Fit Renovations and Property
Management Ltd

408 Park Ave E, Brandon, MB R7A 7A8

Ph: 204-727-3799

June 10th, 2015

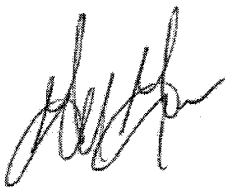
To Whom It May Concern:

RE: 1824 College Avenue – proposed variance for a 4-plex in the RLD Zone

Please accept this letter as confirmation that I authorize Steve McMillan to act on our behalf regarding the above mentioned property.

If you have further questions, please don't hesitate to contact me.

Sincerely,



Geoff Gregoire, President
Owner/Operator

June 1, 2015

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

Re: Letter of Intent - Variation Application for 1824 College Avenue

Con-Cor Homes on behalf of the owner Michael Charles Martin, is applying for a variance to the City of Brandon Zoning By-law 6642 in order to increase the maximum number of dwelling units from three (3) to four (4) in the Residential Low Density Multiple Family (RLD) zone.

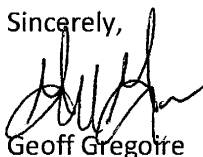
The property is designated "Residential" as per *Map 1: Urban Land Use* in the Brandon & Area Planning District (BAPD) Development Plan (DP) 2013 [By-law 95/01/12]. Applying for a variance to increase the density of this property from 3 units to 4 units would meet residential policies in the BAPD DP 2013; specifically 2.2.2 Housing Mix, 2.2.4 Density, and 2.2.3 Housing Affordability.

Con-Cor Homes is seeking approval to build a fourplex to replace the home currently located on the property. The building will conform to components of the new Urban & Landscape Design Standards specifically Part 4 Building Design and Part 5 Landscape Design; these include the use of defined front entrances, covered porches, and landscaping along the buildings exposed foundation.

The apartment units are approximately 1200 square feet. Each unit will have 3 bedrooms and 2 bathrooms. There will be 7 parking spaces located off the rear land; two of which will be single vehicle garages with direct access to their own units. The property is located in close proximity to a number of commercial, retail and personal services. The property is located within the JR Reid catchment and is located 5 blocks from the school.

We feel this project would benefit the area as new construction and investment in an area will spur more of the same. We look forward to working with the Planning Department through the variation process and hope to receive approval on our proposal.

Sincerely,

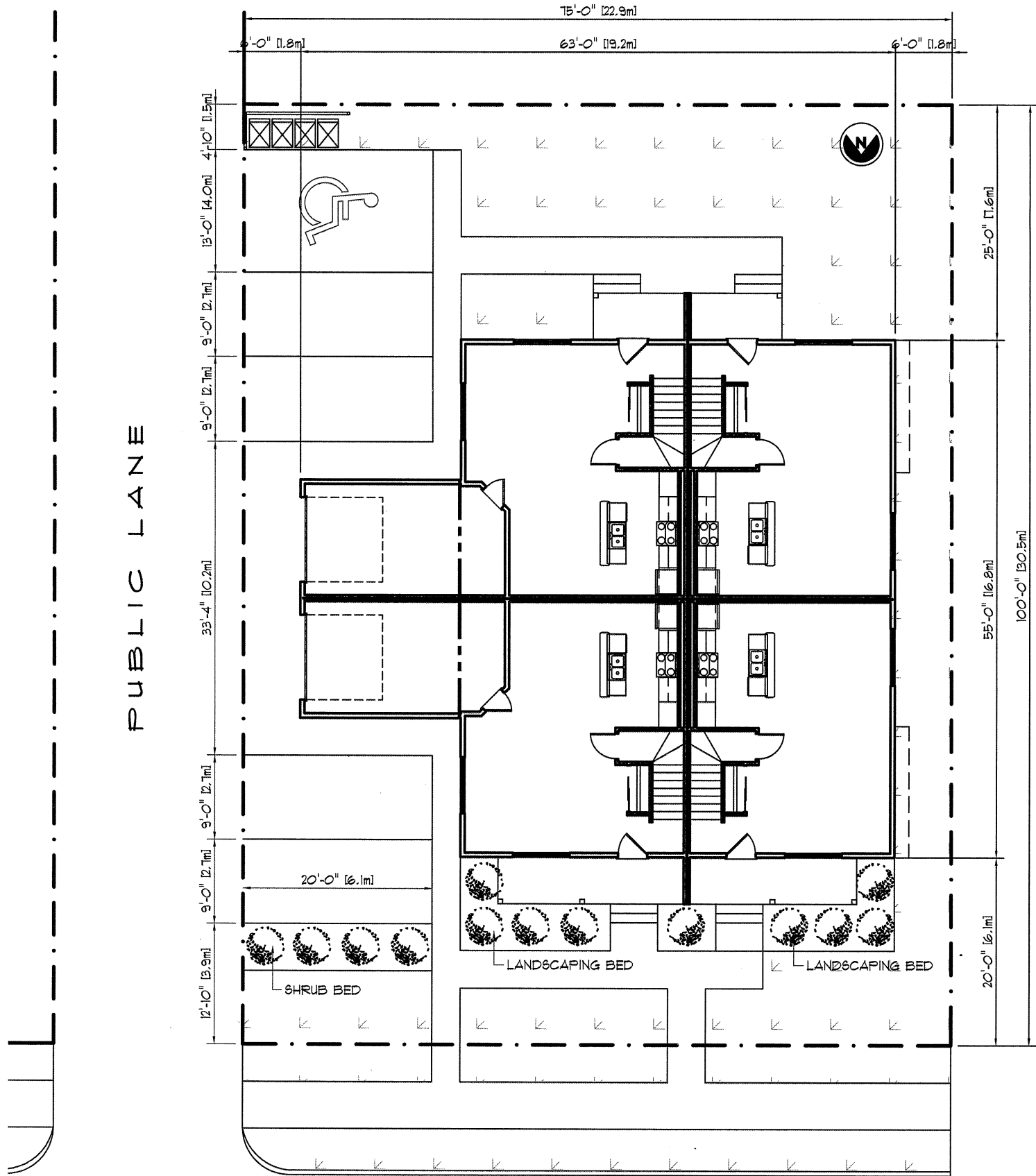


Geoff Gregoire

Con-Cor Homes

1824 COLLEGE AVENUE

LOT: 1/4 BLOCK: 32 PLAN: 720



YBRDESIGN

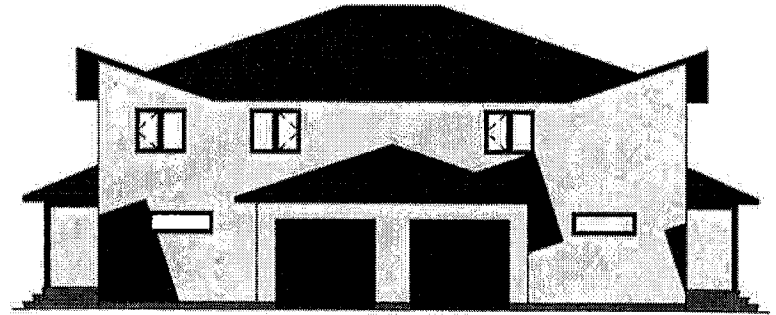
833-4TH STREET N, BRANDON, MB R7A 2M9
204.727.4049 RBURGESS@YBRDESIGN.CA

1824 COLLEGE AVENUE

LOT: 1/4 BLOCK: 32 PLAN: 720



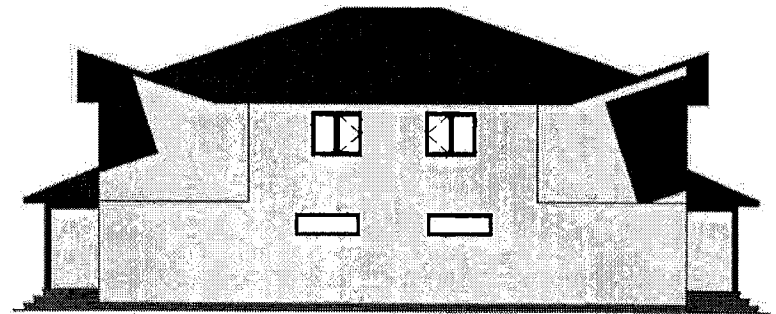
NORTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



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