

Variance to Zoning By-law 7124

Name of Property Owner: Pro-Fit Renovations and Property Management Ltd.
 Name of Applicant: Con Cor Homes c/o Steve McMillan
 Civic Address of Property: 412-15th Street
 Legal Description of Property: Lot 9, Block 15, Plan 2 BLTO

References:

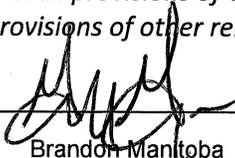
BAPD Development Plan By-law No. 78/01/04
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 6642

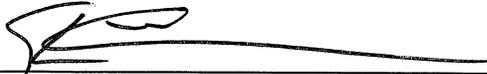
Prior to submitting a formal application, the Planning & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Variance Request:

Increase the maximum density from 2 dwelling units to 4 dwelling units in the Residential Low Density Multiple Family (RLD) Zone.

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: July 6, 2015
 Address: 408 Park Avenue East Brandon Manitoba R7A 7A8 E-Mail: contactus@concorhomes.ca
Street Address City/Province Postal Code
 Home Phone: _____ Cell Phone: _____ Work Phone: 2047273799

Signature of Applicant:  Date: July 6, 2015
 Address: 408 Park Avenue East Brandon Manitoba R7A 7A8 E-Mail: sdmcmillan@me.com
Street Address City/Province Postal Code
 Home Phone: _____ Cell Phone: 2047610904 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 Safety Department, 638 Princess Ave, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner: <u>Wade Albury</u>	Planning File No.: <u>V-03-16-B</u>	CityView No.: <u>PLVA 2015-65</u>	
Date Application Received: <u>Sep 14, 15</u>	Payment Date: <u>July 15/15</u>	Receipt No.: <u>2015-2979</u>	Amount: \$ <u>775.00</u>
Variance Application			REV01/13

January 25, 2016

City of Brandon Planning & Building Safety Department
638 Princess Avenue
Brandon, Manitoba
R7A 0P3

Attention: Robert Zilke

Re: Letter of Intent for Variation at 412-15th Street (Lot 9, Block 15, Plan 2 BLTO)

Con-Cor Homes c/o Steve McMillan on behalf of the owner Pro-Fit Renovations and Property Management Ltd. is applying for a variance to the City of Brandon Zoning By-law 7124 in order to increase the maximum number of dwelling units from two (2) to four (4) and reduce the number of required parking spaces from six (6) to (5) 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 2 units to 4 units would meet specific residential policies in the BAPD DP 2013; specifically, 2.2.2 Housing Mix, 2.2.4 Density, and most importantly 2.2.3 Housing Affordability.

Con-Cor Homes is seeking approval to build a fourplex to replace the home previously on the property. This will create four new dwelling units only 2 blocks away from Brandon University; which makes this a great location for student housing. The building will conform to components of the new Urban & Landscape Design Standards, specifically Part 4 Building Design and Part 5 Landscape Design, which include defined front entrances, covered porches, using design elements from surrounding buildings and landscaping along the buildings exposed foundation. Con-Cor Homes will work with the Planning Department in order to make sure the exterior of the building maintains some elements of the area; but at the same time modernize the building.

The required parking will be accommodated off the rear lane. The parking will include four regular sized stalls and one accessible stall. This will allow one parking space per unit on the property with any additional parking towards the street. With its close proximity to Brandon University this would be an ideal location for students; along with its close proximity to City parks, BU campus recreation facilities and a food source in Hurls Food Mart all within short walking distance; this could potentially remove the need of having a vehicle.

There are no Secondary Plans or Overlay Zones impacting the property; and no environmental concerns with the property.

We look forward to working with the Planning Department through the variation process and hope to receive a supportive recommendation as we are trying to help provide affordable housing in the area.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. McMillan', with a long horizontal flourish extending to the right.

Steve McMillan
o/b/o Geoff Gregoire
Con-Cor Homes

Letter of Authorization

Date: July 6, 2015

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

RE: 412 15th Street (address or legal description of application)

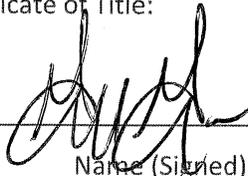
I (We) hereby give authorization to:

Con Cor Homes c/o Steve McMillan (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:

Pro-Fit Renovations & Property Management Ltd.



July 6, 2015

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date