



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

**Amendment to Zoning By-law 7124**

Name of Property Owner: City of Brandon  
 Name of Applicant: Affinity Architecture on behalf of Westman Seniors Coop Ltd.  
 Civic Address of Property: 2105 Brandon Avenue  
 Legal Description of Property: Lot 1, Plan 58054 BLTO in SE 1/4 15-10-19W

**References:**

BAPD Development Plan By-law No. 95/01/12  
 Applicable Secondary Plan By-law  
 City of Brandon Zoning By-Law No. 7124

*\*\*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\*\**

**Proposal:**

63 unit seniors housing complex

To rezone from PR Parks and Recreation Zone to RMD Residential Moderate Density Zone.

*As applicant, I confirm and verify to the City that the information provided in this application is true and complete, and 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 Applicant: [Signature] (Andrew Wilkinson) Date: March 18, 2016  
 Address: 200-4 Fort St. R3C 1C4 Winnipeg/MB E-Mail: andrew@affinityarch.com  
Street Address Postal Code City/Province  
 Home Phone: 204 982 6940 Cell Phone: n/a Work Phone: n/a

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Street Address Postal Code City/Province  
 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 Houllihan, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

<b>FOR PLANNING DEPARTMENT USE ONLY:</b>			
Community Planner: _____	Planning File No.: _____	CityView No.: _____	
Date Application Received: <u>Robert Zilke</u>	Payment Date: <u>7-04-16</u>	Receipt No.: _____	Amount: \$ _____
Re-Zoning - Application			REV01/16



TANYA MARSHALL  
MANAGER OF PROPERTY ADMINISTRATION  
DEVELOPMENT SERVICES DIVISION  
638 Princess Avenue, Brandon, MB. R7A 0P3  
Phone: (204) 729-2232 Fax: (204) 725-3235  
Email: [t.marshall@brandon.ca](mailto:t.marshall@brandon.ca)

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June 15, 2016

Planning & Building Safety Department  
638 Princess Avenue  
Brandon, MB  
R7A 0P3

Dear Sir/Madam:

**Re: Letter of Authorization ~ 2105 Brandon Avenue**

I, Tanya Marshall, Manager of Property Administration for the City of Brandon as owner of 2105 Brandon Avenue (Lot 1, Plan 58054 BLTO) do hereby authorize the Western Manitoba Seniors Not for Profit Cooperative Ltd. to proceed with an application for rezoning and variation prior to the transfer of the land in accordance with Tender No. # L-12/15 (HDB2015-04).

Should you have any questions in this regard, please contact me.

Yours truly,

A handwritten signature in cursive script that reads "Tanya Marshall".

Tanya Marshall  
Manager of Property Administration

June 23, 2016

**Attention:** To Whom It May Concern  
City of Brandon  
Planning & Building Safety Department  
638 Princess Avenue  
Brandon, MB R7A 0P3

**Re:** Zoning By-law Amendment (Rezoning Application)  
Multi-Family Residential Development  
2105 Brandon Avenue, Brandon, MB

To Whom It May Concern,

This letter serves to document the intention of our client, Western Manitoba Seniors Not for Profit Cooperative Limited, to rezone 2105 Brandon Avenue (Lot 1, Plan 58054 BLTO) for the purpose of constructing a multi-family residential building as represented in the drawings prepared by our office and submitted to the City of Brandon Planning & Building Safety Department dated June 3, 2016.

The proposed building will be a four storey, 63 unit (103 bedroom) building for senior citizens. To accomplish this building, the proposed lot needs to be rezoned from PR to RMD. Currently neighbouring the vacant lot in question are to the: North – railway, East - commercial land (Source for Sports), South - single family detached residential and West - single family residential row homes.

Located just off the commercial corridor between Richmond Avenue and the Assiniboine River along 18<sup>th</sup> Street, the presence of the proposed building will help to increase residential density to support commercial density growth. Also, the building's top priority is affordable rent for seniors. The proposed lot is located along the Richmond West No. 1 bus line. Finally, the proposed building will satisfy the City of Brandon's desire residential development alongside all appropriately zoned commercial areas while complying with design and landscape guidelines set forth by the City of Brandon in an effort to contribute positively to the City.

Feel free to contact me with any concerns or questions.

Yours truly,

Andrew Wilkinson  
Architectural Technologist