

Conditional Use

Name of Property Owner: Mike Martin
 Name of Applicant: Pro-Fit Renovations & Property Management Ltd.
 Civic Address of Property: 1824 College Avenue
 Legal Description of Property: Lot 1/4 Block 32 Plan 720 except West 45F WPM

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, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Conditional Use Request:

To construct a 4-plex on an interior lot in the RLD zone as to the residential use table. All existing buildings on site to be demolished.

As the 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] Date: _____
 Address: 408 Park Avenue East, Brandon Postal Code: R7A 7A9
 Phone No.: (Primary) 204 727-3799 (Secondary) 204 717-8381
 Email Address: bruce@contractorscorner.ca

Signature of Owner: [Signature] Date: _____
 Address: 1824 College Avenue Postal Code: R7B 0P9
 Phone No.: (Primary) 204 721-0993 (Secondary) _____
 Email Address: ae@westman-wave.ca

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 Houllhan, FIPPA Coordinator, City of Brandon Planning, Property & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Shenguo Li Planning File No: C-08-18-B CityView No.: 2018-59
 Date Application Received: Apr 17/18 Payment Date: Apr 17/18 Receipt No: 2018-6273 Amount: \$ 780.00



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

Letter of Authorization

Date: Oct 5 2017

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

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

I (We) hereby give authorization to:

Contractors Corner (Applicant's name)

To apply for a development application for the above address.

Registered Owner(s) on the Current Status of Title:

<u>Mike Martin</u>	<u></u>	<u>Oct 10 / 2017</u>
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date



30 October 2017

City of Brandon Planning, Property and Buildings Department
638 Princess Avenue
Brandon, Manitoba R7A 0P3

Re: Conditional Use Approval – 1824 College Avenue

Dear Sirs;

We are requesting a conditional use to allow for a new 4-plex to be built in a RLD zone, located on an interior site. We do note that the site is adjacent to a public lane on its east side. Property is located at 1824 College Avenue, and is owned by Mike Martin. Applicant and builder is Pro-Fit Renovations & Property Management Ltd., which is an established Brandon-based business, locally owned, which has constructed several similar buildings in Brandon over the past 8 years.

This unit will replace an aging single family, 2-story home, where location is across the lane from a busy strip mall located on 18th Street. This new 4-plex unit will nicely enhance the neighbourhood by providing a revitalized look as well as adding new affordable housing.

We are requesting conditional use to allow this interior lot 4-plex to be built, as we feel it is most efficiently used as proposed, and follows the rules and regulations of the by-laws which it falls under.

We thank you for your consideration of this request.

Signed,

Mike Martin, Owner -

A handwritten signature in black ink, appearing to read "Mike Martin", written over a horizontal line.

Geoff Gregoire President -

A handwritten signature in black ink, appearing to read "Geoff Gregoire", written over a horizontal line.

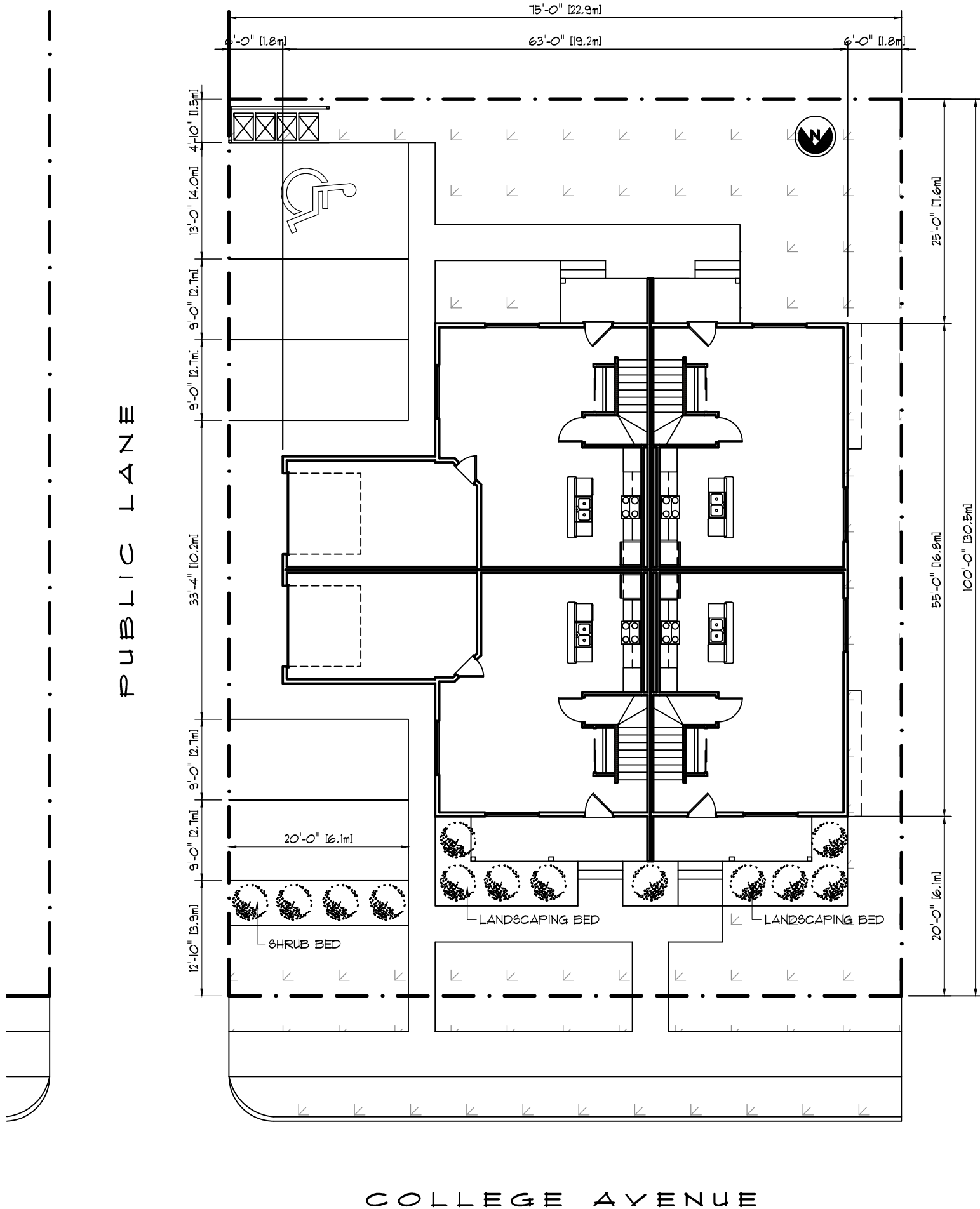
Contractors Corner, a registered trade name of Pro-Fit Renovations and Property Management Ltd.

1824 COLLEGE AVENUE

LOT: 1/4 BLOCK: 32 PLAN: 720

3 BEDROOM - 4 UNIT CONDOMINIUM
 SLAB ON GRADE/WOOD-FRAME CONSTRUCTION
 USAGE AREAS:
 AREA OF BUILDING - 275.09m² [2960 FT²]
 BUILDING LAND USAGE - 39%
 AREA OF PATIOS - 26.95m² [290 FT²]
 PATIO LAND USAGE - 4%
 AREA OF CONCRETE SURFACES - 174.72m² [1880 FT²]
 CONCRETE SURFACE LAND USAGE - 25%
 AREA OF LANDSCAPING BEDS - 30.67m² [330 FT²]
 LANDSCAPING BED LAND USAGE - 4%
 AREA OF GRASS - 189.59m² [2040 FT²]
 GRASS LAND USAGE - 27%

LOT SIZE: 22.9m [75'-0"] X 30.5m [100'-0"]
 LOT AREA: 697.03m² [7500 FT²]
 ZONING: RLD
 MINIMUM SITING REQUIREMENTS:
 SITE AREA: 232m² [2496 FT²]
 SITE WIDTH: 7.6m [25'-0"]
 FRONT YARD: 6.0m [20'-0"]
 SIDE YARD - INTERIOR: 1.2m [4'-0"]
 SIDE YARD - CORNER: 3.0m [10'-0"]
 REAR YARD: 7.6m [25'-0"]
 MAXIMUM SITING REQUIREMENTS:
 BUILDING HEIGHT: 11m [36'-0"]



COLLEGE AVENUE



YBRDESIGN

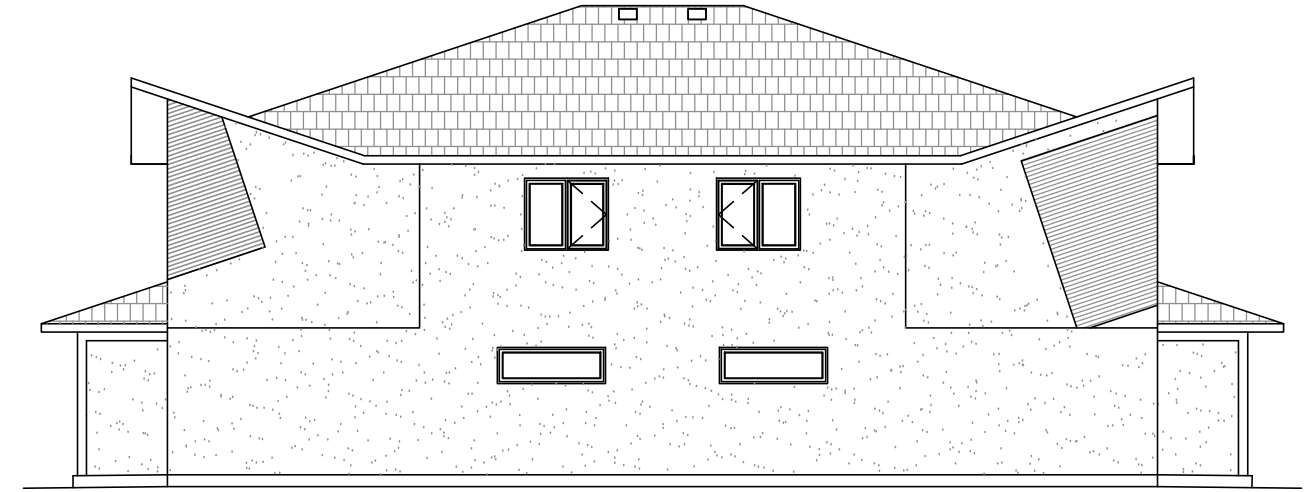
833-4TH STREET N, BRANDON, MB R7A 2M9
 204.727.4049 + RBURGESS@YBRDESIGN.CA

1824 COLLEGE AVENUE

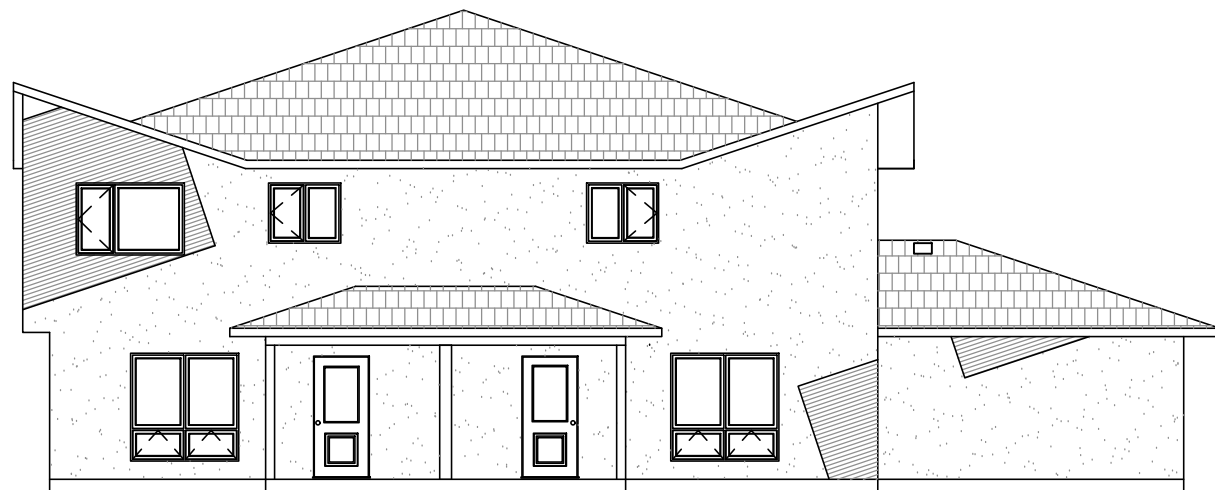
LOT: 1/4 BLOCK: 32 PLAN: 720



NORTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



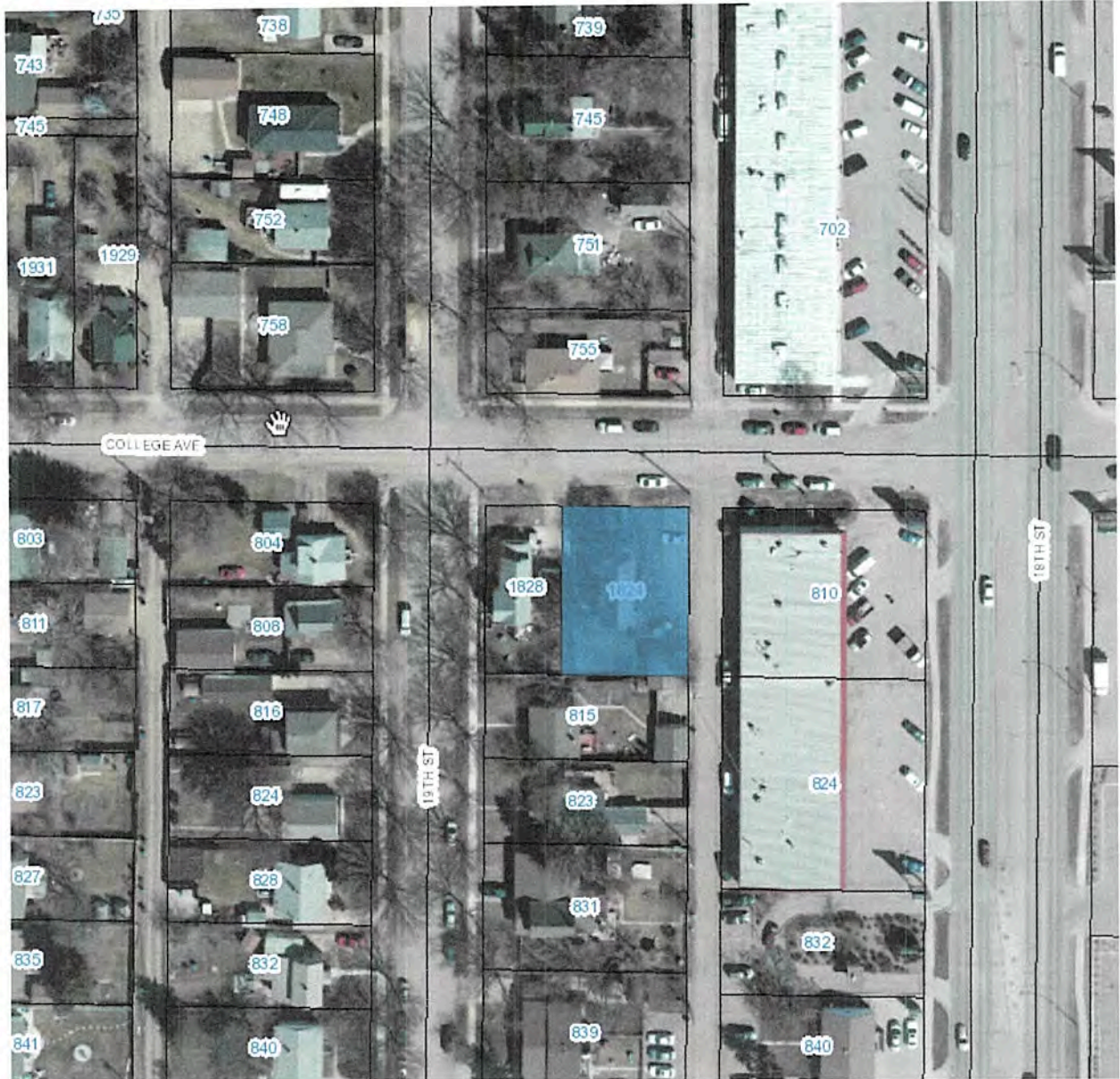
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Source: google.ca/maps

Dec.1, 2017



Source: City of Brandon GIS: Tax and Assessment Map

Dec. 1, 2017