



February 28, 2020

City of Brandon
Planning, Property & Building Department
638 Princess Avenue
Brandon, MB
R7A 0P3

Attn: Planning, Property & Building Department

Re: Conditional Use Application for property at 448 Douglas Street, Brandon, MB

Please consider this letter of intent as part of our application for conditional use to construct a duplex on the property located at 448 Douglas Street, Brandon MB, which has the legal description Lot 3, Block 1, Plan 4, BLTO. According to *Table 9 of the City of Brandon Zoning by-law 7214, Part 3, Division 1*, a duplex in a RSD zone is permitted under conditional use. We are applying for conditional use as per this requirement. This letter is submitted to you by Myria Design and Keller Developments on behalf of the property owner, 6864636 Manitoba Ltd .

The existing property is 15.23 meters wide and 36.74m long. There is currently a derelict residence on the property which will be demolished. Th property is currently zoned RSF, or RSD as it is referred to in the zoning by-law.

The proposed development will meet the three criteria for approving a conditional use application:

1) Will it be generally compatible with the nature of the surrounding area?

The proposed development is a Duplex having 2 dwellings on the main floor and an attached garage at the front. To fit in to the surrounding area we have designed the building to have a similar look to a single dwelling residence. We have also extended the roof out to the sides to create a look of the entrances being at the front of the building rather than having the focus be primarily on the garage. Please see the plans and renderings we have submitted with this application which demonstrate the look and feel of the proposed building.

2) Will it be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area?

As the development is a residential building which will comply with all necessary codes and bylaws there should be no health or safety concerns to people living in the area. Regarding issues with traffic concerns, there are only 2 parking spaces in the front at the garage. There are several other driveways off the street in the area so the driveways in our development wouldn't

be changing the nature of pedestrian traffic on the street. Additionally, the development will only rejuvenate and improve the look of an existing property and should have no other affect on properties or future development in the area.

3) Is it generally consistent with the applicable provisions of the development plan by-laws, the zoning by-law and any secondary plan by-law.?

We believe the development is consistent with these plans and by-laws. Specifically, our development is in line with the objectives and policies laid out in *Section 10.2.4, Infill Areas* of the *BARD Development Plan*. We will provide a high-quality site and building design which is compatible and contextually suited to the surrounding neighborhood. A benefit of our development is the use of existing infrastructure.

If you have any questions or require further information regarding this application, please do not hesitate to contact me.

Kind Regards,

Kate McKenzie, C.E.T.

MYRIA DESIGN



Planning & 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: 03/06/2020

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


RE: 448 Douglas St. (address or legal description of application)

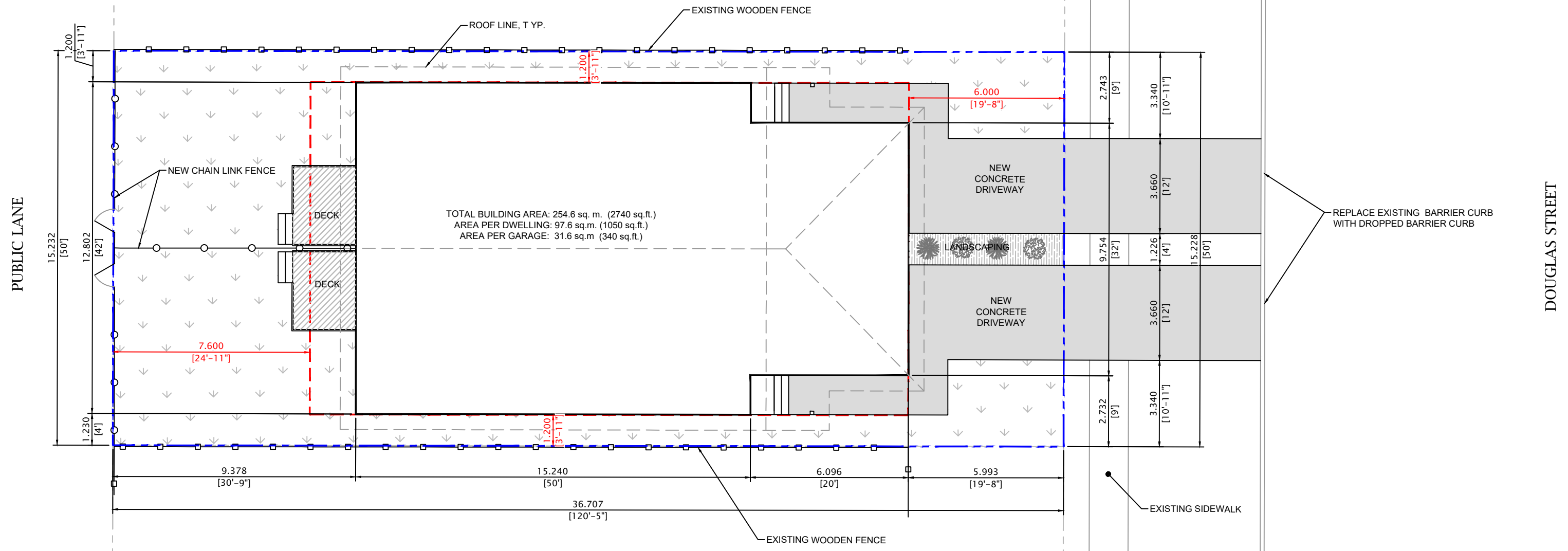
I (We) hereby give authorization to:

Keller Developments (Applicant's name)

To apply for a development application for the above address.

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

<u>Evan Keller</u>		
Name (Print)	Name (Signed)	Date
Name (Print)	Name (Signed)	Date
Name (Print)	Name (Signed)	Date
Name (Print)	Name (Signed)	Date



TOTAL BUILDING AREA: 254.6 sq. m. (2740 sq.ft.)
 AREA PER DWELLING: 97.6 sq.m. (1050 sq.ft.)
 AREA PER GARAGE: 31.6 sq.m. (340 sq.ft.)

- NOTES**
1. ALL WORK IN THE PUBLIC RIGHT OF WAY TO BE PERFORMED AS PER THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.
 2. ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.
 3. SURVEY DATA PROVIDED BY RICHMOND SURVEYS.
 4. LOCAL VERTICAL AND HORIZONTAL CONTROL TO BE PROVIDED ON SITE BY GENERAL CONTRACTOR AT TIME OF CONSTRUCTION.
 5. CONTRACTOR TO ENSURE MINIMUM 2% SLOPE IN GRADE AWAY FROM BUILDING
 6. ALL UTILITIES TO BE LOCATED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
 7. ALL GRASSED LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY TO BE COMPLETED WITH SOD.
 8. ALL DIMENSIONS IN RED REFER TO MIN. SETBACK REQUIREMENTS AS PER CITY OF BRANDON BY-LAW.

1 SITE PLAN
 SCALE: 1:150

PRELIMINARY
 FOR DISCUSSION PURPOSES ONLY

LEGEND

- NEW CONCRETE
- GRASS/SOD
- SITE PROPERTY LINE
- ADJACENT PROPERTY LINES/LOT LINES
- MINIMUM SETBACK
- ROOF LINE
- EXISTING WOODEN FENCE
- NEW CHAIN LINK FENCE

SITE INFORMATION

CIVIC ADDRESS:
 748 DOUGLAS STREET, BRANDON, MB

LEGAL DESCRIPTION:
 LOTS 3, BLOCK 1, PLAN 4 BLTO

AREA OF SITE: 559 Sq.m.

AREA OF BUILDING: 254.6 Sq.m.

SITE COVERAGE FROM BUILDING: 45.4%

NO	REVISION	DATE

DESIGNER:

MYRIA DESIGN
 UNIT #2 - 1875 MIDDLETON AVE.
 BRANDON, MANITOBA R7C 1A7
 PH: 204-728-1328

DEVELOPER:

CLIENT:

LOCATION:
 448 DOUGLAS STREET, BRANDON, MB

DRAWING:
 DUPLEX
 SITE PLAN

DATE: FEBRUARY 28, 2020	SCALE: AS NOTED	SHEET C-101
DRAWN BY: KM	JOB #: KP056	