



July 13, 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 2505 McDonald Avenue, 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 2505 McDonald Avenue in Brandon MB. According to *Table 9* of the *City of Brandon Zoning by-law 7214*, Part 3, Division 1, multiple dwelling buildings with 4 or fewer units on an interior site in the RLD zone are permitted only under conditional use. Additionally, an interior lot of less than 15.2m in width is permitted as a conditional use. Our application is to address these two items. This letter is submitted to you by Myria Design and Westman Premier Homes on behalf of the property owner, Nathan Fortin.

We submitted an application to subdivide this property into two parcels. The East parcel is the one we are looking to develop with the construction of the duplex. This parcel will be 9.16m wide and 42.67m long. The property is currently zoned RLD.

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 2-storey duplex having 1 suite on the Main and 2nd floor, and the 2nd suite in the basement. To fit in to the surrounding area we have designed the building to have a small footprint. The basement suite will walk out to the back yard and the top suite will walk out to the front. The top suite will also have a deck at the back. This will reduce the look of a duplex and create a look more suitable to the neighborhood. Please see the floor plans and exterior elevations 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 and there should be no health or safety concerns to people living in the area. Regarding

issues with traffic concerns, there are 2 parking spaces at the back in a low traffic area. 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,



Matthias Winkler

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: 07/09/2020

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

RE: 2565 McDonald Ave (address or legal description of application)
Brandon, MB

I (We) hereby give authorization to:

Matthias Winkler (Applicant's name)

To apply for a development application for the above address.

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

Nathan Forbin
Name (Print)

[Signature]
Name (Signed)

July 13, 2020
Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date