

May 11, 2020

Letter of Intent 338 Louise Avenue

I purchased 338 Louise Avenue after the existing building burned down. Given the success of other affordable housing projects I developed and the strong need for affordable housing in Brandon, I worked with the City of Brandon's Economic Development Department to secure an affordable housing grant. In June 2019, Brandon City Council approved an Affordable Housing grant for four rental units with the condition that the four units continue to rent at affordable housing rates for 20 years.

Based on a financial review of the project by my lender it became clear that I required additional units on site for the project to remain economically viable. I applied for a grant for two additional affordable units but the request was not approved due to limited funds in the Affordable Housing Reserve.

I spent many months working with design professionals and a City of Brandon Community Planner to find a site plan that could accommodate six units. The final plan includes four 2-bedroom units that will rent long term at affordable rental rates and two, one bedroom market rental units that are less than 51 sq. m. in size.

For the much-needed affordable housing project to proceed I am requesting to vary the reverse corner side yard from 4.6 m to 3 m and I am requesting a parking reduction from 8 parking stalls to 6.

Description	Quantity in proposed project	# parking stalls per Bylaw	Provided parking Stalls
1 bedroom less than 51 sq. m. in size	2	2	2
2 bedroom unit	4	6	4

The City of Brandon's Affordable Housing Strategy recommends that the City of Brandon support requests to vary the number of parking stalls provided for affordable rental units from 1.5 as set forth in the Zoning Bylaw to one per unit. This practice has been widely accepted throughout Brandon.

The market one-bedroom units meet parking requirements set forth in Table 4, Section 26 of the Brandon Zoning Bylaw.


The Louise Avenue site is located on the corner of Louise Avenue and 4th Street. Street parking is permitted on both sides of Louise Avenue as well as on both sides of 4th street, which is a one-way street. The home located on 4th Street immediately across from the proposed six-plex has the yard facing 4th Street fully fenced and parking is located to the rear of the house, accessible off of Louise Avenue. I included photos to aid in understanding parking availability in close proximity to the project.

I am confident parking will not be an issue for the neighbourhood if the parking variance is approved for the following reasons:

- The common practice of Municipal support for reducing parking requirements for affordable housing units from 1.5 stalls to 1 stall per unit;
- Availability of on street parking on both Louise Avenue and 4th Street;
- And the fact that the residential property located on the other side of 4th Street has their parking in the rear, accessible off Louise Avenue which is located in the block next to the proposed project.

In addition to adding four affordable units to the housing continuum, the proposed six-plex aligns with the City of Brandon's affordable housing priorities, infill priorities, the City of Brandon's desire to develop neighbourhoods with mixed demographics and the Brandon Downtown Development Corporation's desire to see market housing developed in Downtown Brandon.

Sincerely,



Van Bi Lee