

March 31, 2020

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

Attn: Planning, Property & Building Department

Re: Amendment to Zoning by-law 7214 for 1504 10th Street, Brandon, MB

Please consider this letter of intent as part of our application to amend the *City of Brandon Zoning By-law 7124* to change the zoning of the property at 1504 10th Street, Brandon MB, which has the legal description Lot 1/3, Block 1, Plan 289, BLTO, from RLD to RMD. The purpose of rezoning this property is to construct a 6-plex. This letter is submitted to you by Keller Developments and Myria Design on behalf of the property owner Kavyan Razzaghi.

Existing Site

The existing property is 22.84 meters wide and 36.73 meters long, having an area of 838.3 square meters. It is situated on the corner of 10th Street and Richmond Avenue. It is presently zoned RLD and is considered a reverse corner lot. There is currently a derelict residence on the property which will be demolished.

Proposed Development

The proposed development is a 6-unit multi-residence which has 2 units on each floor and a 241 square meter footprint. We have included a preliminary site plan and elevation of the building to show our design concept. The developer is working with an outside party to design the exterior finishes of the building so that it will have an attractive look and will fit in with other commercial buildings along Richmond Avenue.

We will also be applying for a minor variance in the near future to situate the building partially into the East setback to allow for enough room for parking on the West side.

Proposed Development and the City of Brandon Development Plans

The Proposed development is consistent with the policies of the *BARD Development Plan (2013)*, specifically those for Location and Housing Mix listed under section 2.0 Residential Policies. These policies are cited below with additional explanation included.

Location Policy (2.2.1): Residential development within the City of Brandon will be required to be located in RESIDENTIAL areas as shown on MAP ONE

Our proposed development is in the residential area shown in the development plan. We are simply applying to change the zone from low density to moderate density.

Housing Mix Policy (2.2.2): Within each serviced urban residential area, provisions should be made for a variety of housing types in an environmentally pleasant residential setting, including single-detached dwellings, duplexes, triplexes, four-plexes and multiple-family dwellings such as apartment buildings. These provisions should be incorporated within a secondary plan.

Our proposed development will provide an addition of apartment style suites to the area that are aesthetically pleasing and well suited to the transition between the Richmond Ave corridor and the low-density residential properties to the South of this development.

To the best of our knowledge there is no secondary plan for this area.

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

Yours Truly,



Kate McKenzie, C.E.T.

MYRIA DESIGN

April 22, 2020

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

Attn: Planning, Property & Building Department

Re: Variance to Zoning by-law 7214 for 1504 10th Street, Brandon, MB

Please consider this letter of intent as part of our application for variance to *City of Brandon Zoning By-law 7124* to reduce the front yard setback at 1504 10th Street, Brandon MB, which has the legal description Lot 1/3, Block 1, Plan 289, BLTO. The purpose of the variance is to construct a 6-plex on the site and have enough room for the subsequent required parking in the rear yard. This letter is submitted to you by Keller Developments and Myria Design on behalf of the property owner Kavyan Razzaghi.

Existing Site

The existing property is 22.84 meters wide and 36.73 meters long, having an area of 838.3 square meters. It is situated on the corner of 10th Street and Richmond Avenue. We have applied to have the property rezoned as RMD which would have the following setbacks according to the City of Brandon Bulk and Siting Rules: front yard: 4.6m, rear yard: 7.6m, and side yard: 3.0m. We would like to have the front yard setback reduced to 4.0m.

Proposed Development

The proposed development is a 6-unit multi-residence which has 2 units on each floor and a 241 square meter footprint. We have included a preliminary site plan and elevation of the building to show our design concept. The site plan show the building encroaching into the front yard setback (East side of the building, on 10th St.) which is why we would like to change the setback from 4.6m to 4.0m.

Proposed Development and the Variance Criteria

The proposed development will meet the four criteria for approving a variance application:

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

The proposed development is a 2.5 storey 6-plex having 2 dwellings on each floor. The owner is working with a contractor that specializes in exterior finishes to find a look that is attractive and suited to the Richmond Ave Corridor and the residential area to the south of the property. 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. The parking for the 6-plex is in the rear yard off the lane so there should be no change to the nature of pedestrian traffic on the 10th Street or Richmond Avenue.

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 the minimum modification of the zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property?

It is our belief that this is the case. We have looked at options to reduce the width of the building and the owner feels that the resultant narrow room sizes would decrease the value of the suites.

4) 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.

To the best of our knowledge there is no secondary plan for this area.

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

Yours Truly,



Kate McKenzie, C.E.T.

MYRIA DESIGN

Letter of Authorization

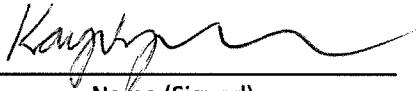
Date: 03/09/2020

To: City of Brandon
Development Services
638 Princess Ave
Brandon, MB
R7A 0P3

RE: 1504 10th Street
(civic address or legal description of property)

I (We) hereby give authorization to:
Keller Developments (Applicant's name) to apply for a permit
(building/development/other) for the above address.

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

<u>Kayvon Razzaghi</u> Name (Print)	<u></u> Name (Signed)	<u>March 9, 2020</u> Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date

Staff Initials and Date