



May 4, 2020

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

Attn: Planning, Property & Building Department

Re: Zoning Bylaw Amendment Application for property at 135, 141, 143, & 147 18th Street,

Please consider this letter of intent as part of our application for an amendment to *City of Brandon Zoning By-law 7142* to change the zoning of the property at 135, 141, 143 & 147 18th Street, Brandon MB, from Commercial Restricted (CR) to Downtown Mixed Use (DMU). The purpose of rezoning this property is to construct a four-story multiplex with commercial suites on half the main floor and residential suites on the rest. This letter is submitted to you by Myria Design and Keller Developments on behalf of the property owner Dr. Elham Dental Corporation.

Existing Property

The existing property is 4 parcels having the following legal descriptions:

1. LOTS 1, 2, 3 AND SLY 10 FEET OF LOT 4 BLOCK 52 PLAN 2 BLTO EXC OUT OF LOTS 1 AND 2 ALL THAT PORTION WHICH LIES TO THE SOUTH AND WEST OF THE FOLLOWING DESCRIBED STRAIGHT LINES; COMMENCING AT A POINT IN THE EAST LIMIT OF SAID LOT 1, WHICH POINT IS 6 FEET NORTH FROM THE SE CORNER OF SAID LOT 1; THENCE WLY AND PARALLEL WITH THE SLY LIMIT OF SAID LOT 1, 112 FEET TO A POINT; THENCE NWLY IN A STRAIGHT LINE TO A POINT IN THE WLY LIMIT OF SAID LOT 2, WHICH POINT IS 10 FEET NORTH FROM THE SW CORNER OF SAID LOT 2 IN SW 1/4 23-10-19 WPM
2. LOT 4 AND 5 BLOCK 52 PLAN 2 BLTO EXC OUT OF LOT 4 THE SLY 10 FEET IN SW 1/4 23-10-19 WPM
3. NORTH HALF LOT 8 ALL OF LOTS 9 AND 10 AND SLY 10 FEET OF LOT 11 BLOCK 52 PLAN 2 BLTO IN SW 1/4 23-10-19 WPM
4. LOTS 6 AND 7 AND S 1/2 OF LOT 8 BLOCK 52 PLAN 2 BLTO IN SW 1/4 23-10-19 WPM

The property has a stone wall along the South and East sides which is considered a heritage feature and cannot be altered. It is our understanding that any new development must be 4 meters away from this wall. The 4 parcels each have an existing house which will be demolished. The property to the North has an access on to 18th St. which we have been advised to use as part of our development with a shared access agreement.

Proposed Development

The proposed development is a 9,600 square foot, four story multiplex which will have 9 residential suites on each of the upper 3 floors, 4 residential suites on the main floor and 2 commercial suites on the main floor. The 2 commercial suites would face 18th Street and be easily accessible to pedestrian traffic.

The parking lot will be accessed from 17th Street at an existing opening in the stone wall, and off 18th street from an existing approach we propose sharing with the adjacent property to the North.

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?

Our plan is for this building to suite the look and feel of the downtown vision. We are proposing a site design where the building is close to the property line and has pedestrian access from 18th Street. Our development is between the university and downtown so we would like to incorporate the feel and look of these two areas into the design of our 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?

The development will comply with all necessary codes and bylaws and as such there should be no health or safety concerns to people living in the area.

We are aware that some concern was expressed regarding parking in the area. The city has requested we provide 1.5 stalls per dwelling unit instead of the 1 per unit required in the DMU zones. We will comply with this requirement to provide suitable parking accommodations for the building and to try to avoid any further pressure on street parking in the area. Please see the site plan included with this application.

This development will only rejuvenate and improve the look of the existing property and should have no negative 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 understanding that this is the minimum modification of the zoning by-law for which we can develop this property as a multiplex of this nature.

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.

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

Kind Regards,

A handwritten signature in black ink, appearing to read 'Kate McKenzie', with a stylized flourish at the end.

Kate McKenzie, C.E.T.

MYRIA DESIGN