



June 3, 2020

NOTICE OF REZONING APPLICATION

Dear Area Resident/Property Owner,

Keller Developments has applied for Rezoning on behalf of property owner Dr. Elham Elahiyoun Dental Corp. to City of Brandon Zoning By-law 7142 to change the zoning of the property at 135, 141, 143 & 147 18th Street, Brandon MB, in Downtown Expansion Area 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.

The property has a stone wall along the South and East sides which is considered a heritage feature and cannot be altered. We look forward to designing the site and building to fit in with heritage wall. We will be working with planning department to follow Downtown Secondary Plan.

Link to Heritage Wall History:

<http://heritagebrandon.ca/municipal/stone-fence>

We are proposing a plaque or display in southwest corner of property explaining history of stone wall.



Site entry/exit points:

The property to the North has an Access onto 18th St. We will work with them to create a shared access agreement. Avoiding the need to create any new entrance/exits on 18th street.

Second entry will be off 17th street using the existing space in Heritage wall. (See site plan included)

Proposed Development:

The proposed development is a 9,600 square foot, four story multiplex with 7 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.

All required setbacks and parking have been achieved. (see site plan included)

Currently the site is neglected with 3 of the 4 houses unoccupied.



Due to current circumstances I have dropped this information for your review and welcome you to contact me by any means you find acceptable to you. I look forward to hearing from you to discuss.

Further information will be sent out to you as process moves along.

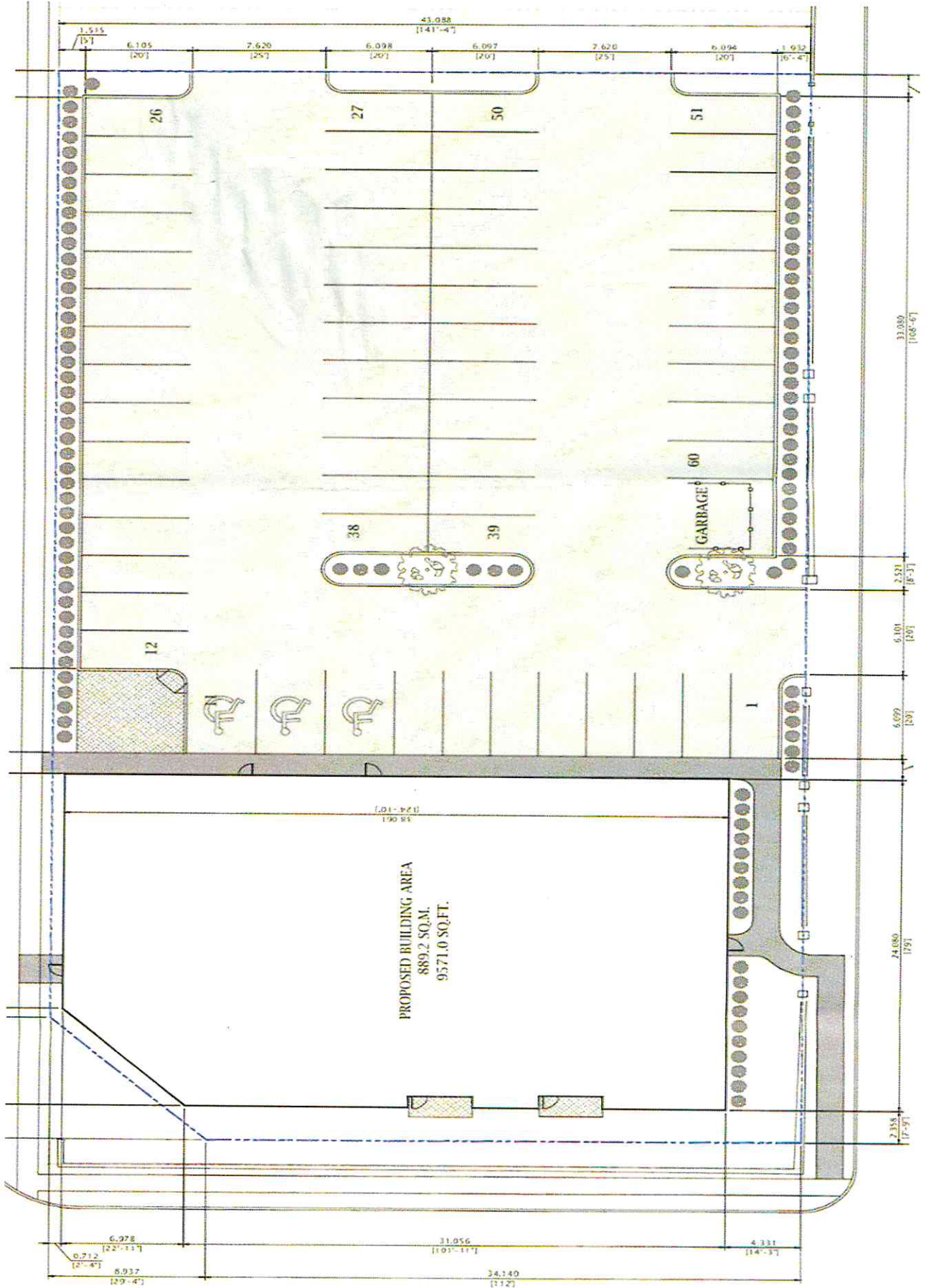
You can also contact Community Planner:
Sonikile Tembo at 204-729-2113 or email: s.tembo@brandon.ca

Sincerely,

A handwritten signature in black ink, appearing to read "Darren Giilck".

Darren Giilck
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PRINCESS AVENUE