



April 20, 2021

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

Attn: Planning, Property & Building Department

Re: Conditional Use Application for property at 38 – 16th Street, Brandon, MB

Please consider this letter of intent as part of our application for a conditional use order to *City of Brandon Zoning By-law 7142* for the purpose of constructing a 3.5 storey 8-plex on a site adjacent to a commercial corridor as identified in the *Downtown Brandon Secondary Plan*.

This letter is submitted to you by Myria Design and Keller Developments on behalf of the current property owner 10037080 Mb Ltd.

Existing Property



Figure 1: Property Location

The property has the following legal description:

LOT 1/3 BLOCK 84 PLAN 2 BLTO

This property is 120 feet (36.6 meters) x 62 feet 6 inches. (19.1 meters). It is a corner lot and has frontages on both 16th Street and Rosser Avenue. There is an existing single-family dwelling on the property which will be demolished.



Figure 2 & 3: Current Property, Existing house to be demolished.

Proposed Development

The proposed development is a 3.5 storey multiplex having a footprint of 2603 square feet (241.8 square meters). The multiplex will have 8 residential suites. We have designed our building to face Rosser Avenue at the request of the City Planning Department. Please see Figure 4 below as a reference for the proposed look of the building.



Figure 4: Proposed Development.

Parking for the development will be accessed from the lane on the West side of the property.

Please see the attached site plan included in this application for your reference.

Conditional Use

As per Table 13: Downtown Use Table from Part III, Division 3, of the City of Brandon Zoning By-law 7142, row housing and multiple dwellings on a site adjacent to a commercial corridor as identified in the Downtown Brandon Secondary Plan are permitted under conditional use.

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?

It is our plan to develop this property in accordance with the downtown vision. We have designed the site so that the building will sit close to the 16th Street property line and have pedestrian access to Rosser Avenue. We were not able to put the building right up to the Rosser Avenue property line due to traffic visibility concerns at the intersection.

Our building will be designed to suit the look and feel of the surrounding area which is comprised of many older buildings with brick, stucco, and concrete building envelopes. We intend to coordinate our building facade with the look of the area while still giving it a modern touch.

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.

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 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. We have taken into consideration the Downtown secondary plan when choosing this building design.

If you have any questions or would like further information regarding this application or our proposed design, please do not hesitate to contact myself or the other members of our project team included in this application.

Kind Regards,



Kate McKenzie, C.E.T.

MYRIA DESIGN

Letter of Authorization

Date _____

To: City of Brandon
Planning & Building Safety Department
638 Princess Ave
Brandon, MB
R7A 0P3

RE: 38 - 16th Street, Brandon, MB (address or legal description of application)

I (We) hereby give authorization to:

Myria Design/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>Dwight Kaulash 10037080 MB LTD</u>	<u></u>	<u>apr. 14 2021</u>
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____