

**Cedar Ridge Construction**

1040 – 20<sup>th</sup> St  
Brandon MB  
R7B 1M8



## Letter of Intent for Conditional Use Application

May 26, 2021

Attn: City of Brandon Planning & Buildings Department

This letter is to express the intent of our application for Conditional Use at 941 2<sup>nd</sup> Street North (Lots 37/38, Block 52, Plan 12) at NE-26-10-19W1.

The property is 44' x 120' and has been vacant for a number of years. The surrounding neighbourhood is comprised of an eclectic mix of styles and forms including single story homes, bi-levels, and two story homes. Our application for a conditional use is to construct a front to back duplex on the lot, one unit facing 2<sup>nd</sup> Street North to the west, the other facing the back lane to the east, for a total of 2 residential units. This will aid in the new construction fitting in with the surrounding area; from the street it will have the appearance of a regular single dwelling. The traditional exterior design of our development will be consistent with the majority of the homes in the area.

Our development will be a positive addition to the area. New construction will increase overall property value and potentially inspire more development and investment in the area. Constructing a duplex instead of a single, larger dwelling will also increase the supply of more affordable housing, which is something that is always in short supply. Affordable housing is popular among young families. According to Statistics Canada, the median age of the Kirkcaldy area is 34.5 and the average household size is 2.6. Our duplex units will have 3 bedrooms each, perfect for the young families of the area.

We are confident that the proposed front back duplex falls within the conditions of zoning RLD. This property is consistent in size to other front back duplex's that have been established elsewhere in the city of Brandon. Parking will be provided at 1.5 stalls per unit off the back lane, with 1 accessibility parking space.

Please feel free to contact me by any means with questions or concerns.

Sincerely,

Joe Schroeder

Architectural Designer  
Cedar Ridge Construction  
204-717-8417  
joes@horizonbuilders.ca

A handwritten signature in black ink, appearing to read 'Joe Schroeder', is written over a white background.

