



May 11, 2021

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

**Attn: Planning, Property & Building Department**

**Re: Variance Application for property at 759 – 6<sup>th</sup> Street, Brandon, MB**

---

Please consider this letter of intent as part of our application for a variance to *City of Brandon Zoning By-law 7214* for the purpose of constructing a 3 storey multiplex at 759 – 6<sup>th</sup> Street in Brandon MB. According to *Table 11* of the *City of Brandon Zoning by-law 7214*, the required corner side yard of a reverse corner site shall be a minimum of 4.6m. We are requesting a variance to reduce this distance to 3.0m

. This letter is submitted to you by Myria Design and Keller Developments on behalf of the current property owner, Dennis Yanick.

**Existing Property**

The existing property, located at 759 – 6<sup>th</sup> Street is zoned as RMD and has the following legal description:  
LOTS 28,29 & 30 BLOCK 60 PLAN 8 BLTO

This property is located on the Northeast corner of 6<sup>th</sup> Street and College Avenue. The current frontage, on 6<sup>th</sup> Street, is 99'-8" (30.4 meters). The length of the lot, which faces College Avenue, is 70'-11" (21.4 meters). There is an existing single-family dwelling on the property which will be demolished.

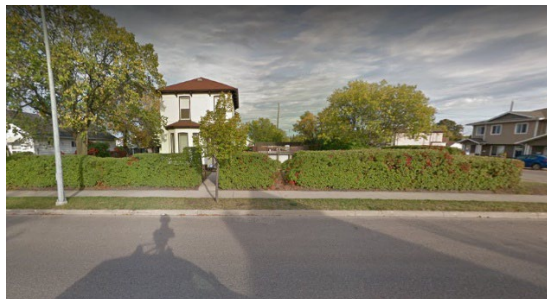


Figure 1 & 2: Current Property, Existing house to be demolished.

## Proposed Development

The proposed development will include a 4,591 square foot, three story multiplex which will have 10 residential suites. The main floor will only have a footprint of approximately 2,974 sq. ft. with only 2 dwelling units. The upper floors will have the larger 4,591 sq. ft. area and 4 dwelling units per floor. The upper floors will be supported by columns on the North side of the building and the overhang will provide covered parking for some of the parking stalls included in the development. Parking for the development will be accessed from the lane on the East side of the property.

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

## Criteria for Conditional Use and Variance

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

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

We believe our development will fit in to the surrounding area. There are several multiplexes on the same block of 6<sup>th</sup> Street as well as 2 storey row housing across College Avenue from this location. We will propose a building facade that will fit in with the look and feel of the area.

**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 proposed development will have residential dwellings and therefore should not cause any health or safety concerns to people living in the area. The building will comply with all necessary codes and bylaws.

Additionally, 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?**

We believe that this modification to the side yard is necessary to provide space for the required parking on the opposite side of the building.

**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,



Kate McKenzie, C.E.T.

MYRIA DESIGN