



Concept Homes Construction LTD, 752 1<sup>st</sup> St, Brandon, MB, R7A2X4

April 5, 2021

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 25 20<sup>th</sup> 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 25 20<sup>th</sup> street, Brandon MB, and the adjacent lanes on the north, east and south side, from Residential Low Density (RLD) to Residential Medium Density (RMD). The purpose of rezoning this property is to construct a three-story 12 plex, featuring 6-3 bedroom suites and 6-2 bedroom suites. This letter is submitted to you by Concept Homes Construction LTD on behalf of the property owner Elvis Okunji.

**Variance Requests**

To successfully achieve 18 parking stalls, we would also need 3 variances for the site layout. The first variance would be the front set back on the West Side. We are proposing to have the front yard set back reduced from 6.0M to 3.0M. With the building being 3.0M from the front property line, we would also need a variance for the balconies on this side of the building to be at 1.5M from the property line.

The other variance we are requesting is to reduce the minimum sideyard setback on the north side from 3.0M to 1.0M. There are current easements on the land to the north and the chance of anything being constructed on this site is slim to none. With this variance request, we'd also request a conforming construction agreement, since we're proposing the variance to be 1.0M on this sideyard, but because there will not be any future development north of the property, we should not need to add any extra fire rating to the north side of the building.

**Proposed Development**

The proposed development is a 12,000 square foot, three story multiplex which will have 6- 3 bedroom residential suites and 6- 2 bedroom residential suites. The parking lot will be accessed from 20th Street using the current south lane, which Elvis Okunji will be purchasing from the city of Brandon. There is an easement already in place, allowing the neighbors to the south to have access to the alley, which will grant them access to their rear lane garages.