

October 25, 2022

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



Attn: Planning, Property & Building Department

Re: Subdivision Application with Conditional Use for property at 2145 McDonald Avenue, Brandon, MB

As per the requirements outlined by the City of Brandon, please consider this our letter of intent for the subdivision of the property located at 2145 McDonald Avenue in Brandon MB (*Legal Description SP LOT 7, PLAN 49597*). This letter is submitted to you by Myria Design and Premier Builder Group on behalf of the property owners, Evan and Jill Keller.

Existing Property

The current property is 18.850m wide and 42.692m long. There is an existing residence on the West side of the property, which will remain. The property is zoned RLD.

Proposed Development

The purpose of the subdivision is so that the owner can develop the East side of the lot. The proposed development is a single storey duplex having one dwelling on the main floor and the other dwelling in the basement. To fit the surrounding area, we have designed the building to have a small footprint. The main floor suite will walk out to the front towards McDonald Ave, and the basement suite will walk out to the rear towards the back lane. This will reduce the appearance of a multiplex and create a look that is more suitable to the neighborhood.

We are applying to split the existing 18.850m wide property into two parcels. The East parcel (LOT A) would be 8.218m wide, and the West parcel (LOT B) would be 7.625m wide. This will give enough space for both the existing residence and the proposed development to adhere to the minimum setbacks as outlined in *City of Brandon Zoning By-Law 7124*. Please see the attached site plan included in this application for your reference.

Additionally, we are applying for a conditional use for this development due to the zoning requirements of a duplex dwelling in an RLD zone as outlined in *Division 1: Table 9: Residential Use Table*.

Criteria for Conditional Use

The proposed development will meet the criteria for approving a conditional use 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 other duplexes on the same block of McDonald Ave, with the layout of our build giving the appearance of a single dwelling. 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.

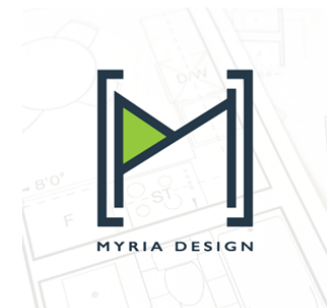
3) Is it generally consistent with the applicable provisions of the development plan by-laws, the zoning by-law, and any secondary plan by-law.?

We believe the development is consistent with these plans and by-laws. Specifically, our development is in line with the objectives and policies laid out in *Section 10.2.4, Infill Areas* of the *BAPD Development Plan*.

This letter is submitted to you by Myria Design and Premier Builder Group on behalf of the current property owners, Evan and Jill Keller. If you have any questions or require further information regarding this application, please do not hesitate to contact myself or any of the team members listed in the application.

Kind Regards,

Kate McKenzie, C.E.T.



Kate McKenzie, Design Manager

MYRIA DESIGN

1875 Middleton Ave, Unit 1, Brandon MB, R7C 1A7

Office: [204-728-1328](tel:204-728-1328) | Cell: [204-570-1322](tel:204-570-1322)

kate@myriadesign.ca

Alyssa Boles



Alyssa Boles, Admin Assistant

MYRIA DESIGN

1875 Middleton Ave, Unit 1, Brandon MB, R7C 1A7

Office: [204-728-1328](tel:204-728-1328) | Cell: [204-841-2000](tel:204-841-2000)

alyssa@myriadesign.ca

Letter of Authorization

Date: Nov 1st, 2022

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

RE: 2145 McDonald Ave. (address or legal description of application)

I (We) hereby give authorization to:

Kate McKenzie (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>Jill Keller</u> Name (Print)	<u>Jill Keller</u> Name (Signed)	<u>Nov 1, 2022</u> Date
<u>Evan Keller</u> Name (Print)	<u>[Signature]</u> Name (Signed)	<u>Nov 1, 2022</u> Date
_____ Name (Print)	_____ Name (Signed)	_____ Date
_____ Name (Print)	_____ Name (Signed)	_____ Date