

March 31, 2022

**Dornn Construction Ltd**

Site 50 PO Box 39 RR5

Brandon, Mb, R7A 5Y5

Cell(204)724-0504

City of Brandon Planning and Building Safety Department  
Brandon Mb  
Ph.(204)729 2110

To: Whom it may concern

This letter of intent is to inform you that 5854352 Mb Ltd is applying for a variance at 725 Van Horne & 660 7<sup>th</sup> Street Brandon Manitoba. (FIRSTLY: LOTS 1 TO 5, BOTH INCLUSIVE BLOCK 71 PLAN 8 BLTO IN NE ¼ 14-10-19 WPM SECONDLY: PARCEL "A" PLAN 51201 BLTO IN NE ¼ 14-10-19 WPM & FIRSTLY: ALL THOSE PORTIONS OF LOTS 27-30 BLOCK 71 PLAN 8 BLTO WHICH LIE SE OF A LINE DRAWN CONCENTRIC WITH AND RADIALLY DISTANT SELY 49.5 FEET FROM CENTRE LINE OF THE CANADIAN NORTHERN RAILWAY RIGHT OF WAY PLAN 265.5BLTO EXC ALL MINES MINERALS, MINERAL OILS, PETROLEUM, GAS, COAL, GRAVEL AND VALUABLE STONE AS SET FORTH IN TRANSFER R73009 IN NE ¼ 14-10-19 WPM SECONDLY: PARCEL "A" PLAN 43705 BLTO EXC ALL MINES AND MINERALS AND OTHER MATTERS AS SET FORTH IN THE CROWN LANDS ACT IN NE ¼ 14-10-19 WPM)

We would like to apply for a variance to reduce the front yard allowable projections from 4.0 M to 1.4 M to allow for 3 patios and 6 balconies on the 18 unit apartment building to be built on this site.

The building that we are proposing will generally fit in with the surrounding area with a mixture of single and multifamily residences. It will provide needed affordable housing in the area and will not negatively affect other properties or potential development in the surrounding area. We are asking for this variance so that it would give us room to put balconies on the south facing units on this building. The front balconies will be a good fit for the surrounding area, will not increase any injurious effect on nearby properties or the community, and are otherwise in compliance with other zoning and setback requirements. The lot we are building on has been vacant for a long period of time and there are considerable challenges because of the railway overlay zone. The property does meet all other zoning and setbacks required *except for* the front yard setback, which was reduced under an approved variance by the Planning Commission in 2018.

Regards,



Brian Dornn

**Dornn Construction Ltd**  
Site 50, PO Box 39 RR5  
Brandon, Mb R7A 5Y5  
204 724 0504

April 2, 2022

***City of Brandon Planning and Building Safety Department***

To: whom it may concern:

I am Brian Dornn and I performed a public outreach on April 1, 2022 regarding changing the front yard projections at 660 7<sup>th</sup> Street. The public outreach was door to door. The area around this property is a mixture of multifamily and single family homes. The target was the single family homes to try and ensure that we were speaking to the homeowners. 5 residences were approached and 3 were home at the time. We spoke with owner/residents at

- 702 Van Horne Ave
- 703 Van Horne Ave
- 714 7<sup>th</sup> Street

I reminded them what was happening in the area and informed them of the variance I am applying for to reduce the front yard projections to allow for balconies on the building. Due to previous hearings, the homeowners were familiar with what was going on with this property and did not have objections to the variance to allow for decks. They all stated that they were looking forward to the property finally being developed.

Regards  
  
Brian Dornn