

## Letter of Intent

May 23, 2022

City of Brandon  
Planning, Property and Building Departments  
638 Princess Ave.  
Brandon, MB.  
R7A 0P3

To Whom It May Concern,

I, Eric Olson (the applicant), am seeking a Variance use for 512 7<sup>th</sup> Street, Brandon, Manitoba, Lot 11/12 Block 74 Plan 8 to allow this building to have 8 units rather than 6. This building will consist of 4-3bedroom units and 4-singles bedroom units. Although I am requesting for more units this does not indicate that there would be any more occupants than if a 6 unit all 3-bedroom building was built.


*Will this be compatible with the general nature or the surrounding area?* Yes, as there are many new and existing structures in this area that are of the same nature. Because of the help of the Planning department the design will complement the neighborhood well.

*Will it be detrimental to the health or the general welfare of the people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area?* No, the construction of this project will help increase the continuity of this area. This will help create and keep this neighborhood pleasant for years to come.

*Is it generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law?* Yes, this is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

If there is any further information required please do not hesitate to contact me.  
Thank you.

Signature:



Eric Olson  
Stone and Sky Developments Ltd.  
(204)570-3113

## **Community Participation Report – 512 7th street**

As per the City of Brandon Public Outreach Requirements [Section 13 of By-law No. 7124]; Prior to the public hearing, the applicant shall provide a community participation report to Administration. The report shall include the following:

(I) Method(s) of notification; (II) A list of the properties that were notified; (III) A summary of comments or concerns; (IV) A summary of any efforts made to address those comments or concerns; and (V) If a public meeting was held, the date and location of the meeting.

### 1. Method(s) of notification:

Mailed Neighbourhood canvass package to all addresses of non-resident property owners as provided.

Did door to door neighbourhood canvass.

### 2. List of the properties that were notified:

List of addresses as provided, and Neighbourhood canvass package provided directly to neighbours even if not on list in proximity of 512 7<sup>th</sup> Street.

### 3. Summary of comments or concerns:

Did community canvass and as of today June 20<sup>th</sup> I had no feedback from community.

NOTE: I will update Community planner Justin Quigley the day prior to hearing with any new feedback.

### 4. Public Meeting

No public meeting was held.

Sincerely,

Eric Olson  
Stone and Sky Developments Ltd.  
(204)570-3113

Dear Area Resident / Property Owner:

I, Eric Olson (the applicant), am seeking a Variance, (To vary Table 10 under Part III, Division 1, Section 51 of the Zoning By-law by increasing the permitted density for all other RMD Zone uses from 86.0 units/ha to 109.6 units/ha) at 512 7th Street, Brandon Manitoba, Lot 11/12 Block 74 Plan .

You are receiving this notice as you either own a property or live within 100 meters of 512 7<sup>th</sup> Street, Brandon MB. The variance requested is to allow the attached building to have 8 units rather than 6. This building will consist of 4-3bedroom units and 4-singles bedroom units(445sqft & 520sqft).

Although I am requesting for more units this does not indicate that there would be any more occupants than if a 6 unit all 3-bedroom building was built. 6 units of 3 bedrooms would total 18 bedrooms and likely 18 tenants. With the proposed modified floorplan there is a lesser total of 16 bedrooms. Please note the footprint/square footage and height of the building remains the same. Another positive point to note is the market need for single bedroom units in Brandon. Often, we have tenants that rent two or three-bedroom units that truly only need a one bedroom unit but nothing is available, especially in new construction. The one-bedroom units with all have ground level direct entry into unit from outside.

I am currently the owner of the property, will be the builder and will retain ownership once I complete construction.

Picture of vacant home that previously existed prior to my ownership below-



Picture of current property below-



Front and rear renders of proposed building-



Please see attached site plan included for your reference.

Thank you for reviewing and contact me at anytime,

Eric Olson  
Stone and Sky Developments Ltd.  
(204)570-311  
Eric.olson@stoneandsky.ca



