

**CODY SILVIUS
PROJECT MANAGER
ALAIR HOMES BRANDON**

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April 14, 2023

To: City of Brandon
Att: Planning & Building Department
638 Princess Avenue. Brandon MB. R7A 0P3
T:204-729-2110
www.brandon.ca/planning

Dear City of Brandon - Planning & Building Department:

This application has been submitted to the city by Alair Homes Brandon, on behalf of the current property owner Willman Molano. Our proposal is the development of a two (2) storey multiplex having a footprint of 3,780 square feet (351.20 square meters). The multiplex will have four (4) residential suites. This building is to be located at 248/250 4th street (LOTS 5, 6 AND 7 BLOCK 38 PLAN 2 BLTO) and is designed for the building to face 4th street. The property is 75 feet (22.910 meters) x 120 feet (36.639 Meters). The two lots are interior lots and have frontage on 4th street. There is an existing duplex dwelling structure on the property which will be demolished.

We are confident that the proposed 4-plex falls within the requirements set out by the City of Brandon and feel it will bring a resident population boost and activity to the downtown area with grocery stores, restaurants and Brandon University being less than a 20-minute walk away. Thank you for your time and we look forward to your review and feedback.

Sincerely,

**Cody Silvius
Project Manager
Alair Homes Brandon**