



June 26, 2023

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

Attn: City of Brandon Development Services

Re: Subdivision and Rezoning for property at 1307 – 18th Street North, Brandon, MB

Please consider this letter of intent as part of our application for the Subdivision and Rezoning of part of the property previously having the civic address 1307 18th Street North (legal description: Lot 1, Plan 2309, BLTO). This property has recently been subdivided to separate a parcel off of the Northwest corner of the lot. The terms of that subdivision have been completed and we are just waiting on final confirmation that the subdivision has been finalised. This application pertains to the remaining Eastern parcel.

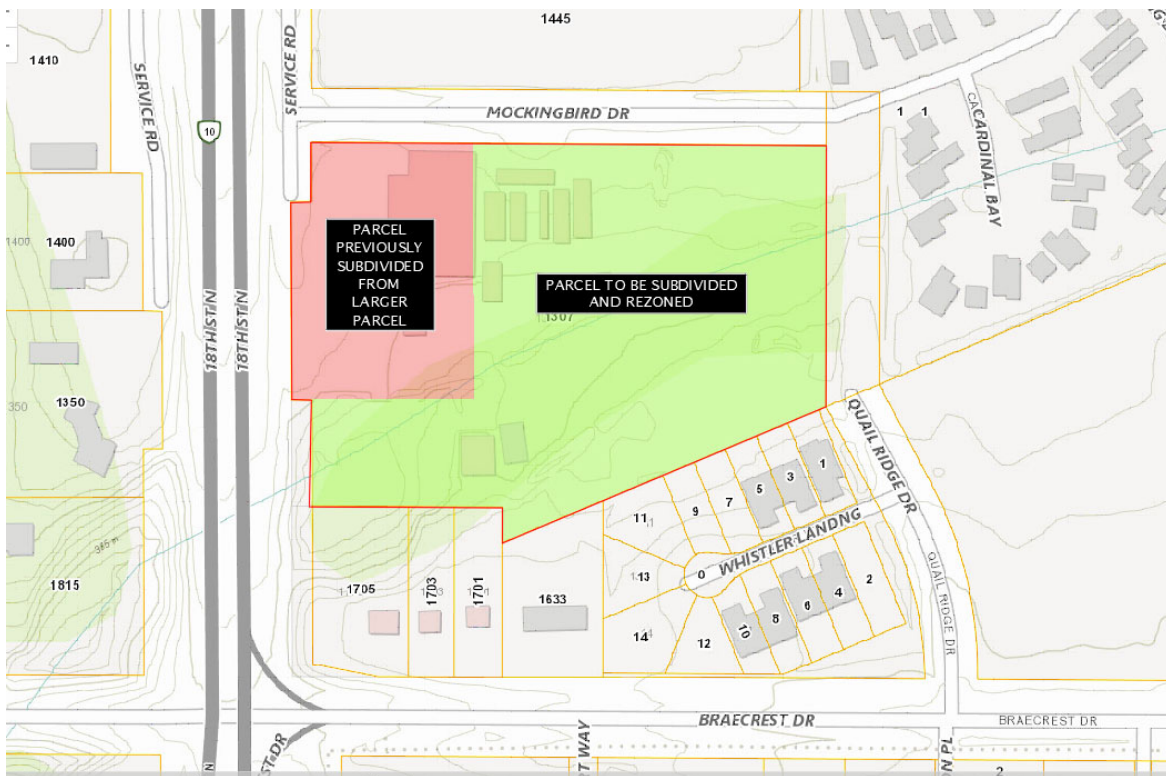


Figure 1: Property Location

The purpose of subdividing and rezoning the remaining parcel is to build a multi-residential development which will have 132 residential units. The site is currently zoned Commercial Arterial (CAR) and we are proposing to rezone it to Residential Moderate Density (RMD) to allow for this. Additionally, the city is requiring the developer to extend Quail Ridge Drive to Mockingbird Drive and as such, a small portion of the Northeast corner of the site needs to be subdivided out and consolidated with the existing Quail Ridge Drive right-of-way to allow for the road to have a large turning radius.

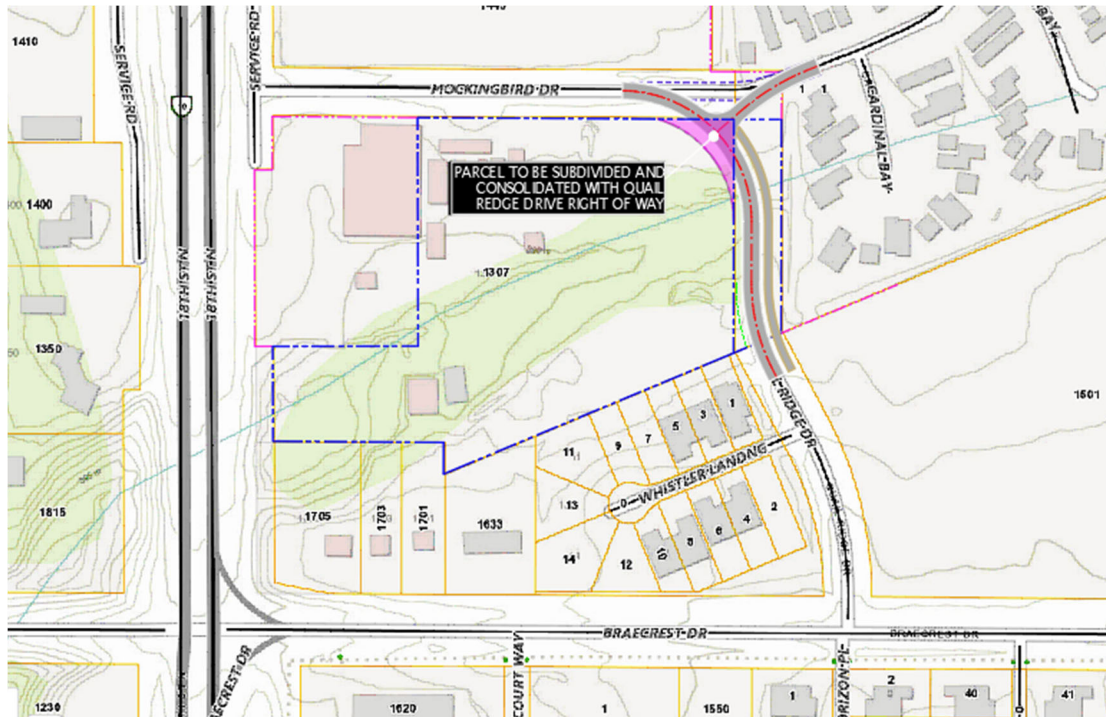


Figure 2: Parcel to Consolidate with Quail Ridge Drive Right-of-way

Existing Property

The existing undeveloped parcel is 19240m² (4.75 acres). It currently has frontage onto Mockingbird Drive to the North and the Quail Ridge Drive right-of-way to the East, although the road in that portion of the Quail Ridge Drive right-of-way has not been built yet.

The property was previously part of a tree nursery and is heavily treed. There is a natural drainage channel that runs through the property which will need to remain or be relocated on site to allow for flows from the surrounding area to continue to flow West under 18th Street North.

Proposed Development

The proposed development features the following:

- 8 multiplex buildings. Four are 16-unit buildings and four are 17-unit buildings.
- Shared parking lots and laneways amongst the buildings.
- Drainage channel running East to West, accommodating the existing flows from the developments to the East that are currently draining through the property.
- Green space and a walking path along the drainage channel
- A tree buffer separating the development from the residences to the South and another tree buffer separating the development from Kullberg's Warehouse to the West.
- The extension of Quail Ridge Drive, including the extension of the walking path

Zoning Amendment Criteria

As part of the development, we are requesting an amendment to *City of Brandon Zoning By-Law 7142* to change the zoning of the property from CAR (Commercial Arterial) to RMD (Residential Moderate Density). Below are the questions pertaining to the Rezoning set out in the application instructions as well as our answers.

1. Is the proposal generally consistent with the Development Plan? (cite and expand on applicable policies)

The Proposed development is consistent with the policies of the BARD Development Plan (2013), specifically those for Housing Mix and Higher Density Housing listed under section 2.0 Residential Policies. These policies are cited below with additional explanation included.

2.2.2 Housing Mix (2.2.2): *Within each serviced urban residential area, provisions should be made for a variety of housing types in an environmentally pleasant residential setting, including single-detached dwellings, duplexes, triplexes, four-plexes and multiple-family dwellings such as apartment buildings. These provisions should be incorporated within a secondary plan.*

Our multi-residential development is nestled between whistler landing to the South, which consists of single dwelling and duplex style condos, Monterey Estates to the Northeast, which is a mobile home style park, and Apollo heights to the Southeast, which will be another multi-residential development once it is completed. Further to that, the entire Braecrest corridor is a mixture of multi-residential, single dwelling properties, and mobile home parks. The area is broad in its scope of housing mixtures, and we believe this development will be a nice addition to the mixture.

Housing Affordability Policy (2.2.3): *Encourage alternative housing types, styles, sizes, and tenures that facilitate affordability in each neighbourhood. For example, providing for secondary suites, apartment buildings, row housing, duplexes, triplexes, and single-family housing developed in each residential area, in appropriate locations. Innovative solutions for the provision of transitional housing should be promoted to address the at-risk and homeless population in Brandon.*

Our development has a mixture of apartment styles including one-bedroom units, two-bedroom units, and two different styles of 3-bedroom units. Some of the units will also be rented out at a lower rental rate as per the conditions set out by CMHC for affordable housing.

Higher Density Housing Policy (2.2.5): *Due to the concentrated density of development and significant servicing requirements of high and moderate density housing, areas being considered (for high density and moderate density development), will be evaluated using the following criteria:*

- a) Sufficient capacity within the water supply and wastewater collection systems to accommodate the development.*
- b) Reasonable vicinity to transit routes, arterial or major collector streets.*
- c) Proximity to schools, shopping centres or open space areas.*

The developer will be required to put some sewer and water infrastructure in place to reach an area where there is capacity for sewer and water, but we have met with the City several times to come up with a plan to do this.

Our Development is close to, and provides easy access to, both 18th Street North and Braecrest Drive. These roads are significant transit routes in Brandon and provide residents with easy access to shopping in the Coral center, Kircaldy school and the sportsplex on Knowlton Drive, bike paths along Braecrest and 18th Street, and a walkable distance to the discovery center and greenspace along the river. Additionally, our development will have some green space within it as well.

2. Is the proposal generally consistent with a Secondary Plan, if applicable?

To the best of our knowledge, there is no secondary plan for this area.

Additional Subdivision Application Criteria

1. If applicable, a written list of proposed public and private street names and background information on the proposed names

Existing public road to be extended (Quail Ridge Drive).

2. Is the proposal generally consistent with the Zoning By-law?

We believe the proposed development, located on the parcel rezoned as RMD, is generally consistent with the applicable provisions of the Zoning By-Law.

This letter is submitted to you by Myria Design and Keller Developments on behalf of the current property owner, 6864598Mb Ltd. 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



Kelsey Swidnicki, Project Manager

KELLER DEVELOPMENTS | WESTMAN PREMIER HOMES | PREMIER COMMERCIAL BUILDERS

1875 Middleton Ave, Unit 2, Brandon MB, R7C 1A7

Keller: [204-728-1328](tel:204-728-1328) | Premier: [204-573-9600](tel:204-573-9600) | Fax: [204-726-0780](tel:204-726-0780)

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Development Services
638 Princess Avenue Brandon MB R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.brandon.ca/planning

Letter of Authorization

Date: June 6, 2023

To: City of Brandon
Development Services
638 Princess Avenue
Brandon, MB R7A 0P3

RE: Parcels A & B, Plan 48187 (address or legal description of application)

I (We) hereby give authorization to:

Keller Developments (Applicant's name)

To apply for a development application for the above address.

Registered Owner(s) on the Current Status of Title:

<u>City of Brandon</u> Name (Print) <i>Angie Robertson, as agent</i>	<u><i>Angie Robertson</i></u> Name (Signed)	<u>June 6, 2023</u> Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date



Letter of Authorization

Date: June 26, 2023

To: City of Brandon
Development Services
638 Princess Avenue
Brandon, MB R7A 0P3

RE: unit 2, 1875 Middleton Ave (address or legal description of application)
Brandon, MB, R7A 1A7

I (We) hereby give authorization to:

Myrica / Keller Developments (Applicant's name)

To apply for a development application for the above address.

Registered Owner(s) on the Current Status of Title:

6864598 Montober Ltd

June 26, 2023

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

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Date