



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.

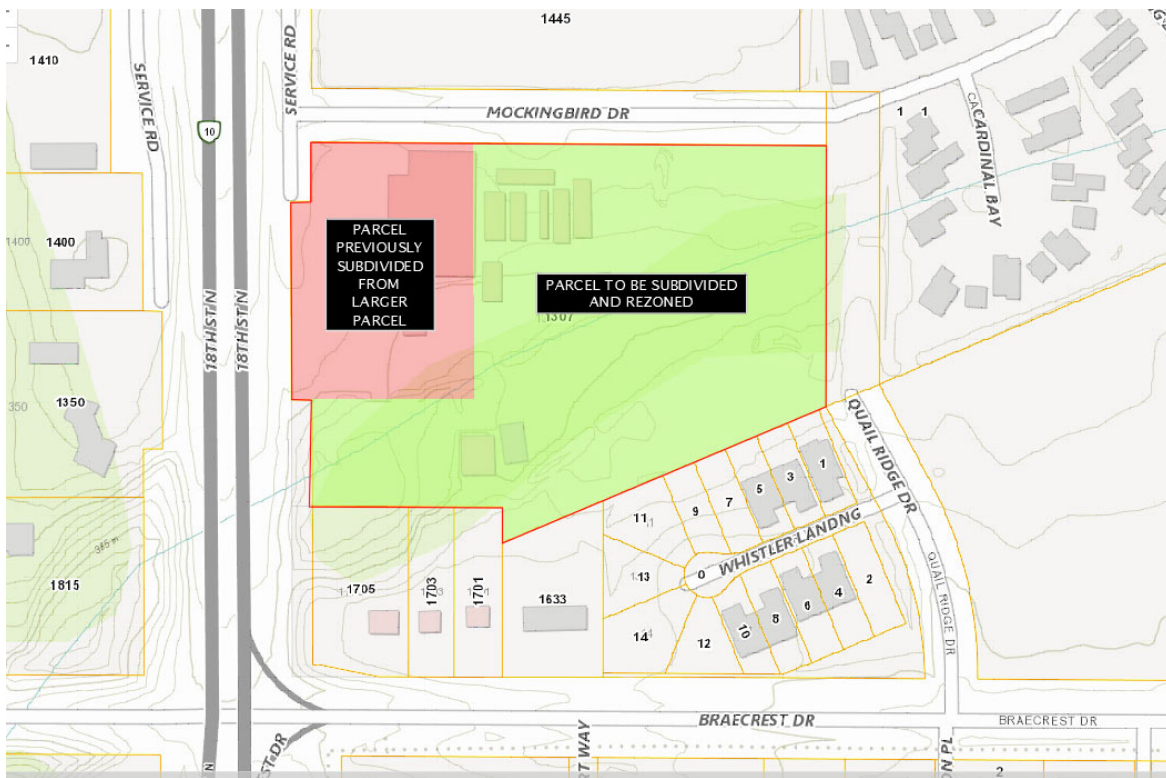


Figure 1: Property Location

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.

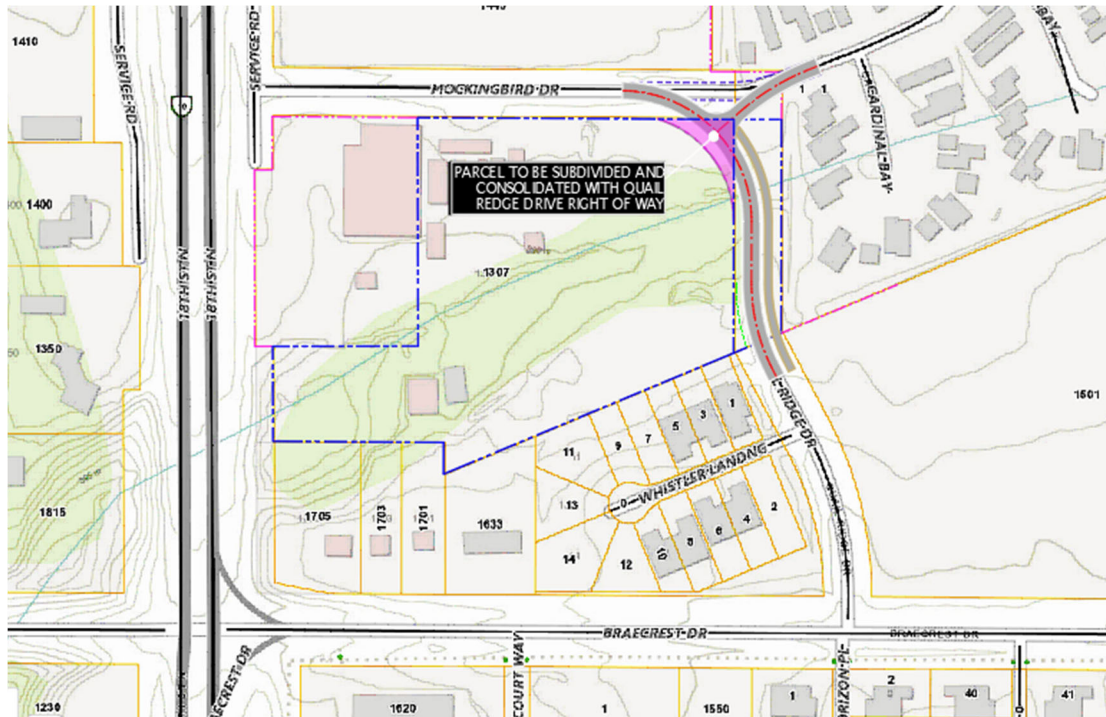


Figure 2: Parcel to Consolidate with Quail Ridge Drive Right-of-way

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



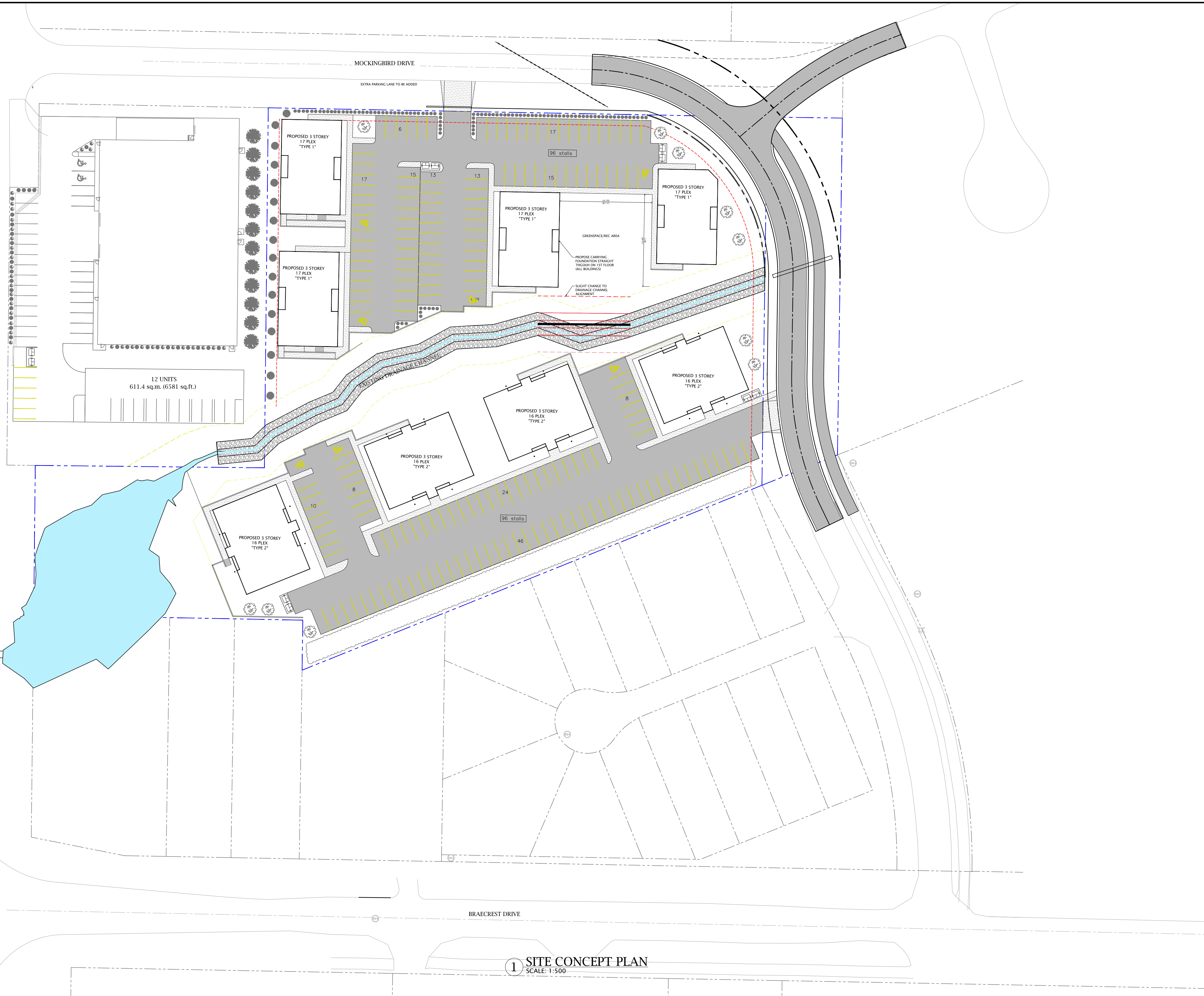
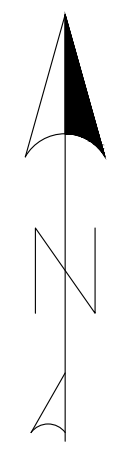
Kelsey Swidnicki, Project Manager

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)

Cell: [204-730-2532](tel:204-730-2532) | kelsey@premierbuildergroup.ca



DEVELOPER:
 340 Park Avenue East | Brandon, Manitoba | R7A 7A7
 Keller: 204-728-1328 | Premier: 204-573-9600
 info@kellerdevelopments.com | info@premierbuildergroup.ca
 www.kellerdevelopments.com | www.premierbuildergroup.ca

GENERAL NOTES
 1. ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.

LEGEND

	ASPHALT
	NEW CONCRETE
	GRASS/SOD
	LANDSCAPE BEDS
	SITE PROPERTY LINE
	ADJACENT PROPERTY LINES/LOT LINES
	MINIMUM BUILDING SETBACK

SITE INFORMATION (NORTH LOT)
 CIVIC ADDRESS:
 (PART OF) 1307 - 18th STREET NORTH
 LEGAL DESCRIPTION:
 LOT 1, PLAN 23049, BLTO
 CURRENT ZONE: CAR
 PROPOSED ZONING: RMD
 MIN. FRONT YARD SETBACK: 6.0m
 MIN. SIDE YARD SETBACK (INTERIOR): 3.0m
 MIN. SIDE YARD SETBACK (CORNER): 3.0m
 MIN. REAR YARD SETBACK: 7.6m
 PARCEL A
 AREA OF SITE: 18861.6 sq.m.
 AREA OF BUILDING TYPE 1 (16 UNITS): +/- 405.3 sq.m.
 AREA OF BUILDING TYPE 2 (16 UNITS): +/- 461.8 sq.m.
 TOTAL BUILDING AREA: +/- 1734.2 sq.m.
 TOTAL # OF UNITS: 128
 PARKING SPACES REQUIRED: 192
 PARKING SPACES PROVIDED: 192

PARCEL C (FOR NEW ALIGNMENT OF QUAIL RIDGE DR.)
 AREA OF SITE: 363.9 sq.m.

PRELIMINARY
 FOR DISCUSSION PURPOSES ONLY

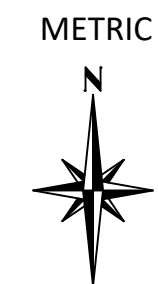
NO.	REVISION	DATE
DESIGNER: 340 Park Avenue East Brandon, Manitoba, R7A 7A7 email: info@myrdesign.ca phone: 204-728-1328 ext. 104		
PROJECT NAME: PROPOSED SUBDIVISION		
LOCATION: 1307 18TH STREET NORTH, BRANDON, MB		
SHEET NAME: ROAD ALIGNMENT CONCEPT		
DATE: DECEMBER 13, 2022	SHEET SIZE: 24" X 36"	SHEET C-101
DRAWN BY: JM	JOB NUMBER: MD20-033	

1 ROAD ALIGNMENT CONCEPT
 SCALE: 1:500

1 SITE CONCEPT PLAN
 SCALE: 1:500

SUBDIVISION APPLICATION MAP

OF PART OF
 SW 1/4 SEC. 35, TWP. 10, RGE. 19 WPM
 BEING PARCEL B PLAN 48187 AND PT. LOT 1 PLAN 23049
 CITY OF BRANDON



All distances are in metres and may be converted to feet by multiplying by 3.28084.
 Survey Monuments found on the ground are shown thus
 All plans referred to are on record in the Brandon Land Titles Office.
 Scale: 1:500

CERTIFICATE OF TITLE NO. 3199618
 DATE OF TITLE SEARCH 2022-10-20
 REGISTERED OWNER(S): 6864598 Manitoba Ltd.
 LEGAL DESCRIPTION:
 Lot 1 Plan 23049 BLTO
 Exc Road Plan 39509 BLTO
 In SW 1/4 35-10-19 WPM
 ENCUMBRANCES:
 Caveat Nos. 105408, R105492, R105661 & R146712,
 Easement No. 1373733 and Mortgage No. 1490733

CERTIFICATE OF TITLE NO. 2342718 (PART OF)
 DATE OF TITLE SEARCH 2022-10-25
 REGISTERED OWNER(S): City of Brandon
 LEGAL DESCRIPTION:
 Parcel B Plan 48187 BLTO
 In SW 1/4 35-10-19 WPM
 ENCUMBRANCES:
 Caveat Nos. R105661, R146712, 1051357, 1057963,
 1077885, 1147434, 1174060, 1229393

MOCKINGBIRD DRIVE
 PLAN NO. 38437

PARCEL A
 PLAN NO. 48187

PARCEL C
 PLAN NO. 47173

48187

PLAN NO. 47173

QUAIL RIDGE DRIVE

PLAN NO. 48930

PLAN OF SUBDIVISION
 DEPOSIT 0832/22

PLAN NO. 21188

UNIT 1
 UNIT 2
 UNIT 3
 UNIT 4
 UNIT 5
 UNIT 6
 UNIT 7

18TH STREET
 GOVERNMENT ROAD
 NORTH ROAD ALLOWANCE

15.240
 1018
 NO.
 PLAN NO. 39509
 PUBLIC ROAD
 7.620
 40.100
 15.240
 7.620

61.380
 96.504
 90°
 89°32'30"
 101.834
 51.973
 73°16'30"
 73°01'
 80°
 55.700
 20.117
 190.061
 112°46'
 21.817
 112°46'
 0.025 SQ.IP
 72.154
 0.025 SQ.IP
 90°28'50"
 13.411
 90°16'20"
 67°13'30"
 0.025 SQ.IP

PLAN NO. 21188

PT. PLAN NO. 863



Richmond Surveys File No.	230140
Drawing File No.	230140_R1_CM
Fieldbook Page	N/A
RICHMOND SURVEYS M.L.S. LTD. UNIT 5B - 457 - 9TH STREET BRANDON, MB R7A 1K2 TEL:(204)761-0178 WWW.RICHMONDSURVEYS.COM	
102 SASKATCHEWAN AVENUE EAST PORTAGE LA PRAIRIE, MB R1N 0L1 TEL:(204)856-0178	

LOT	SQ. M.
1	18874.52
2	2261.67

NOTE:
 FOR PLANNING APPLICATION
 PURPOSES ONLY.
 THIS IS NOT A FINAL SURVEY.

Buried fibreoptic cable shown thus