

Letter of Intent

August 25, 2023

City of Brandon
Planning, Property and Building Departments
638 Princess Avenue
Brandon, Manitoba
R7A 0P3

To Whom It May Concern:

I, Eric Olson (the Applicant), using this letter of intent, am seeking an application for Variance at 759 6th Street, Brandon, (Lot 28/30 Block 60 Plan 8) to allow for an 8-plex in a corner lot. I am requesting a reduction in the side yard setback (from 4.5m to 3m), a reduction in the front yard setback (from 4.5m to 3m) and a distance between the existing residential house to the new building of 2.9m. These requests are being made due to existing limitations of the surrounding area. The alleyway in the rear is only 16' wide rather than 20' wide, and therefore we must add 4' to our parking stalls. Functioning as it is, we feel that moving the building forward will serve the property better. The side yard setback reduction request is due to the buildings being designated as a reverse corner. The currently proposed distance between buildings will allow for a site and design that functions well. All building codes will be met regarding limiting distances.

Will this be compatible with the general nature or the surrounding area? By retaining the existing house at this location while also building a 4 1-bedroom, 4 3-bedroom 8-plex, we aim to develop this site to accommodate the feel and design of the existing neighbourhood. Allowing the main residence to be kept and used is in the best interest of this site as the house is in good condition. This will help keep rental unit diversity within our community.

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? The development of this project will comply with the applicable codes and bylaws, and by doing so, there should be no health or safety concerns for anyone living or working in the surrounding area. The development will be a positive addition while revitalizing the neighbourhood with potential for development opportunities in the future.

Is the minimum modification of the zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property? We believe that the changes proposed are necessary modifications required to create a layout of the property that will allow the buildings to adhere to the limitations of the surrounding area and not affect the quality of life of the residents of the property.

Is it generally consistent with the applicable provisions of the development plan by-law, the zoning by-law, and any secondary plan by-law? This development is generally consistent with all applicable development plan by-laws, zoning by-laws, and any secondary plan by-laws.

Please do not hesitate to contact me if any further information is required. Thank you.

Sincerely,

Eric Olson

Eric Olson

Stone & Sky Developments Ltd.

(204) 570-3113

