



February 05, 2024

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

**Attn: Planning, Property & Building Department**

**Re: Zoning By-Law Application for Rezoning Property at 2630 McDonald Avenue,  
Brandon, MB**

Please consider this letter of intent as part of our application for variance to *City of Brandon Zoning By-law 7142* to change the zoning of the property at 2630 McDonald Avenue, Brandon MB, which has the legal description Lot A-D, Block 97, Plan 69112, from RLD to RMD. This purpose of rezoning this property is to construct a 16-plex of affordable housing and market value rental units. This letter is submitted to you by Keller Developments on behalf of the property owner City of Brandon.

The existing property is comprised of 2 sections separated by an alley way, the southern piece measures 36.99 m wide and 36.43 m long. The second piece on the northern side measures 66.24 m wide and 30.28 m long. The area of the site is 2,877.8 sq. m and the area of the proposed building is 539.4 sq. m. This site is currently listed as a "brown" site due to environmental impacts from the rail line we are in consultation with the reporting company that completed the Phase I and Phase II environmental reports for the city, to develop an appropriate remediation plan before building commences.

The proposed development will meet the three criteria for approving a variance application:

**1) Will it be compatible with the general nature of the surrounding area?**

The proposed development is a 16-plex having 4 dwellings on each floor. To fit in to the surrounding area we have designed the building to have a similar look to other existing

properties along McDonald Avenue. Please see the plans we have submitted with this application which demonstrate the look and feel of the proposed building.

**2) Will it be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area?**

As the development is a multi-residential building which will comply with all necessary codes and bylaws there should be no health or safety concerns to people living in the area.

Regarding traffic concerns, our design includes 24 parking spaces on the north side of the building with the entrance to the parking lot accessible from the alley way. This won't affect the traffic flow of McDonald Avenue nor the pedestrian traffic. Please see the site plan included with this application.

This development will only rejuvenate and improve the look of the existing property and should have no negative affect on properties or future development in the area.

**3) Is it the minimum modification of the zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property?**

It is our understanding that this is the minimum modification of the zoning by-law for which we can develop this property as a multiplex which would be financially sustainable and incorporate the affordable housing units that are in desperate need within Brandon. We believe we have created an aesthetically pleasing property design which fits within the by-law given this modification.

**4) Is it generally consistent with the applicable provisions of the development plan by-laws, the zoning by-law and any secondary plan by-law.**

We believe the development is consistent with these plans and by-laws. We will provide a high-quality site and building design which is compatible and contextually suited to the surrounding neighborhood. A benefit of our development is the use of existing infrastructure.

Thank you for your consideration, please feel free to contact us at your convenience, should you have any further questions or concerns.

Sincerely,

Kelsey Swidnicki  
Project Manager  
Keller Developments

# Letter of Authorization

Date: Feb 6/24

To: City of Brandon  
 Development Services  
 638 Princess Ave  
 Brandon MB R7A 0P3  
 planning@brandon.ca

RE: 2630 McDonald Ave  
 (Civic Address of Property)

Authority is given to the following individual/company to make application and act on behalf of the registered owner(s):  
Keller Developments  
 (Applicant's Name)

<input type="checkbox"/> Any and all permits and applications	<input checked="" type="checkbox"/> Land Use Application	<input type="checkbox"/> Demo Permit	<input type="checkbox"/> Building Permit
<input type="checkbox"/> Boarded or Vacant Permit	<input type="checkbox"/> Development Permit	<input type="checkbox"/> Sign Permit	

Registered Owner(s) on the Current Status of Title or Certificate of Title

\*If signing on behalf of a company, please ensure to list the company name and/or numbered company

Angie Robertson      Angie Robertson      Feb 6/24  
 Name (Print) City of Brandon as agent      Name (Signed)      Date

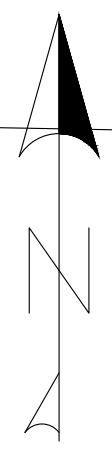
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● MCDONALD AVENUE ●

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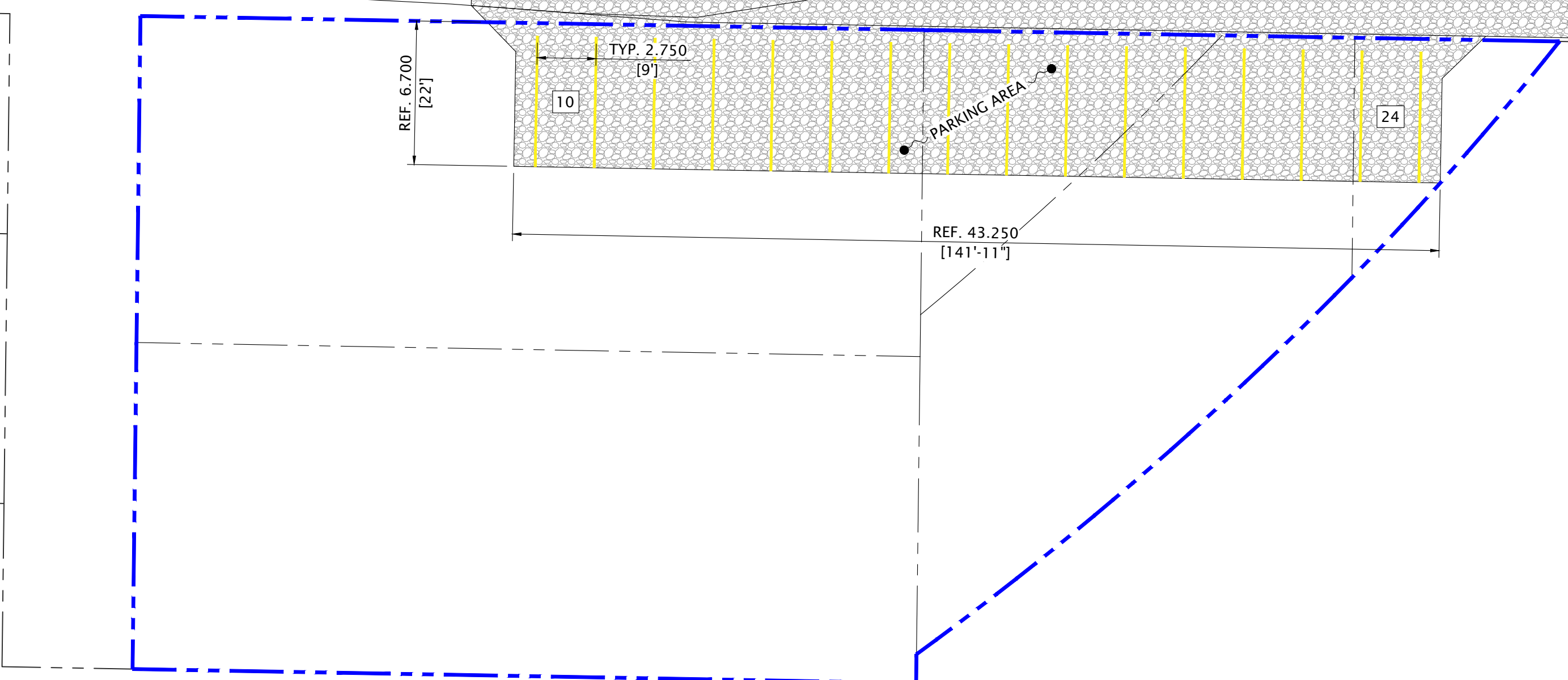
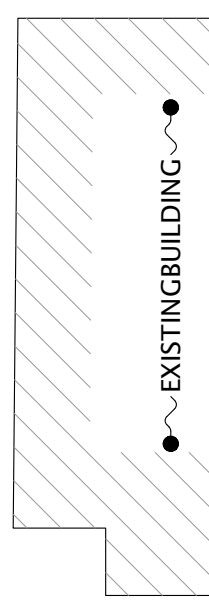
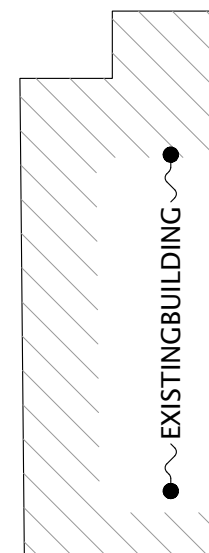
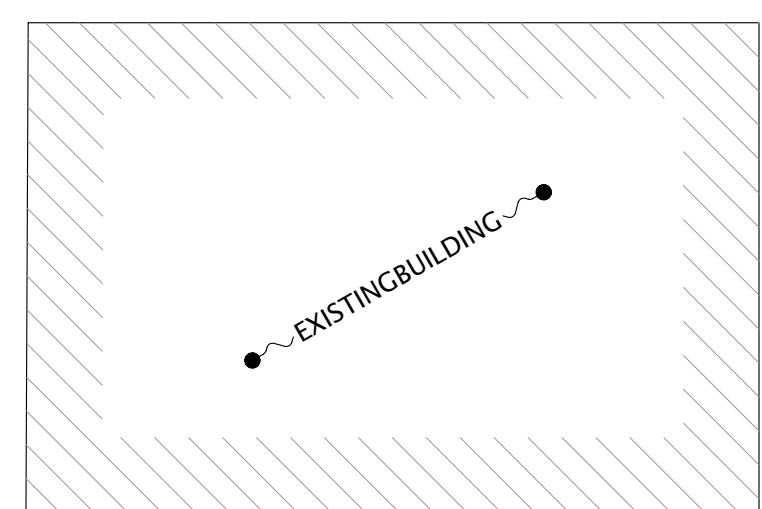
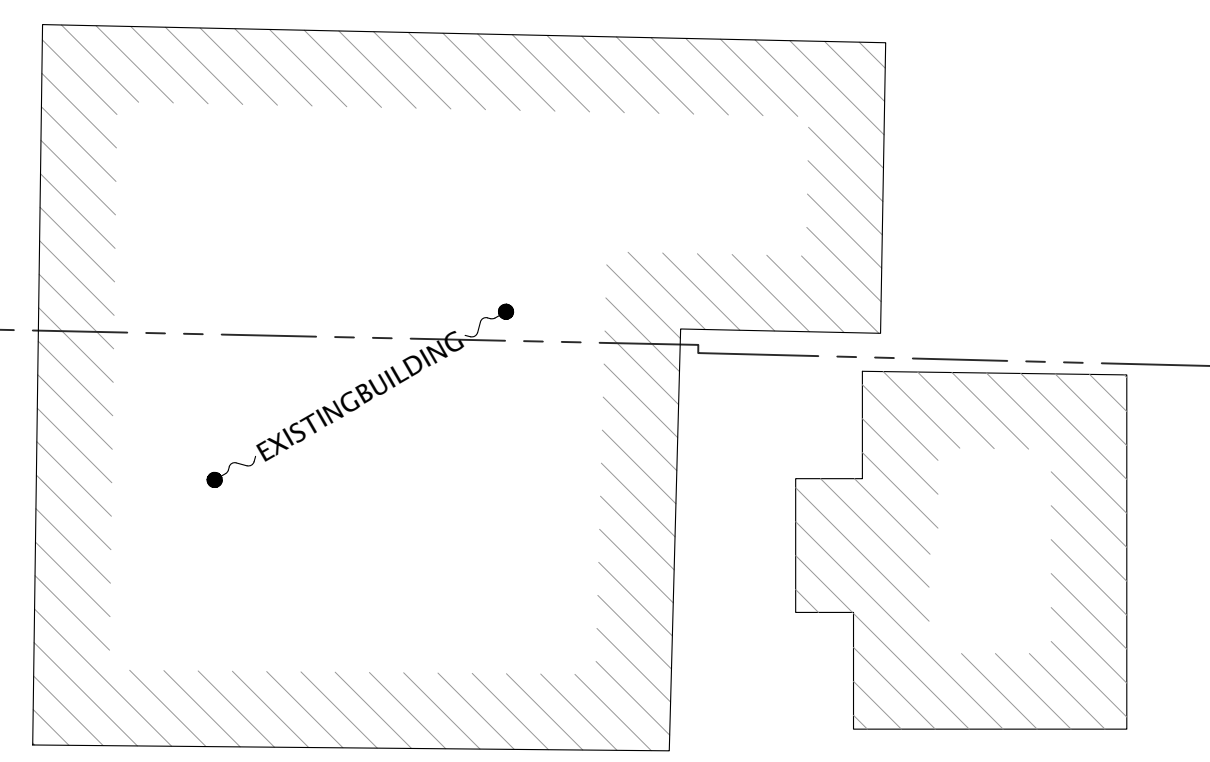
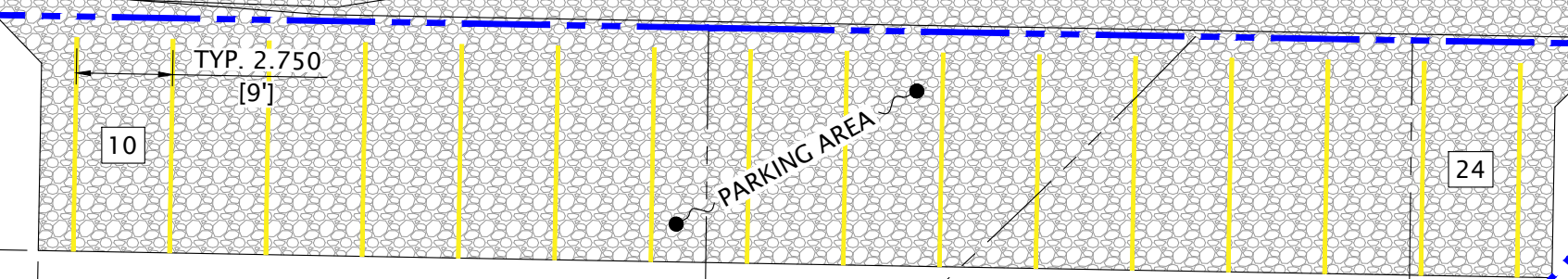
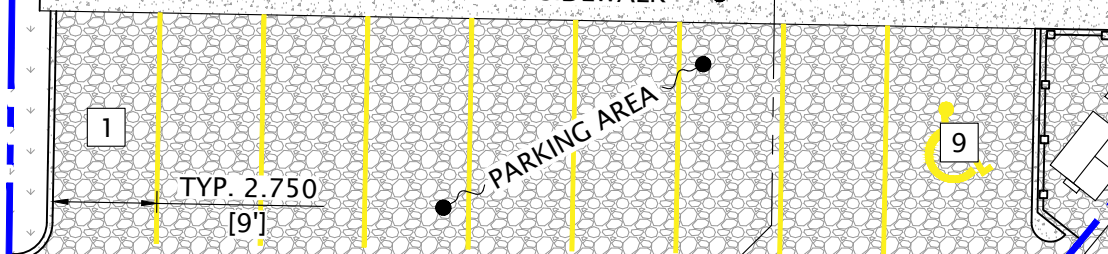
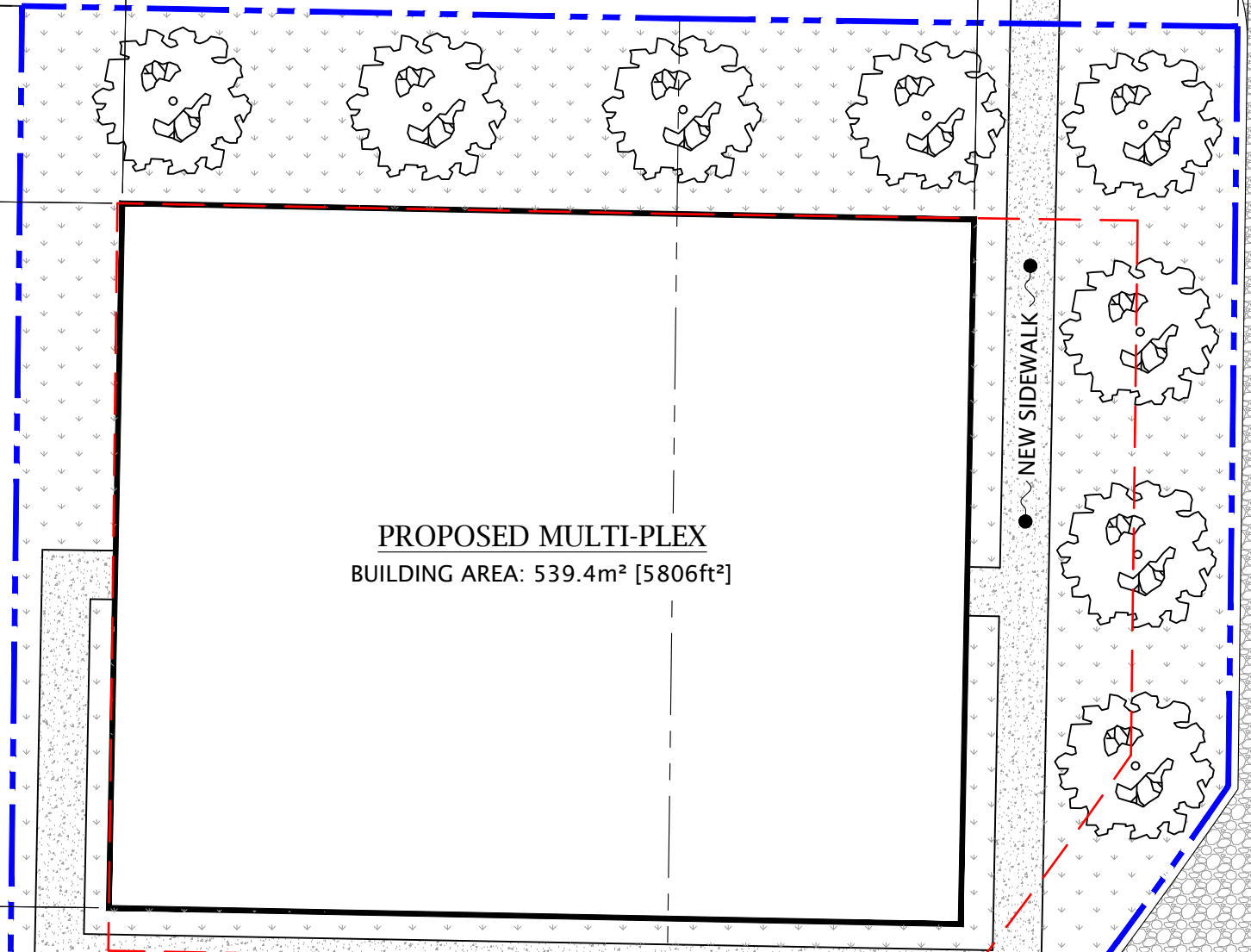
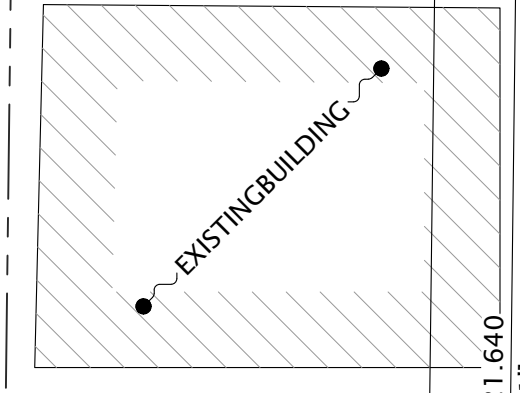
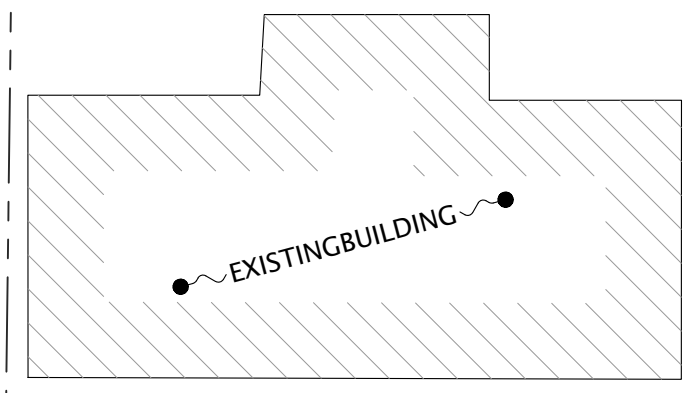
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● CANADIAN PACIFIC RAILWAY ●

● EXISTING PUBLIC LANE ●

● NEW PUBLIC LANE ●

● NEW SIDEWALK ●

● NEW SIDEWALK ●

● NEW SIDEWALK ●



1875 Middleton Ave. | Brandon, Manitoba | R7C 1A7  
Keller: 204-728-1328 | Premier: 204-573-9600  
info@kellerdevelopments.com | info@premierbuildergroup.ca  
www.kellerdevelopments.com | www.premierbuildergroup.ca

**GENERAL NOTES**

1. ALL WORK IN THE PUBLIC RIGHT OF WAY TO BE PERFORMED AS STATED IN THE LATEST VERSION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.
2. ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL GRASSED LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS TO BE COMPLETED WITH SOD.

**LEGEND**

- NEW ASPHALT
- NEW CONCRETE
- GRASS/SOD
- GRAVEL
- SITE PROPERTY LINE
- MIN. BUILDING SETBACK
- ADJACENT PROPERTY LINES/LOT LINES

**SITE INFORMATION**

CIVIC ADDRESS:  
2630 MCDONALD AVENUE, BRANDON, MB.

LEGAL DESCRIPTION:  
NW 1/4 SEC. 22, TWP. 10, RGE. 19 WPM,  
LOTS 36 AND 37 AND PART LOTS 38 & 39, BLOCK 96 & PART  
LOTS 25, 26, & 27, BLOCK 97, PLAN NO. 15 & PART  
CANADIAN PACIFIC RAILWAY, PLAN NO. 2040

CURRENT ZONE: RLD  
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

AREA OF SITE: 1299.7 sq.m. [13990 sq. ft.]  
TOTAL BUILDING AREA: 539.4 sq.m. [5806 sq. ft.]  
SITE COVERAGE FROM BUILDINGS: 41.5%  
PARKING SPACES REQUIRED: 24  
PARKING SPACES PROVIDED: 24

**PRELIMINARY**  
FOR DISCUSSION PURPOSES ONLY

NO.	REVISION	DATE

DESIGNER:



11-1875 Middleton Avenue,  
Brandon, Manitoba, R7C 1A7  
email: info@myriadesign.ca  
phone: 204.728.1328

PROJECT NAME:  
MCDONALD AVE. MULTIPLEX

LOCATION:  
2630 MCDONALD AVE., BRANDON, MB.

SHEET NAME:  
CONCEPT SITE PLAN

DATE: DECEMBER 5, 2023	SHEET SIZE: 24" X 36"	SHEET C-101
DRAWN BY: ZT	JOB NUMBER: MD23-069	

1 CONCEPT SITE PLAN  
SCALE: 1:200