

June 03, 2025



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

RE: Variance Application – 1340 First Street North

Applicant: Daniel Serhal, Penfor Construction

To Whom It May Concern,

On behalf of Penfor Construction, I am submitting this letter in support of a variance application for the proposed multi-family residential development located at 1340 First Street North.

The variance is requested to permit an increase in building height by approximately 15 feet and one additional story, resulting in a 6-storey structure. This design modification raises the building above grade, replacing basement-level suites with more desirable, accessible at-grade units. In addition, the building footprint will be reduced to accommodate increased surface parking on site while maintaining the intended unit count through the added floor.

As required under Section 97(1) of The Planning Act, the proposed variance meets the following criteria:

1. The general nature of the surrounding area:

The proposed development is compatible with existing residential and institutional uses in the area. The increase in height and reconfiguration of the site improve the building's interface with the street and surrounding properties without introducing adverse massing or overshadowing effects.

2. Health or general welfare of people in the area:

The proposed change enhances resident livability by eliminating basement suites in favour of at-grade units, thereby improving accessibility and safety. Additional surface parking reduces potential pressure on adjacent streets and supports future tenants.

3. Minimum modification of the zoning by-law:

The variance is limited to height and storey count and is the minimum required to achieve site functionality and livability while preserving development density. All other zoning provisions are respected.

4. General intent of the development plan and zoning by-law:

The proposed development supports the City's goals of compact, accessible, and high-quality residential infill. It maintains housing supply, enhances site usability, and contributes positively to the neighbourhood character.

Thank you for your consideration of this application. Should you require any additional information or clarification, please do not hesitate to contact me.

Sincerely,

Daniel Serhal
Penfor Construction
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