

Variance to Zoning By-law 6642

Name of Property Owner: 6228764 Manitoba LTD
 Name of Applicant: Nick Walsh
 Civic Address of Property: 246 Dennis Street
 Legal Description of Property: Lots 5/6 & 5 1/2 Lot 7, Block 23, Plan 4 BCTO

References:

BAPD Development Plan By-law No. 78/01/04
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 6642
 Urban Design Standards and Guidelines

Prior to submitting a formal application, the Planning & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Variance Request: To increase the maximum number of dwelling units from three (3) dwelling units to four (4) dwelling units in the R11 Residential Low Density Multiple Family Zone.

I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Owner:  Date: April 17, 2013
 Address: Box 41, SITE 30, RRA, BRANDON R7A 5Y2 E-Mail: nialwalsh500@hotmail.com
Street Address City/Province Postal Code
 Home Phone: 204 752 2065 Cell Phone: 724 2238 Work Phone: 724 2238

Signature of Applicant: _____ Date: _____
 Address: _____ E-Mail: _____
Street Address City/Province Postal Code
 Home Phone: _____ Cell Phone: _____ Work Phone: _____

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houllihan, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 421 - 9th Street, Brandon, Manitoba, R7A 4A9, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner:	<u>RYAN E</u>	Planning File No.:	<u>V-06-13-6</u>
Date Application Received:	<u>04/17/13</u>	CityView No.:	<u>PL 13-53</u>
		Payment Date:	<u>Apr 17/13</u>
		Receipt No.:	<u>2013000342</u>
		Amount:	<u>\$ 465-</u>
		Variance - Application	
			REV01/13

April 17, 2013

Niall Walsh
Walsh Construction

Mr. Ryan Nickel
Senior Planner
City of Brandon Planning & Building Department
421 9th Street
Brandon, Manitoba
R7A-4A9

RE: 246 Dennis Street – Variance Application

Dear Mr. Ryan Nickel;

I, Mr. Niall Walsh, would like to request a density variance to support a development of a bi-level, 4 unit multiplex building on the RLD zoned property at 246 Dennis Street in the City of Brandon.

The property in question is located in the east end of Brandon and the streetscape consists mostly of war-time single family residences, with the addition of a two unit apartment building that appeared to have been constructed within the last few years. The single family residences along Dennis Street consist of a mix of bungalow, raised bungalow, 1 ¼ story and 2 story residences. The newly constructed multi-family building is of bi-level construction. The proposed project is located approximately in the middle of the west side of Dennis Street and currently has a single family residence on it. The property is 62'-6" [19.0m] x 120'-0" [36.6m] and with its current zoning, allows for the construction of a 3 unit building. With close proximity to both Brandon Regional Health Center and Assiniboine Community College, I feel this property would be better suited for 4 small units rather than 3 large ones. Because of the site size, it allows for the required number of parking stalls, garbage container storage and all required zoning setbacks to be met. The exterior facade of the building has also been designed to seamlessly fit in with the height and exterior finish of the existing structures along the street. I believe this project would be well accepted by neighbors and would be an asset to the revitalization of the neighborhood. I spoke with many of the neighbors, and received positive feedback.

I, Mr. Niall Walsh, appreciate your time and consideration for the variance to support the development of a bi-level, 4 unit multiplex building on the RLD zoned property at 246 Dennis Street in the City of Brandon. Please feel free to contact myself with any questions or concerns.

Kind regards;

Niall Walsh
Walsh Construction

246 DENNIS STREET

LOT: 5/7 BLOCK: 23 PLAN: 4
DEVELOPMENT PROPOSAL

3 BEDROOM - 4 UNIT CONDOMINIUM
BI-LEVEL WOOD-FRAME CONSTRUCTION
USAGE AREAS:
AREA OF BUILDING - 270.45m² [2910 FT²]
BUILDING LAND USAGE - 38.8%
AREA OF DECKS & STEPS - 14.87m² [160 FT²]
DECKS & STEPS LAND USAGE -21.3%
AREA OF CONCRETE SURFACES - 87.96m² [946.5 FT²]
CONCRETE SURFACE LAND USAGE -12.6%
AREA OF ASPHALT SURFACES - 116.17m² [1250 FT²]
ASPHALT SURFACE LAND USAGE - 16.7%
AREA OF LANDSCAPING BEDS - 30.20m² [325 FT²]
LANDSCAPING BED LAND USAGE - 4.2%
AREA OF GRASS SURFACE - 177.37m² [1908.5 FT²]
GRASS SURFACE LAND USAGE - 25.4%

LOT SIZE: 19.0m [62'-6"] X 36.6m [120'-0"]
LOT AREA: 697.0m² [7500 FT²]
ZONING: RLD
MINIMUM SITING REQUIREMENTS:
SITE AREA: 232m² [2496 FT²]
SITE WIDTH: 7.6m [25'-0"]
FRONT YARD: 6.0m [19'-8"]
SIDE YARD - INTERIOR: 1.8m [6'-0"]
SIDE YARD - CORNER: 3.0m [10'-0"]
REAR YARD: 7.6m [25'-0"]
MAXIMUM SITING REQUIREMENTS:
BUILDING HEIGHT: 11m [36'-0"]

PLANTING BED QUANTITIES:

PLANTING BEDS

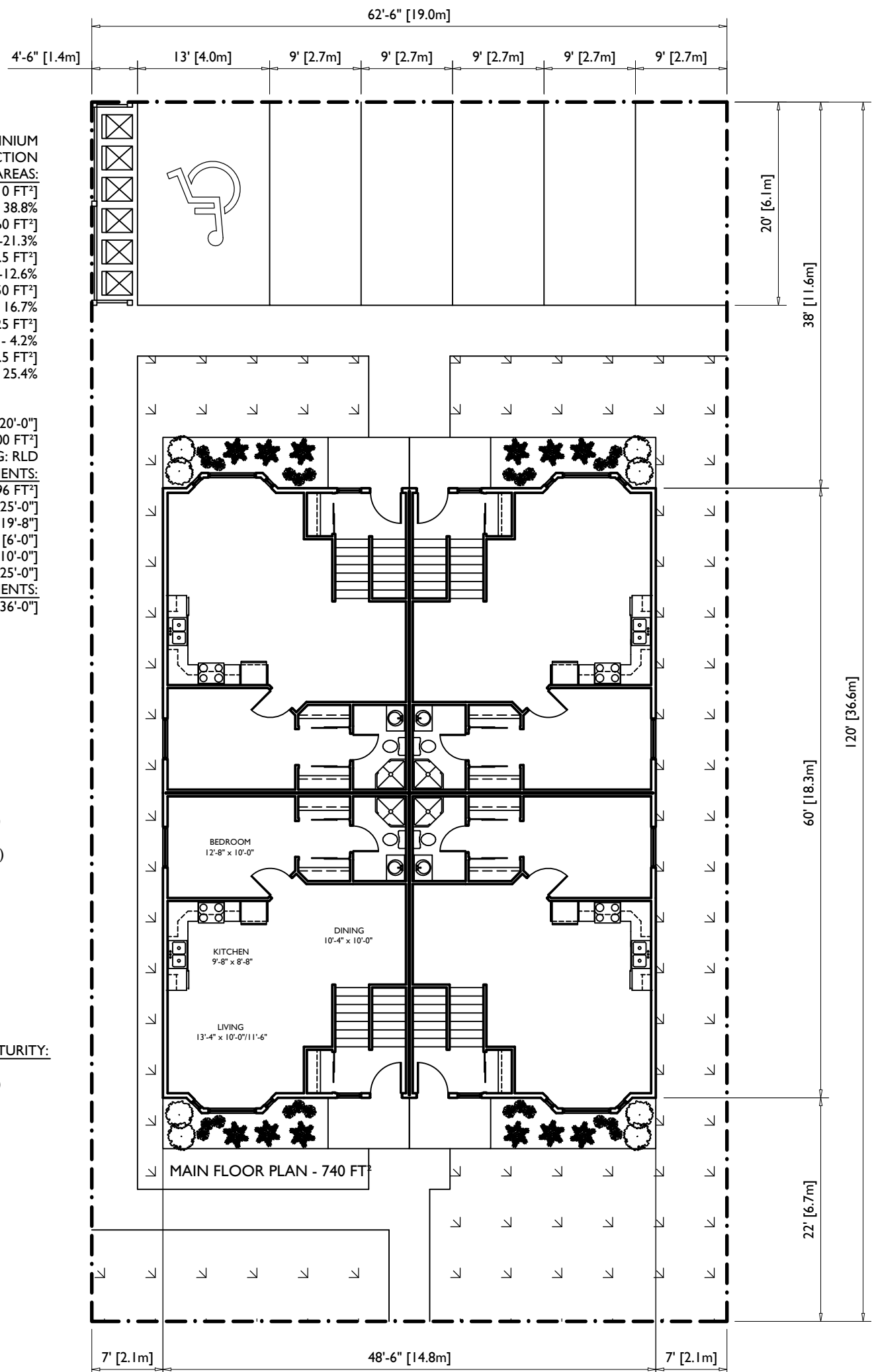
1 X TURKISTAN BURNING BUSH
(EUONYMUS NANUS 'TURKESTANICUS')
6 X PINK FAIRY BABY'S BREATH
(GYPSOPHILA PANICULATA 'PINK FAIRY')
3 X ALPINE CARPET JUNIPER
(JUNIPERUS COMMUNIS 'ALPINE CARPET')

PLANTING SIZES:

PINK FAIRY BABY'S BREATH
GYPSOPHILA PANICULATA 'PINK FAIRY'
1 GALLON
ALL OTHER SHRUBS AND TREES
2 GALLON

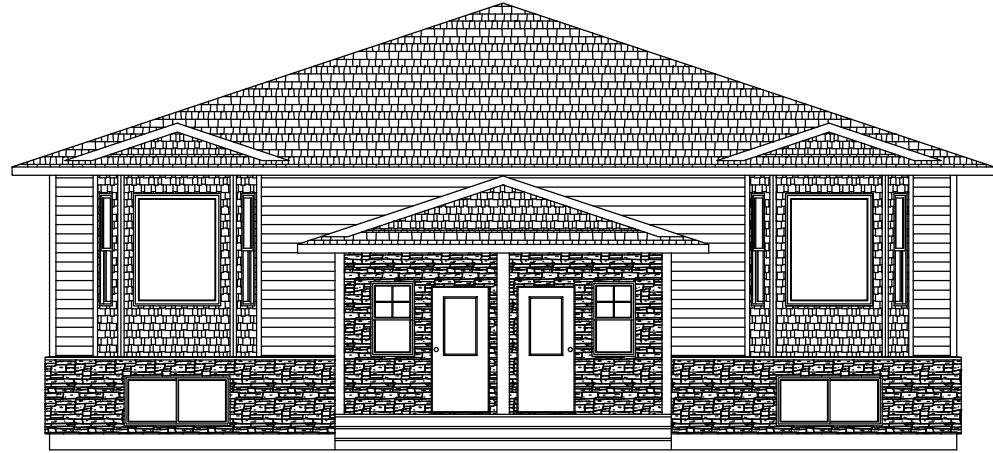
HEIGHT AND SPREAD OF PLANTS AT MATURITY:

ALPINE CARPET JUNIPER
(JUNIPERUS COMMUNIS 'ALPINE CARPET')
HEIGHT: 8"
SPREAD: 48"
PINK FAIRY BABY'S BREATH
(GYPSOPHILA PANICULATA 'PINK FAIRY')
HEIGHT: 18"
SPREAD: 24"
TURKISTAN BURNING BUSH
(EUONYMUS NANUS 'TURKESTANICUS')
HEIGHT: 24"
SPREAD: 30"

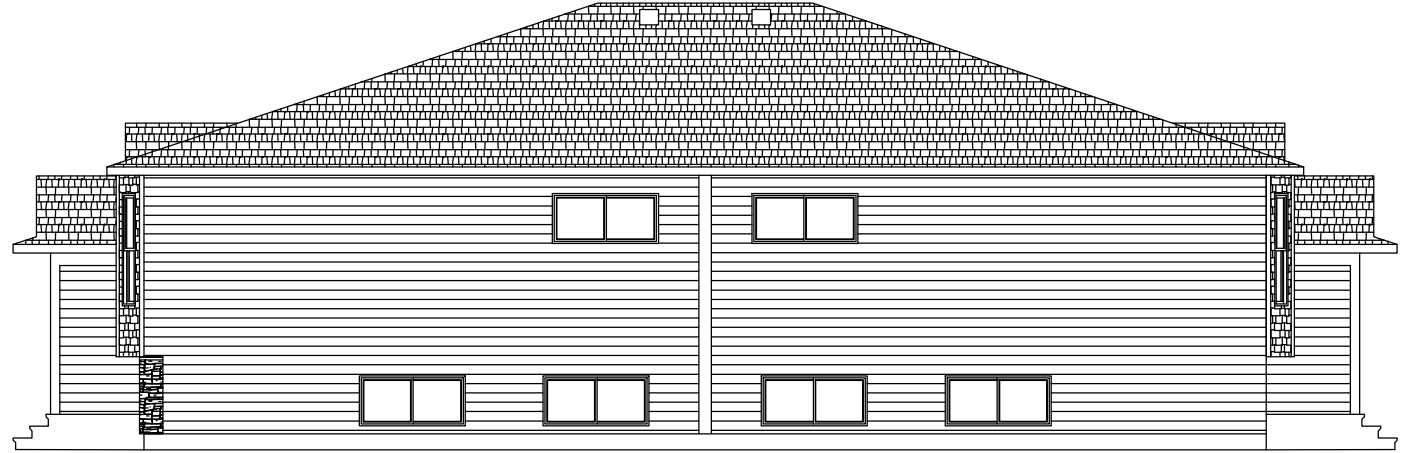


246 DENNIS STREET

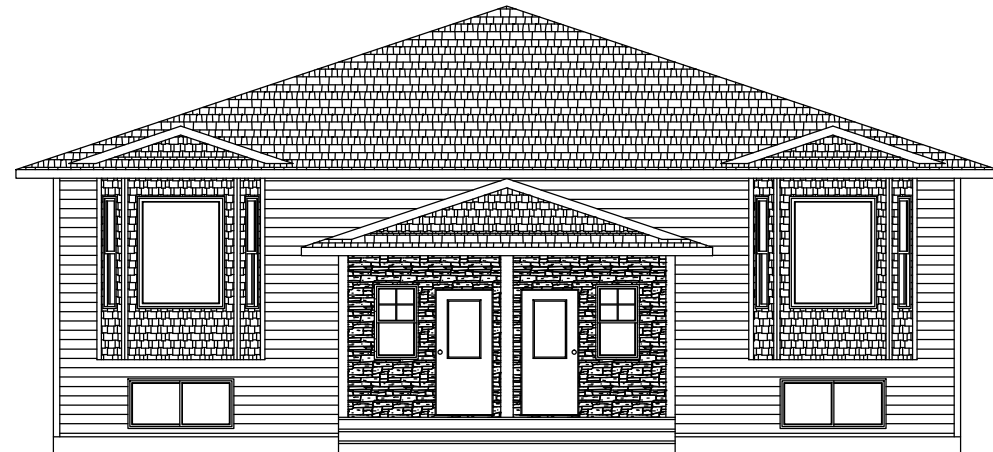
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DEVELOPMENT PROPOSAL



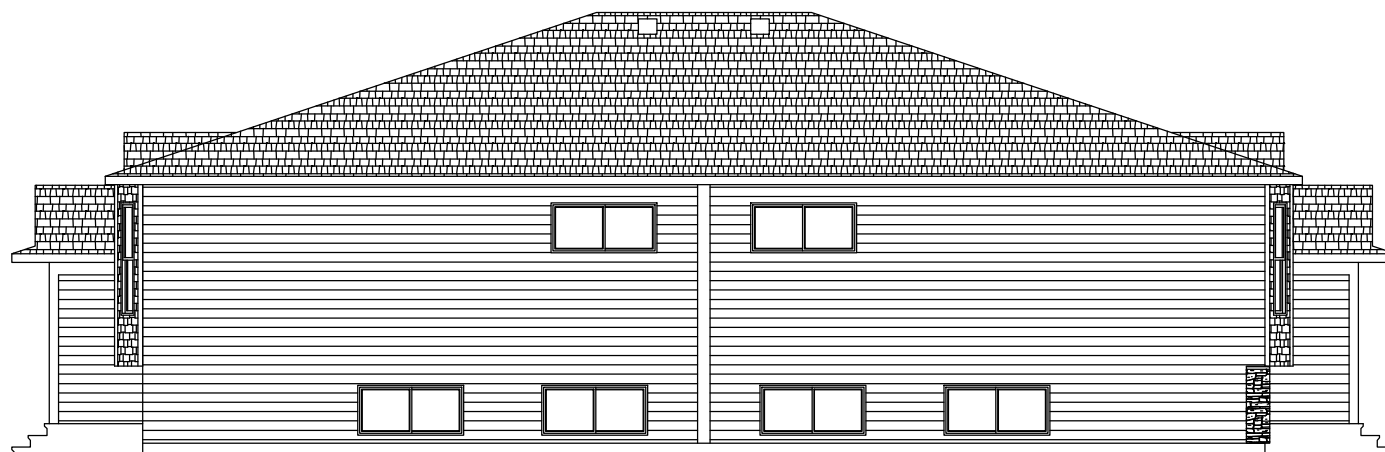
FRONT EXTERIOR ELEVATION



RIGHT EXTERIOR ELEVATION



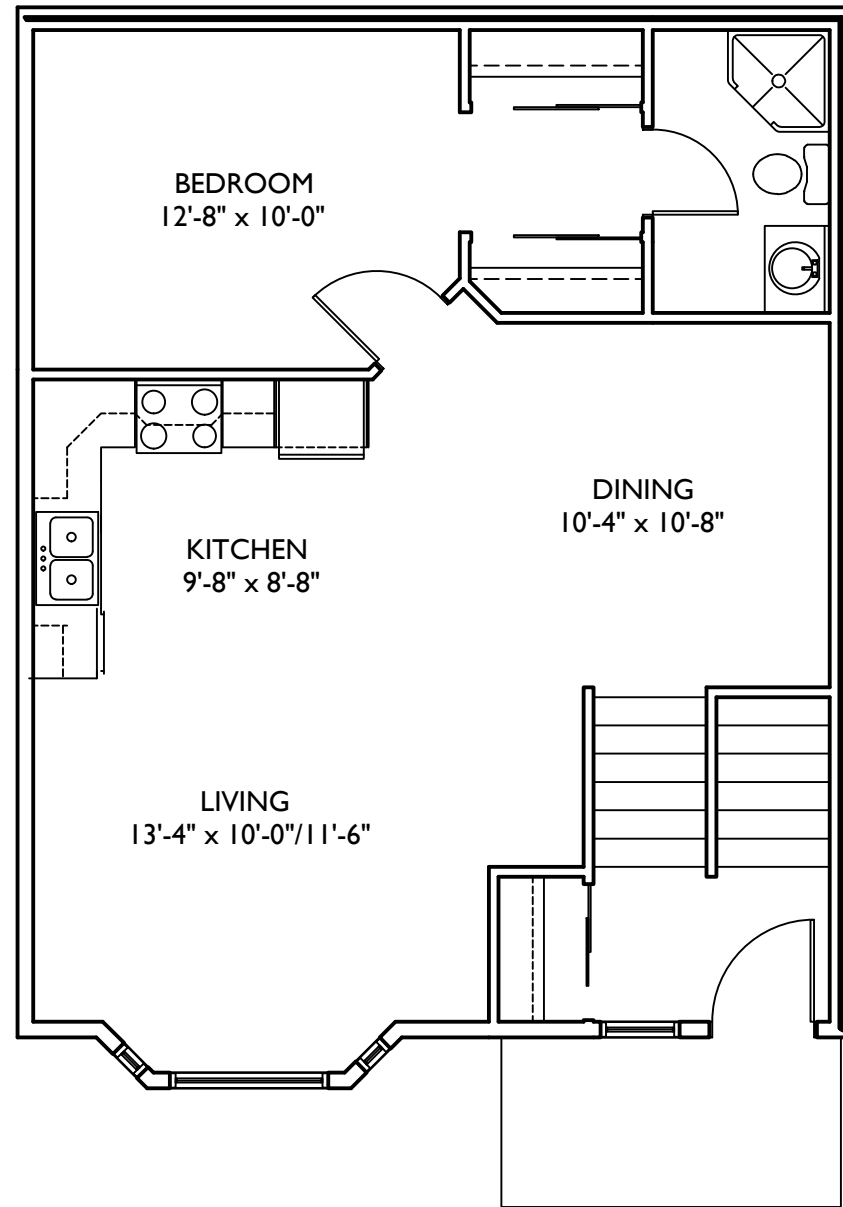
REAR EXTERIOR ELEVATION



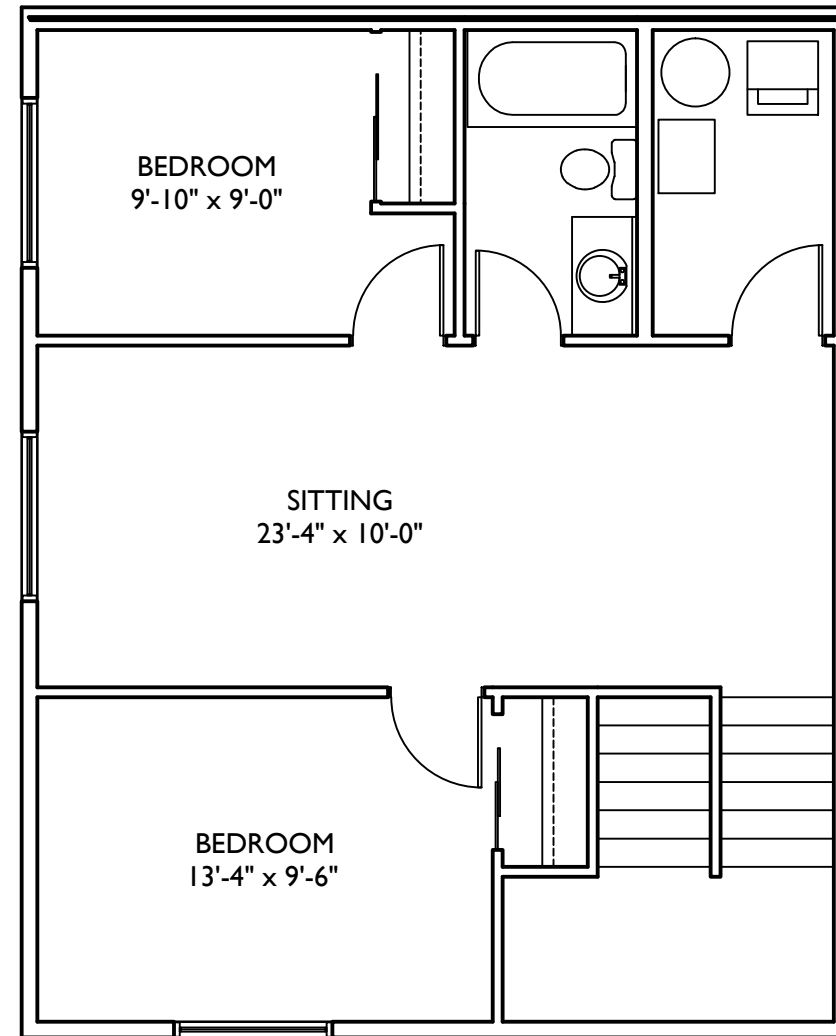
LEFT EXTERIOR ELEVATION

246 DENNIS STREET

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MAIN FLOOR PLAN - 740 FT²



BASEMENT PLAN - 740 FT²