



Planning & Building Safety Department
421 - 9th Street, Brandon MB, R7A 4A9
T: 204.729.2110 F: 204.728.2406

Variance to Zoning By-law 6642

Name of Property Owner: Geoffrey Richard Gregoire and Timothy Richard Gregoire
Name of Applicant: Geoffrey Richard Gregoire and Timothy Richard Gregoire
Civic Address of Property: 1129 Assiniboine Avenue
Legal Description of Property: Lots 9 and 10 Block 89 Plan 2 BLTO in NW 1/4 23-10-19 WPM

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 2 dwelling units to 4 dwelling units and reduce the minimum number of required parking spaces from 6 parking spaces to 5 parking spaces in the 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: 06/15/13
Address: 701-4th Street Brandon Mb R7A3H6 E-Mail: g.gregoire@contractorscorner.ca
Home Phone: _____ Cell Phone: (204) 761-2904 Work Phone: _____

Signature of Applicant: _____ Date: _____
Address: _____ E-Mail: _____
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 Houlihan, HPPA 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: Waleed Albakir Planning File No.: V-15-13-0 CityView No.: PL13-98
Date Application Received: June 26, 2013 Payment Date: June 26, 2013 Receipt No.: 13-622 Amount: \$ 465-
11:45 am Variance - Application REV01/13

June 24, 2013

Letter of Intent for Application for Variance to Zoning By-law 6642

To: The City of Brandon Planning Department

Re: 1129 Assiniboine Avenue (Lots 9 and 10, Block 89, Plan 2 BLTO)

I, Geoffrey Richard Gregoire and my brother Timothy Richard Gregoire, are the owners of 1129 Assiniboine Avenue, and are applying for a variance to zoning by-law 6642 in order to increase the maximum dwelling units allowed on the property from 2 dwelling units to 4 dwelling units and reduce the minimum required parking spaces from 6 parking spaces to 5 parking spaces in the Residential Low Density Multiple Family Zone (RLD).

The property is designated "Residential" as per *Map 1: Urban Land Use* in the Brandon & Area Planning District (BAPD) Development Plan (DP) 2013 [By-law 95/01/12]. Applying for a variance to increase the density of this property from 2 units to 4 units would meet specific residential policies in the BAPD DP 2013; specifically 2.2.2 Housing Mix, 2.2.4 Density, and most importantly 2.2.3 Housing Affordability. There could also be an argument made that 2.2.5 Higher Density Housing speaks to this application seeing as this property is directly across the CPR tracks to the Downtown HUB where higher densities are encouraged to promote economic activity downtown. Even though this property is outside of the Downtown Hub boundary it would be safe to say that occupants of this building would be inclined to support downtown business with being so close.

This property already received approval from the Planning Commission back in 2009 for this exact same application; however the owners were in the midst of establishing their new business Contractors Corner and could not complete the project within the timeframe allowed and received a one year extension to the variance but their approval expired in 2010. The original application was for a box style fourplex typical of multifamily dwellings at the time with two units on the main floor and two units on the second floor.

With their business now flourishing the owners are now reapplying to complete this project in a timely manner if approval is given. The new application is still for four dwelling units, however this time the building will be constructed as 2 storey row housing. The main floor will consist of a kitchen, living room, ½ bath, and laundry with the second floor containing three bedrooms and two bathrooms including a master bedroom with walk-in closet and en-suite bathroom. Each unit will have a cement front patio facing 12th Street and three of the units will have a small wooden deck adjacent to the east property line with the end unit having a 2nd front porch facing Assiniboine Avenue.

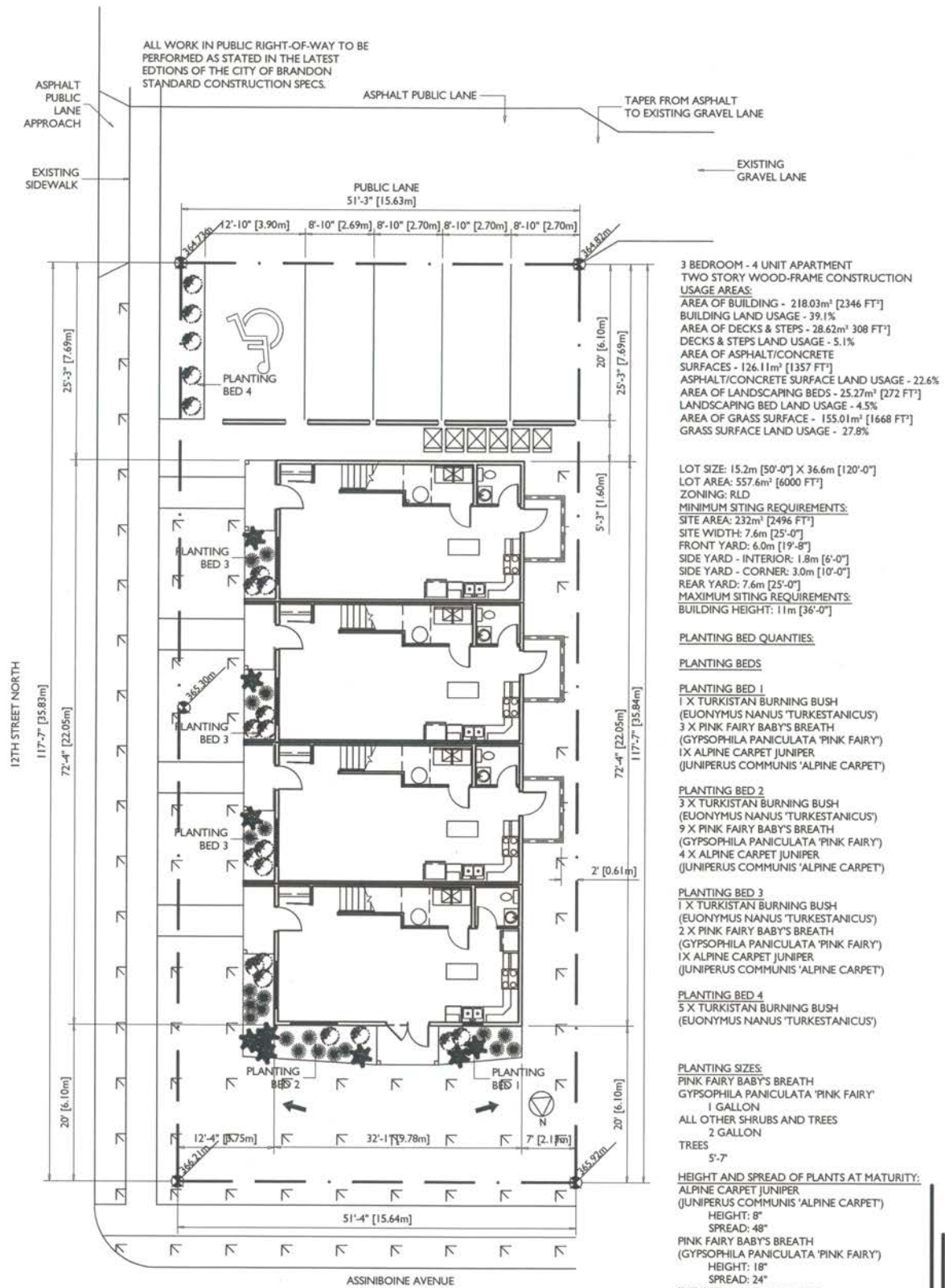
Sincerely,



Geoff Gregoire

1129 ASSINIBOINE AVENUE

DEVELOPMENT PROPOSAL



3 BEDROOM - 4 UNIT APARTMENT
 TWO STORY WOOD-FRAME CONSTRUCTION
 USAGE AREAS:
 AREA OF BUILDING - 218.03m² [2346 FT²]
 BUILDING LAND USAGE - 39.1%
 AREA OF DECKS & STEPS - 28.62m² 308 FT²
 DECKS & STEPS LAND USAGE - 5.1%
 AREA OF ASPHALT/CONCRETE SURFACES - 126.11m² [1357 FT²]
 ASPHALT/CONCRETE SURFACE LAND USAGE - 22.6%
 AREA OF LANDSCAPING BEDS - 25.27m² [272 FT²]
 LANDSCAPING BED LAND USAGE - 4.5%
 AREA OF GRASS SURFACE - 155.01m² [1668 FT²]
 GRASS SURFACE LAND USAGE - 27.8%

LOT SIZE: 15.2m [50'-0"] X 36.6m [120'-0"]
 LOT AREA: 557.6m² [6000 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**
- PLANTING BED 1**
 1 X TURKISTAN BURNING BUSH (EUONYMUS NANIUS 'TURKESTANICUS')
 3 X PINK FAIRY BABY'S BREATH (GYPSOPHILA PANICULATA 'PINK FAIRY')
 1 X ALPINE CARPET JUNIPER (JUNIPERUS COMMUNIS 'ALPINE CARPET')
- PLANTING BED 2**
 3 X TURKISTAN BURNING BUSH (EUONYMUS NANIUS 'TURKESTANICUS')
 9 X PINK FAIRY BABY'S BREATH (GYPSOPHILA PANICULATA 'PINK FAIRY')
 4 X ALPINE CARPET JUNIPER (JUNIPERUS COMMUNIS 'ALPINE CARPET')
- PLANTING BED 3**
 1 X TURKISTAN BURNING BUSH (EUONYMUS NANIUS 'TURKESTANICUS')
 2 X PINK FAIRY BABY'S BREATH (GYPSOPHILA PANICULATA 'PINK FAIRY')
 1 X ALPINE CARPET JUNIPER (JUNIPERUS COMMUNIS 'ALPINE CARPET')
- PLANTING BED 4**
 5 X TURKISTAN BURNING BUSH (EUONYMUS NANIUS 'TURKESTANICUS')

PLANTING SIZES:
 PINK FAIRY BABY'S BREATH
 GYPSOPHILA PANICULATA 'PINK FAIRY'
 1 GALLON
 ALL OTHER SHRUBS AND TREES
 2 GALLON
 TREES
 5'-7"

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 NANIUS 'TURKESTANICUS')
 HEIGHT: 24"
 SPREAD: 30"

A SITE PLAN
 1:150



1129 ASSINIBOINE AVENUE

DEVELOPMENT PROPOSAL



EAST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION

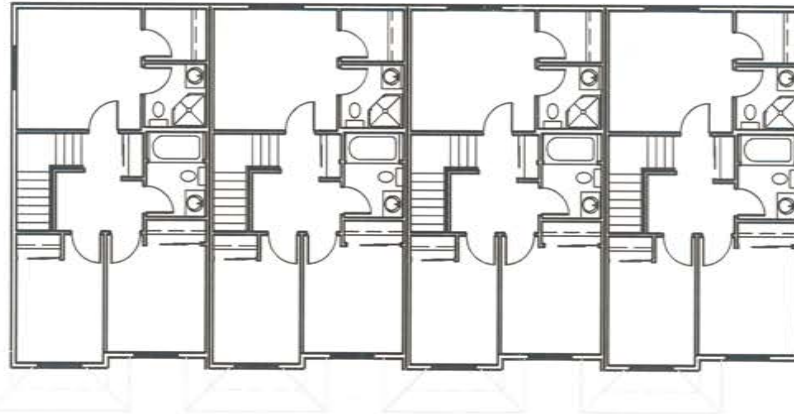


NORTH EXTERIOR ELEVATION

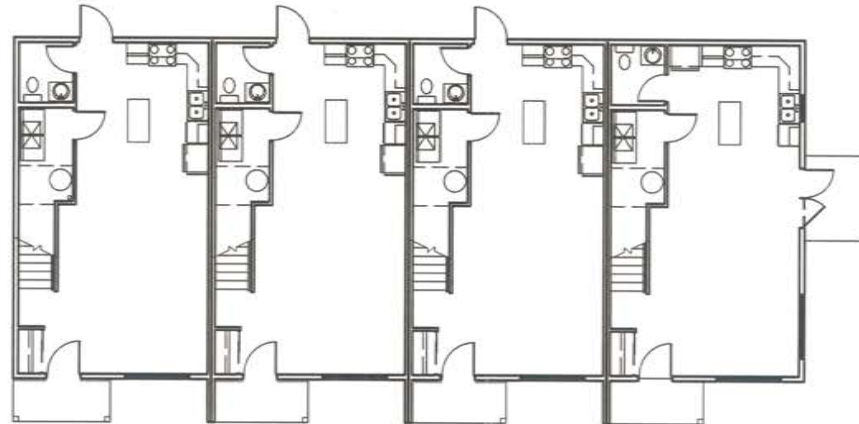
YBR DRAFTING
DESIGN
204.727.4049 • 633 - 4TH ST. NORTH
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1129 ASSINIBOINE AVENUE

DEVELOPMENT PROPOSAL



SECOND FLOOR BUILDING PLAN



MAIN FLOOR BUILDING PLAN

YBR DRAFTING
+ DESIGN
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BRANDON, MB R7A 2M9