



**CITY OF BRANDON
PLANNING & BUILDING DEPARTMENT**

421 - 9th Street • Brandon, Manitoba • R7A 4A9
Telephone (204) 729-2110 • Fax (204) 728-2406

Variance to Zoning By-law 6642

Name of Property Owner: Timothy Lee
(Please Print)

Name of Applicant: LE VAN BI
(Please Print)

Civic Address of Property: 946 10TH STREET

Legal Description of Property: LOT 16 BLOCK 36 PLAN 16

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

Variance Request: Very NUMBER OF DWELLING UNITS From ONE TO TWO.

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: [Signature] Date: Oct 30/12
Address: APT#2-33 15th Street R7A2L5 MB E-Mail: trolar@gmail.com
Street Address Postal Code City/Province

Home Phone: _____ Cell Phone: 2047208171 Work Phone: _____

Signature of Applicant: [Signature] VAN BI LE Date: Oct 30 12
Address: 21-53 Queen Ave. E-Mail: bliproposities@mykris.net
Street Address Postal Code City/Province

Home Phone: _____ Cell Phone: 204-573-8663 Work Phone: 573-5663

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, FIPPA Coordinator, City of Brandon Planning & Building Department, 421 - 9th Street, Brandon, Manitoba, R7A 4A9, Telephone (204) 729-2116.

FOR PLANNING OFFICE USE ONLY:
Community Planner: RYAN EDDICK Planning File No.: V-39-12-8 CityView No.: PH 12-159
Date Application Received: 12/05/12 Payment Date: Nov 1/12 Receipt No.: 51530 Amount: \$ 450
Variance - Application 8/17/12



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Letter of Authorization

Date: Oct 30/12

To: The City of Brandon
Department of Planning and Building
421 9th Street
Brandon, MB
R7A 4A9

RE: 946-10th STREET (address or legal description of application)

I (we) hereby give authorization to:

LE VAN BI (Applicant's name)

To apply for a Development application for the above address.

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

TIMOTHY LEE Oct 30/12
Please print name and provide signature Date

[Signature]
Please print name and provide signature Date

Please print name and provide signature Date

Please print name and provide signature Date

October 31, 2012

Van Bi Lee
6320201 Manitoba Ltd.
21 – 531 Queens Ave E.
Brandon, Manitoba
R7A 2C5

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

RE: 946 10th Street - Lot:16 Block: 36 Plan:16– Variance Application

Dear Mr. Ryan Eidick;

I, Mr. Van Bi Lee, operating as 6320201 Manitoba Ltd. would like to request a variance to support the development of a bi-level, two family dwelling on the RLD zoned property at 946 10th street in the City of Brandon. The current zoning allows for a single family dwelling unit.

The property in question lies within the south-central area of Brandon and the streetscape consists of a mix of single family residences, apartment buildings, a commercial building bordering the property to the south and a church across the street to the east. The address, 946, is located on the west side of 10th Street and is 1 property north of the south end of the 900 block of 10th Street.

Of the approximately 12 structures existing along the 900 block of 10th street, 60% are single family residences, 25% are apartments and 15% are a combination of commercial and places of worship.

The current single family residence requires extensive repair to be returned to modern codes and I am requesting your approval for the construction of a two family dwelling unit to replace the existing structure, which will improve the current street-scape. The current building is approximately 3.0m [10'-0"] from the front property line, while all other buildings on the street are a minimum of 7.6m [25'-0"]. The proposed new building will conform to required yard setbacks and parking requirements set forth in Zoning Bylaw No. 6642 and has been designed to incorporate features of the existing surrounding buildings such as; similar exterior finishing materials, raised to match height of surrounding structures, and landscaping beds along the street-side of the building.

I, Mr. Van Bi Lee, operating as 6320201 Manitoba Ltd., appreciate your time and consideration for the variance to support the development of a bi-level, two family dwelling on the RLD zoned property at 946 10th Street in the City of Brandon. Please feel free to contact myself with any questions or concerns.

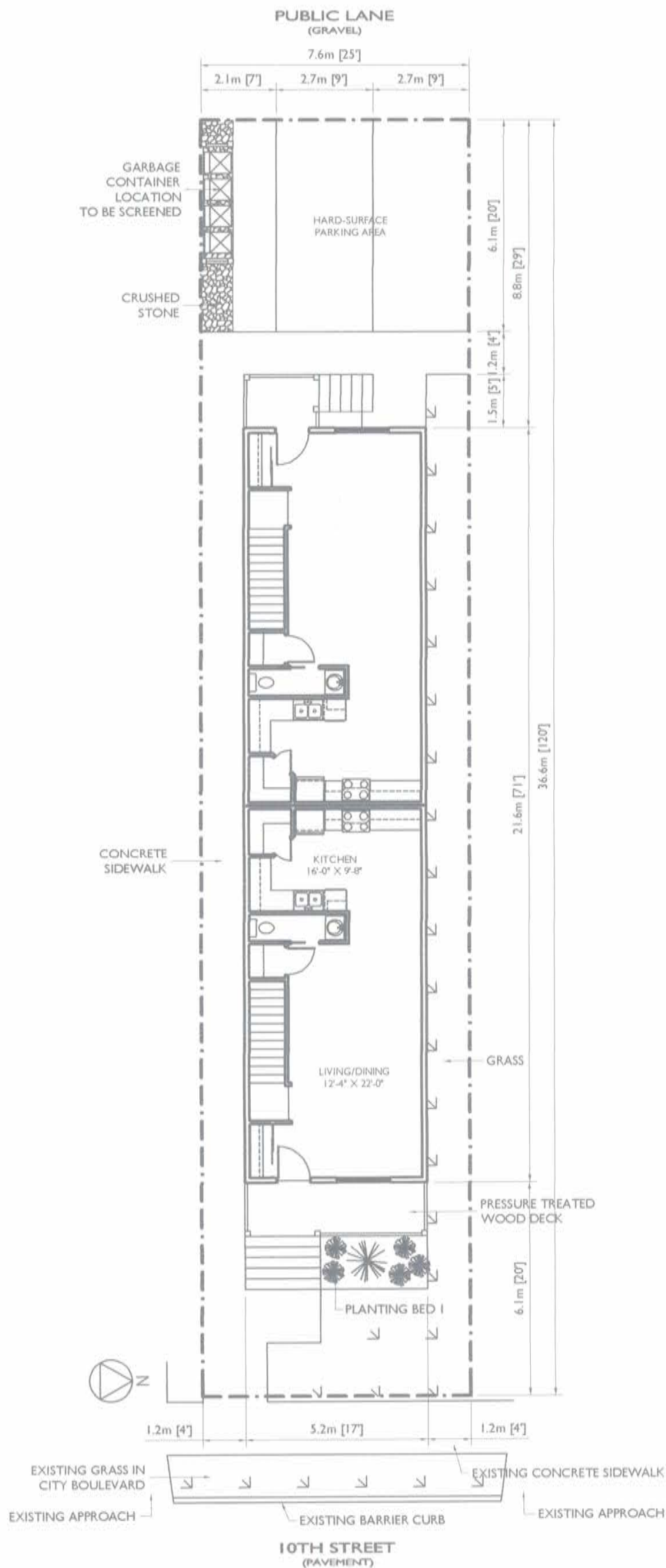
Kind regards;



Van Bi Lee

946 10TH STREET

LOT: 16 BLOCK: 36 PLAN: 16
DEVELOPMENT PROPOSAL



SITE PLAN
1:150

2 BEDROOM - 2 UNIT APARTMENT
BI-LEVEL WOOD-FRAME CONSTRUCTION
USAGE AREAS:
AREA OF BUILDING - 112.17m² [1207 FT²]
BUILDING LAND USAGE - 40.2%
AREA OF DECKS & STEPS - 15.61m² [168 FT²]
DECKS & STEPS LAND USAGE - 5.6%
AREA OF ASPHALT SURFACES - 40.89m² [440 FT²]
ASPHALT SURFACE LAND USAGE - 14.7%
AREA OF CONCRETE SURFACES - 50.60m² [566 FT²]
CONCRETE SURFACE LAND USAGE - 18.9%
AREA OF LANDSCAPING BEDS - 4.65m² [50 FT²]
LANDSCAPING BED LAND USAGE - 1.6%
AREA OF ROCK GARDEN - 5.57m² [60 FT²]
ROCK GARDEN LAND USAGE - 2%
AREA OF GRASS SURFACE - 47.30m² [509 FT²]
GRASS SURFACE LAND USAGE - 17%

LOT SIZE: 7.6m [25'-0"] X 36.6m [120'-0"]
LOT AREA: 278.8m² [3000 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: 1.2m [4'-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 BED 1

1 X DWARF ALBERTA SPRUCE
(PICEA GLAUCA 'CONICA')
4 X PINK FAIRY BABY'S BREATH
(GYPSOPHILA PANICULATA 'PINK FAIRY')

HEIGHT AND SPREAD OF PLANTS AT MATURITY:

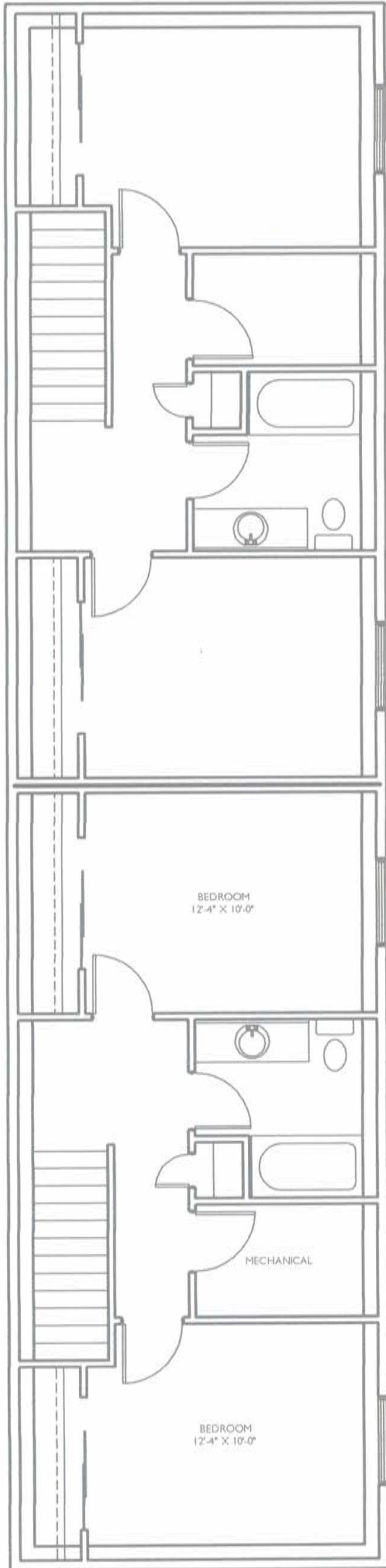
DWARF ALBERTA SPRUCE
(PICEA GLAUCA 'CONICA')
HEIGHT: 60"
SPREAD: 48"
PINK FAIRY BABY'S BREATH
GYPSOPHILA PANICULATA 'PINK FAIRY'
HEIGHT: 18"
SPREAD: 24"

PLANTING SIZES:

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

946 10TH STREET

LOT: 16 BLOCK: 36 PLAN: 16
DEVELOPMENT PROPOSAL



BASEMENT PLAN
1:75



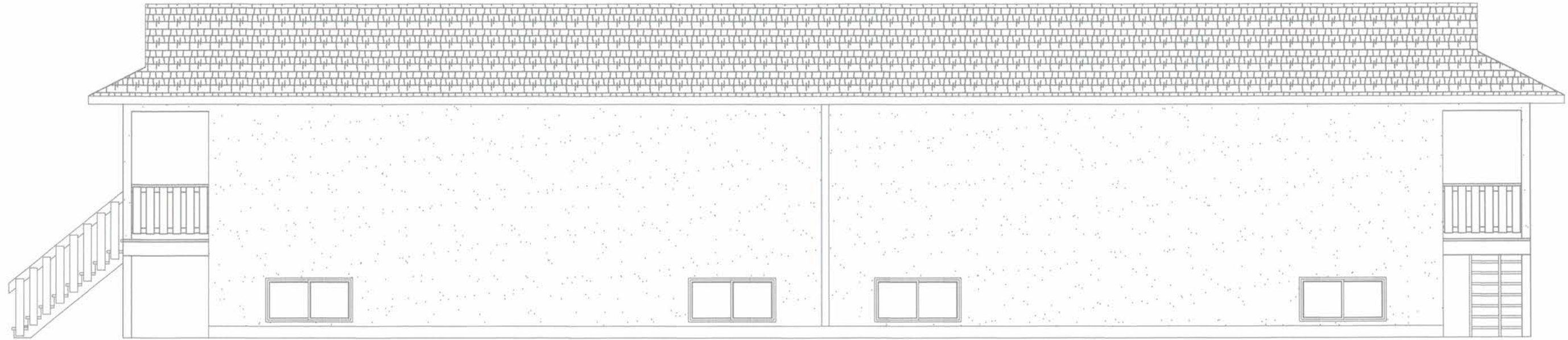
EAST EXTERIOR ELEVATION
1:75



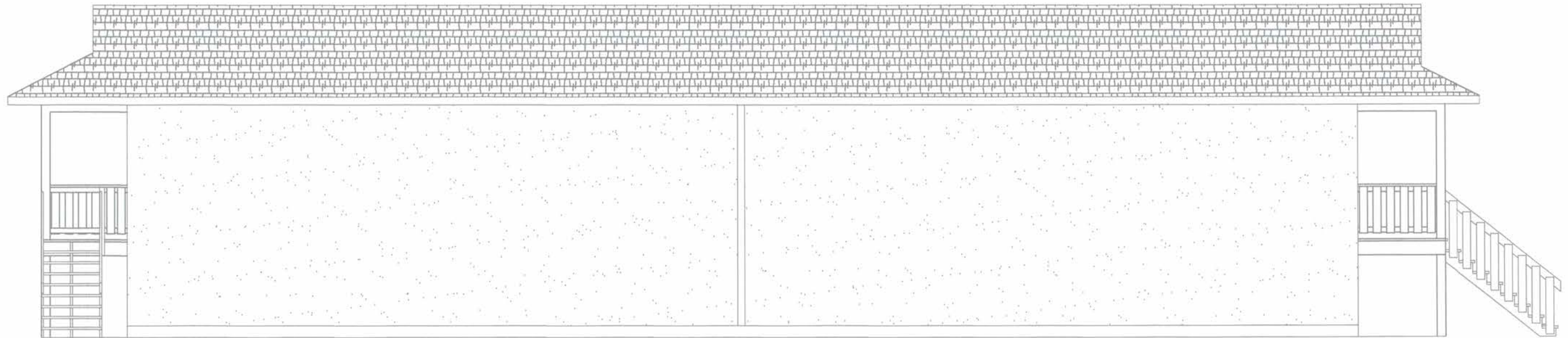
WEST EXTERIOR ELEVATION
1:75

946 10TH STREET

LOT: 16 BLOCK: 36 PLAN: 16
DEVELOPMENT PROPOSAL



NORTH EXTERIOR ELEVATION
1:75



SOUTH EXTERIOR ELEVATION
1:75