



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: MARCEL AND TANNIS PELETIER
Name of Applicant: CRAIG MOORE / JASON KASPER
Civic Address of Property: 339 - 73RD STREET, BRANDON, MB - NORTH AND SOUTH PARCEL
Legal Description of Property: LOT 35, BLOCK 37, PLAN 15 - TITLE SPLIT - NORTH AND SOUTH

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**** ← Completed

Variance Request:

DENSITY VARIANCE TO ALLOW DUPLEX TO BE DEVELOPED (DESIGN AS PROPOSED) ON 25' WIDE BY 120' DEEP LOT ON NORTH AND SOUTH HALF OF TITLE SPLIT CIVIC ADDRESS LISTED ABOVE.

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.

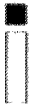
Signature of Owner: Marcel Pelletier Date: JANUARY 12, 2015
Address: 916 CENTENNIAL ST. WPS E-Mail: tk@shaw.ca
Home Phone: 204-489-4238 Cell Phone: 204-781-9519 Work Phone: 204-781-9519

Signature of Applicant: Jason Kasper Date: JANUARY 12, 2015
Address: 325 NAIRD AVENUE WPS E-Mail: jkasper@ideate-design.ca
Home Phone: - Cell Phone: 204-791-5866 Work Phone: 204-957-1683

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 Houlahan, PIPA Coordinator, City of Brandon Planning & Building Safety Department, 421 - 9th Street, Brandon, Manitoba, R7A 4A9, Telephone 204-729-2110.

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Robert Zilke Planning File No.: V-03-15-B CityView No.: PLVA2015-11
Date Application Received: Jan. 26/15 Payment Date: Jan 27/15 Receipt No.: 2015-2533 Amount: \$ 800.00
Variance - Application



January 26, 2015

REVISED PACKAGE

City of Brandon
Planning and Building Safety Department
P
421-9th Street, Brandon, Manitoba,
R7A 4A9

To whom it may concern,

I am submitting this letter of intent on behalf of my clients, Marcel and Tannis Pelletier, owner of the property at:

339, 23rd Street in Brandon, Manitoba.

The legal description is Lots 35 and 36, Block 37, Plan 15.

We are seeking a density variance to allow the development and construction of a duplex on the north and on the south parcel of the above noted address (which will be title split)

My client is interested in developing and constructing some housing rental units on this property – 2 separate buildings each with 2 units, totaling 4 units. Each of the two buildings would have one suite measuring approximately 1387 square feet and another smaller suite measuring 462 square feet.

The building footprint would be 16'-8" feet wide by 55'-5" feet in depth. The larger suite would be accessible via the front street, and the smaller suite would be accessible from the back of the structure.

We have put together a preliminary design for the project and submit it as part of this package for comment and direction from the local authority.

We are anticipating a front yard setback of 20 feet, a rear yard setback of +/- 40 feet and side yard setbacks of 4'-2" on either side.

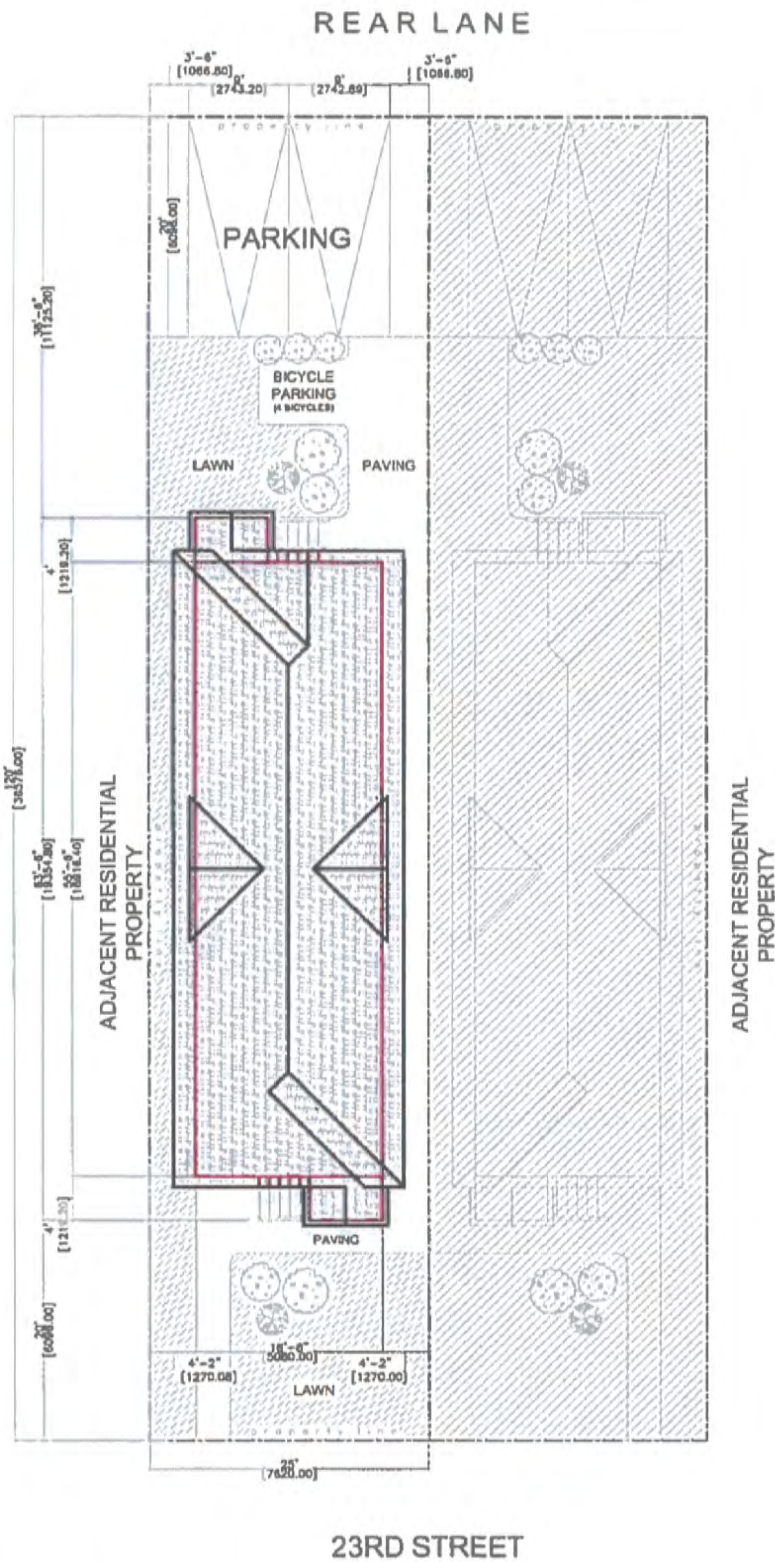
Our design approach to this project would be one of neighborhood integration – a design aesthetic and scale of building that would reflect existing housing stock in the area, and even improve upon it. This client understands the need for safe, affordable and well-designed rental housing in Brandon, and this proposed design is in response to this need.

I look forward to your feedback, and to working with you on this initiative.

Regards,

Jason Kasper

BID, MFM, PIDIM, IDC, IIDA
NCIDQ Certified
Professional Interior Designer
Principal



TOTAL LOT/ SITE AREA: (PER TITLE SPLIT - EACH LOT MEASURING 25' WIDE BY 120' DEEP)

3,000 SQ.FT. (279 square meters)

TOTAL BUILDING COVERAGE:

**925 SQ.FT. (85.5 square meters)
30% OF LOT AREA**



1
A-0

SITE DEVELOPMENT PLAN

SCALE:

1:200M

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325 NAIRN AVENUE
WINNIPEG MANITOBA
CANADA R2L 0W8

TEL: 204.957.1683
FAX: 204.957-0888
www.ideatedesign.ca

Project Title

PROPOSED HOUSING DUPLEX
SITE DEVELOPMENT PLAN

Civic Address: Lot 35 - 339, 23rd Street, Brandon, MB(North Parcel)

Drawn RA App'd JK

Detail Sheet No.

A-0

Date JAN. 26, 2015

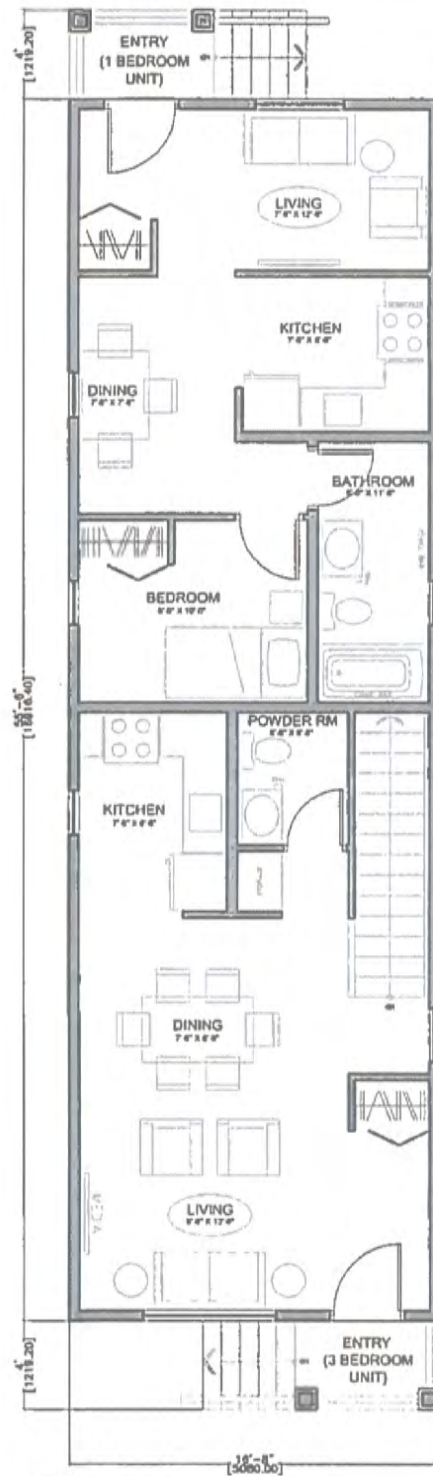
Scale 1:200M

Project No.

214.95

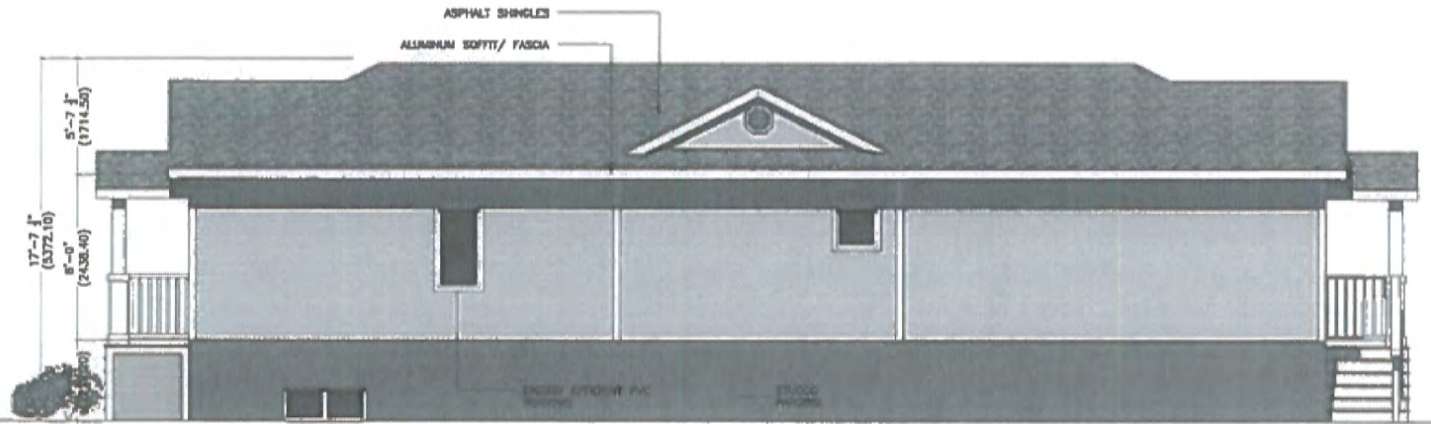


1 LOWER LEVEL PLAN
A-1 SCALE: 1:100M

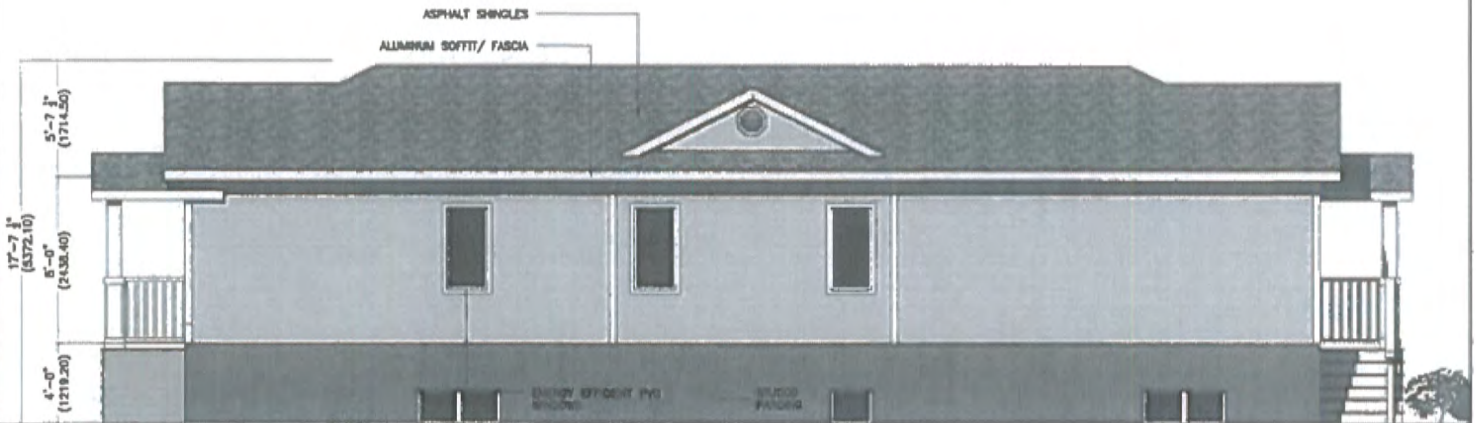


2 MAIN LEVEL PLAN
A-1 SCALE: 1:100M

IDEATE DESIGN CONSULTING INC.	325 NAIRN AVENUE		TEL: 204.957.1683	
	WINNIPEG MANITOBA		FAX: 204.957-0888	
CANADA R2L 0W8		www.ideatedesign.ca		
Project Title	PROPOSED HOUSING DUPLEX FLOOR PLANS			Detail Sheet No.
Civic Address: Lot 35 - 339, 23rd Street, Brandon, MB(North Parcel)	Drawn	RA	App'vd	JK
	Date	JAN. 26, 2015		A-1
	Scale	1:100M		Project No.
				214.95



1 RIGHT SIDE ELEVATION
A-3 SCALE: NTS



2 LEFT SIDE ELEVATION
A-3 SCALE: NTS

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Project Title PROPOSED HOUSING DUPLEX
 EXTERIOR ELEVATIONS
 Civic Address: Lot 35 - 339, 23rd Street, Brandon, MB(North Parcel)

Drawn	RA	App'd	JK
Date	JAN. 26, 2015		
Scale	NTS		

Detail Sheet No.	A-3
Project No.	214.95

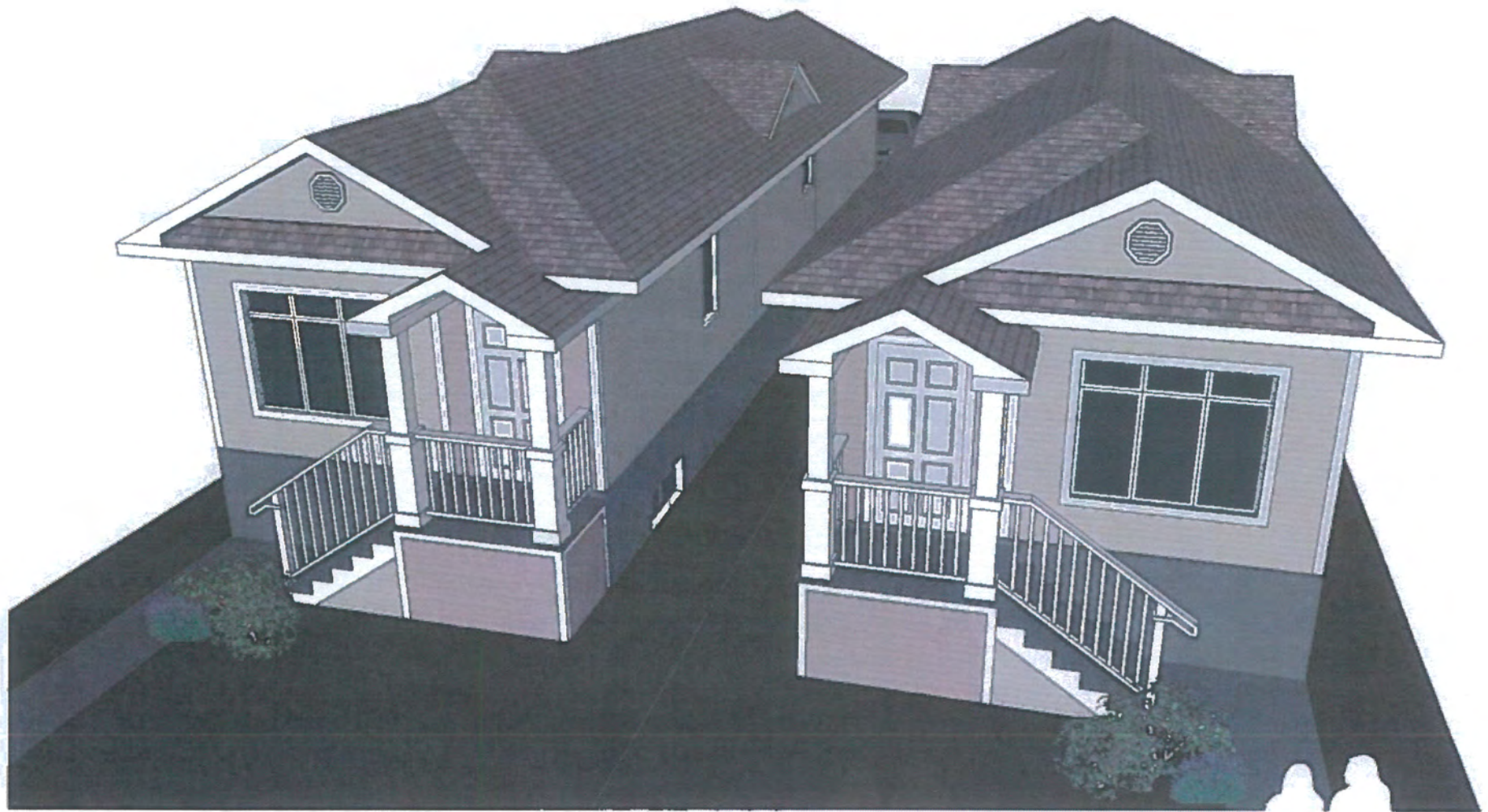
Proposed Housing
Brandon, Manitoba



Jan. 26, 2015

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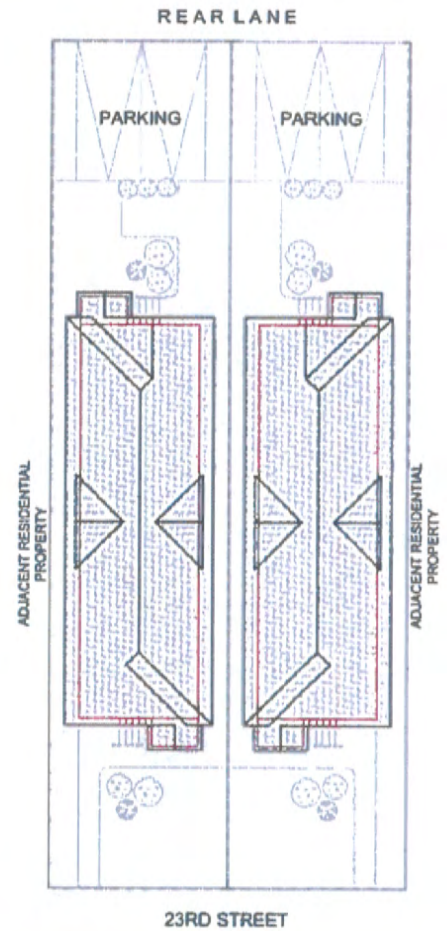


HOUSING DEVELOPMENT

Lot 35 - 339, 23rd Street, Brandon, MB

PROJECT OVERVIEW

MEDO Housing is proposing the development and construction of new housing units to be built in this neighbourhood. Each home will consist of two units - one three bedroom suite and one single bedroom suite. The homes will be energy efficient and will be professionally designed and engineered to integrate the existing look and feel of the neighbourhood. You will soon be receiving notification in the mail of a public meeting which will be the venue to raise any questions that you might have regarding this development. MEDO welcomes the opportunity to provide any further information that you may require related to this upcoming project.



VIEW FROM STREET