

Variance to Zoning By-law 6642

Name of Property Owner: Drew Leslie Ann Rosteski
Name of Applicant: Con-Cor Homes
Civic Address of Property: 1141 5th Street
Legal Description of Property: Lots 33 and 34, Block 28, Plan 7 BLTO

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:

See Letter of Intent

To increase the maximum number of Dwelling Units from two (2) dwelling units to three (3) dwelling units in the RLD 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: Drew Rosteski Date: 01/12/15
Address: 23 Magnolia Drive Brandon MB E-Mail: _____
Home Phone: _____ Cell Phone: 570-0235 Work Phone: _____
Signature of Applicant: [Signature] Date: 01/12/15
Address: 408 Park Avenue Brandon MB R7A 7A8 E-Mail: contactus@concorhomes.ca
Home Phone: _____ Cell Phone: _____ Work Phone: (204) 727-3799

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 Safety Department, 421 – 9th Street, Brandon, Manitoba, R7A 4A9, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Waleed Alkhay Planning File No.: V-04-15-13 CityView No.: 2015-32
Date Application Received: Nov 25/13 Payment Date: Mar 25/15 Receipt No.: 2015-2651 Amount: \$ 525.00

Variance - Application

REV01/13

Letter of Authorization

Date: 01/12/15

To: City of Brandon
Planning & Building Safety Department
421 – 9th Street
Brandon, MB
R7A 4A9

RE: 1141 5th Street (address or legal description of application)

I (We) hereby give authorization to:

Con-Cor Homes (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:

<u>Drew Rostesi</u>	<u>Drew Rostesi</u>	<u>1/20/2015</u>
Name (Print)	Name (Signed)	Date

_____	_____	_____
Name (Print)	Name (Signed)	Date

_____	_____	_____
Name (Print)	Name (Signed)	Date

_____	_____	_____
Name (Print)	Name (Signed)	Date

March 16, 2015

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

Re: Letter of Intent for Variation of 1141-5th Street (Lot 33 & 34 Block 28, Plan 7 BLTO)

Con-Cor Homes on behalf of the owner Drew Leslie Ann Rosteski, is applying for a variance to the City of Brandon Zoning By-law 6642 in order to increase the maximum number of dwelling units from two (2) to three (3) in the Residential Low Density Multiple Family (RLD) zone.

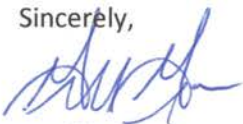
The property is designated "Residential" as per *Map 1: Urban Land Use* in the Brandon & Area Planning District (BAPD) Development Plan (DP) 2013 [By-law 95/01/12]. Applying for a variance to increase the density of this property from 2 units to 3 units would meet specific residential policies in the BAPD DP 2013; specifically 2.2.2 Housing Mix, 2.2.4 Density, and most importantly 2.2.3 Housing Affordability.

Con-Cor Homes is seeking approval to build a triplex to replace the home currently located on the property. This will help create three affordable units for purchase at this location which is only 2 blocks away from George Fitton Elementary School which makes this a great location for young families. The building will conform to components of the new Urban & Landscape Design Standards specifically Part 4 Building Design and Part 5 Landscape Design. Specifically the use of defined front entrances, covered porches, using design elements from surrounding buildings and landscaping along the buildings exposed foundation. Con-Cor Homes will work with the Planning Department in order to make sure the exterior of the building maintains some elements of the area; but at the same time modernize the building.

The building has been designed to have two units that contain 2 bedrooms each while the third unit will have 3 bedrooms. The required parking will be accommodate off the rear lane. This is the exact variation that was applied for and approved next door at 1151-5th Street.

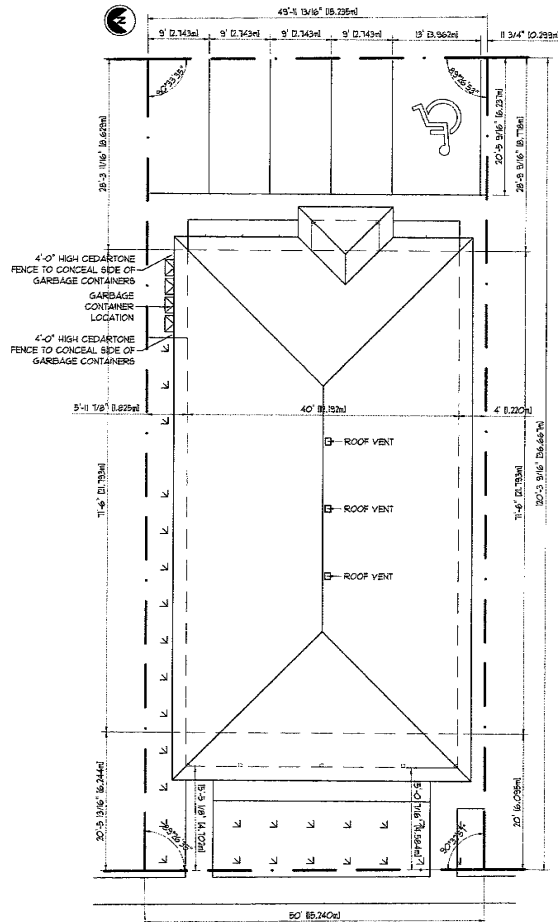
We look forward to working with the Planning Department through the variation process and hope to receive a supportive recommendation as we are trying to help provide affordable housing in the area.

Sincerely,



Geoff Gregoire
Con-Cor Homes

1141 5TH STREET
LOT: 33/34 BLOCK: 28 PLAN: 7



2 1/2 BEDROOM - 3 UNIT CONDOMINIUM
BUNGALOW WOOD-FRAME CONSTRUCTION
USAGE AREAS:
AREA OF BUILDING - 265.80m² D860 FT²
BUILDING LAND USAGE - 41.5%
AREA OF DECKS + STEPS - 22.17m² D230 FT²
DECKS + STEPS LAND USAGE - 4.8%
AREA OF CONCRETE SURFACES - 11.12m² D1166 FT²
CONCRETE SURFACE LAND USAGE - 10.7%
AREA OF ASPHALT SURFACES - 83.03m² D890 FT²
ASPHALT SURFACE LAND USAGE - 16.8%
AREA OF LANDSCAPING BEDS - 14.87m² D160 FT²
LANDSCAPING BED LAND USAGE - 7.1%
AREA OF GRASS SURFACE - 89.96m² D968 FT²
GRASS SURFACE LAND USAGE - 16.0%

LOT SIZE: 8.3m (27'-0") X 36.7m (120'-3")
LOT AREA: 305.0m² 3295 FT²
ZONING: RLD
MINIMUM SITING REQUIREMENTS:
SITE AREA: 2027 D2185 FT²
SITE WIDTH: 1.6m (5'-0")
FRONT YARD: 6.0m (19'-8")
SIDE YARD - INTERIOR: 1.2m (3'-0")
SIDE YARD - CORNER: 3.0m (10'-0")
REAR YARD: 1.6m (5'-0")
MAXIMUM SITING REQUIREMENTS:
BUILDING HEIGHT: 10m (33'-0")

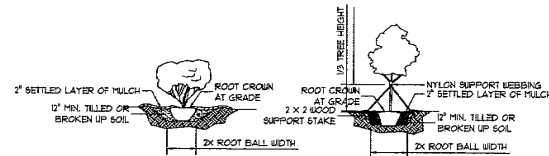
HEIGHT AND SPREAD OF PLANTS AT MATURITY:

ALPINE CARPET JINPER
JUNIPERUS COMMUNIS 'ALPINE CARPET'
HEIGHT: 8"
SPREAD: 48"
TURKISTAN BURNING BUSH
BONITUS NANUS TURKESTANICUS
HEIGHT: 24"
SPREAD: 30"
DIARF ALBERTA SPRUCE
(PICEA GLAUCA 'CONICA')
HEIGHT: 84"
SPREAD: 48"

PLANTING BED QUANTITIES:

PLANTING BED
4 X ALPINE CARPET JINPER
JUNIPERUS COMMUNIS 'ALPINE CARPET'
4 X TURKISTAN BURNING BUSH
(BONITUS NANUS TURKESTANICUS)
3 X DIARF ALBERTA SPRUCE
(PICEA GLAUCA 'CONICA')
ASSORTED PERENNIAL FLOWERS

PLANTING SIZES:
ASSORTED PERENNIAL FLOWERS
1/2 GALLON
ALL OTHER SHRUBS AND TREES
7 GALLON



A SITE PLAN
1:150

ARCHITECT STAMP

ENGINEER STAMP



833 4TH STREET N, BRANDON, MB R7A 2A7
204.727.4047 RBRUGGESS@YBRDESIGN.CA

DESIGNED BY:
APPROVED BY:
R.B.

ALL MEASUREMENTS TO BE FIELD
VERIFIED BY GENERAL CONTRACTOR
PRIOR TO CONSTRUCTION WORK.
ALL DISCREPANCIES TO BE
REPORTED IN WRITING TO DESIGNER.

PROJECT NAME
1141 5TH STREET

SHEET NAME
SITE PLAN
LANDSCAPING DETAILS

DATE	BY
5/2/22	REVIEWED
	DESIGNED
	ISSUED FOR CLIENT REVIEW
	PROCEED

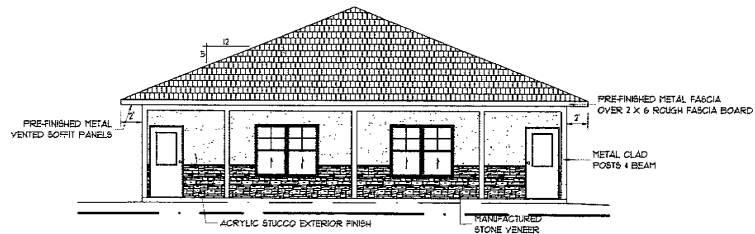
SHEET NUMBER:

AO.0

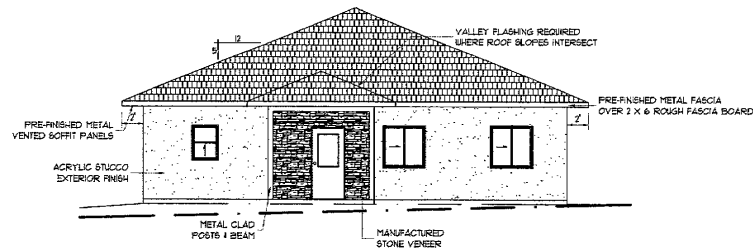
FILE NUMBER:

2014.103

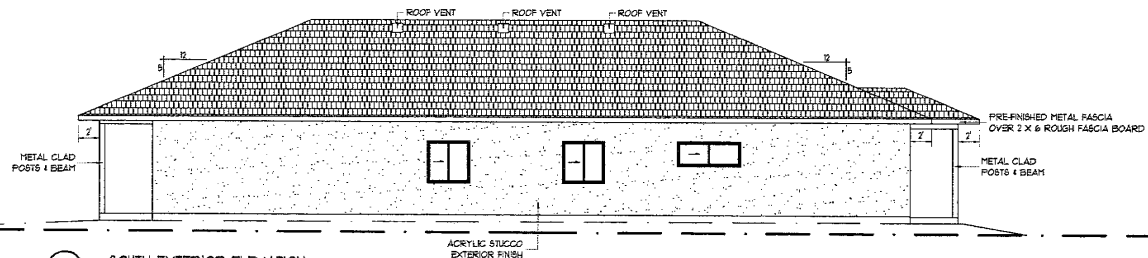
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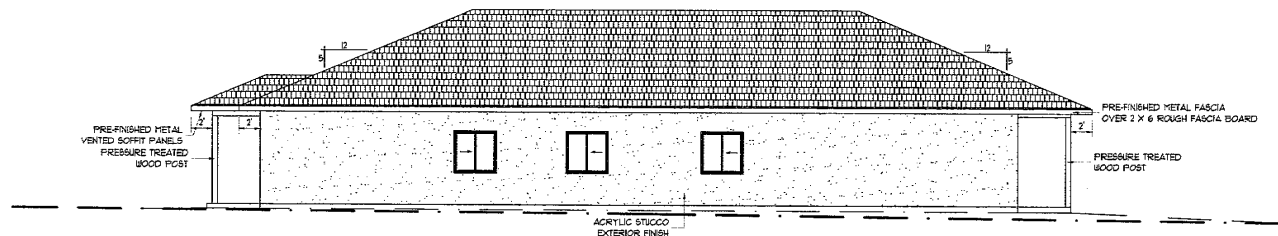
E1 WEST EXTERIOR ELEVATION
1/8" = 1'



E2 EAST EXTERIOR ELEVATION
1/8" = 1'



E3 SOUTH EXTERIOR ELEVATION
1/8" = 1'



E4 NORTH EXTERIOR ELEVATION
1/8" = 1'

ARCHITECT STAMP

ENGINEER STAMP



YBRDESIGN
833 4TH STREET N. BRANDON, MB R7A 2W7
204.727.4047 RBURGESS@YBRDESIGN.CA

DRAWN BY: R.B.

APPROVED BY:

ALL MEASUREMENTS TO BE FIELD
VERIFIED BY GENERAL CONTRACTOR
FOR CONSTRUCTION OF WORK.
ALL DISCREPANCIES TO BE
REPORTED IN WRITING TO DESIGNER.

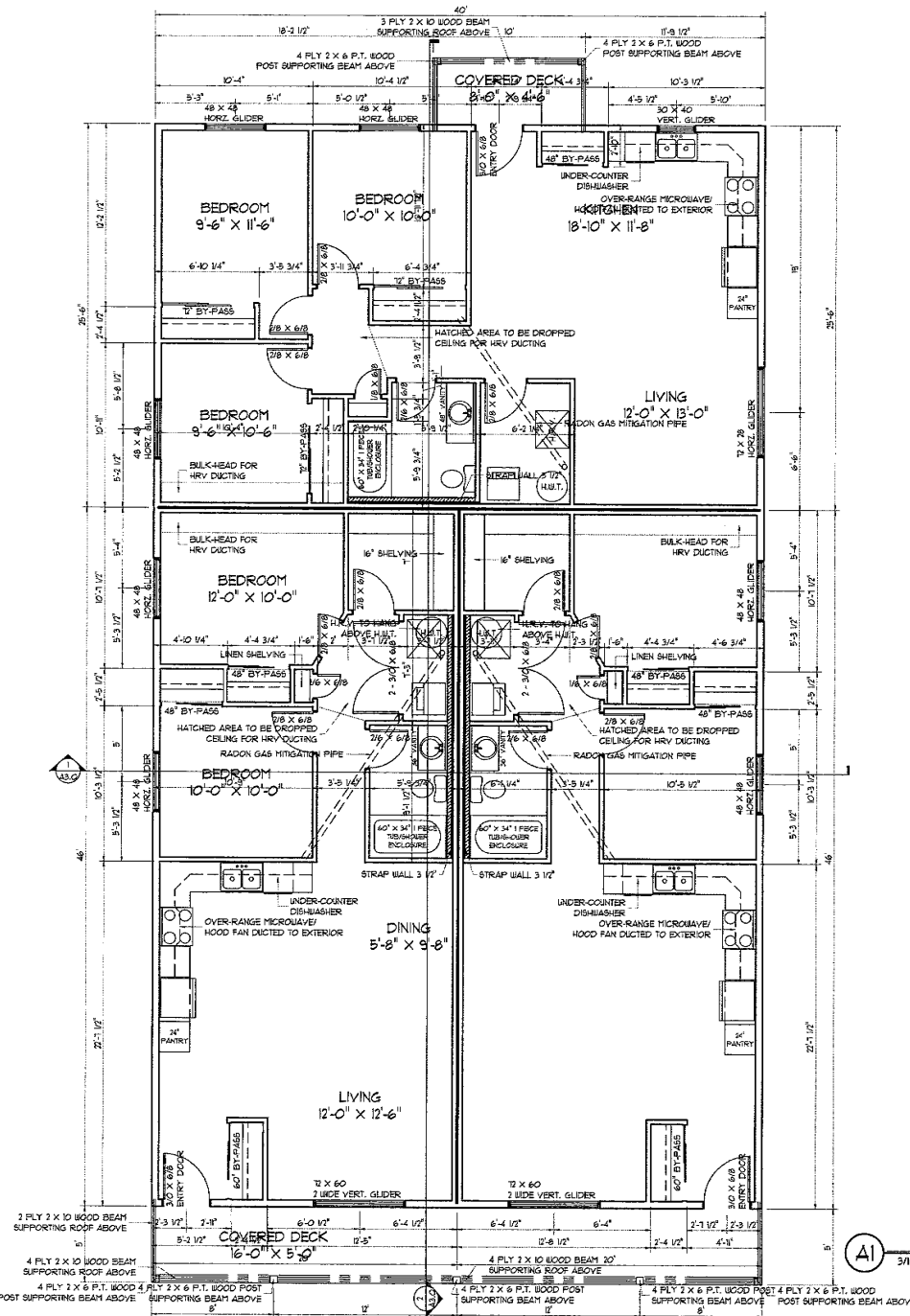
PROJECT NAME

SHEET NUMBER

A2.0

FILE NUMBER: 2014.103

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A1.0 BUILDING PLAN

GENERAL NOTES:

1. ALL CONCRETE BELOW GRADE REQUIRES DAMP-PROOFING AS PER ART. 9.3.2 OF THE MANITOBA BUILDING CODE 2010.
2. EXTERIOR STAIRS AND LANDINGS, WHERE DISTANCE FROM TOP OF STAIRS OR LANDING TO THE FINISHED GRADE IS GREATER THAN 24" BUT LESS THAN 17', REQUIRE GUARD RAILS 36" HIGH MEASURED VERT. FROM A LINE DRAWN THROUGH THE OUTSIDE EDGES OF STAIR NOSINGS & 36" HIGH AT LANDINGS. WHERE THE DISTANCE FROM TOP OF STEPS OR LANDING TO FINISHED GRADE IS GREATER THAN 17', GUARDS FOR STAIRS SHALL NOT BE LESS THAN 36" HIGH MEASURED VERT. FROM A LINE DRAWN THROUGH THE OUTSIDE EDGES OF STAIR NOSINGS & 42" HIGH AT LANDINGS OR BALCONIES. ALL GUARDS WITHIN DWELLING UNITS SHALL BE 36" HIGH AT STAIRS AND LANDINGS.
3. SMOKE ALARMS SHALL BE INSTALLED BY PERMANENT CONNECTION TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE SMOKE ALARM. AS PER ART. 9.0.18.4 OF THE NBC 2010. SMOKE ALARMS MUST BE INSTALLED ON EVERY FLOOR LEVEL, INCLUDING BASEMENTS, THAT IS 14" OR MORE ABOVE OR BELOW THE ADJACENT FLOOR LEVEL. SMOKE ALARMS ARE LOCATED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STORY AS PER ART. 9.0.18.3 OF THE NBC 2010. DISTANCE FROM ANY POINT ON A FLOOR LEVEL TO A SMOKE ALARM SHALL NOT EXCEED 49'.
4. SMOKE ALARMS SHALL CONFORM TO CAN / ULC-5581.
5. A CARBON MONOXIDE ALARM IS REQUIRED IN A RESIDENTIAL OCCUPANCY THAT SHARES A WALL OR FLOOR/CEILING ASSEMBLY WITH A STORAGE GARAGE OR THAT IS ADJACENT TO AN ATTIC OR CRAWL SPACE TO WHICH THE STORAGE GARAGE IS ADJACENT. A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED AS PER ART. 9.32.3.3 OF NBC 2010.
6. EAVESSTROUGHS WITH DOWNSPOUTS AND EXTENSIONS ARE REQUIRED TO DRAIN WATER AWAY FROM THE BUILDING. THE FINISHED GRADE AROUND THE BUILDING SHALL BE SLOPED AWAY FROM THE BUILDING TO HELP IN THE DRAINAGE OF WATER.
7. RESIDENTIAL STAIR DIMENSIONS AS PER ART. 9.8.4.1 OF THE NBC 2010
RISE = 7.5" MAX. HEIGHT
RUN = 8.368" MIN. TREAD (9.25" MIN. NOSING)
8. ATTIC ACCESS HATCH REQUIRED - 30" x 36" MIN. DIMENSIONS AS PER ART. 9.18.2.1 OF THE NBC 2010 LOCATION DETERMINED BY OWNER/CONTRACTOR.
9. FABRICATOR'S DRAWINGS OF FLOOR AND ROOF SYSTEM CERTIFIED BY A PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN MANITOBA WILL BE PROVIDED.
10. ALL BEDROOM WINDOWS ARE REQUIRED TO PROVIDE AN UNOBSTRUCTED OPENING WITH AREA NOT LESS THAN 3.81' AND NO DIMENSION LESS THAN 19" AS PER ART. 9.3.10.1 OF THE MANITOBA BUILDING CODE 2010.
11. CAB-OVER-FLOOR JOISTS MUST BE INSULATED TO MIN. R-38 AND VAPOR BARRIER INSTALLED SUFFICIENTLY CLOSE TO WARM SIDE AS PER ARTICLE 9.25.4.3 OF THE NBC 2010.
12. DECKS THAT HAVE ANY ONE OF THE FOLLOWING MENTIONED ARTICLES MUST BE CONSTRUCTED AS PER ARTICLE 9.12.2 (2010) MANITOBA BUILDING CODE:
 1. MORE THAN ONE STOREY
 2. WITH A ROOF OVER
 3. MORE THAN 550 SQ. FT.
 4. DISTANCE FROM THE GROUND LEVEL TO THE UNDERSIDE OF DECK JOISTS EXCEEDS 24" OR
 5. IS ATTACHED TO ANOTHER STRUCTURE UNLESS IT CAN BE DETERMINE THAT THE DIFFERENTIAL MOVEMENT WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THAT STRUCTURE.
13. LINTELS SUBJECT TO CONCENTRATED LOAD TO BE DESIGNED & SUPPLIED BY TRUSS MANUFACTURER
14. FLOORS ON GROUND SHALL BE EQUIPPED WITH A ROUGH IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM AS PER ART. 9.18.4.3.3 OF THE NBC 2010. CONSISTS OF A 4" PIPE INSTALLED THROUGH THE FLOOR TO THE CENTER OF THE FLOOR AND CAPPED ABOVE THE FLOOR WITH THE CAP LABELED "DEPRESSURIZATION SYSTEM"

ARCHITECT STAMP

ENGINEER STAMP



PROJECT NAME: 1141 5TH STREET
SHEET NAME: MAIN FLOOR BUILDING PLAN
GENERAL NOTES
DATE: 10/20/20
BY: R.B.
CHECKED BY: R.B.
APPROVED BY: R.B.

ALL MEASUREMENTS TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED IN WRITING TO DESIGNER.

DATE	BY	REVISION
10/20/20	R.B.	ISSUED FOR CLIENT REVIEW / PRELIMS

SHEET NUMBER: A1.0

FILE NUMBER: 2014.103