

Application for Subdivision

Name of Property Owner: Brandon Evergreen Envt (S)
 Name of Applicant: as above
 Civic Address of Property: 21 Willow Crest Ave Brandon MB. R7A-7K9
 Legal Description of Property: Please see Attached title

References:

BAPD Development Plan By-law No. 95/01/12
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 7124

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

Subdivision Request:

As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and 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 Applicant: [Signature] Date: Dec 13/18
 Address: 21 Willow Crest Ave Postal Code: R7A-7K9
 Phone No.: (Primary) 604 722-2731 (Secondary) _____
 Email Address: caron@brandonevergreen.com

Signature of Owner: [Signature] Date: Dec 13/18
 Address: AS ABOVE for 96 Postal Code: _____
 Phone No.: (Primary) _____ (Secondary) _____
 Email Address: _____

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 & Buildings Department, 638 Princess Avenue, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner: <u>Am</u>	Planning File No.: <u>4500-18-682</u>	CityView No.: <u>PLSUB2018-164</u>	
Date Application Received: <u>Dec. 13/18</u>	Payment Date: <u>Dec. 13/18</u>	Receipt No.: <u>2018007108</u>	Amount: <u>\$ 510.00</u>
Subdivision - Application			REV 12/2018

Development Information

Proposed Land Use(s)	Number of Units	Number of Lots	Total Land Area (m ²)
Detached			
Semi-Detached			
Duplex			
Row House	22	22	3619.75
Multiple Dwellings	176	4	6540.00
Other Residential			
Parks and Open Space	N/A	N/A	
Industrial	N/A		
Commercial	N/A		
Institutional	N/A		
Roadway/Laneway ROW	N/A	N/A	
Other Non-Residential	N/A		
Totals			

Services

Sewage Disposal	Municipal Sewer	Septic Tank	Septic Field	Other
Present	✓			
Proposed	✓			
Water Supply	Piped Water	Community Well	Individual Well	Other
Present	✓			
Proposed	✓			
Drainage	Natural	Ditches	Curb & Gutter	Storm Sewer
Present				
Proposed				✓

December 17, 2018

City of Brandon
Planning & Building Safety Department
638 Princess Avenue
Brandon, MB
R7A 0P3

Attention: Andrew Mok, BES MCIP RPP

Reference: Letter of Intent

Subject: Brandon Evergreen Enterprises Ltd. 21 Willowcrest Ave. The Woods.

Dear Mr. Mok,

I write this letter of intent for submission with a subdivision application for the property located at 21 Willowcrest Avenue. The property contains six parcels, which has been consolidated into one title (submitted); the properties are currently legally described as follows:

Parcel B, Plan No. 1547, Brandon Land Titles Office (BLTO)
Parcel 1, Plan No. 1592, BLTO
Parcels 1 and 2, Plan No. 1287, BLTO
Parcels A and B, Plan No. 1269, BLTO

The proposed development will be comprised of a mix of wood framed townhouses and condominiums for a total of 194 units as shown on the submitted site plan. There will be four, 4-storey buildings totaling 172 condominium units. The buildings will have underground parking with at least 10% designated as unassigned guest parking. The three-story townhouses will consist of four separate buildings; one 7-plex and three 5-plexes for a total of 22 townhouse bare land units. Guest parking for the townhouses has been provided on two streets.

A minor variance was required for the interior townhouse units on the west side to reduce the minimum site width from 7.6m to 7.3m.

An interior amenities space will be provided which all site residents and guests will be permitted access. A stormwater detention pond will be located in the northeast corner of the development with the surrounding area landscaped with walking paths, gathering spaces and landscaping. The site has been designed with consideration for pedestrian connectivity.



Brandon Evergreen Enterprises Ltd
21 Willowcrest Ave
Brandon, Manitoba
R7A-7K9

The site is legally accessed via Willowcrest Avenue on the west. A secondary access (for emergency vehicles only) will also be provided at the southeast corner of the site. A lot has been purchased from the mobile home park to the south; it will be redeveloped with a gated access through to Kelsey Bay should emergency vehicles require a secondary path to the site. All streets within the subdivision site will be private.

The site is consistent with the BAPD Development Plan (DP) by complying with the Urban Residential Policies for location, housing mix and density. The site is located within residentially designated land as indicated on Map One in the DP. The site provides a mix of housing and density by locating lower density townhouses near the boundaries of the site and higher density condominiums towards the interior.

The site is consistent with the Zoning By-law by meeting all requirements for setbacks, projections and obstructions. The minor variance to reduce the interior townhouse site width by 0.3m was the minimum modification required to relieve the injurious effect of the zoning by-law and it will not negatively affect adjacent properties.

Sincerely,

A handwritten signature in black ink, appearing to read 'A', with a long horizontal stroke extending to the right.

Aaron Dubois
604-722-2731
aaron@brandonevergreen.com

