



Aug 3, 2022

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

**Attn: Planning & Building Department**

**Re: Variance Application for property at 821 – 9th Street, Brandon, MB**

Please consider this letter of intent as part of our application for a variance to *City of Brandon Zoning By-law 7214* for the purpose of constructing a 1 story duplex at 821 - 9<sup>th</sup> Street in Brandon MB. According to *Division 7: Overlay Zones, item 71. (b)* of the *City of Brandon Zoning by-law 7214*, no dwelling units shall be constructed within 30.0m of a railway right-of-way. We are requesting a variance to construct the proposed building partially into a railway overlay zone.

**Existing Property**

The existing property, located at 821 – 9th Street is zoned as RMD and has the following legal description:  
LOTS 19 & 20 BLOCK 56 PLAN 8 BLTO

This property is located on the East side of 9<sup>th</sup> Street between College Avenue and Park Avenue. The frontage, on 9<sup>th</sup> Street, is 20.2 meters. The depth of the lot is 30.3 meters. The front of the lot is within the 30.0-meter railway overlay zone.

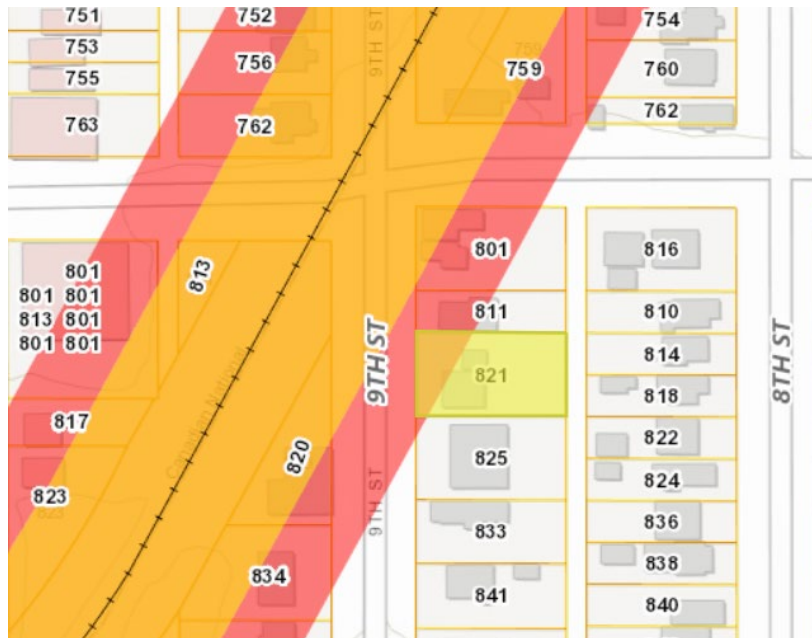


Figure 1: Property location, Railway right-of-way, and 30.0m overlay zone.

There is an existing single-family dwelling on the property which will remain, with the garage to be demolished.



Figure 2: Current Property, Existing garage to be demolished.

### Proposed Development

The proposed development will include a 1,425 square foot, single story duplex which will have two residential suites. We are proposing parking for the development in the rear with access from the lane. . The proposed building will maintain a minimum distance of 2.4m from the existing residence after the garage has been demolished.

The proposed building will be approximately 7.75 meters into the railway overlay zone.

Please see the attached site plan included in this application for your reference.

### Criteria for Variance

The proposed development will meet the criteria for approving a variance application:

**1) Will it be compatible with the general nature of the surrounding area?**

We believe our development will fit in to the surrounding area. There are a few multiplexes on the same block of 9<sup>th</sup> Street as well as a commercial establishment across the street. We will propose a building facade that will fit in with the look and feel of the area.

**2) Will it be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area?**

The proposed development will have residential dwellings and therefore should not cause any health or safety concerns to people living in the area. The building will comply with all necessary codes and bylaws. Additionally, the development will only rejuvenate and improve the look of an existing property and should have no other affect on properties or future development in the area.

**3) Is it the minimum modification of the zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property?**

We believe that the proposed location of the building is necessary to provide space for the required parking on the rear side of the building.

**4) Is it generally consistent with the applicable provisions of the development plan by-laws, the zoning by-law, and any secondary plan by-law.?**

We believe the development is consistent with these plans and by-laws. The property is zoned RMD which indicates intent by the city for multi-residential housing and the parking associated with such. This encroachment into the railway overlay zone is the minimum requirement to make such a development work.

This letter is submitted to you by Myria Design and Keller Developments on behalf of the current property owner, Dean and Stephanie Jordan. If you have any questions or require further information regarding this application, please do not hesitate to contact myself or any of the team members listed in the application.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Kate McKenzie', with a stylized flourish at the end.

Kate McKenzie, C.E.T.

MYRIA DESIGN



1875 Middleton Avenue  
Brandon, Manitoba, R7C 1A7  
Email: info@myriadesign.ca  
phone: 204.728.1328 ext. 104



August 22, 2022

## **Community Participation Report**

As per the City of Brandon Public Outreach Requirements [Section 13 of By-law No. 7124]; Prior to the public hearing, the applicant shall provide a community participation report to Administration. The report shall include the following:

(I) Method(s) of notification; (II) A list of the properties that were notified; (III) A summary of comments or concerns; (IV) A summary of any efforts made to address those comments or concerns; and (V) If a public meeting was held, the date and location of the meeting.

### **1. Method(s) of notification:**

Mailed Neighbourhood canvass package to all addresses of non-resident property owners as provided.

Did door to door canvass. Provided all homes with Neighbourhood canvass package.

### **2. List of the properties that were notified:**

List of addresses as provided, list is attached.

### **3. Summary of comments or concerns:**

We received only one comment via email. The resident expressed concern for a potential increase in taxes due to this development.

We spoke in person to the receptionist at a nearby clinic who expressed no concern for the development.

NOTE: We will update community planner Justin Quigley on the day prior to the hearing with any new feedback we receive from the community via email, phone call, or in person.

### **4. Public Meeting**

No public meeting was held.

Sincerely,

**Kate McKenzie, C.E.T.**



**Kate McKenzie, Design Manager**

**MYRIA DESIGN**

1875 Middleton Ave, Unit 1, Brandon MB, R7C 1A7

Office: [204-728-1328](tel:204-728-1328) | Cell: [204-570-1322](tel:204-570-1322)

[kate@myriadesign.ca](mailto:kate@myriadesign.ca)

**Alyssa Boles**



**Alyssa Boles, Admin Assistant**

**MYRIA DESIGN**

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Office: [204-728-1328](tel:204-728-1328) | Cell: [204-841-2000](tel:204-841-2000)

[alyssa@myriadesign.ca](mailto:alyssa@myriadesign.ca)

**Mark Chartrand**



**Mark Chartrand, Project Manager**

**KELLER DEVELOPMENTS | WESTMAN PREMIER HOMES | PREMIER COMMERCIAL BUILDERS**

1875 Middleton Ave, Unit 2, Brandon MB, R7C 1A7

Keller: [204-728-1328](tel:204-728-1328) | Premier: [204-573-9600](tel:204-573-9600) | Fax: [204-726-0780](tel:204-726-0780)

Cell: [204-724-4017](tel:204-724-4017) | [mark@kellerdevelopments.com](mailto:mark@kellerdevelopments.com)



1875 Middleton Avenue  
Brandon, Manitoba, R7C 1A7  
Email: info@myriadesign.ca  
phone: 204.728.1328 ext. 104



August 9, 2022

## NOTICE OF VARIANCE APPLICATION

Dear Area Resident / Property Owner,

Keller Developments has applied for a variance to *City of Brandon Zoning By-law 7214* for the purpose of constructing a duplex at 821 - 9th Street in Brandon MB. According to *Division 7: Overlay Zones, item 71. (b) of the City of Brandon Zoning by-law 7214*, no dwelling units shall be constructed within 30.0m of a railway right-of-way. We are requesting a variance to construct the proposed building partially into a railway overlay zone.

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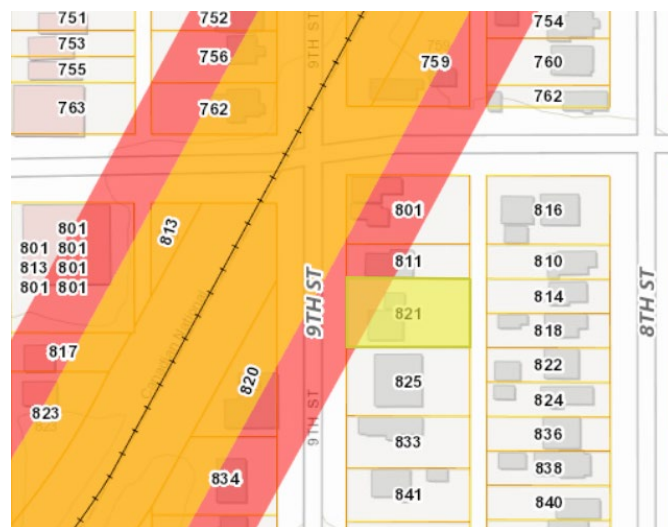


Figure 1: Property location, Railway right-of-way, and 30.0m overlay zone.

There is an existing single-family dwelling on the property which will remain, with the garage to be demolished.



Figure 2: Current Property, Existing garage to be demolished.

### Proposed Development

The proposed development will include a 1,425 square foot, single story duplex which will have two residential suites. We are proposing parking for the development in the rear with access from the lane.

The proposed building will be approximately 7.75 meters into the railway overlay zone.



Figure 3: Render of proposed duplex

Please see the attached site plan for your reference.

This letter is submitted to you by Myria Design and Keller Developments on behalf of the current property owner, Dean and Stephanie Jordan. If you have any questions or would like further information regarding our proposed design, please do not hesitate to contact myself or the other members of our project team listed below. You may also contact the City of Brandon Community Planner looking after this project:

Justin Quigley

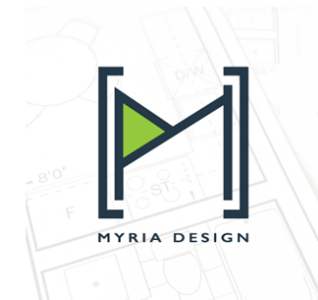
Ph. 204.729.2117 or email: [j.quigley@brandon.ca](mailto:j.quigley@brandon.ca)

*Please Note: We previously sent out a similar letter regarding this property to construct a 6-plex. We have revised the plan to construct a duplex. This letter will supersede the previous one.*

*If we were not able to reach you in person, we have dropped off this information for your review and welcome you to contact us by any means you find acceptable to you. We look forward to hearing from you to discuss.*

Sincerely,

**Kate McKenzie, C.E.T.**



**Kate McKenzie, Design Manager**

**MYRIA DESIGN**

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**Alyssa Boles, Admin Assistant**

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	Name	Address	City	Province	Postal Code
1	PROPERTY OWNER	100 1300 18TH ST	BRANDON	MB	R7A 6X7
2	PROPERTY OWNER	1033 11TH ST	BRANDON	MB	R7A 4L4
3	PROPERTY OWNER	128 19TH ST	BRANDON	MB	R7B 1K3
4	PROPERTY OWNER	13 DARRACH BAY	BRANDON	MB	R7B 2L2
5	PROPERTY OWNER	16 KIRKHAM CRES	BRANDON	MB	R7A 6H9
6	PROPERTY OWNER	2 3208 GIBBINS RD	DUNCAN	BC	V9L 1G8
7	PROPERTY OWNER	23 GRANVILLE CRES	BRANDON	MB	R7A 7W2
8	PROPERTY OWNER	246 DALE AVE	OTTAWA	ON	K1G 0H5
9	PROPERTY OWNER	27 WESTWOOD BAY	BRANDON	MB	R7B 2V7
10	PROPERTY OWNER	440 RICHMOND AVE E	BRANDON	MB	R7A 7G7
11	PROPERTY OWNER	512 DOUGLAS ST	BRANDON	MB	R7A 5T8
12	PROPERTY OWNER	59 PARKWAY PL	WINNIPEG	MB	R2G 3T5
13	PROPERTY OWNER	644 15TH ST	BRANDON	MB	R7A 4W5
14	PROPERTY OWNER	7 WHITE ROCK PL	BRANDON	MB	R7B 3Y5
15	PROPERTY OWNER	746 8TH ST	BRANDON	MB	R7A 3Y2
16	PROPERTY OWNER	754 8TH ST	BRANDON	MB	R7A 3Y2
17	PROPERTY OWNER	756 9TH ST	BRANDON	MB	R7A 4B5
18	PROPERTY OWNER	761 8TH ST	BRANDON	MB	R7A 3Y1
19	PROPERTY OWNER	762 8TH ST	BRANDON	MB	R7A 3Y2
20	PROPERTY OWNER	8 FL 8100 DOWNTOWN STATION	MONTREAL	QC	H3C 3N4
21	PROPERTY OWNER	801 9TH ST	BRANDON	MB	R7A 4B7
22	PROPERTY OWNER	801A 10TH ST	BRANDON	MB	R7A 4G9
23	PROPERTY OWNER	807 8TH ST	BRANDON	MB	R7A 3Y3
24	PROPERTY OWNER	813 - 8TH ST	BRANDON	MB	R7A 3Y3
25	PROPERTY OWNER	815 8TH ST	BRANDON	MB	R7A 3Y3
26	PROPERTY OWNER	817 10TH ST	BRANDON	MB	R7A 4G9
27	PROPERTY OWNER	817 8TH ST	BRANDON	MB	R7A 3Y3
28	PROPERTY OWNER	818 8TH ST	BRANDON	MB	R7A 3Y4
29	PROPERTY OWNER	820 9TH ST	BRANDON	MB	R7A 4B8
30	PROPERTY OWNER	821 8TH ST	BRANDON	MB	R7A 3Y3
31	PROPERTY OWNER	822 8TH ST	BRANDON	MB	R7A 3Y4
32	PROPERTY OWNER	834 9th Street	Brandon	MB	R7A 4B8
33	PROPERTY OWNER	840 8TH ST	BRANDON	MB	R7A 3Y4
34	PROPERTY OWNER	841 9TH ST	BRANDON	MB	R7A 4B7
35	PROPERTY OWNER	843 8TH ST	BRANDON	MB	R7A 3Y3
36	PROPERTY OWNER	846 8TH ST	BRANDON	MB	R7A 3Y4
37	PROPERTY OWNER	850 8TH ST	BRANDON	MB	R7A 3Y4
38	PROPERTY OWNER	850 9TH ST	BRANDON	MB	R7A 4B8
39	PROPERTY OWNER	855 9TH ST	BRANDON	MB	R7A 4B7
40	PROPERTY OWNER	860 9TH ST	BRANDON	MB	R7A 4B8
41	PROPERTY OWNER	862 8TH ST	BRANDON	MB	R7A 3Y4
42	PROPERTY OWNER	P.O. Box 1231	KILLARNEY	MB	R0K 1G0
43	PROPERTY OWNER	P.O. Box 1812	MINNEDOSA	MB	R0J 1E0
44	PROPERTY OWNER	SITE 195 P.O. Box 11 RR # 1	BRANDON	MB	R7A 5Y1
45	PROPERTY OWNER	SITE 200 P.O. Box 30 RR # 2	BRANDON	MB	R7A 5Y2
46	PROPERTY OWNER	SITE 335 P.O. BOX 12 RR # 3	BRANDON	MB	R7A 5Y3

## Alyssa Boles

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**From:** Mark Chartrand  
**Sent:** August 13, 2022 1:29 PM  
**To:** Arlene Saito  
**Cc:** Bruce Luebke; Kate McKenzie  
**Subject:** Re: 821 9th.

Hi Arlene, thanks for reaching out and sharing your concerns. We will submit a report to the city of Brandon and include your concerns to them asap. We appreciate your input.

On Aug. 13, 2022 12:43 p.m., Arlene Saito <arlenesaito@icloud.com> wrote:  
Greetings,

I'm sending you a note concerning the proposed development at the address listed above. My only concern is that this development will increase our tax bill. We think our tax bill is too much now and really cannot afford to have to pay any more. For the area we live in with the people who live around us we deserve a tax break rather than more tax to pay. The quality of living in this area is horrid because there is a lot of criminal activity and criminals living around. Safety is another big issue, we don't even walk to 711 now even in broad daylight.

Good luck in your project, I'm glad that house was sold and is being demolished.

Sent from my iPad. Arlene Saito