

July 19, 2022

Letter of Intent

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

Re: Parking Variance Application for 360 22nd St

VBJ Developments is applying for a variance to the City of Brandon Zoning By-Law 7124 to reduce the number of required parking spots for a multi-family four plex from six (6) to five (5) spots. The parking spots on the property will include 4 regular parking spots and 1 accessible parking spot.

The building will have 4 dwelling units, each with 2 bedrooms. With this property being zoned Residential Low Density (RLD), the zoning by-law states that there must be 1.5 parking spots for each two-bedroom unit within the building. This would require 6 parking spots for this lot.

Street Parking Utilization

As this property is situated on a corner lot, there is ample street parking available around the unit. Both 22nd St and Louise Ave are currently utilized for parking. While the traffic by-law does state there is a two hour parking limit along the streets surrounding this property, the parking restriction shall not apply as set out in Section 36.6 (a) to vehicles displaying a valid residential parking permit, providing the vehicle is parked within one block of the residence the permit was issued for.

Confirmation of residency, a requirement for a residential parking permit, will be available for any applicant by the property managers of this four-plex. Because the applicant will be a tenant, they are allowed to apply for a parking permit whether they are attending Brandon University, leasing the vehicle, or has authorized use of the vehicle as per Section 36.1 (f) (1.1), (3), and (5) of the traffic by-law respectively.

Residential parking permits are used prolifically in this area. Upwards of 90% of vehicles along these streets currently display a green parking permit sticker to utilize street parking past the posted 2 hour limit. It is reasonable to believe that these permits can and will be used by tenants of this multi-plex if they are requiring a parking spot beyond what is provided on site.

Number of Available Street Parking Spots

VBJ Developments recognizes that on this property there is a fire hydrant located at the SE corner of the lot as well as a back lane coming off the SW corner. For this reason, consideration must be given for a no-parking buffer from both the hydrant and the lane, while still ensuring that there is room for street parking. Providing the required 3 meter no-parking space from the hydrant (as per the traffic by-law and MPI) as well as an additional 3 meter no-parking space from the back lane still provides 4 parking spots* comfortably along Louise Ave. Similarly, providing the required 3 meter no-parking space from the hydrant allows 2 parking spots* along 22nd St. As per this variance application, we are only requiring one parking spot to be moved to street parking to accommodate the required number of parking spots for this four plex.

**Note that these calculations were completed with the lot/street dimensions and Division 3 Table 6 'Minimum Parking Area Requirements' of the Zoning By-Law, which states the minimum parking spot length in an RLD zone is 6.7 meters.*

Vicinity to Brandon University

This four-plex will be situated three blocks from Brandon University. It is anticipated that these units will be marketed towards young adults attending the school. There is a high likelihood that a portion of these students would not own a personal vehicle, instead choosing to utilize the public transportation system or walk to campus. For this reason, 5 parking spots would be sufficient for the function of this lot.

Conclusion

Given the use of residential parking passes in this area, the available street parking space along Louise Ave and 22nd St, and the vicinity to Brandon University coupled with subsequent targeted demographic for this housing, VBJ Development believes this variance request is reasonable for approval.

There are no conflicts with any environmental concerns on this property, and the approval of this variance will not have any detrimental affects on any surrounding lots. We hope to receive your support on this development.

If there are any questions related to the above information, please don't hesitate to contact me for clarification.

Sincerely,



Taylor Eisner, EIT
VBJ Developments Ltd.

Attachment A-2

July 28, 2022

Public Consultation 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.

Method(s) of notification:

- Notification was provided by mailout for all properties within 100 metres of the 360 22nd St. The mailout was sent out on July 27, 2022 and included a description of the project, site plan, and exterior elevations.
- The neighboring properties surrounding 360 22nd St were hand-delivered copies of the mailout documents.

A list of the properties that were notified:

- The list of properties is attached to this report. The list was provided by the City Planning Department and matches the notification list the City used for the Public Hearing notices.
- The following houses were approached in person via door to door knocking.
 - 404 22nd St
 - 401 22nd St
 - 355 22nd St
 - 256 22nd St
 - 2237 Louise Ave

A summary of comments or concerns along with any efforts to address those comments or concerns:

At the time of this writing, we have received no responses to the mailout form. This is likely due to the fact that there has not been a significant amount of time for the forms to be mailed and received. If/when responses are received, VBJ will summarize and submit responses to the City in a prompt manner. This will be completed before the planning commission meets on Aug 18th 2022.

Parking Questions

- The owners 401 22nd St inquired where the parking would be located and it was explained the lot would be at the back lane, with one potential spot requiring a residential parking permit.
- The owners of 2237 Louise Ave asked if the parking would be off of her shared back lane, and it was confirmed. The owner did not have an issue with this.

Other General Comments

- The owners of 2237 Louise Ave wanted to ensure that we took care to maintain the historic nature of the neighborhood.
- The owner of 356 22nd St thought there was an easement of along the north PL (his south PL) and wanted follow up on that. VBJ confirmed that there is no easement on this title at the location the owner was inquiring about.
- The owners 401 22nd St had concerns about the four plex being rented to university students who might be loud and host parties.
- The owners of 404 22nd St had the following concerns.
 - What the height of the building would be.
 - What kind of noise can be expected during construction, which would potentially disrupt the owner's ability to work from home.
 - Number of people that would live in each unit.
 - Concerns about large equipment on site and their young children riding bikes in the area.
 - Concerns about what happened to the previous tenant, and if that tenant gets first right of tenancy in the new building.
 - The owner stated that they are worried about the units being filled with university students and them being loud/rowdy.

If a public meeting is held, the date and location of the meeting:

- No public meeting was held.

The above information is a true representation of the public consultation process completed. If there are any questions from the City of Brandon Planning Department regarding this information, please let me know.

Sincerely,



Attachment A-4