

Letter of Authorization

Date: June 27, 2022

To: City of Brandon
Planning & Building Safety Department
638 Princess Ave
Brandon, MB
R7A 0P3

RE: 360 22nd St (address or legal description of application)

I (We) hereby give authorization to:

VBS Developments (Applicant's name) to apply for a permit
(building/development/other) for the above address.

Registered Owner(s) on the Current Status of Title or Certificate of Title:

<u>Steve McMillan</u> Name (Print)	<u>[Signature]</u> Name (Signed)	<u>JUNE 27/22</u> Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date

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.

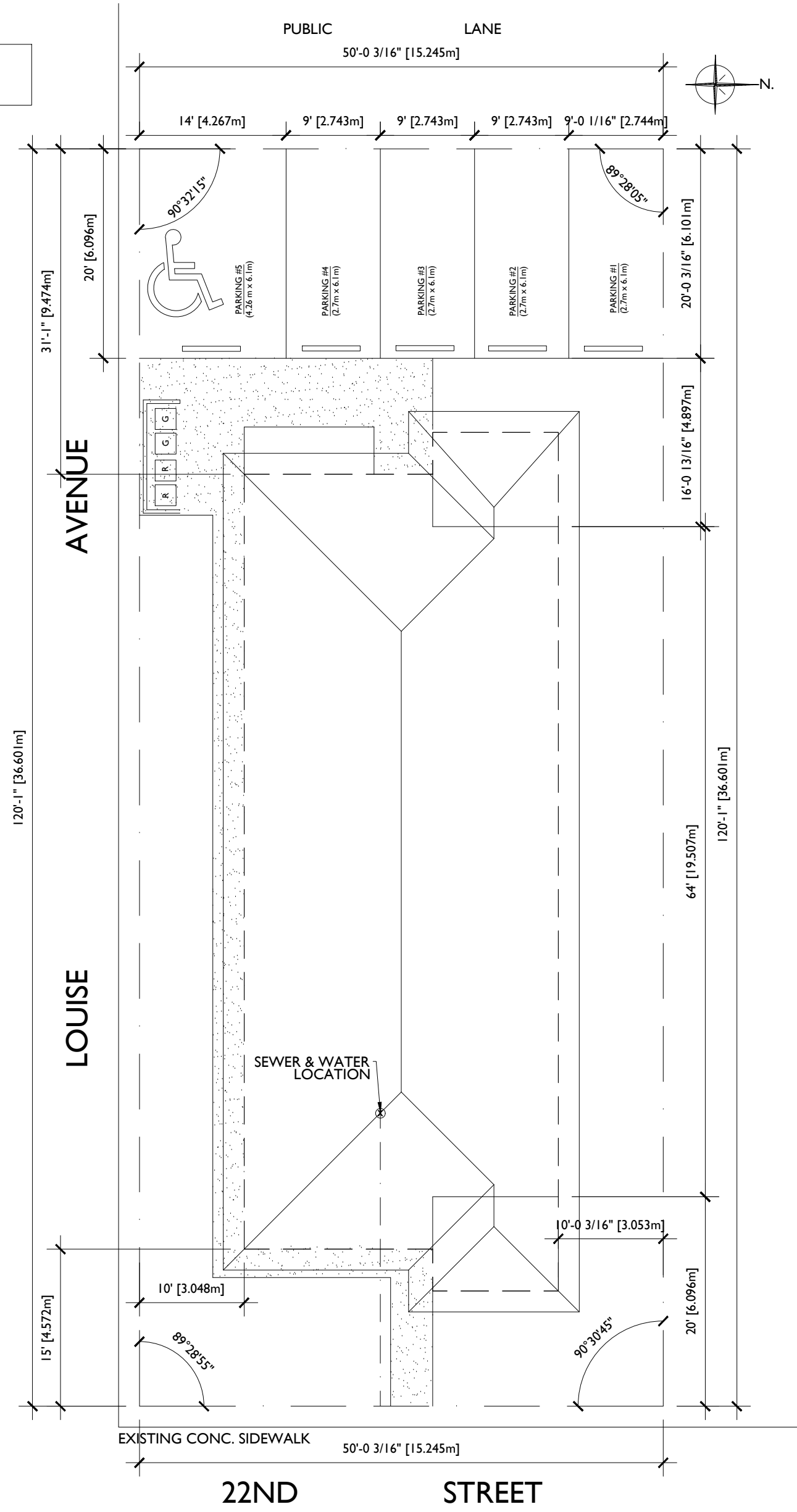
360 22TH STREET
BRANDON, MB
MODEL: 4PLEX
LOTS: 1 AND 2 BLOCK: 37 PLAN: 15 BLTO

LEGEND:

- A0 - GRADING PLAN
- A1 - SITE PLAN & LOCATION MAP
- A2 - WALL, FLOOR & ROOF TYPES SCHEDULE & GENERAL NOTES
- A3 - MAIN FLOOR PLAN
- A4 - SECOND FLOOR PLAN
- A5 - BUILDING SECTIONS
- A6 - BUILDING DETAILS
- A7 - EXTERIOR ELEVATIONS
- A8 - EXTERIOR ELEVATIONS

- S1 - FOUNDATION PLAN & STRUCTURAL NOTES
- S2 - CONSTRUCTION DETAILS
- S3 - CONSTRUCTION DETAILS

BENCH MARK ELEVATIONS:
ELEV.=



A SITE PLAN
SCALE: 1:125

ENGINEER STAMP:



2404 PARK AVE - BRANDON, MB
R7B 0S3
P.204.728.2235 - F.204.728.5036
amanda@jandggroup.ca

REVISIONS	DATE	BY	COMMENT

DIRECTION:

DESIGNED: BY:
DRAWN: 28.06.2022 BY: ID
REVIEWED: BY:

DO NOT SCALE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. CONTRACTOR TO NOTIFY DESIGNER FOR ANY CLARIFICATIONS IF REQUIRED. ALL DIMENSIONS SHALL BE FIELD VERIFIED AND ANY OCCURRING DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR CLARIFICATION BEFORE COMMENCEMENT OF RESUMPTION OF WORK.

PROJECT NAME:
**360 22TH STREET
LOTS #1&2 BLOCK #37**

SHEET NAME:
SITE PLAN

SHEET NUMBER:
A0

FILE NUMBER: MLT:360.22

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