



Oct. 24, 2022

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

**Attn: Planning & Building Department**

**Re: Subdivision Application with Variance for property at 821 9<sup>th</sup> Street, Brandon, MB**

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Please consider this our letter of intent as part of our application for subdivision and variance to *City of Brandon Zoning By-law 7214*, as per the requirements outlined by the City of Brandon for the subdivision of the property located at 821 9<sup>th</sup> Street in Brandon MB for the purpose of constructing a 1 story duplex. This letter is submitted to you by Myria Design and Premier Builder Group on behalf of the property owners, Dean and Stephanie Jordan.

### **Existing Property**

The existing property, located at 821 – 9<sup>th</sup> Street is zoned as RMD and has the following legal description: LOTS 19 & 20 BLOCK 56 PLAN 8 BLTO. The current property is 20.211m wide and 36.294m long. There is an existing residence on the property which will remain in the proposed subdivided lot B. The property is zoned RMD.

### **Proposed Development**

The purpose of the subdivision is so that the owner may develop the North side of the lot. The proposed development is a single storey duplex having 1 dwelling on the main floor and 1 dwelling in the basement. The East unit will be accessed from 9<sup>th</sup> Street, and the West unit will be accessed from the existing back lane. The proposed building will maintain a minimum distance of 2.4m from the existing residence after the garage has been demolished.

According to *Division 1: Residential, Section 51, Table 10: Residential Bulk and Siting Requirements*, the minimum site area and width of uses other than a detached dwelling in the Residential Moderate Density (RMD) Zone is 670.0m<sup>2</sup> and 18.2m respectively. We are applying to split the existing 20.211m wide property into 2 parcels, with an additional variance to subdivide this property at a reduced size while maintaining the required site setbacks and site coverage requirements:

- with site A containing the proposed duplex with an area of 324m<sup>2</sup> and a width of 8.933m, and
- with site B containing the existing dwelling with an area of 409.2m<sup>2</sup> and at a width of 11.278m, and
- both sites maintaining less than 60% site coverage by buildings, and
- both the existing residence and the proposed development to have the minimum setbacks as outlined in the *City of Brandon Zoning Bi Law 7124*.

Please note that we have previously applied for and have received approval of a Variance Application to develop this property with approximately 7.75 meters of the development within the 30.0 meter 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 Premier Builder Group 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,

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



Kate McKenzie, Design Manager

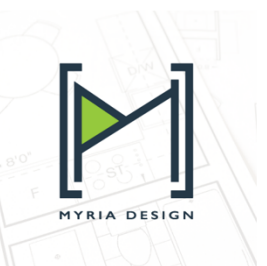
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