

City of Brandon Planning and Buildings Department

Concept Homes Construction LTD is applying for a conditional use at 332 and 338 10th street (5/6 25 2). As this address falls in the commercial corridor, it is zoned to have commercial space on the main floor, and commercial or residential space on the upper floors. We are proposing to build a 3 level- 12 plex residential building with parking in the rear of the building. As per the attached drawings, the building is of a tasteful nature that will be compatible with the surrounding area.

With some new developments having been built recently along 10th street, it would be a great addition to have a full residential building in this location to replace the vacant lot and decrepit home currently there, and would also enhance street traffic to the neighboring shops, restaurants and stores.

As there is currently a housing crisis both in Brandon and all of Canada, the need for residential currently and likely always will outweigh the need for commercial and in this exact location, a full residential building would not only enhance the neighborhood and positively affect the restaurants, stores and shops around it, it would also fit in with the overall vision of what we're trying to recreate in Downtown Brandon MB.

Joel Cardinal-Schultz

Owner

