

Public Consultation

As per the City of Brandon Public Outreach Requirements [Appendix "D" 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 of the Open House was sent by mail to property owners within 100 metres of the subject lands. Addresses were obtained through the City of Brandon.

A list of the properties that were notified:

- The list of properties notified are attached to this report.
- A total of 18 people signed into the meeting. They may have been a few people who chose not to sign in or didn't know to. The open house was well attended.

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

- Traffic was the #1 issue the residents brought up; specifically, the intersection of 18th Street and Braecrest Drive. Residents questioned why there were no traffic lights installed. It was indicated to them that the intersection had been studied many times but that their best contact would be the City of Brandon Engineering Department.
- There were a few concerns related to the amount of density proposed for the property and that it was too much on such a small property. The residents were informed that the property is 3.2 acres in size and is well under the maximum density the property would allow. Our proposal is for 54 units and the property under current zoning would allow up to twice that amount.
- The height of the apartment buildings on Parcel 1 was an issue with some residents. With the construction of these two new three storey buildings their views would be affected along with a perceived privacy issue due to windows on the side of the building looking over back yards of property's on the west side of Horizon Place. The Residents were informed that the heights of the buildings are permitted under the current zoning for the property and that there may be a possibility of new trees being planted on the City property from the Greenspace financial contribution that is required to be paid by the developer.

- There were concerns raised towards the removal of trees on the property. Residents were informed that any tree on the City of Brandon Public Reserve lands were off limits and that if trees on our property had to be moved because of building locations that new trees are required as part of the overall landscaping plan for the property.
- There were concerns raised regarding the slope of the property and if buildings could be constructed. Residents were informed that a Geotechnical Report has been completed by a certified company and that their finding didn't indicate any significant issues toward the presented plan.

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

- The public meeting was held on Thursday April 21st, 2016 from 6pm to 8pm in the lobby of the Grand Valley Community Church located at 1620 Braecrest Drive in Brandon Manitoba.

Additional Information

- Residents were informed that if they had any further questions related to the development they could contact my office at any time. My business card was made available to everyone.
- Copies of the Neighbourhood Plan were made available at the meeting for people to read through or take if they wanted.
- Residents were made aware of the Public Hearing date held by the City of Brandon Planning Commission on May 4th, 2016 at 7pm at City Hall.
- A questionnaire was made available and requested to be filled out after people were done looking through the posted development plans. Only one questionnaire was filled out, which is attached to this report.

The above information is a true representation of what transpired at the Public Outreach Open House for the development of 1620 Braecrest Drive. There was a lot of discussion over the two hours; however not every comment or suggestion is attached to this report. The questionnaire was made available so that everyone comment could be brought forward but not many took the opportunity.

If there are any questions from the City of Brandon Planning Department in regards to this information, please let me know.

Sincerely,

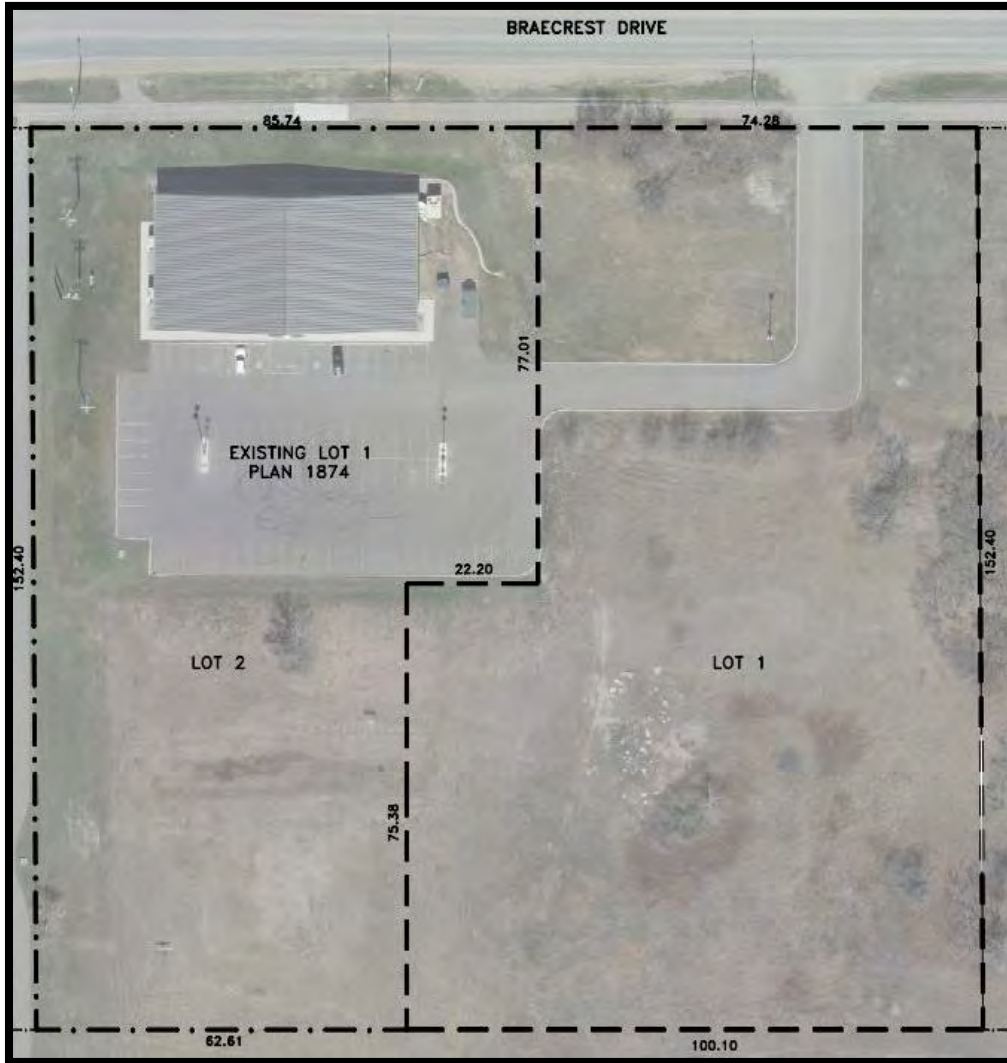


Steven McMillan
VP of Planning Services
VBJ Developments

NOTICE OF OPEN HOUSE

FOR THE DEVELOPMENT OF 1620 BRAECREST DRIVE

VBJ Developments, on behalf of the Owner, will be hosting an Open House for residents to come view concept plans and provide valuable input on the future development of the eastern portion of 1620 Braecrest Drive (Lot 1).



WHEN: THURSDAY APRIL 21st 6:00PM TO 8:00PM

WHERE: GRANDVALLEY COMMUNITY CHURCH
1620 BRAECREST DRIVE, BRANDON MB

For more information, please call Steve McMillan @ 204 761 0904

NAME	ADDRESS	CITY	PROVINCE	POSTAL CODE
PROPERTY OWNER	5 HORIZON PL	BRANDON	Manitoba	R7C 1C2
PROPERTY OWNER	5 WHISTLER LANDNG	BRANDON	Manitoba	R7C 0B6
PROPERTY OWNER	7 HORIZON PL	BRANDON	Manitoba	R7C 1C2
PROPERTY OWNER	P.O. Box 717	MELITA	Manitoba	R0M 1L0
PROPERTY OWNER	4 HORIZON PL	BRANDON	Manitoba	R7C 1C2
PROPERTY OWNER	8 HORIZON PL	BRANDON	Manitoba	R7C 1C2
PROPERTY OWNER	3 HORIZON PL	BRANDON	Manitoba	R7C 1C2
PROPERTY OWNER	1016 ROSSER AVE	BRANDON	Manitoba	R7A 0L6
PROPERTY OWNER	11 HORIZON PL	BRANDON	Manitoba	R7C 1C2
PROPERTY OWNER	171 DONALD ST	WINNIPEG	Manitoba	R3C 1M4
PROPERTY OWNER	6 HORIZON PL	BRANDON	Manitoba	R7C 1C2
PROPERTY OWNER	163 DALY CRES	BRANDON	Manitoba	R7A 6V9
PROPERTY OWNER	1705 BRAECREST DR	BRANDON	Manitoba	R7C 0B2
PROPERTY OWNER	1160 18TH ST N	BRANDON	Manitoba	R7C 1C3
PROPERTY OWNER	12 HORIZON PL	BRANDON	Manitoba	R7C 1C2
PROPERTY OWNER	400-100 UNIVERSITY AVE	TORONTO	Ontario	M5J 2X4
PROPERTY OWNER	17 HORIZON PL	BRANDON	Manitoba	R7C 1C2
PROPERTY OWNER	10 WHISTLER LANDNG	BRANDON	Manitoba	R7C 0B6
PROPERTY OWNER	8 WHISTLER LANDNG	BRANDON	Manitoba	R7C 0B6
PROPERTY OWNER	1 WHISTLER LANDNG	BRANDON	Manitoba	R7C 0B6
PROPERTY OWNER	1563 22ND ST	BRANDON	Manitoba	R7B 1T8
PROPERTY OWNER	19 HORIZON PL	BRANDON	Manitoba	R7C 1C2
PROPERTY OWNER	15 HORIZON PL	BRANDON	Manitoba	R7C 1C2
PROPERTY OWNER	13 HORIZON PLACE	BRANDON	Manitoba	R7C 1C2
PROPERTY OWNER	9 HORIZON PL	BRANDON	Manitoba	R7C 1C2
PROPERTY OWNER	1307 18TH ST N	BRANDON	Manitoba	R7C 1A6
PROPERTY OWNER	11 WHISTLER LANDNG	BRANDON	Manitoba	R7C 0B6
PROPERTY OWNER	3333 MCDONALD AVE	BRANDON	Manitoba	R7B 0B5
PROPERTY OWNER	3 WHISTLER LANDNG	BRANDON	Manitoba	R7C 0B6
PROPERTY OWNER	SITE 200	BRANDON	Manitoba	R7A 5Y2
PROPERTY OWNER	14 HORIZON PL	BRANDON	Manitoba	R7C 1C2
PROPERTY OWNER	1136 18TH ST N	BRANDON	Manitoba	R7C 1C3
PROPERTY OWNER	126 2813 SHAUGHNESSY ST	PORT COQUITLAM	British Columbia	V3C 3H1
PROPERTY OWNER	1633 BRAECREST DR	BRANDON	Manitoba	R7C 0B2
PROPERTY OWNER	2 HORIZON PL	BRANDON	Manitoba	R7C 1C2
PROPERTY OWNER	1158 18TH ST N	BRANDON	Manitoba	R7C 1C3
PROPERTY OWNER	1815 BRAECREST DR	BRANDON	Manitoba	R7C 1A2

SIGN IN SHEET

1620 BRAECREST DRIVE DEVELOPMENT

NAME	ADDRESS	PHONE	EMAIL
1 Fran Dagg			
2 Angella Taylor Spence	1633 Braecrest Dr.	204-727-0181	balfourspence@hotmail.com
3 Darryl & Barb Andrews	5 Horizon Pl.	204. 728. 3721	mombibi@yahoo.com andrews@wcgwave.ca
4 Jayce Lumbard	15 Horizon Pl.	204-728-1691	
5 Wm Mayer	29 Horizon		
6 Gene Bergner	7 "	" 727 5373	ibergner@wcgwave.ca
7 BRIAN MIDWINTER	6 Whistler Landing	724 7687	bcmidwinter@gmail.com
8 CAROL ENNS	31 HORIZON PLACE		
9 Pat Bridgen	4 Whistler Landing	576-0005	
10 Jan & Maureen Rediger	3 Whistler Landing	725-8230	
11 Keith Jacob & Louise Henry	1 Whistler Landing	726-9444	
12 Janet Conalyn Kutz Say	14 Whistler Landing	871-3261	
13 Rose & Margaret Karban	10 Whistler Landing	725-0802	
14			
15			

ORGANIZATION	TIME	EVENT DATE	LOCATION
North Hill Development Corp	6-8pm	April 21, 2016	Grand Valley Church

1620 Braecrest Drive Development Proposal Open House

Please fill out the following questionnaire to assist in the finalization of the Development Proposal:

1. What do you like about the Development Proposal?

NOTHING AT ALL.

2. Do you have any concerns with the Development Proposal?

A FEW:
MANY - TRAFFIC
DENSITY!
- DE-VALUATION OF EXISTING PROPERTIES
- CONGESTION - SO MANY LIVING SPACES IN SUCH A SMALL SPACE
- CHANGE IN ATMOSPHERE AND LOOK OF NEIGHBOURHOOD - NO MULTI-LEVEL BLDGS IN SIGHT.

3. Do you have any additional comments on the Development Proposal?

WHY DISTURB NATURAL SPACE WHEN THERE ARE OTHER SPOTS IN BRAWDON SUITABLE FOR DEVELOPMENT?

4. Were your comments or concerns answered to your satisfaction by the Presenter?

LOTS OF SPECIFICS PROVIDED, BUT FEARS, CONCERNS AND UNHAPPINESS NOT RESOLVED.

Thank you for your participation!