



1040 - 20th STREET - BRANDON, MANITOBA R7B 1M8  
OFFICE: (204) 727-1736 FAX: (204) 727-8867

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GENERAL CONTRACTORS

Invitations were sent out for a public meeting to discuss the proposed development at the Golf Course by Horizon Builders Ltd. (as per list provided)

The meeting took place on Monday, April 10/2017. 7:00pm at the Golf Course Clubhouse.

The following people attended the meeting.

Kathie Thompson #6 3350 McDonald Avenue.

Jan Ross #2 3350 McDonald Avenue

Nancy Kelleher 3315 McDonald Avenue

Jeff Harwood 269 McDiarmid Drive. (Councillor for University Ward, attending as an observer)

Kelvin Orr- Horizon Builders Ltd.

Rod Lindenberg- Horizon Builders Ltd.

The meeting started at 7:00pm.

Rod and Kelvin started the meeting off by giving an overview of the project. It was discussed where the condos would be built, how we would develop the clubhouse, what our plans were for a new restaurant. Rod and Kelvin explained the thought process of why we wanted to build the hockey rink and impact that it would have on a new restaurant, and ultimately the viability of the new facility. The meeting was opened up for questions.

1. It was mentioned that the invitation should have gone out to more people along McDonald Avenue. It was suggested that the development here was going to affect many people along the avenue. We said the by-laws are very clear as to who gets to be invited to this type of meeting. (100 meters)

2. The walking paths (the raised berm by the river) were mentioned as a very good thing to be promoted. It was agreed that people should be encouraged to use the paths for walking, for biking, snow-shoeing, and cross-country skiing. The thought was that people should be allowed to use the paths around the course and that, ultimately it should be extended so that a person can walk around the whole course without having to "back-track". We suggested that the City should be able to extend the path from the north side of #7, #16, carry it around the 16th tee box, the 15th green, and make a more or less straight run parallel to the train tracks back to the clubhouse. It was noted that signage should eventually be erected saying that people use these paths at their own risk. (with no liability to the City) (errant golf balls) We agreed that the use of the course by non-golfers was part of our promotion for the area. The general comment was that the paths are used frequently and should be enhanced for sure.

3. It was asked what was going to happen with the golf cart storage. (and where it is going) We said that the City is going to move the structure, (or re-build) probably at the end of the next golf season. We said that we are not privy to exactly where it will be situated. There was a discussion on how it would work for private owners to retrieve their golf carts in the future, but all we could do is speculate as to how it would work for them. This will develop over the course of time.

4. For Jan Ross and Kathie Thompson, who live in the condos that front onto what would be 34th street, the concern was raised about the new crossing. They asked who would be paying for this crossing. We replied that this was part of the City of Brandon's commitment in the original RFP. They expressed concern about the proximity of the new road to their driveways into their garages. There will be an elevation change to be dealt with. We said that this is in the hands of City of Brandon engineering. It was discussed that there are potential problems to be dealt with, but the City is on it. It was asked if 34th could be moved over farther away from the garage entrances. We said that this was a good suggestion, but it would be a decision by the City. This might "pinch" the parking a bit for the main lot, but we said that it might be worthwhile pursuing. It was asked if permission had been

given by CPR yet. We said that CPR had already given their approval to do a crossing in this location. (from a verbal conversation with City of Brandon engineering)

5. It was asked about general timelines for construction. We said that we hope to have title to the property by early fall. We said that we hope to be able to start the first condo building in early winter. We said that we also hope to start renovating the clubhouse in the fall. We hope to have the hockey rink up and running by spring of 2018 along with a new restaurant in place. We said that there are many factors that play into this. (pre-selling condo units, sub-division/ re-zoning, potential construction problems that may arise, etc) We said that we are planning on a fall start, but there is potential to have to push things off to spring of 2018)

6. It was asked if there would be a new pro shop in the new commercial building. We said that there is potential to have "something" there, but as of right now, it has not been defined. We explained that we dealing with different groups that may want to rent space in that building. We said the development of that building has not been finalized just yet, but we are working on it.

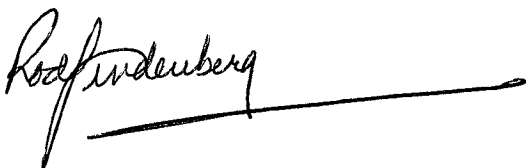
7. There was a comment about the need in the parking lot for people who bring their own golf carts to the course. It was suggested that provisions should be made for vehicles and trailers. We commented that the parking lot (as drawn) did not reflect the exact final layout. We acknowledged that we will have to make sure that trailers can be accommodated.

8. It was asked about what was going to happen for a restaurant, and how we would deal with it. We explained that we were looking for a restaurateur who could serve the hockey crowd in the winter, the golf crowd in the summer, cater to weddings and socials, and also serve a nice meal in the evenings. The group was excited that there was potential to bring a restaurant back to the clubhouse. They were very positive on this. It was discussed that the dining room was probably the nicest dining room in the City and that it deserved to be brought back to life. This lead into a discussion about the general condition of the whole structure. We suggested that there was much work to be done, but in general terms, the structure is very sound, (even considering a few years with little work done to keep it up). We discussed briefly that need for new HVAC, new bathrooms, a new kitchen, etc. We suggested that there was lots to be done to bring the building back to life, but felt it was do-able.

9. The conversation moved onto what we were planning for the condo units; how we were planning on building, sizes, features, etc. They were wondering how high they would be, how many stories. We told them more or less, they would be four stories, counting the parkade. We said that the final elevations would be determined a bit later on. There was one comment that it may block the view out to the golf course, but it was not a serious concern at all. The comment came out that with the condo buildings built behind the first tee, that location would yield a feel of a genuine "club". They liked it a lot. The consensus around the table was that the whole development was going to be very positive for the area and for the City. It was said that the work done on the berm around the river will have a great impact on the condition of the course for years to come; very positive comments on that work. Aside from a concern about the 34th street crossing and how it would affect a couple of driveways, everyone was very encouraging about all aspects of the projected development. They did ask if there would be any other public consultations. We said there would be one more when the re-zoning application is applied for. We also said we would be more than happy to have another informal meeting a bit later on with the group, more or less just to keep them in the know. They were pleased with that.

The meeting ended at approximately 8:15.

Minutes by Rod Lindenberg.

A handwritten signature in black ink, reading "Rod Lindenberg", followed by a long horizontal line extending to the right.



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GENERAL CONTRACTORS

March 30/2017

Dear Neighbors;

No doubt you have heard there are going to be some big changes coming to the Wheat City Golf Course facility. For the golfers in the community particularly, the process has been started (as of last fall) to protect the course from flooding and to start the process of re-building and repairing the whole course. It is exciting to see it is now in a position to be restored to become a great golf course once again. This is the City's commitment.

Last fall Horizon Builders Ltd. answered a Request for Proposals from the City of Brandon to offer a plan for development of the land that includes the old clubhouse the parking lot, plus some additional areas. Horizon was awarded the rights to purchase and to develop this property in October of 2016.

The City identified that if this were to be developed to new uses, it would all but ensure that the Golf Course would never have to come to City Council again to ask for money. The plan is for the Golf Course to become 100% self-sufficient. Ultimately, I can see the Golf Course will be able to contribute money back to the City's coffers at some point in time. This letter and the included plan are a brief overview of what we are planning to do for this property. As neighbors to the property, it is our obligation to include you in the process, to solicit your comments and to take them back to the City. I have included a site plan of the area.

We have been working on this plan for the last few months. It has evolved to be sure. We feel that we have a great plan that will bring new life to the area on several different levels.

From our enclosed plan, #1 is our layout for new condominiums. As per the City's direction, we have proposed to build approximately 68 to 72 condos in the area as shown on our plan. We have chosen a more difficult area to build for sure. This will be the land that slopes down the hill from the parking lot, more or less to the river. Of course we will be far enough away from the river and certainly much higher than the recent flood levels. We have chosen this area as it is the area that will yield the greatest views; looking down over the first fairway, the river, and out

to Grand Valley. We do feel that when all built, we will be able to offer some of the nicest condos in the City. We are targeting the middle to upper end of the condo market. Interesting enough, we already have a list of almost 25 people who have expressed interest in purchasing. (This is without seeing any site plans or suite layouts) We see the construction of the condos taking approximately three years to complete. You are the basically the first ones in the public to see what we are planning.

For reference, #2 is where the 1<sup>st</sup> tee box is located now. Our plan is to leave the 1<sup>st</sup> tee exactly where it is. Historically, this is where it has always been, and we feel it is important to keep it there.

#3 is where the golf cart storage building is currently located. This will be moved out, probably not until late 2017 or early 2018.

#4. The City of Brandon has made a commitment to install a new crossing over the railway tracks to extend 34<sup>th</sup> so that it will connect to McDonald Avenue. This will serve two purposes. There will be more traffic to and from the facility in the future. (New condos, a “new” golf course, the clubhouse given new life) Extending 34<sup>th</sup> will virtually cut the traffic on McDonald in half or less. The other issue is that with McDonald Avenue being a dead end, the City has bona fide fire and safety concerns. Basically it needs to be tied in with 34<sup>th</sup> for access for police and fire services. This plan is in the works.

#5. The old clubhouse has seen lots of entities come and go. The last restaurant was out several years ago, the curling rink was done several years ago as well. Our plan is to locate a good restaurant there and to refurbish the dining room, bring it back to life. The goal is to have a vibrant 12 month a year restaurant. We are currently talking to a couple of different restaurateurs right now. For us, the key is make the place busy for 12 months. We plan to convert the curling surface into a hockey rink. We have had great discussions with some of the younger kids' hockey groups and we are getting great feedback. There simply is not enough ice surface around this City. In simple terms, we see a restaurant being supported by the golfers all summer, and by the hockey crowd all winter. We know we can renovate the dining room and give it a new, great look. As you probably know, it is a great space with great views, but it needs some updating very badly. We see that we can make it a busy place all year long.

#6 is a proposed new building that we would like to construct. We would like to move the existing pro shop from its current location to a new spot closer to the 1<sup>st</sup> tee. We are talking to a local pro golfer to locate his winter golf school here, and we are looking at plans to build a small fitness facility for the condo owners. We have several different options to play out for this building. We see this being constructed for spring of 2018.

#7. The existing tennis court will remain where it is and will operate as it has in the past.

In the big picture, our plan is help to make this area a very busy, active destination once again. For condo owners, (and the general public) we see being able to golf in the summer, using the cart path around the golf course for walking or biking, playing tennis, maybe even being able to put a canoe into the river. In the winter, we will be promoting cross country skiing, hiking, tobogganing, public skating inside and maybe an oval outside. Plus, we see establishing a good restaurant here for full year-round use for all.

You are invited to a meeting to discuss the project. We would be very happy to answer any and all questions that you may have. All comments will be noted and taken back to the City.

The meeting will be held in the dining room of the Clubhouse on Monday, April 10<sup>th</sup>, 7:00pm to 8:00pm. If you are able to RSVP, that would be great, but not necessary; we will be there.

We look forward to seeing you there.

Sincerely,  
Rod Lindenberg  
Horizon Builders Ltd.