



December 7, 2017

# NOTICE TO AREA RESIDENTS

## CONDITIONAL USE APPLICATION MEETING – FOR 1824 COLLEGE AVENUE, BRANDON

**DATE OF MEETING:** January 17, 2017

**PLACE OF MEETING:** Offices of Contractors Corner Design Centre,  
408 Park Avenue East, Brandon, Manitoba

**MEETING TIME:** 6:00 P.M.

**PURPOSE OF MEETING:** To discuss re-develop of this property from a single family housing unit, zoned Residential Low Density (RLD), to a newly constructed 4-plex.

RLD zoning allows for construction of such higher density building units, subject to conditional use review and approval. As per the City of Brandon Zoning Bylaw #13, a public outreach and consultation is required for residents within the following area.

CONTRACTORS CORNER is the property owner's representative in seeking zoning approval. Plans for this project include demolition of existing residential building and garage located at 1824 College, and then building a new 4-plex residential structure, complete with a double attached garage and paved parking.

Construction start date is tentatively scheduled for spring of 2018.

**ATTACHMENTS:**

- 1) Map showing location of 1824 College
- 2) Street-view photo of existing property
- 3) Site Plan & Building Elevation for planned construction

**FOR FURTHER  
INFORMATION  
OR QUESTIONS**

Contact either of the following:

- 1) Geoff Gregoire, Contractors Corner
- 2) Bruce Kahler, Contractors Corner

At the email, telephone or fax numbers shown below, or in person at 408 Park Avenue East, Brandon.

408 Park Avenue East | Brandon, Manitoba | R7A 7A8  
Phone: (204) 727-3799 | Fax: (204) 727-3749 | [contractus@contractorscorner.ca](mailto:contractus@contractorscorner.ca)

## COMMUNITY PARTICIPATION REPORT:

**To support conditional use application for demolition of existing residential structure at 1824 College Avenue and then build new 4-plex residential structure at the site.**

### Process:

- 1.) A notice to area residents which contained a package of information was mailed to all people residing within 100m of the subject site. The listing of 39 contacts was provided by Brandon Planning. Mail packages dated December 7, 2017 were sent out by the general contractor by December 10<sup>th</sup>. A copy of the information mailed is attached. A meeting was scheduled for January 2017, at the offices of Contractors Corner Design Centre, 408 Park Avenue East, Brandon.
- 2.) A meeting was held January 17, 2018, which was attended by representatives of Contractors Corner and 3 area residents:

- Lynn Saseniuk (area resident)
- Darrell Tominski (area resident)
- Karen Sobchuk (area resident)
- Geoff Gregoire (Contractors Corner)
- Bruce Kahler (Contractors Corner)

At this meeting, the proposal to demolish existing, older two story house and then build new 4-plex was discussed.

- 3.) Questions and Concerns raised at the meeting:
  - a) The building plans submitted in the information package, which consisted of site plan and proposed building elevation drawings, were difficult to read with any detail, as they were extremely compressed to fit letter size paper.

Response: full scale drawing of all plans and drawings, on 20" x 30" sheet paper were available for review at the meeting, which provided all the detail required to clarify the scope of the proposed project.

- b) Concern by Ms Saseniuk that the building color would not be suitable for the residential environment. Residents were aware that Contractors Corner had built a 4-plex at 859-3<sup>rd</sup> Street which had exterior stucco finish in colors of black and orange. They did not want a similarly bright color in their neighborhood.

Response: the color of the proposed building will be grey and black, and this was considered a reasonable choice by attending residents.

- c) Ms Sobchuk was concerned that replacing a single family residence with a 4-unit residential structure would increase traffic in the area, increasing the hazards to nearby residents.

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Response: this location, situated behind a strip mall on 18<sup>th</sup> Street, is heavily used by employees at nearby businesses for parking, and is thus already a busy with street traffic. While the increase from 4 residences compared to 1 residence will have some effect, most traffic will be from 18<sup>th</sup> Street to the property...approx. 100 ft., without going thru the entire residential area. Resultant additional traffic thru the neighborhood due to this development should not increase significantly.

- d) There was a concern about where garbage bins would be kept. A 4-unit residential complex would have at least 4 bins, and leaving these out in open could look messy.

Response: garbage bins will be kept in a screened area at back of lot, as shown in site plan, and would only be pulled out on regular garbage collection days.

- e) Safety for pedestrian traffic was a concern, as currently all such traffic is on the street due to lack of sidewalks.

Response: a sidewalk at the front of the property is planned, which should actually make it safer for pedestrian usage.

- f) Snow removal was a concern, as additional parking for 4-unit complex would mean more parking space to be cleared and piled up in the area. Such snow piles could increase danger to pedestrians.

Response: the installation of sidewalk should reduce pedestrian risk. There would be room at back of building and front lawn to put snow removed, which should not additionally hinder vehicular sightlines.

- g) Parking in area is already congested, a 4-plex will increase this.

Response: on-site parking for residents is provided in plans, so overall increase should not be significant. Much of street parking is being used by employees of nearby businesses.

- h) Trees on property will be lost.

Response: shrubs are planned for the front of the residence which should help make up for any trees which have to be removed. It is the intention of the owner and contractor to leave as much trees as possible on the site untouched.

- i) At present, there is a hydro line across the back yard of the existing structure, to a neighboring property. This would have to be replaced as new building would use this space.

Response: a new hydro pole will likely need to be installed to redirect the existing power lines away from the proposed new structure.

- j) There was a concern that the fence to the adjacent property would be demolished.

Response: it is the owners and contractors to retain the existing fence, or to rebuild a new one.

- k) The location description on the site plans is mislabelled. The newly constructed building will be facing College Avenue, not Queens Avenue as portrayed on the drawing.

Response: this error was noted and will be corrected on final building plan submissions.

- l) There is an existing caveat for the adjacent property's garage, and there was concern this could be affected.

Response: the owner and builder did not believe existing caveats would be affected.

#### GENERAL

It was generally agreed by those attending, that the existing single family building at this site was in poor condition, and that upgrade of some type would be beneficial to the neighborhood. The meeting adjourned at approximately 7:30 p.m.

Prepared and attested to by Bruce Kahler:

