

COMMUNITY PARTICIPATION REPORT

June 6, 2018

City of Brandon Planning & Building Safety Department
639 Princess Avenue
Brandon, MB
R7A 0P3

RE: Conditional Use request for 2534 McTavish Avenue in Brandon MB (Lots 1-3, Block 9, Plan 720)

Name of Applicant: Westman Premier Homes

We have-delivered 62 MEMO's (please see the attached for a copy of the actual MEMO used) to all of the neighbors within 100m of 2534 McTavish Avenue. Please also refer to the attached checklist which was used to ensure every property on the list received a copy of the MEMO. As of June 6, 2018, we have received 1 phone call, as follows:

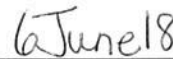
-204-721-2847 called and stated she lived just up the street on 26th. She had some safety concerns that drivers are often driving quickly along 26th Street as well as the back alley between 25th and 26th Street. She was also concerned that there is no cross walk at the corner of 26th and McTavish, if the residents of the proposed project were to go for a walk and needed to cross safely. She felt that there should be 2 licensed staff members on site rather than one. She thought that the project was a fantastic idea and is in support of our project.

As Owner/General Manager of the Building Company, Westman Premier Homes, on behalf of the owner of the property, I thank you for your attention to our application.

Scott Bromley



Scott Bromley signature



Date

Community Outreach Canvassing List within 100m of 2534 McTavish Avenue

Address	Delivered?	Address	Delivered?
3 Almond Crescent	✓	659 26 th Street	✓
5 Almond Crescent	✓	660 26 th Street	✓
7 Almond Crescent	✓	520 25 th Street	✓
9 Almond Crescent	✓	527 25 th Street	✓
11 Almond Crescent	✓	528 25 th Street	✓
2610 McTavish Avenue	✓	535 25 th Street	✓
2629 McTavish Avenue	✓	536 25 th Street	✓
2635 McTavish Avenue	✓	543 25 th Street	✓
2505 McTavish Avenue	✓	544 25 th Street	✓
2435 McTavish Avenue	✓	550 25 th Street	✓
539 26 th Street	✓	551 25 th Street	✓
545 26 th Street 2 units	✓	602 25 th Street	✓
557 26 th Street	✓	603 25 th Street	✓
559 26 th Street	✓	608 25 th Street	✓
560 26 th Street 4 units.	✓	609 25 th Street	✓
602 26 th Street	✓	612 25 th Street	✓
604 26 th Street	✓	615 25 th Street	✓
608 26 th Street	✓	620 25 th Street	✓
611 26 th Street	✓	623 25 th Street	✓
616 26 th Street	✓	628 25 th Street	✓
619 26 th Street	✓	631 25 th Street	✓
624 26 th Street	✓	636 25 th Street	✓
629 26 th Street	✓	643 25 th Street	✓
632 26 th Street	✓	648 25 th Street	✓
637 26 th Street	✓	649 25 th Street	✓
640 26 th Street	✓	654 25 th Street	✓
645 26 th Street	✓	655 25 th Street	✓
650 26 th Street	✓	660 25 th Street	✓
653 26 th Street	✓	661 25 th Street	✓

Hand delivered 62
 MEMOS June 1, 2018
 Amanda Kostomacha

MEMO

Date: May 31, 2018

To: All neighbors within 100m of 2534 McTavish Avenue

From: Scott Bromley

Re: Proposed new use for 2534 McTavish Avenue

Dear Neighbor:

Please accept this MEMO as our request for your support for a new project being proposed for your neighborhood. I am part of the building company involved in the project and will gladly answer any questions or concerns you may have after you have studied this 4-page MEMO which will detail what we are proposing to do on the 75' corner lot known as 2534 McTavish Avenue.

This is currently an empty lot with a previously small home on it. Please know, we are NOT interested in building another multiplex rental on this property. The lot is in need of improvement and we are proposing to build a specialized home for seniors.

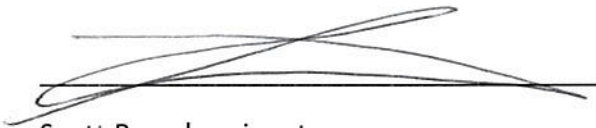
The "baby-boomer" generation has reached post-retirement age and are nearing the final phases of their lives. This is having a significant effect on our hospitals, seniors housing, and personal care residences. There are waiting lists for personal care homes, yet at the same time, if you ask those waiting if they want to go to a personal care home, almost invariably you get the same response – "No". We would like to change that. One of the single biggest factors is the "institutional" feel of the personal care home which is significantly different than what most of these seniors called their home for most of their life. We are proposing to build a single-story home which would have inside of it 6 individual bedrooms that would each have their own sink and toilet. The home will have one big communal area, which is where the kitchen/dining/living area would be. This home would be staffed by one licensed person 24 hours per day offering cooking, cleaning, and the care each individual would require. The 6-suite personalized care model we are proposing will fill a void as the interim step between a place like Riverheights Terrace (independent senior's living complex) and the Personal Care Home (like Fairview or Dinsdale). We are NOT trying to be a replacement for a personal care home. We feel there is a further need in our community for this model and your area of Brandon is a perfect fit.

The home is a simple single-story bungalow and will be a very nice complement to your neighborhood. We have been waiting for the right lot to build on and always felt that even though 50' was probably doable, a 75' lot offers us the ability to have some greenspace, trees, and nice landscaping to further make our property attractive and NON-institutional in its feel. We plan to take advantage of the beautiful old existing trees on the North edge of the property on the boulevard, so they will remain. We will add more trees along the West side and various

landscaping elements throughout the site. Please see our conceptual site plan attached. We will have a paved parking lot in the back lane and will have a concrete sidewalk joining the back lane with 26th Street. We are expecting very little traffic because the residents will likely be beyond the driving phases of their lives. There will be staff coming and going as there will be one licensed professional onsite 24 hours per day, 7 days per week. The only other traffic expected will be family and friends who come to visit or pick up/drop off residents. The yard will be regularly manicured and maintained.

We are excited about this project and what it means for seniors and what it will do for your neighborhood. We built a building with the same concept last year on 8th Street and received an overwhelmingly positive response from the community. If you have any questions or concerns at all, please give me a call directly at 204-573-9600.

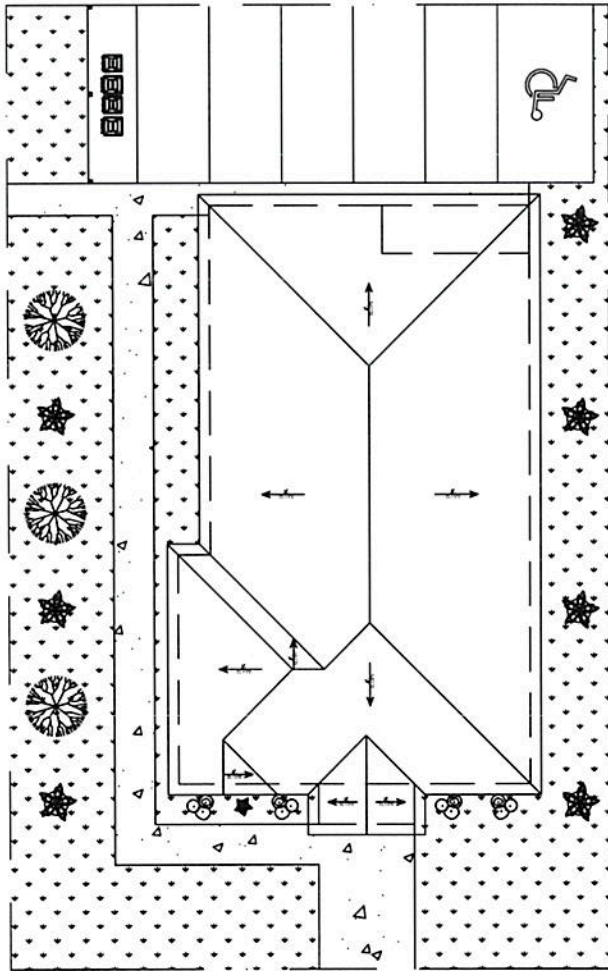
Thank you for your support,

A handwritten signature in black ink, consisting of several overlapping, fluid strokes that form a cursive-style name.

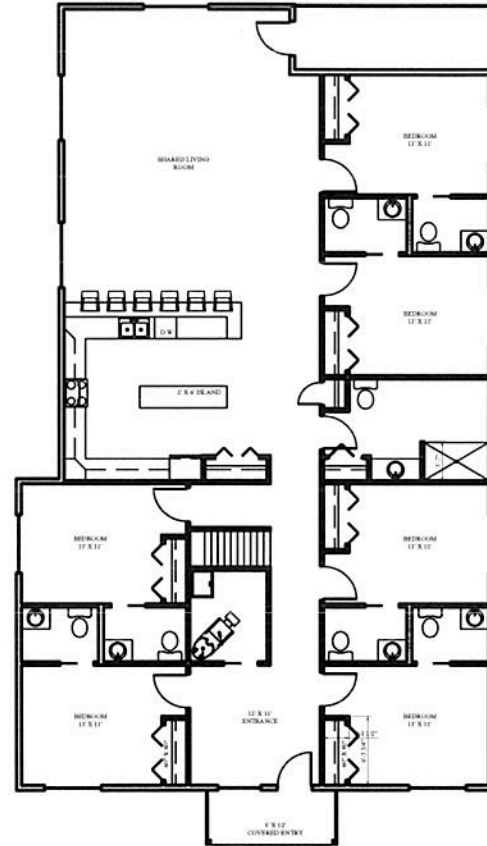
Scott Bromley signature

BACK LANE

McTAVISH AVE



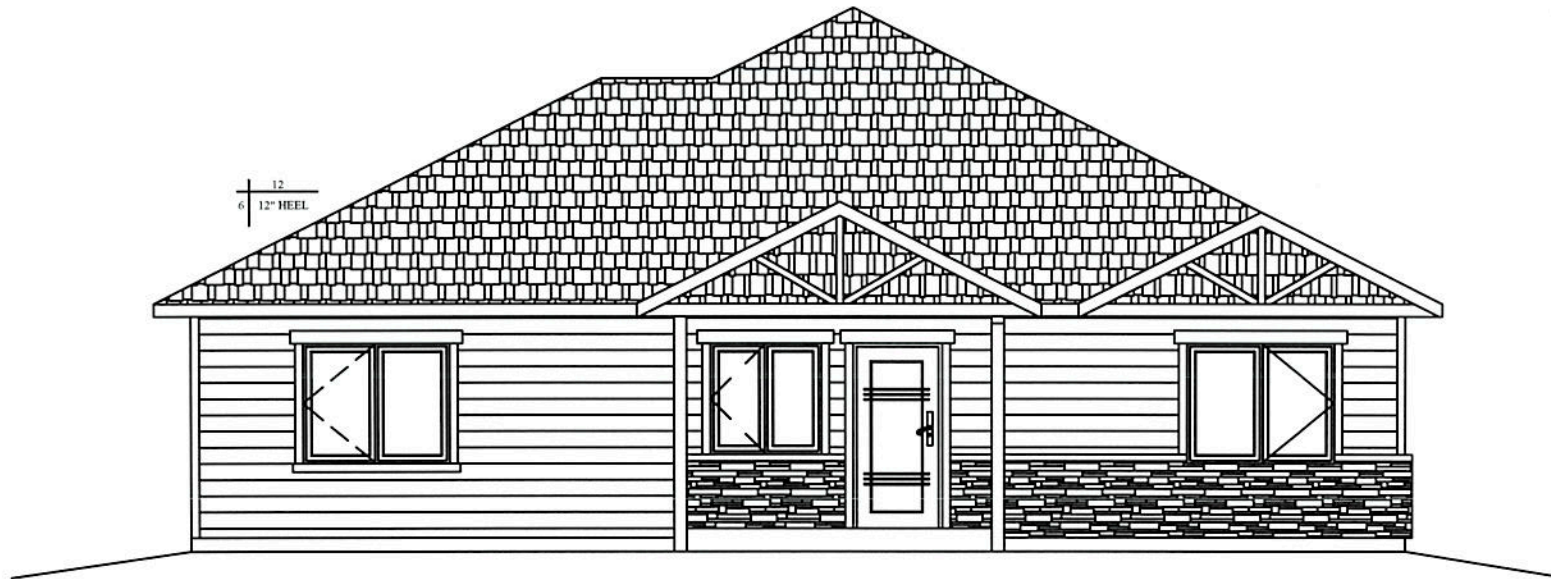
26TH ST.



Daughter on Call
2534 McTavish Ave, Brandon, MB

Attachment C-5

 **WESTMAN**
LUMBER SUPPLY LTD.



Daughter on Call
2534 McTavish Ave, Brandon, MB

