

PUBLIC OUTREACH REPORT

Prepared by: 7111231 Manitoba Ltd.

Subject Property: 427 23rd Street, Brandon, MB

Owner: 7111231 Manitoba Ltd.

To: City of Brandon – Planning Department & Planning Commission

1. On April 6th, 2016, representatives of the property owner walked the neighborhood seeking comments, feedback, concerns and or support for the project.
2. That evening we talked directly with 15 residents of that neighborhood. After introducing ourselves and explaining the project (along with providing a handout of the proposed site plan and building profile) we asked for their comments, concerns and or support. In each case we received positive feedback and support. This led to discussions about “progress” within the neighborhood and a positive feeling about this development project. Numerous people specifically mentioned that the old property was in “rough” shape and they were happy to see some change.
3. Of the 15 residents, at least one resident was identified as a tenant of their property.
4. For any properties where there was no answer, an information package was left in their mailbox along with contact information should they have any questions.
5. Tony Bertone, one of the owners of the property did receive an email inquiry about the project, prior to the community outreach. The initial email discussion centered around the nature of the project and whether this would be a “group home for troubled teens”. The concerned neighbor was looking for additional information. Mr. Bertone, was able to explain the project as a special needs house for ambulatory residents. This information was well received and was able to alleviate the resident’s concerns.
6. Overall, our project was very well received and supported by the individuals we met. No specific concerns were raised about the proposed project design.

Respectfully Submitted,

7111231 Manitoba Ltd.

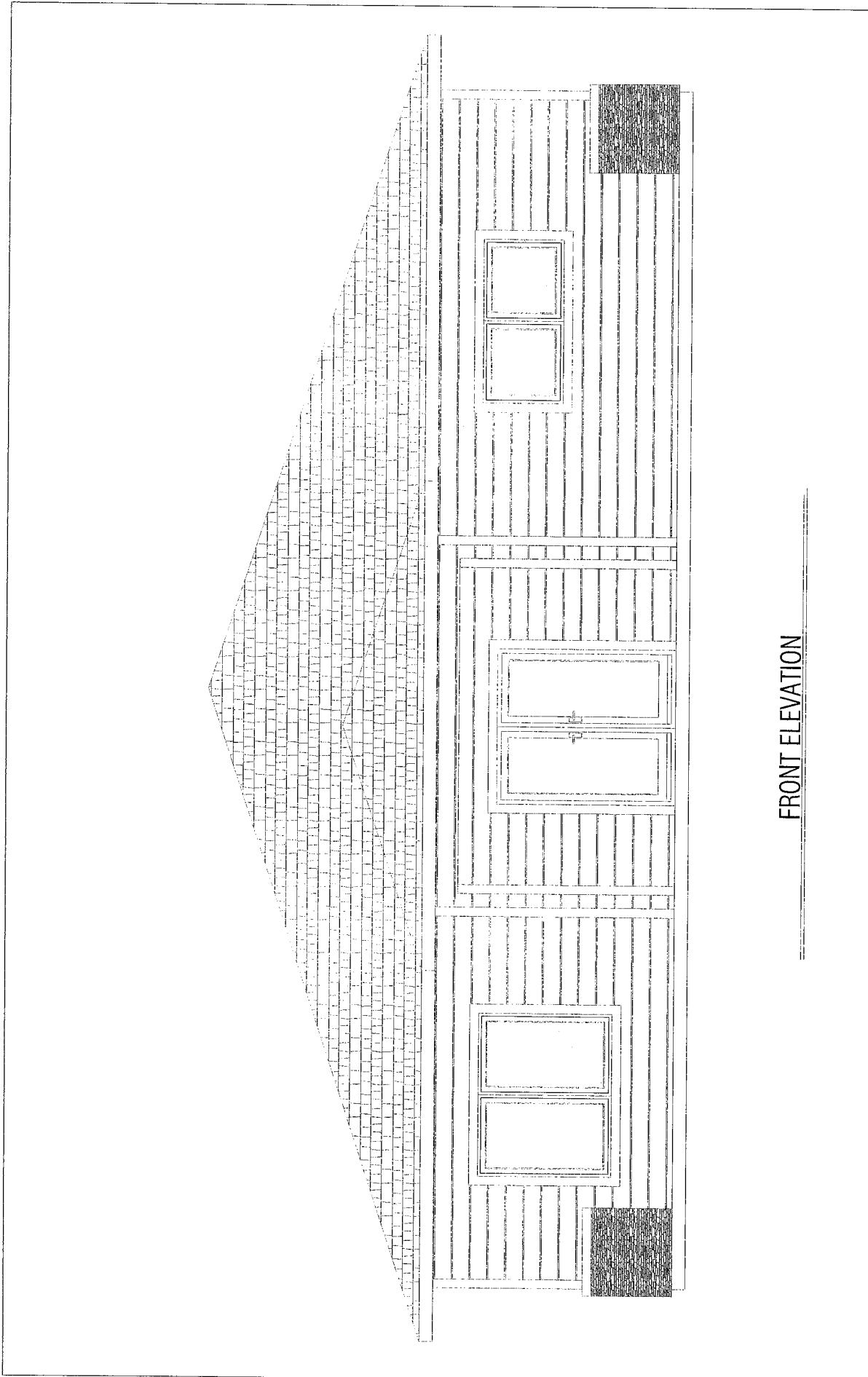
Per: 

Hello Neighbors,

We 7111231 Manitoba Ltd. are building a home for special needs housing that is staffed 24 hours a day at address 427-23rd Street. It will be a single story house with 5 residents.

Today we are dropping off a front elevation and a site plan to make you aware of our plans so you are well aware of our intentions.

Regards 7111231 Manitoba Ltd.



FRONT ELEVATION

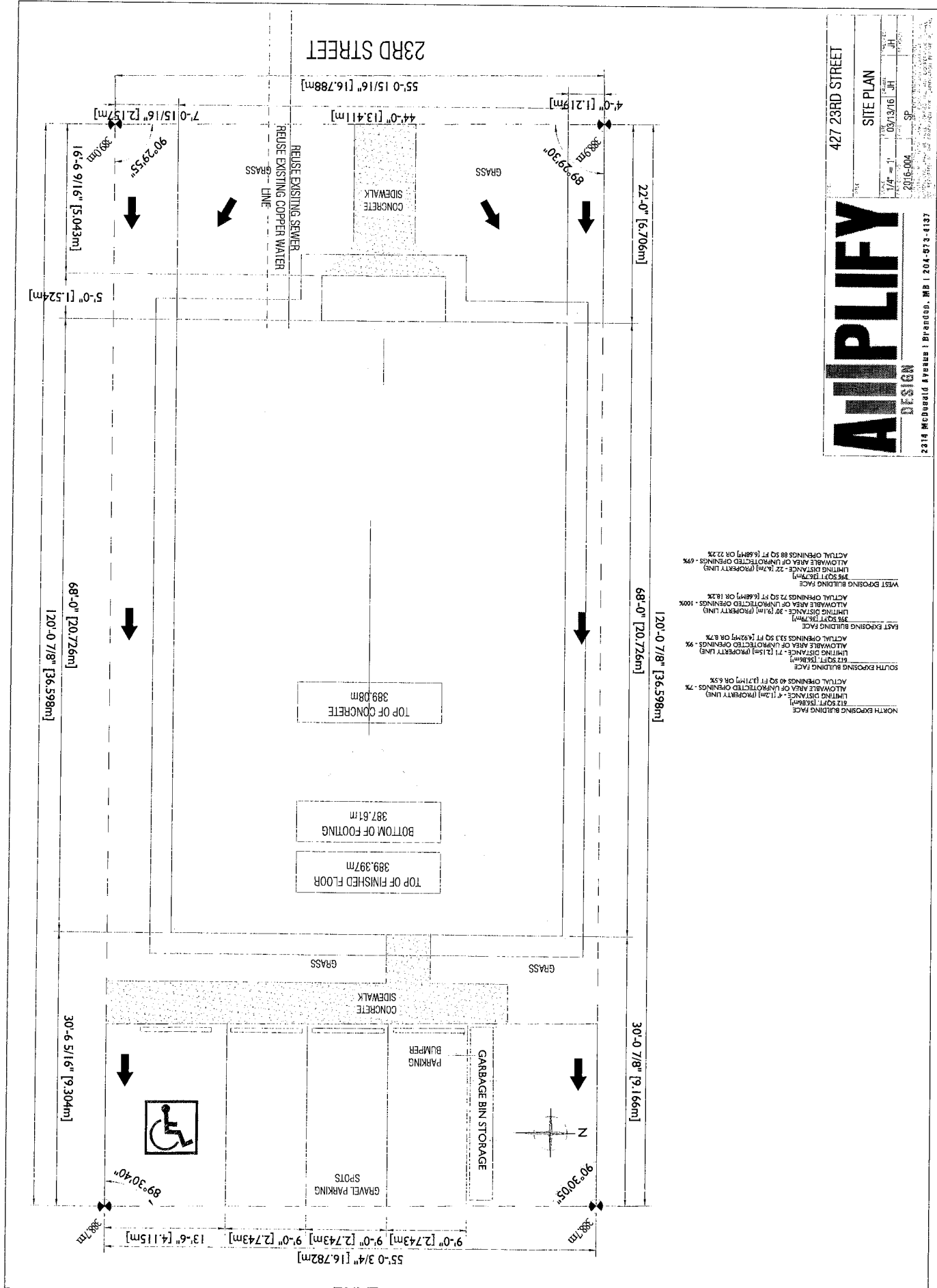
AMPLIFY DESIGN

427 23RD STREET

SITE PLAN

DATE: 09/15/16
 DRAWN BY: JH
 PROJECT: SP
 2016-004

2214 McDevitt Avenue | Branford, ME | 204-873-4137



NORTH EXPOSING BUILDING FACE
 LIMITING DISTANCE: < 1.2m (PROPERTY LINE)
 ALLOWABLE AREA OF UNPROTECTED OPENINGS: 7%
 ACTUAL OPENINGS: 40 SQ FT (3.71M²) OR 6.5%

SOUTH EXPOSING BUILDING FACE
 LIMITING DISTANCE: 71 (2.15m) (PROPERTY LINE)
 ALLOWABLE AREA OF UNPROTECTED OPENINGS: 9%
 ACTUAL OPENINGS: 333 SQ FT (30.9M²) OR 8.7%

EAST EXPOSING BUILDING FACE
 LIMITING DISTANCE: 30 (9.1m) (PROPERTY LINE)
 ALLOWABLE AREA OF UNPROTECTED OPENINGS: 100%
 ACTUAL OPENINGS: 22 SQ FT (2.05M²) OR 18.2%

WEST EXPOSING BUILDING FACE
 LIMITING DISTANCE: 22 (6.7m) (PROPERTY LINE)
 ALLOWABLE AREA OF UNPROTECTED OPENINGS: 69%
 ACTUAL OPENINGS: 88 SQ FT (8.15M²) OR 22%