

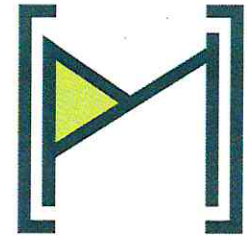


got giilck?

Darren Giilck
Real Estate Advisor
(204) 724-5180

ROYAL LEPAGE
MARTIN LIBERTY REALTY

www.gotgiilck.ca



MYRIA DESIGN

Community Participation Report

As per the City of Brandon Public Outreach Requirements [Section 13 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.

1. Method(s) of notification:

Mailed Neighbourhood canvass package to all addresses of non-resident property owners as provided.

Did door to door canvass March 31st and April 1st, 2020. Provided all homeowners with Neighbourhood canvass package.

2. List of the properties that were notified:

List of addresses as provided, and Neighbourhood canvass package provided directly to neighbours even if not on list in proximity of 448 Douglas.

3. Summary of comments or concerns:

Canvass occurred on March 31 & April 1. – made sure I used most up to the minute protocols in protecting myself and residents while doing canvass.

Owner at 438 Douglas was one I wanted to make sure I talked to directly and was lucky enough to do so. Dan had built new in 2012 on property that family has lived on since 1960's. Was very supportive of seeing some new construction on block and in favour of our proposal.

Spoke with a few other neighbours directly on east side of Douglas as folks shovelling snow all in favour of proposal.

Couple comments of why they haven't seen more new development on the block. Told them I'd do my best to remedy that!

Another asked who would be living there?? I explained being a duplex on one title that either owner occupied one side and rental other side or investment property with both sides' rentals. Further asked why each side could not be owners – I explained the limitation that block has in redeveloping being that it was originally gridded out in 50' lots and not 25's and that trying to do a subdivision would be a challenge with min lot width in an RSD zone is 30' so not so simple. So still in support but would like us to do subdivision to have owners not renters.

Other comments mostly reflected the removal of the current building on the site and the added value having new construction on the block would bring.

NOTE: Since this report is being submitted so quickly after canvass, I will give an updated written report of any and all communication I receive to community planner Sonikile Tembo prior to April 15 meeting.

4. Public Meeting

No public meeting was held.

Sincerely,



Darren Giilck, real estate adviser/partner
Royal LePage Martin-Liberty Realty
633 18th Street
Brandon MB
204-724-5180
Darrengiilck@royalpage.ca



March 31, 2020

NOTICE OF CONDITIONAL USE APPLICATION

Dear Area Resident,

Keller Developments has applied for Conditional Use to construct a duplex at 448 Douglas Street. The conditional use is to allow for construction of a duplex in a Residential Single Detached (RSD).

According to Table 9 of the City of Brandon Zoning by-law 7214, Part 3, Division 1, Provides for the development of low density detached, semi-detached or duplex dwellings on City serviced sites

The property has an older single storey dwelling with an attached garage. The home and site as a whole have been neglected (see attached photo's) and no longer in habitable condition.

The proposed style of duplex is one level, garage and deck off rear door (see attached) and will most likely appeal to senior cliental or client with accessibility needs.

As detailed in site and floorplan all requirements regarding setbacks, parking, height etc... have been achieved.

Due to current circumstances I have dropped this information for your review and welcome you to contact by any means you find acceptable to you. I look forward to hearing from you to discuss.

You can also contact Community Planner:

Sonikile Tembo at 204-729-2113 or email: s.tembo@brandon.ca

Sincerely,



Darren Giiilck
Real Estate Adviser
Royal LePage Martin-Liberty Realty
204-724-5180
Darrengiilck@royalpage.ca

Helping you is what we do.

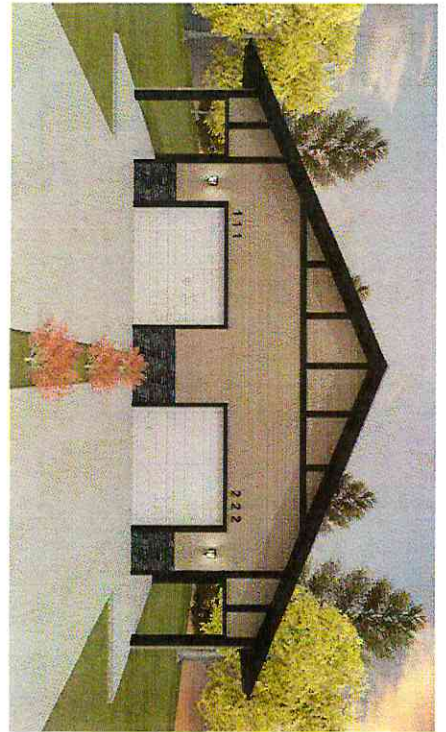
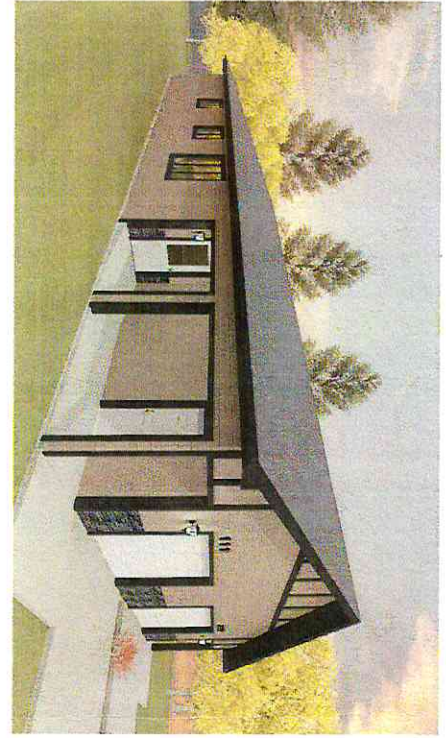
Buildings Current 448 Douglas St



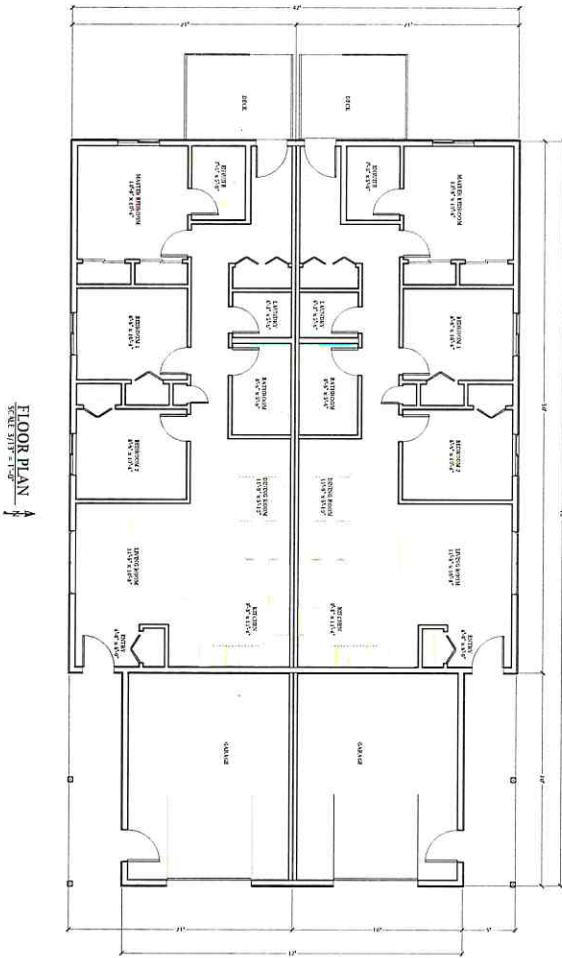




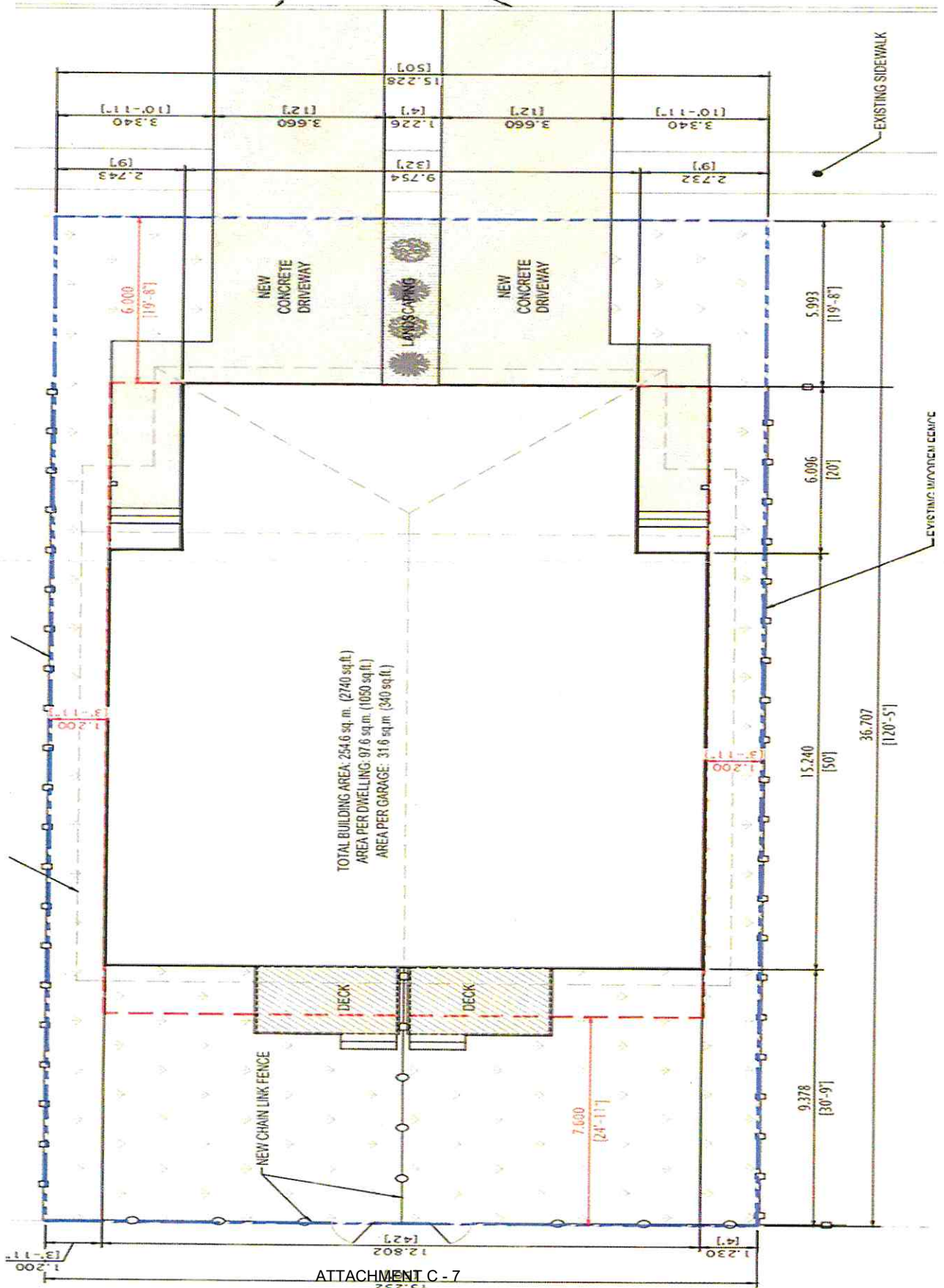
MYRIA DESIGN
 UNIT #2 -1875 MIDDLETON AVE.
 BRANDON, MANITOBA R7C 1A7
 PH: 204-728-1328



448 DOUGLAS STREET, BRANDON, MB - DUPLEX



448 Douglas Site Plan



Name	Address	City	Province	Postal Code
PROPERTY OWNER	1 139 LORNE AVE E	BRANDON	MB	R7A 1V5
PROPERTY OWNER	1 829 23RD ST	BRANDON	MB	R7B 1W6
PROPERTY OWNER	1016 ROSSER AVE	BRANDON	MB	R7A 0L6
PROPERTY OWNER	104 12 DRIEDGER BAY	BRANDON	MB	R7A 6B4
PROPERTY OWNER	2 1875 MIDDLETON AVE	BRANDON	MB	R7C 1A7
PROPERTY OWNER	200 MAIN STREET	WINNIPEG	MB	R3C 1A8
PROPERTY OWNER	2401 OTTAWA AVE	BRANDON	MB	R7B 3K3
PROPERTY OWNER	32 OUTBACK DR	BRANDON	MB	R7C 0C2
PROPERTY OWNER	407 PERCY ST	BRANDON	MB	R7A 5R9
PROPERTY OWNER	409 DOUGLAS ST	BRANDON	MB	R7A 5T7
PROPERTY OWNER	410 PERCY ST	BRANDON	MB	R7A 5S1
PROPERTY OWNER	415 PERCY ST	BRANDON	MB	R7A 5R9
PROPERTY OWNER	416 DOUGLAS ST	BRANDON	MB	R7A 5T6
PROPERTY OWNER	416 PERCY ST	BRANDON	MB	R7A 5S1
PROPERTY OWNER	420 10TH ST E	BRANDON	MB	R7A 5W1
PROPERTY OWNER	421 DOUGLAS ST	BRANDON	MB	R7A 5T7
PROPERTY OWNER	424 DOUGLAS ST	BRANDON	MB	R7A 5T6
PROPERTY OWNER	424 PERCY ST	BRANDON	MB	R7A 5S1
PROPERTY OWNER	427 DOUGLAS ST	BRANDON	MB	R7A 5T7
PROPERTY OWNER	432 10TH ST E	BRANDON	MB	R7A 5W1
PROPERTY OWNER	434 DOUGLAS ST	BRANDON	MB	R7A 5T6
PROPERTY OWNER	435 DOUGLAS ST	BRANDON	MB	R7A 5T7
PROPERTY OWNER	438 DOUGLAS ST	BRANDON	MB	R7A 5T6
PROPERTY OWNER	440 10TH ST E	BRANDON	MB	R7A 5W1
PROPERTY OWNER	443 DOUGLAS ST	BRANDON	MB	R7A 5T7
PROPERTY OWNER	444 DOUGLAS ST	BRANDON	MB	R7A 5T6
PROPERTY OWNER	444 PERCY ST	BRANDON	MB	R7A 5S1
PROPERTY OWNER	448 10TH ST E	BRANDON	MB	R7A 5W1
PROPERTY OWNER	454 10TH ST E	BRANDON	MB	R7A 5W1
PROPERTY OWNER	5205SA SATELLITE DR	MISSISSAUGA	ON	L4W 5J7
PROPERTY OWNER	636 VICTORIA AVE E	BRANDON	MB	R7A 1Z8
PROPERTY OWNER	726 VICTORIA AVE E	BRANDON	MB	R7A 1Z9
PROPERTY OWNER	76 ELMDALE BLVD	BRANDON	MB	R7B 1B8
PROPERTY OWNER	820 VICTORIA AVE E	BRANDON	MB	R7A 2A1
PROPERTY OWNER	825 VICTORIA AVE E	BRANDON	MB	R7A 2A2
PROPERTY OWNER	865 HARRINGTON CRT	BURLINGTON	ON	L7N 3P3
PROPERTY OWNER	9 WINCHESTER DR	BRANDON	MB	R7B 4E4
PROPERTY OWNER	911 FREDERICK ST	BRANDON	MB	R7A 5L7
PROPERTY OWNER	SITE 500 BOX 15 RR 5	BRANDON	MB	R7A 5Y5