



### **Community Participation Report – 922 8<sup>th</sup> street**

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 June 15<sup>th</sup> and June 16<sup>th</sup>, 2020. Provided all homes 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 922 8<sup>th</sup>.

#### **3. Summary of comments or concerns:**

Canvass occurred on June 12<sup>th</sup> & 15<sup>th</sup>. – made sure I used most up to the minute COVID-19 protocols in protecting myself and residents while doing canvass.

Due to current situation face to face doorway chats very limited. But was able to have a couple conversations with neighbours.

Neighbour two doors down on 8<sup>th</sup> street didn't really have an opinion one way or another as he felt it didn't really affect him.

Neighbour from over on 7<sup>th</sup> street was taking some pictures of 922 8<sup>th</sup> as I was packing up on second day of canvass. She asked what was happening to the current house and trees. Explained current house at 922 8<sup>th</sup> would remain the same with alteration to deck. Tree's would be saved as possible and footprint of build was only 1200 sqft and that it was only 30% of 3960 sqft sized lot allowing for more green space with 2 storey style. She was not wanting a repeat of build just completing at corner of 6<sup>th</sup> and Park ave. (not our group) Which is a longer skinny bilevel style duplex on a 33x120 rmd lot. The building there takes up much higher % of lot and style much different then what we plan at 922 8<sup>th</sup>.

NOTE: I will update Community planner Shengxu Li the day prior to hearing with any new feedback.

#### 4. Public Meeting

No public meeting was held.

Sincerely,

**Darren Giiilck**, real estate adviser/partner  
Royal LePage Martin-Liberty Realty  
633 18<sup>th</sup> Street  
Brandon MB  
204-724-5180  
Darrengiiilck@royalpage.ca



got giilck?

Darren Giilck  
Real Estate Advisor  
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ROYAL LEPAGE  
MARTIN-LIBERTY REALTY

www.gotgiilck.ca

June 15, 2020

NOTICE OF CONDITIONAL USE APPLICATION:  
922 8<sup>th</sup> street, Brandon.

Dear Area Resident/Property Owner,

This letter is to inform you as an Area Resident/Property Owner of an application by Keller Developments & Myria Design of Conditional Use at 922 8<sup>th</sup> (Lot 6/7 Blk 41 Plan 8) on behalf of the property owner.

Currently the property is 66' x 120'. 33' x 120' Lot 6 will be split from the title. Currently lot 6 has no structures on it. Home on lot 7 at 922 8<sup>th</sup> will remain with only a modification to south side deck.

Our application for a conditional use to construct a front to back duplex on Lot 6. Duplex will be 2 storey semi-detached style to fit in with neighbourhood (see renderings) a gable roof, a covered front porch and window shutters all helping to fit in with the neighbouring houses. This duplex has separate entrances facing East and West which gives the building front and back access which provides a great look that is suitable to the neighborhood especially the front façade which faces 8th street. The 2 storey style allows for a small 1200 sqft building footprint, leaving us with much more green space.

All parking will be off back lane. No parking access from 8<sup>th</sup> street.

See attached current concepts shown by renderings, layouts and site plan..

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

You can also contact Community Planner:  
Shengxu Li at 204-729-2117 or email: [s.li@brandon.ca](mailto:s.li@brandon.ca)

Sincerely,

Darren Giilck  
Real Estate Adviser  
Royal LePage Martin-Liberty Realty  
204-724-5180  
[Darrengiilck@royalpage.ca](mailto:Darrengiilck@royalpage.ca)



922 8<sup>th</sup> Street view from front yard



**Left Unit Dimensions:**

- Master Bedroom: 11'-0" x 11'-7"
- Bedroom: 10'-0" x 8'-8"
- Bedroom: 10'-0" x 8'-8"
- Bath: 5'-8" x 8'-5"
- Corridor: 16'-3" x 3'-2"
- Closets: 3 (one in Master Bedroom, one in Bedroom, one in Corridor)

**Right Unit Dimensions:**

- Master Bedroom: 11'-0" x 11'-7"
- Bedroom: 10'-0" x 8'-8"
- Bedroom: 10'-0" x 8'-8"
- Bath: 5'-8" x 8'-5"
- Corridor: 16'-3" x 3'-2"
- Closets: 3 (one in Master Bedroom, one in Bedroom, one in Corridor)

**Overall Dimensions:**

- Overall Width: 50'-0"
- Overall Depth: 24'-0"
- Staircase: 50'-0" x 24'-0"



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-----8<sup>th</sup>



| Name           | Address            | City    | Province | Postal Code |
|----------------|--------------------|---------|----------|-------------|
| PROPERTY OWNER | 928 8TH ST         | BRANDON | MB       | R7A 3Y6     |
| PROPERTY OWNER | 928 8TH ST         | BRANDON | MB       | R7A 3Y6     |
| PROPERTY OWNER | 934 7TH ST         | BRANDON | MB       | R7A 3T9     |
| PROPERTY OWNER | 136 - 11TH ST      | BRANDON | MB       | R7A 4J4     |
| PROPERTY OWNER | 415 939 9TH ST     | BRANDON | MB       | R7A 6R5     |
| PROPERTY OWNER | 928 7TH ST         | BRANDON | MB       | R7A 3T9     |
| PROPERTY OWNER | 928 7TH ST         | BRANDON | MB       | R7A 3T9     |
| PROPERTY OWNER | 922 7TH ST         | BRANDON | MB       | R7A 3T9     |
| PROPERTY OWNER | 1002 8TH ST        | BRANDON | MB       | R7A 3Y7     |
| PROPERTY OWNER | 910 9TH ST         | BRANDON | MB       | R7A 4C1     |
| PROPERTY OWNER | 100 1300 18TH ST   | BRANDON | MB       | R7A 6X7     |
| PROPERTY OWNER | 850 8TH ST         | BRANDON | MB       | R7A 3Y4     |
| PROPERTY OWNER | 851 8TH ST         | BRANDON | MB       | R7A 3Y3     |
| PROPERTY OWNER | 860 9TH ST         | BRANDON | MB       | R7A 4B8     |
| PROPERTY OWNER | 440 RICHMOND AVE E | BRANDON | MB       | R7A 7G7     |
| PROPERTY OWNER | 1004 9TH ST        | BRANDON | MB       | R7A 4C3     |
| PROPERTY OWNER | 1004 9TH ST        | BRANDON | MB       | R7A 4C3     |
| PROPERTY OWNER | 1003 9TH ST        | BRANDON | MB       | R7A 4C2     |
| PROPERTY OWNER | 843 8TH ST         | BRANDON | MB       | R7A 3Y3     |
| PROPERTY OWNER | 843 8TH ST         | BRANDON | MB       | R7A 3Y3     |
| PROPERTY OWNER | 929 8TH ST         | BRANDON | MB       | R7A 3Y5     |
| PROPERTY OWNER | 916 7TH ST         | BRANDON | MB       | R7A 3T9     |
| PROPERTY OWNER | 934 9TH ST         | BRANDON | MB       | R7A 4C1     |
| PROPERTY OWNER | 934 9TH ST         | BRANDON | MB       | R7A 4C1     |
| PROPERTY OWNER | 904 7TH STREET     | BRANDON | MB       | R7A 3T9     |
| PROPERTY OWNER | 904 7TH ST         | BRANDON | MB       | R7A 3T9     |
| PROPERTY OWNER | 855 9TH ST         | BRANDON | MB       | R7A 4B7     |
| PROPERTY OWNER | 904 9TH ST         | BRANDON | MB       | R7A 4C1     |
| PROPERTY OWNER | 851 8TH ST         | BRANDON | MB       | R7A 3Y3     |
| PROPERTY OWNER | 858 7TH ST         | BRANDON | MB       | R7A 3T7     |
| PROPERTY OWNER | 912 8TH ST         | BRANDON | MB       | R7A 3Y6     |
| PROPERTY OWNER | 11 SYKES BLVD      | BRANDON | MB       | R7B 0W7     |
| PROPERTY OWNER | 33 WALDEN DR SE    | CALGARY | AB       | T2X 0S6     |
| PROPERTY OWNER | 33 WALDEN DR SE    | CALGARY | AB       | T2X 0S6     |

|                     |                              |         |    |         |
|---------------------|------------------------------|---------|----|---------|
| PROPERTY OWNER      | 850 8TH ST                   | BRANDON | MB | R7A 3Y4 |
| PROPERTY OWNER      | 923 8TH ST                   | BRANDON | MB | R7A 3Y5 |
| PROPERTY OWNER      | 910 7TH ST                   | BRANDON | MB | R7A 3T9 |
| PROPERTY OWNER      | 910 9TH ST                   | BRANDON | MB | R7A 4C1 |
| PROPERTY OWNER      | 846 8TH ST                   | BRANDON | MB | R7A 3Y4 |
| PROPERTY OWNER      | P.O. Box 38 Grp # 520 RR # 5 | BRANDON | MB | R7A 5Y5 |
| PROPERTY OWNER      | 2 3208 GIBBINS RD            | DUNCAN  | BC | V9L 1G8 |
| PROPERTY OWNER      | 926 - 9TH ST                 | BRANDON | MB | R7A 4C1 |
| PROPERTY OWNER      | SITE 110 BOX 19 RR 1         | BRANDON | MB | R7A 5Y1 |
| PROPERTY OWNER      | SITE 110 BOX 19 RR 1         | BRANDON | MB | R7A 5Y1 |
| PROPERTY OWNER      | 918 9TH ST                   | BRANDON | MB | R7A 4C1 |
| PROPERTY OWNER      | 934 8TH ST                   | BRANDON | MB | R7A 3Y6 |
| PROPERTY OWNER      | 951 10TH ST                  | BRANDON | MB | R7A 4H2 |
| PROPERTY OWNER      | 911 8TH ST                   | BRANDON | MB | R7A 3Y5 |
| PROPERTY OWNER      | 712 SOUTHERN AVE             | BRANDON | MB | R7A 1K1 |
| PROPERTY OWNER      | 923 THORNEYCROFT DR NW       | CALGARY | AB | T2K 3K6 |
| PROPERTY OWNER      | SITE 30 BOX 96 RR 2          | BRANDON | MB | R7A 5Y2 |
| PROPERTY OWNER      | 1004 8TH ST                  | BRANDON | MB | R7A 3Y7 |
| Keller Developments | 340 Park Ave E               | BRANDON | MB | R7A 7A7 |