



## **Community Participation Report – 2513 McDonald Ave**

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 May 8th and May 13th, 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 2513 McDonald.

### 3. Summary of comments or concerns:

Canvass occurred on May 8 & 13th. – 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 discussions not available. Did have one resident ask me what this paper in his mailbox was for as he was worried landlord had sold the house and the building was going to be built on property he rents. Showed him empty lot down the street and all was fine.

NOTE: I will update Community planner Shengxu Li the day prior to hearing with any new feedback. Do plan to walk the street this weekend and see if I can have a couple conversations while maintaining social distancing.

#### 4. Public Meeting

No public meeting was held.

Sincerely,

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

May 8, 2020

## NOTICE OF CONDITIONAL USE APPLICATION

Dear Area Resident,

Keller Developments has applied for Conditional Use on behalf of property owner Nathan Fortin to construct a hillside 4plex at 2513 McDonald Ave. The conditional use is to allow for construction of a 4plex in a Residential Low Density (RLD) zone.

The property has an older 1 & ½ storey home in excellent condition that will remain. The hillside 4plex will be constructed on the vacant land on east side of house. Currently the lot is 80ft wide x 140ft deep.

We are applying to split the existing 80ft wide property into 2 parcels. The West parcel would be 32'8" wide and East parcel would be 47'4" wide. This will give enough space for both the existing residence and the proposed development to have the minimum setbacks as outlined in the City of Brandon Zoning Bylaw 7124.

With the slope of the lot we can achieve a look from the street of more of a duplex than a standard 4plex (see rendering). 2 main floor units will have front drive to garages and rear decks overlooking city parks and rugby fields. Lower units will be walkouts. Rear parking will be off the back lane and with the 140ft length of the lot there is a nice sized green space created between parking and rear of building.

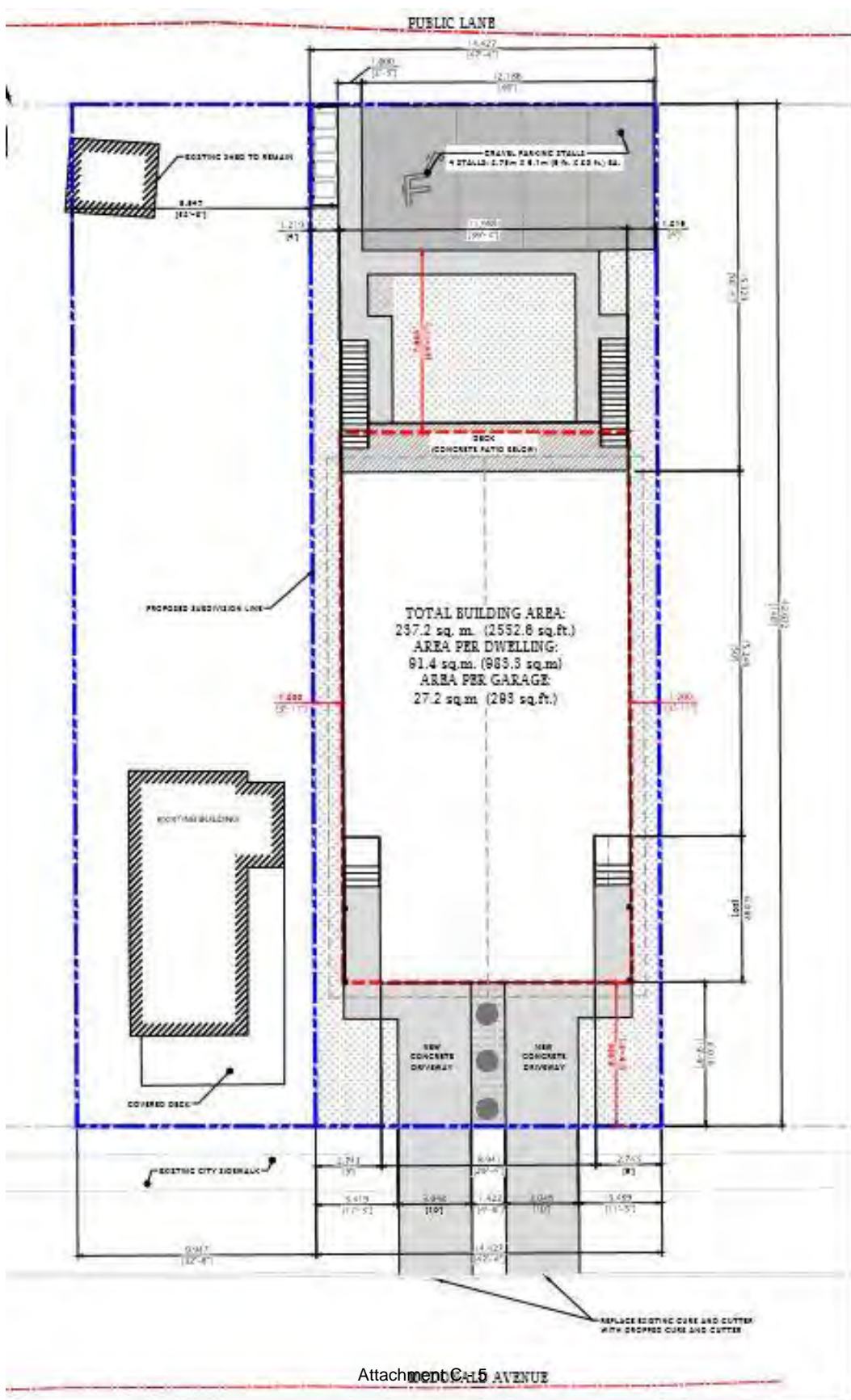
Due to current circumstances I have dropped this information for your review and welcome you to contact me by any means you find acceptable to you. I look forward to hearing from you to discuss.

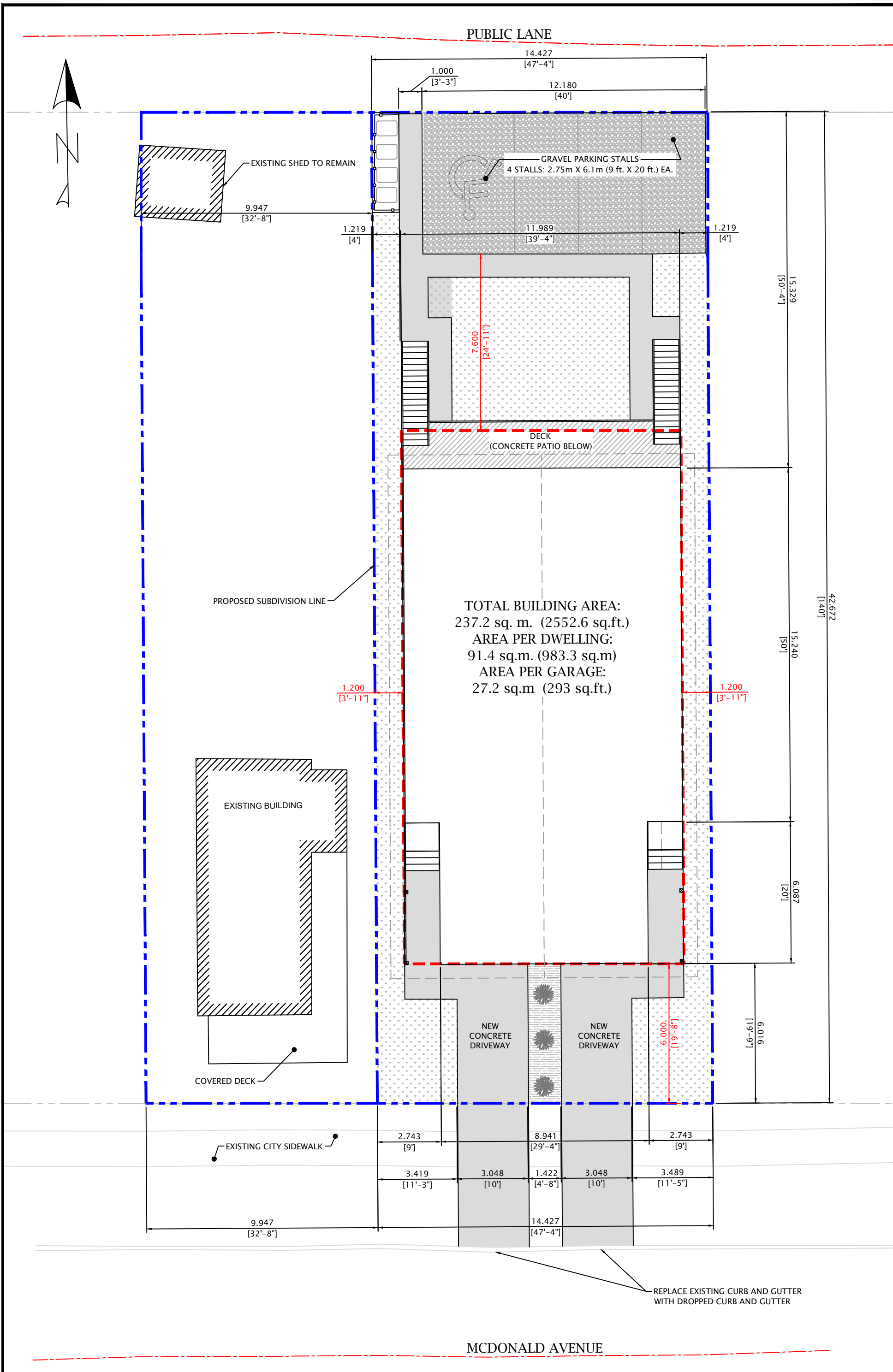
You can also contact Community Planner:  
Shengxu Li at 204-729-2117 or email: [s.li@brandon.ca](mailto:s.li@brandon.ca)

Sincerely,

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







**LEGEND**

- NEW CONCRETE
- GRASS/SOD
- GRAVEL PARKING AREA
- LANDSCAPE BED
- CITY RESERVE (AVAILABLE FOR USE BY OWNER TO THE SOUTH)
- SITE PROPERTY LINE
- ADJACENT PROPERTY LINES/LOT LINES
- MINIMUM SETBACK
- ROOF LINE

**SITE INFORMATION**

CIVIC ADDRESS:  
2513 MCDONALD AVENUE, BRANDON, MB

LEGAL DESCRIPTION:  
PT. LOTS 2 & 6 AND ALL OF LOTS 3, 4, & 5, BLOCK 106, PLAN 15 BLTO

CURRENT ZONE: RLD

AREA OF SITE (AFTER SUBDIVISION): 615.6 Sq.m.

AREA OF BUILDING: 237.2 Sq.m.

SITE COVERAGE FROM BUILDING: 38.5%

**NOTES**

1. ALL WORK IN THE PUBLIC RIGHT OF WAY TO BE PERFORMED AS PER THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.
2. ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.
3. SURVEY DATA PROVIDED BY RICHMOND SURVEYS.
4. LOCAL VERTICAL AND HORIZONTAL CONTROL TO BE PROVIDED ON SITE BY GENERAL CONTRACTOR AT TIME OF CONSTRUCTION.
5. CONTRACTOR TO ENSURE MINIMUM 2% SLOPE IN GRADE AWAY FROM BUILDING
6. ALL UTILITIES TO BE LOCATED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
7. ALL GRASSED LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY TO BE COMPLETED WITH SOD.
8. ALL DIMENSIONS IN RED REFER TO MIN. SETBACK REQUIREMENTS AS PER CITY OF BRANDON BY-LAW.

**PRELIMINARY**  
FOR DISCUSSION PURPOSES ONLY

NO	REVISION	DATE
1	ISSUED FOR REVIEW	2020-02-27

DESIGNER:

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

DEVELOPER:

CLIENT: FORTIN

LOCATION: 2513 MCDONALD AVENUE, BRANDON, MB

DRAWING: 4-PLEX SITE PLAN

DATE: JANUARY 22, 2020	SCALE: AS NOTED	SHEET C-101
DRAWN BY: KM	JOB #: KP043	

**1 SITE PLAN**  
SCALE: 1:150