

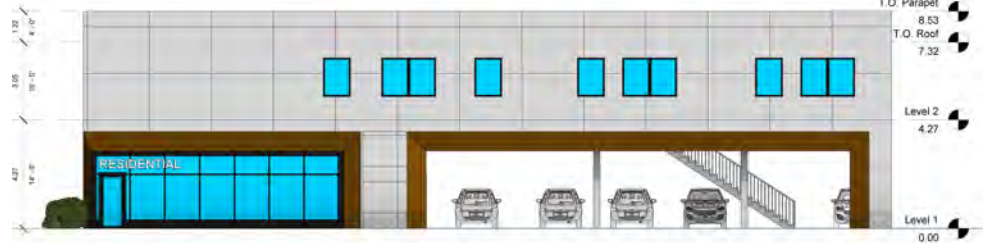
NEW MIXED USE DEVELOPMENT COMING TO 602 18TH ST.



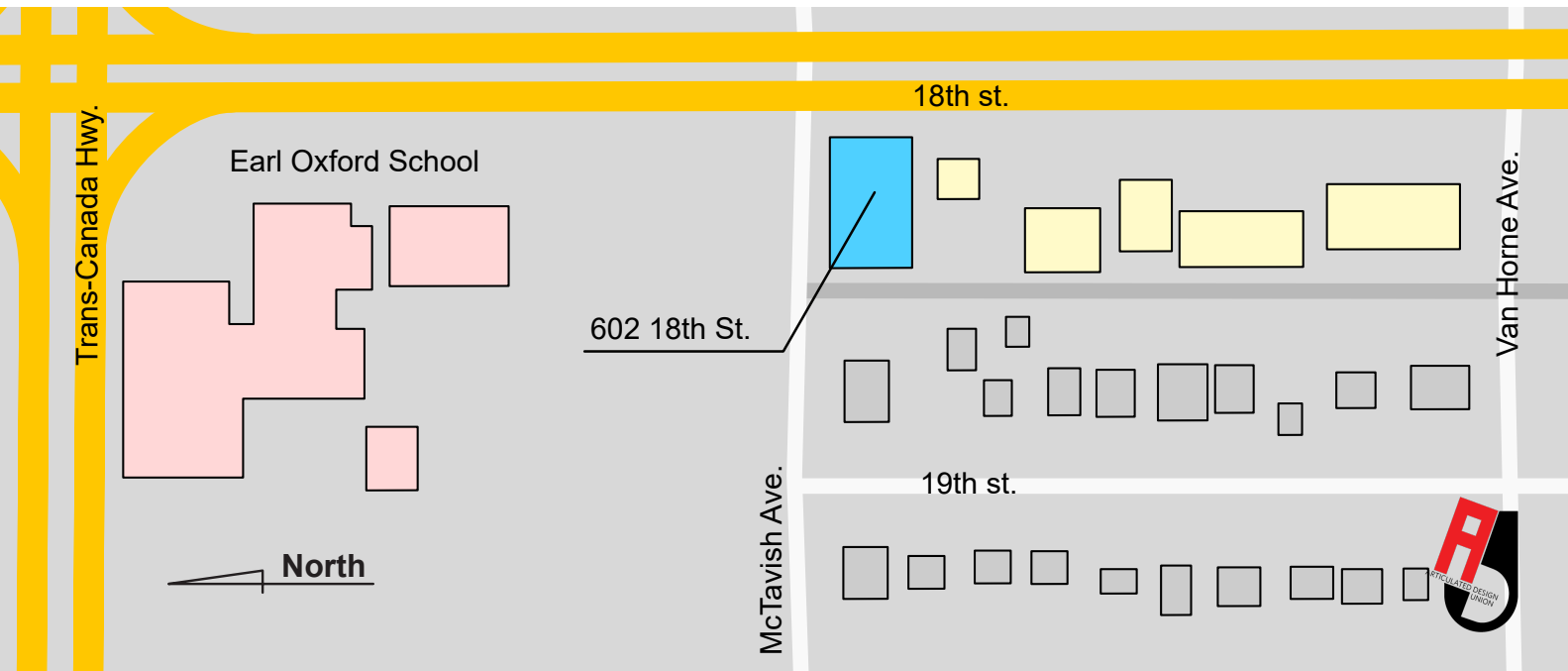
9 residential suites over 2,150 sqft commercial with 13 on site parking spaces

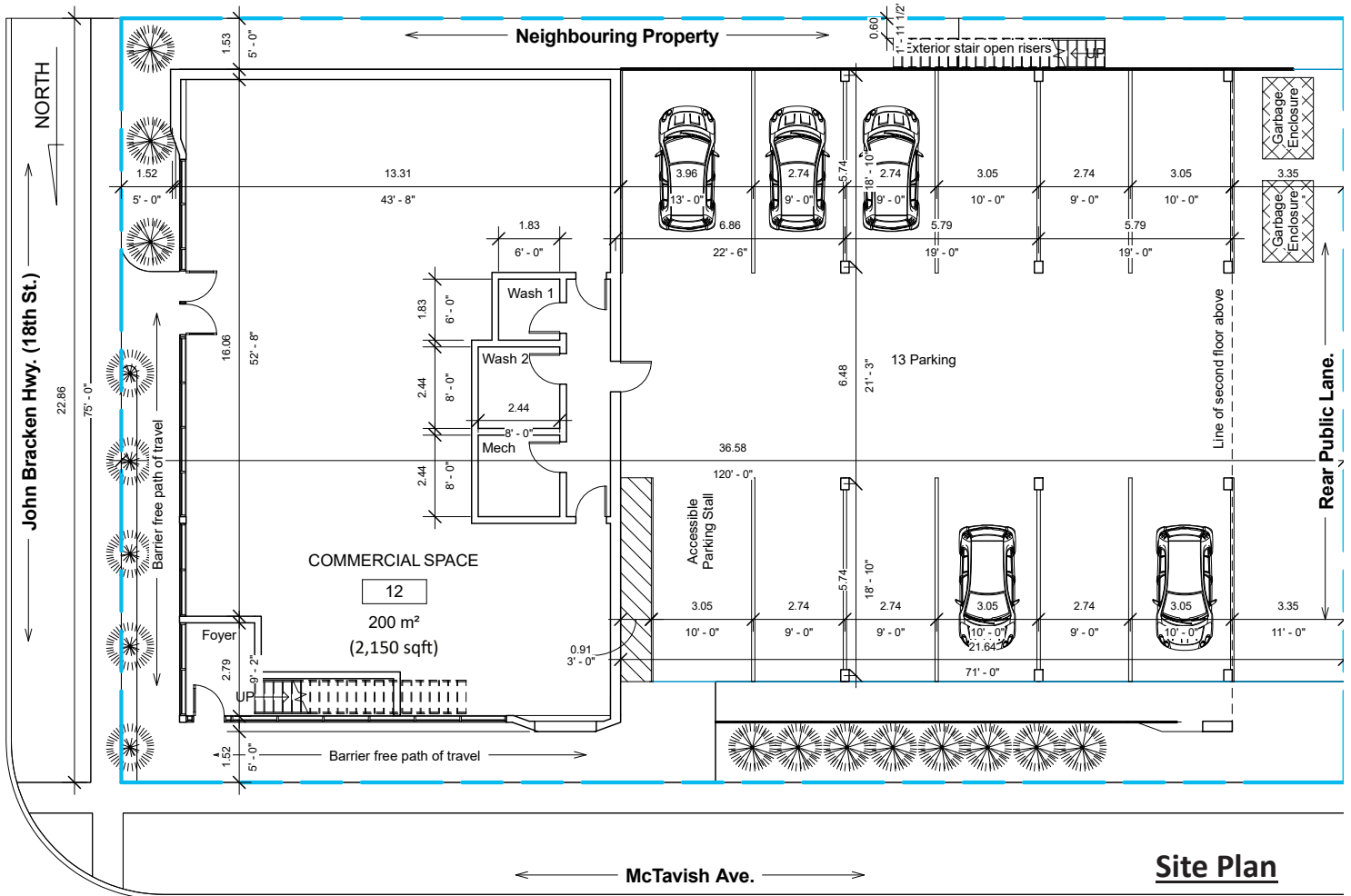


View from 18th St. (East)



View from McTavish Ave (North)

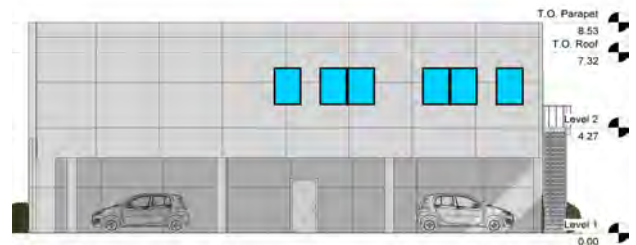




Site Plan



View from Neighbour (South)



View from back lane (West)

The existing corner brick building and the adjacent home located on 602 18th St. will be demolished.

We have worked with the Brandon Planning department to ensure our new building improves upon the deficiencies the existing buildings had. The new building will provide 9 new residential suites with sufficient parking and services for the residents. The main floor commercial space will be home to a new medical clinic to serve the neighbourhood, and will be accessible to those in wheelchairs.

Later this month we will be making a variance application to the City of Brandon for:

1. Reducing the minimum front yard from 3.0m to 1.5m (East)
2. Reducing the minimum corner side yard from 3.0m to 1.5m (North)
3. Reducing the minimum rear yard from 6.0m to 3.0m (West)
4. Reduce the minimum from a stair to the property line from .6m to .46m (South)

After submitting for approval of above, the City of Brandon will officially post a notice requesting community feedback at a council meeting of their choosing. Any questions or comments ahead of the council meeting please contact us at info@designunion.ca and we will do our best to address them.

**Any comments or questions?
Please contact us at info@designunion.ca**



<u>PROPERTY OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>PROVINCE</u>	<u>POSTAL CODE</u>
PROPERTY OWNER	10 JAGUAR PL	BRANDON	MB	R7B 3P1
PROPERTY OWNER	1031 - 6TH ST	BRANDON	MB	R7A 4K5
PROPERTY OWNER	1200 PATRICIA AVE	BRANDON	MB	R7A 7K7
PROPERTY OWNER	1637 MCTAVISH AVE	BRANDON	MB	R7A 1C8
PROPERTY OWNER	180 YALE AVE	WINNIPEG	MB	R3M 0L8
PROPERTY OWNER	30 WELLINGTON DR	BRANDON	MB	R7B 2Y9
PROPERTY OWNER	310 1630 NESS AVE	WINNIPEG	MB	R3J 3X1
PROPERTY OWNER	34 WATERLOO CRES	BRANDON	MB	R7B 3W7
PROPERTY OWNER	540 PARK AVE	MANITOU	MB	R0G 1G0
PROPERTY OWNER	602 19TH ST	BRANDON	MB	R7B 1K5
PROPERTY OWNER	603 19TH ST	BRANDON	MB	R7B 1K6
PROPERTY OWNER	609 19TH ST	BRANDON	MB	R7B 1K6
PROPERTY OWNER	614 19TH ST	BRANDON	MB	R7B 1K5
PROPERTY OWNER	625 19TH ST	BRANDON	MB	R7B 1K6
PROPERTY OWNER	63 DOUGLAS SHORE CRES SE	CALGARY	AB	T2Z 2X7
PROPERTY OWNER	630 19TH ST	BRANDON	MB	R7B 1K5
PROPERTY OWNER	633 18TH ST	BRANDON	MB	R7A 5B3
PROPERTY OWNER	633 19TH ST	BRANDON	MB	R7B 1K6
PROPERTY OWNER	636 19TH ST	BRANDON	MB	R7B 1K5
PROPERTY OWNER	640 19TH ST	BRANDON	MB	R7B 1K5
PROPERTY OWNER	641 19TH ST	BRANDON	MB	R7B 1K6
PROPERTY OWNER	647 19TH ST	BRANDON	MB	R7B 1K6
PROPERTY OWNER	649 19TH ST	BRANDON	MB	R7B 1K6
PROPERTY OWNER	655 19TH ST	BRANDON	MB	R7B 1K6
PROPERTY OWNER	736 MCDIARMID DR	BRANDON	MB	R7B 2H9
PROPERTY OWNER	B 624 18TH ST	BRANDON	MB	R7A 5B4
PROPERTY OWNER	P.O. BOX 294	SHILO	MB	R0K 2A0
PROPERTY OWNER	P.O. BOX 34	SOURIS	MB	R0K 2C0
PROPERTY OWNER	P.O. Box 54	LOVE	SK	S0J 1P0
PROPERTY OWNER	P.O. Box 611	GRANDVIEW	MB	R0L 0Y0
PROPERTY OWNER	SUITE 404 180 235 VERMILLION RD	WINNIPEG	MB	R2J 3M7
PROPERTY OWNER	UNIT 1 3 ST. MARYS RD	WINNIPEG	MB	R2H 1H2