



Community Participation Report – 1504 10th 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 13th and June 15th, 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 1504 10th street.

3. Summary of comments or concerns:

Canvass occurred on June 13 & 15th. – 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 a chance to speak to two residents out in their yard and both long term residents that felt this was a nice fit on the corner. Commented that it was nice to see all the parking coming off back lane.

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

4. Public Meeting

No public meeting was held.

Sincerely,

Darren Gilck, real estate adviser/partner
Royal LePage Martin-Liberty Realty
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Brandon MB
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Darrengilck@royalpage.ca



got giilck?

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Real Estate Advisor
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June 13, 2020

NOTICE OF REZONING AND VARIANCE APPLICATION:
1504 10TH 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 Rezoning and Variance application at 1504 10th street on behalf of the property owner Kayvan Razzaghi.

As part of our application for variance to City of Brandon Zoning By-law 7124 to reduce the front yard setback from 4.6m to 4m (East side of the building, on 10th st.) at 1504 10th Street, Brandon MB, which has the legal description Lot 1/3, Block 1, Plan 289, BLTO. The purpose of the variance is to construct a 6-plex on the site and have enough room for the subsequent required parking in the rear yard. The Rezoning from RLD to RMD will allow for the construction of 2.5 Storey 6plex.

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

The property has an older Bungalow home that has been used as a rental property for several years. Plan is to move house off to be used as a cabin. The lot is 75ft wide along 10th street and 120ft along Richmond Ave.

The current front parking spot off 10th street will be closed and approach removed. All parking will come off the existing lane in rear of property.

The Property seems to be a natural fit for rezoning as it does seem out place to have RLD zoning on such busy street corner next to large commercial business adjacent to the west. Directly across the street to the east is a rather poorly designed 1980's 10 plex.

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

Sincerely,

Darren Gilck
Real Estate Adviser
Royal LePage Martin-Liberty Realty
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Exterior View from Richmond Avenue

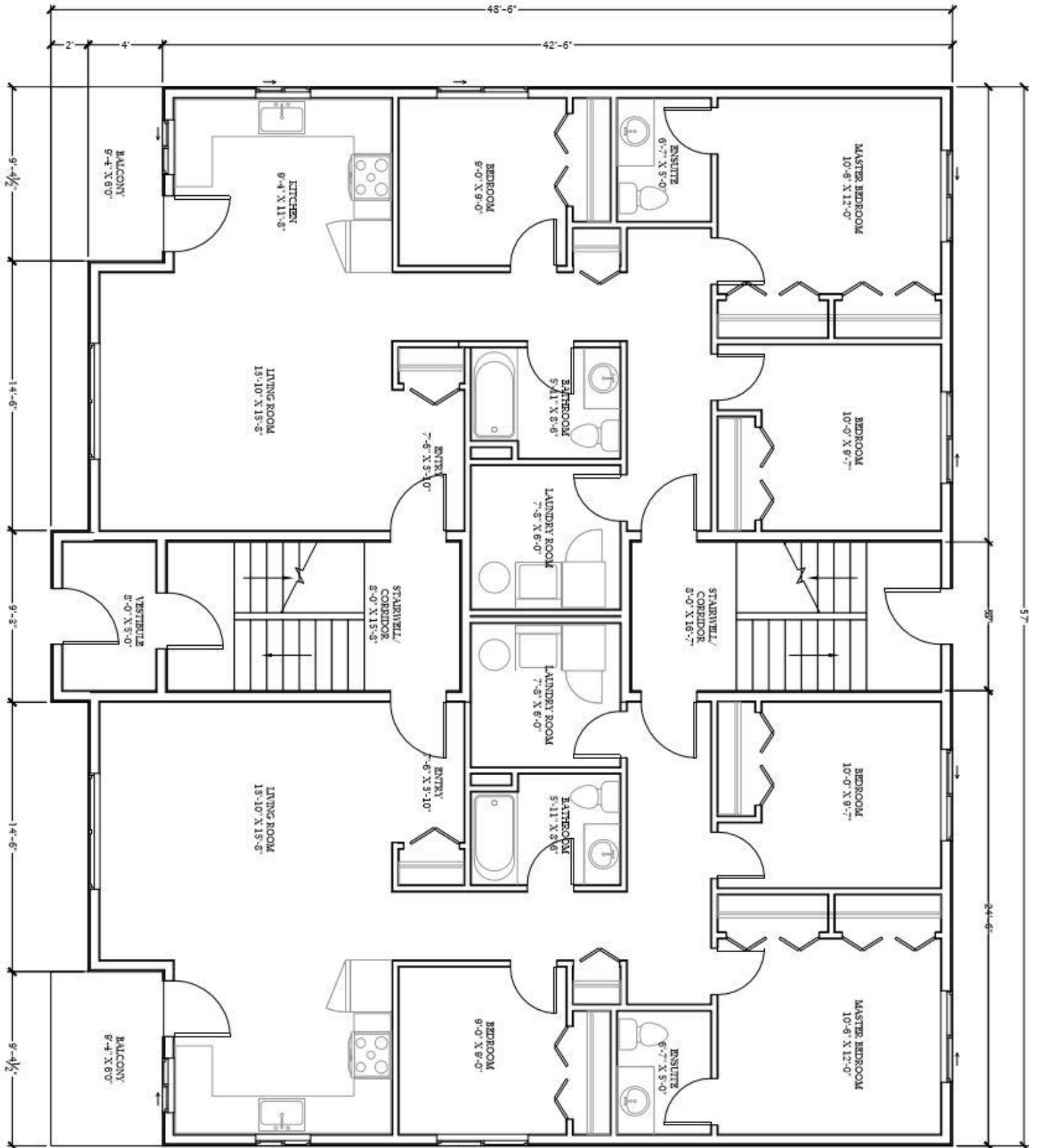


View from corner of 10th & Richmond Ave

View from 10th Street



Suite Layout



Property Owner	Address	City	Province	Postal Code
PROPERTY OWNER	1 1530 9TH ST	BRANDON	MB	R7A 4E1
PROPERTY OWNER	1 BRODA BAY	BRANDON	MB	R7A 6L8
PROPERTY OWNER	10 BRODA BAY	BRANDON	MB	R7A 6L8
PROPERTY OWNER	15 SOUTHVIEW DR	BRANDON	MB	R7B 4H1
PROPERTY OWNER	1504 10TH ST	BRANDON	MB	R7A 1M6
PROPERTY OWNER	1511 10TH ST	BRANDON	MB	R7A 4H8
PROPERTY OWNER	1513 10TH ST	BRANDON	MB	R7A 4H8
PROPERTY OWNER	1522 10TH ST	BRANDON	MB	R7A 4H7
PROPERTY OWNER	1534 9TH ST	BRANDON	MB	R7A 4E1
PROPERTY OWNER	1534 9TH ST	BRANDON	MB	R7A 4E1
PROPERTY OWNER	1538 10TH ST	BRANDON	MB	R7A 4H7
PROPERTY OWNER	16 KIRKHAM CRES	BRANDON	MB	R7A 6H9
PROPERTY OWNER	19 HANBURY PL	BRANDON	MB	R7A 6V6
PROPERTY OWNER	2 1521 10TH ST	BRANDON	MB	R7A 4H8
PROPERTY OWNER	2 BRODA BAY	BRANDON	MB	R7A 6L8
PROPERTY OWNER	211 HESPELER AVE E	SCHANZENFELD	MB	R6W 1K3
PROPERTY OWNER	2-1530 9TH ST	BRANDON	MB	R7A 4E1
PROPERTY OWNER	26 FALCON PL	BRANDON	MB	R7B 4A1
PROPERTY OWNER	3 1530 9TH ST	BRANDON	MB	R7A 4E1
PROPERTY OWNER	3 43 HUMMINGBIRD LANE	BRANDON	MB	R7B 3Z7
PROPERTY OWNER	38 WATERLOO CRES	BRANDON	MB	R7B 3W7
PROPERTY OWNER	381 PARK AVE E	BRANDON	MB	R7A 7A5
PROPERTY OWNER	382 PARK AVE E	BRANDON	MB	R7A 7A8
PROPERTY OWNER	4 1521 10TH ST	BRANDON	MB	R7A 4H8
PROPERTY OWNER	4 1530 9TH ST	BRANDON	MB	R7A 4E1
PROPERTY OWNER	4 BRODA BAY	BRANDON	MB	R7A 6L8
PROPERTY OWNER	5 BRODA BAY	BRANDON	MB	R7A 6L8
PROPERTY OWNER	6 BRODA BAY	BRANDON	MB	R7A 6L8
PROPERTY OWNER	734 MCDIARMID DR	BRANDON	MB	R7B 2H9
PROPERTY OWNER	8 BRODA BAY	BRANDON	MB	R7A 6L8
PROPERTY OWNER	A-1502 9TH ST	BRANDON	MB	R7A 4E1
PROPERTY OWNER	P.O. BOX 1776	MINNEDOSA	MB	ROJ 1E0
PROPERTY OWNER	P.O. BOX 610	DAUPHIN	MB	R7N 2V4
PROPERTY OWNER	P.O. Box 788	RIVERS	MB	ROK 1X0

PROPERTY OWNER	PO BOX 1050	MINNEDOSA	MB	R0J 1E0
PROPERTY OWNER	SITE 30 BOX 201 RR2	BRANDON	MB	R7A 5Y2
KELLER DEVELOPMENTS	UNIT 2 1845 MIDDLETON AVE	BRANDON	MB	R7C 1A7