



Community Participation Report – 38 16thth 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 May 29th and May 30th, 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 38 16thth street.

3. Summary of comments or concerns:

Canvass occurred May 29 & May 30th. – made sure I used most up to the minute COVID-19 protocols in protecting myself and residents while doing canvass.

Had a chance to speak in person with owner/resident at property directly to north at 32 16th st. That property currently operates as two suites with owner living in one and renting the other. His concern was parking. We discussed his concern and we looked over site plan provided to him in community handout. Showing the 10 on-site parking spots. Talked about how in DMU(downtown mixed use) parking requirements

are one on-site parking spot per unit and that we could have just gone with the required 8 spots but choose to add 2 more to bring it to 10. Told him to call me to discuss further if he wished and that community planner Shengxu Li's contact info was also on the handout if he wished to discuss his parking concern with him.

Spoke with property owner of 1639 Rosser and he thought the design was impressive and welcomed someone investing close to \$2 million dollars in the area.

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

May 20, 2021

NOTICE OF CONDITIONAL USE APPLICATION FOR PROPERTY AT 38 – 16TH ST.

Dear Area Resident / Property Owner,

Keller Developments has applied for a conditional use under *City of Brandon Zoning By-law 7142* to allow for dwelling units on the 1st storey of a building that is adjacent to a commercial corridor as identified in the *Downtown Brandon Secondary Plan*. The proposed development is a 3.5 storey 8-plex.

This application has been submitted to the city by Myria Design and Keller Developments on behalf of the current property owner 10037080 Mb Ltd.

Existing Property

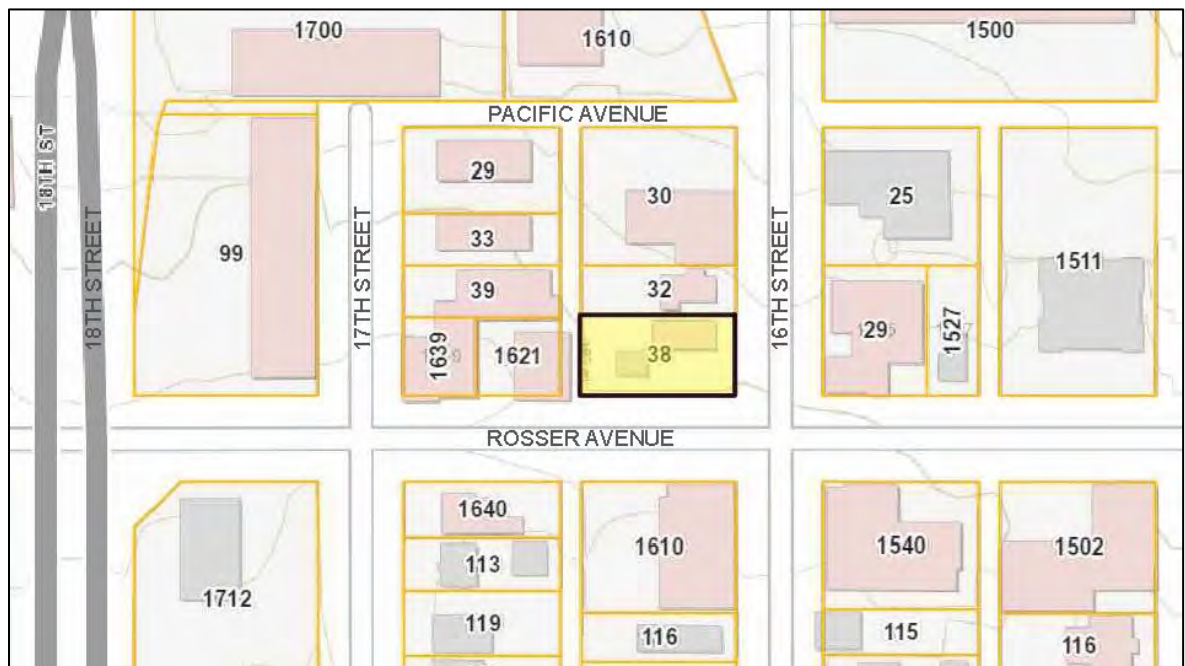


Figure 1: Property Location

This property is 120 feet (36.6 meters) x 62 feet 6 inches. (19.1 meters). It is a corner lot and has frontages on both 16th Street and Rosser Avenue. There is an existing single-family dwelling on the property which will be demolished.



Figure 2: Current Property, Existing house to be demolished (view from 16th St.).



Figure 2 & 3: Current Property, Existing house to be demolished. (View from Rosser Ave.)

Proposed Development

The proposed development is a 3.5 storey multiplex having a footprint of 2603 square feet (241.8 square meters). The multiplex will have 8 residential suites. We have designed our building to face Rosser Avenue at the request of the City Planning Department. Please see Figure 4 below as a reference for the proposed look of the building.



Figure 3: Proposed Development

Parking for the development will be accessed from the lane on the West side of the property.

Please see the attached site for your reference.

Please Note that in a DMU (Downtown Mixed Use) zone the on-site parking required is one parking stall for each unit (1 for 1 parking). You will see on the site plan that we have provided more than required with 10 stalls for 8 units.

The conditional use is not about density, parking or building setbacks from property line, etc. - this project meets all those requirements in the DMU zone.

The conditional use, as noted on page 1, is only to allow for residential dwelling units on the 1st storey of a building that is adjacent to a commercial corridor.

Further Information

If you have any questions or would like further information regarding our proposed design, please do not hesitate to contact myself or the other members of our project team listed below. You may also contact the City of Brandon Community Planner looking after this project:

Shengxu Li

Ph. 204.729.2117 or email: s.li@brandon.ca

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

Sincerely,

Kate McKenzie, C.E.T.

SENIOR DESIGNER/PROJECT COORDINATOR



MYRIA DESIGN

Ph: 204-728-1328

340 Park Avenue East, Brandon MB R7A 7A7

kate@myriadesign.ca

Darren Giilck, *real estate adviser/partner*



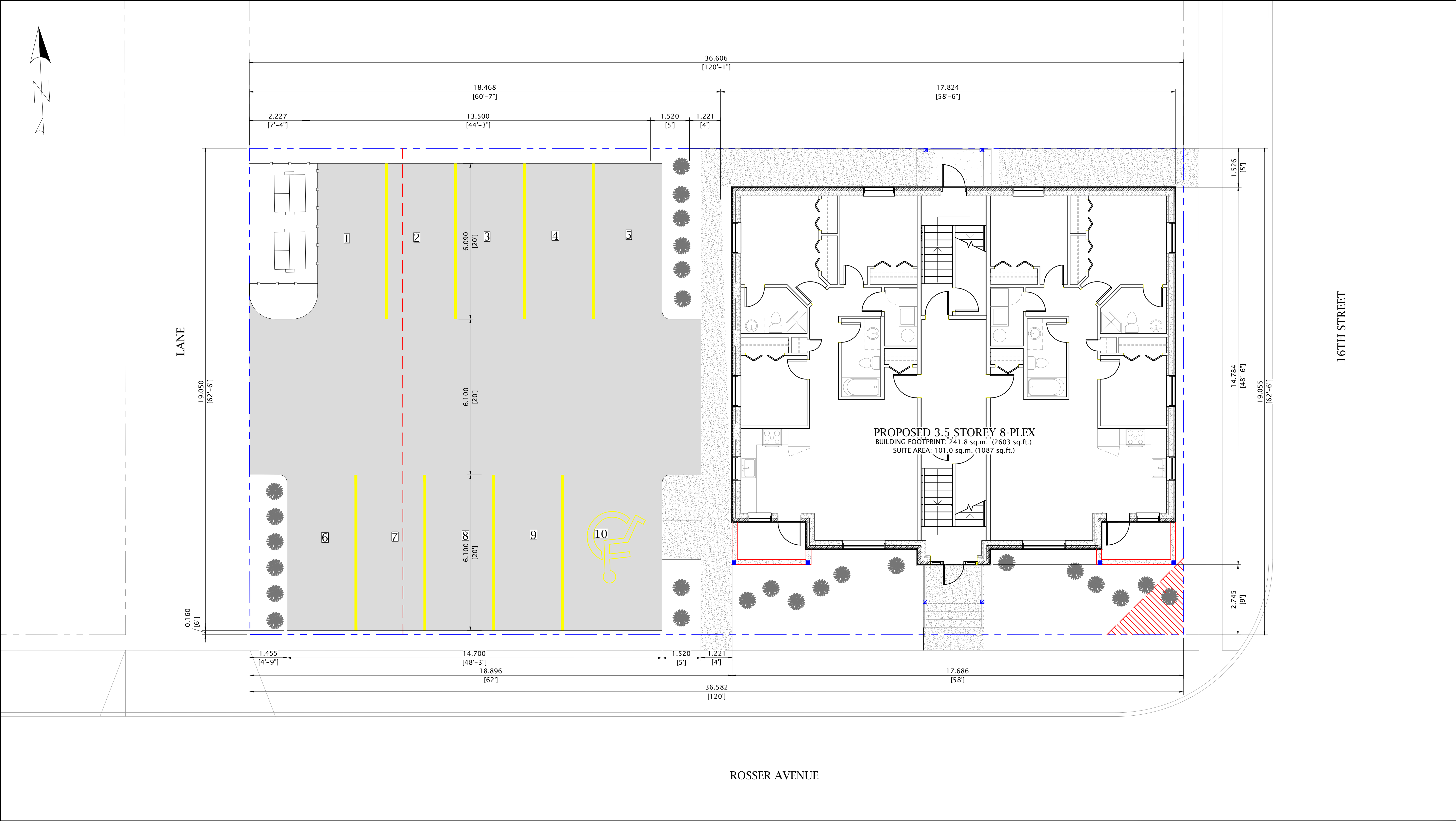
Darren Giilck
Real Estate Advisor




Royal LePage martin-liberty realty

204-724-5180

darrengiilck@royallepage.ca



1 SITE CONCEPT PLAN
SCALE: 1:75



340 Park Avenue East | Brandon, Manitoba | R7A 7A7
Keller: 204-728-1328 | Premier: 204-573-9600
info@kellerdevelopments.com | info@premierbuildergroup.ca
www.kellerdevelopments.com | www.premierbuildergroup.ca

GENERAL NOTES

1. ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.

LEGEND

- ASPHALT
- NEW CONCRETE
- GRASS/SOD
- LANDSCAPE BEDS
- SITE PROPERTY LINE
- ADJACENT PROPERTY LINES/LOT LINES
- MINIMUM BUILDING SETBACK

SITE INFORMATION (NORTH LOT)

CIVIC ADDRESS:
38 - 16TH STREET, BRANDON, MB


LEGAL DESCRIPTION:
LOTS 1,2 & PT OF 3, BLOCK 84, PLAN 2, BLTO

CURRENT ZONE: DMU

MIN. SETBACK REQUIREMENTS:
FRONT YARD: 0 - 3.0m
SIDE YARD: 0
SIDE YARD (CORNER): 0 - 3.0m
REAR YARD: 6.0m

AREA OF SITE: 697.2 sq.m. (7,505 sq.ft.)
AREA OF 8-PLEX: 241.8 sq.m. (2603 sq.ft.)
SITE COVERAGE FROM BUILDINGS: 34.6%

PARKING SPACES REQUIRED: 8
PARKING SPACES PROVIDED: 10

NO.	REVISION	DATE
DESIGNER:		
 <p>340 Park Avenue East Brandon, Manitoba, R7A 7A7 email: info@myriadesign.ca phone: 204.728.1328</p>		
PROJECT NAME:		
8-PLEX DEVELOPMENT		
LOCATION:		
38 - 16TH STREET, BRANDON MB		
SHEET NAME:		
SITE CONCEPT PLAN		
DATE:	SHEET SIZE:	SHEET
APRIL 8, 2021	24" X 36"	
DRAWN BY:	JOB NUMBER:	C-1
KM	MD21-015	

Property Owner	Address	City	Province	Postal Code	Hand delivered	Mailed
PROPERTY OWNER	1 120 16TH ST	BRANDON	MB	R7A 4X4		
PROPERTY OWNER	120 15TH ST	BRANDON	MB	R7A 4V7		
PROPERTY OWNER	1209 PATRICIA AVE	BRANDON	MB	R7A 7K8		
PROPERTY OWNER	121 16TH ST	BRANDON	MB	R7A 4X3		
PROPERTY OWNER	14 SYKES BLVD	BRANDON	MB	R7B 0W6		
PROPERTY OWNER	1539 13TH ST	BRANDON	MB	R7A 4S7		
PROPERTY OWNER	1622 8TH ST	BRANDON	MB	R7A 4A2		
PROPERTY OWNER	1885 BRAECREST DR	BRANDON	MB	R7C 1A2		
PROPERTY OWNER	2 REGENT CRES	BRANDON	MB	R7B 2W8		
PROPERTY OWNER	201 ROSSER AVE	BRANDON	MB	R7A 0J8		
PROPERTY OWNER	2051 MCPHILLIPS ST	WINNIPEG	MB	R2V 3C6		
PROPERTY OWNER	2201 LYNDALE DR	BRANDON	MB	R7A 7K9		
PROPERTY OWNER	30 16TH ST	BRANDON	MB	R7A 4X2		
PROPERTY OWNER	32 16TH ST	BRANDON	MB	R7A 4X2		
PROPERTY OWNER	339 VICTORIA AVE	BRANDON	MB	R7A 0Z5		
PROPERTY OWNER	3806 CENTENNIAL BLVD	BRANDON	MB	R7B 2X4		
PROPERTY OWNER	587 EAST CHESTERMERE DR	CHESTERMERE	AB	T1X 1A4		
PROPERTY OWNER	60 RIVERHEIGHTS DR	BRANDON	MB	R7B 2Z9		
PROPERTY OWNER	714 7TH ST	BRANDON	MB	R7A 3T6		
PROPERTY OWNER	720 25TH ST	BRANDON	MB	R7B 2M2		
PROPERTY OWNER	82 ELM ST	MEADOWBROOK VILLAGE	MB	R7A 7W6		
PROPERTY OWNER	9 PARKLAND PL	BRANDON	MB	R7B 3V8		
PROPERTY OWNER	920 PATRICIA AVE	BRANDON	MB	R7A 7K7		
PROPERTY OWNER	934A DOUGLAS ST	BRANDON	MB	R7A 7B2		
PROPERTY OWNER	P.O. BOX 20033	BRANDON	MB	R7A 6Y8		
PROPERTY OWNER	PO BOX 1255	BOISSEVAIN	MB	R0K 0E0		
PROPERTY OWNER	SITE 200	BRANDON	MB	R7A 5Y2		