



Community Participation Report – 759 6th 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. 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 759 6th street.

3. Summary of comments or concerns:

– made sure I used most up to the minute COVID-19 protocols in protecting myself and residents while doing canvass.

Did not have a chance to speak in person with any owners/resident at this point. Have had no emails or phone calls. I will be going back out around neighbourhood June 28 & 29th. Will make a point to discuss in person with property owner at 749 6th st which is property directly to north of subject site.

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



340 Park Avenue East
Brandon, Manitoba, R7A 7A7
Email: info@myriadesign.ca
phone: 204.728.1328 ext. 104



June 14, 2021

NOTICE OF VARIANCE APPLICATION FOR PROPERTY AT 759 – 6TH STREET

Dear Area Resident / Property Owner,

Keller Developments has applied for a variance to *City of Brandon Zoning By-law 7214* for the purpose of constructing a 3-storey multiplex at 759 – 6th Street in Brandon MB. According to *Table 11* of the *City of Brandon Zoning by-law 7214*, the required corner side yard of a reverse corner site shall be a minimum of 4.6m. We are requesting a variance to reduce this distance to 3.0m

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

Existing Property

This property is located on the Northeast corner of 6th Street and College Avenue. The current frontage, on 6th Street, is 99'-8" (30.4 meters). The length of the lot, which faces College Avenue, is 70'-11" (21.4 meters). There is an existing single-family dwelling on the property which will be demolished.



Figure 1: Current Property, Existing house to be demolished.



Figure 2: Current Property, Existing house to be demolished.

Proposed Development

The proposed development will be a 4,591 square foot, three story multiplex which will have 10 residential suites. The main floor will only have a footprint of approximately 2,974 sq. ft. with only 2 dwelling units. The upper floors will have the larger 4,591 sq. ft. area and 4 dwelling units per floor. The upper floors will be supported by columns on the North side of the building and the overhang will provide covered parking for some of the parking stalls included in the development. Parking for the development will be accessed from the lane on the East side of the property.

Please see the attached site plan included in this application for your reference.



Figure 3: Proposed Development

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

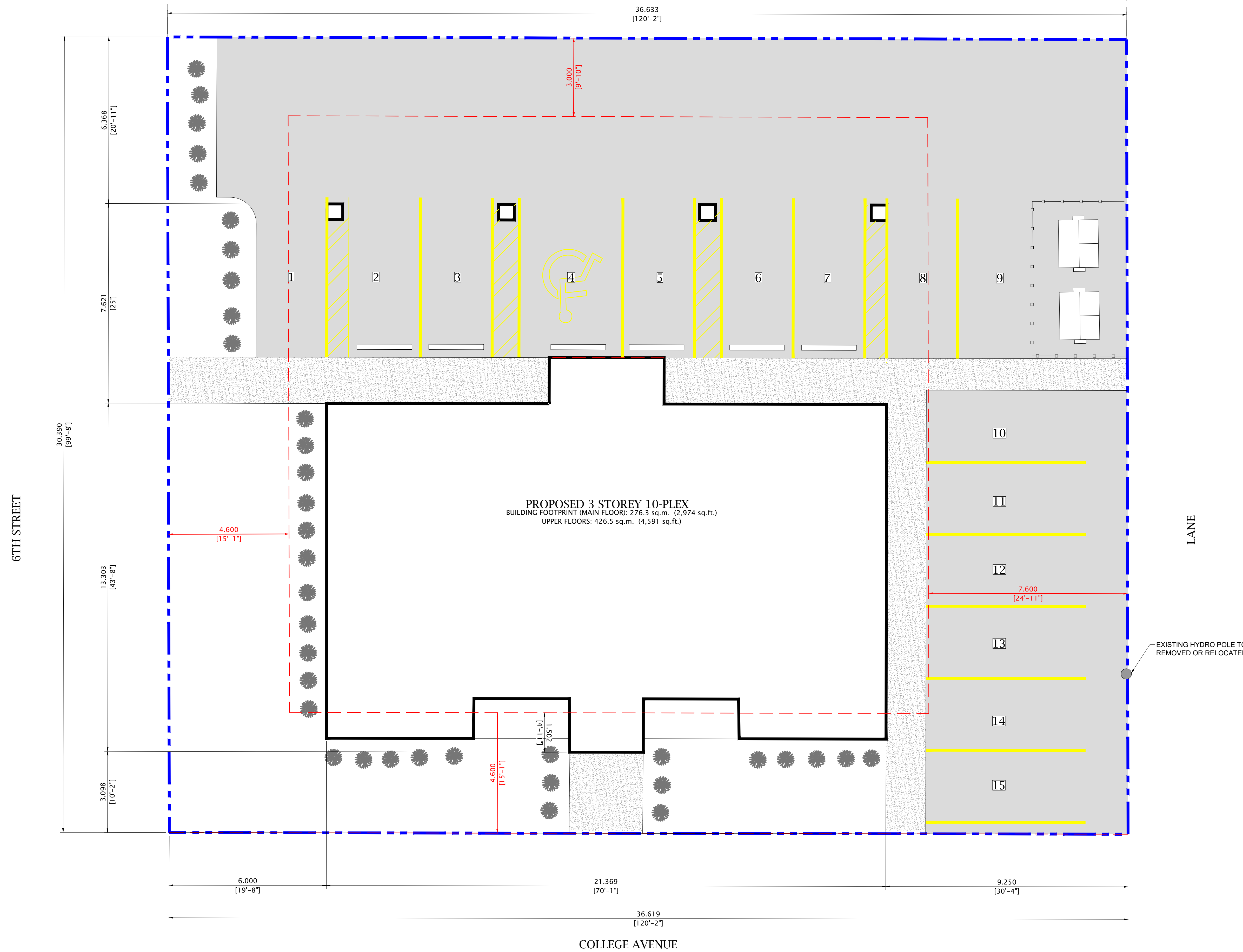
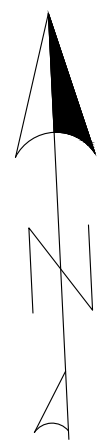
Darren Giilck, *real estate adviser/partner*



Royal LePage martin-liberty realty

204-724-5180

darrengiilck@royallepage.ca



DEVELOPER:



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

- 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:
759 - 6TH STREET, BRANDON, MB

LEGAL DESCRIPTION:
LOTS 28,29, 30, BLOCK 60, PLAN 8, BLTO

CURRENT ZONE: RMD

MIN. SETBACK REQUIREMENTS:
 FRONT YARD: 4.6m
 SIDE YARD: 3.0
 SIDE YARD (REVERSE CORNER): 4.6m
 REAR YARD: 7.6m

AREA OF SITE: 1112.4 sq.m. (11,974 sq.ft.)
 AREA OF MAIN FLOOR: 276.3 sq.m. (2,974 sq.ft.)
 AREA OF UPPER FLOORS: 426.5 sq.m. (4,591 sq.ft.)

SITE COVERAGE FROM BUILDINGS: 24.8%

PARKING SPACES REQUIRED: 15
 PARKING SPACES PROVIDED: 15

NO.	REVISION	DATE

DESIGNER:



340 Park Avenue East
 Brandon, Manitoba, R7A 7A7
 email: info@myriadesign.ca
 phone: 204.728.1328

PROJECT NAME:
10-PLEX DEVELOPMENT

LOCATION:
759 - 6TH STREET, BRANDON MB

SHEET NAME:
SITE CONCEPT PLAN

DATE: APRIL 28, 2021	SHEET SIZE: 24" X 36"	SHEET: C-1
DRAWN BY: KM	JOB NUMBER: MD21-033	

1 SITE CONCEPT PLAN
 SCALE: 1:75

PROPERTY OWNER	ADDRESS	CITY	PROVINCE	POSTAL CODE
PROPERTY OWNER	1 582 KING EDWARD ST	WINNIPEG	MB	R3H 1H8
PROPERTY OWNER	1 805 6TH ST	BRANDON	MB	R7A 3P5
PROPERTY OWNER	1017 2ND ST	BRANDON	MB	R7A 3A9
PROPERTY OWNER	130-200 ALPINE WAY	HEADINGLEY	MB	R4H 0B7
PROPERTY OWNER	2 805 6TH ST	BRANDON	MB	R7A 3P5
PROPERTY OWNER	2312 ROSSER AVE	BRANDON	MB	R7B 0E3
PROPERTY OWNER	27 HORIZON PL	BRANDON	MB	R7C 1C2
PROPERTY OWNER	303 1607 26TH ST	BRANDON	MB	R7B 4A8
PROPERTY OWNER	311 457 9TH ST	BRANDON	MB	R7A 3K8
PROPERTY OWNER	315 PARK AVE E	BRANDON	MB	R7A 7A4
PROPERTY OWNER	34A 645 8TH ST	BRANDON	MB	R7A 3X9
PROPERTY OWNER	39 SOUTHVIEW DR	BRANDON	MB	R7B 4G7
PROPERTY OWNER	4 805 6TH ST	BRANDON	MB	R7A 3P5
PROPERTY OWNER	441 COLLEGE AVE	BRANDON	MB	R7A 1E8
PROPERTY OWNER	625 COLLEGE AVE	BRANDON	MB	R7A 1E9
PROPERTY OWNER	709 6TH ST	BRANDON	MB	R7A 3P3
PROPERTY OWNER	710 6TH ST	BRANDON	MB	R7A 3P4
PROPERTY OWNER	712 6TH ST	BRANDON	MB	R7A 3P4
PROPERTY OWNER	715 6TH ST	BRANDON	MB	R7A 3P3
PROPERTY OWNER	722 6TH ST	BRANDON	MB	R7A 3P4
PROPERTY OWNER	723 6TH ST	BRANDON	MB	R7A 3P3
PROPERTY OWNER	724 6TH ST	BRANDON	MB	R7A 3P4
PROPERTY OWNER	726 6TH ST	BRANDON	MB	R7A 3P4
PROPERTY OWNER	727 7TH ST	BRANDON	MB	R7A 3T5
PROPERTY OWNER	731 20TH ST	BRANDON	MB	R7B 1M3
PROPERTY OWNER	735 3RD ST	BRANDON	MB	R7A 3A3
PROPERTY OWNER	747 7TH ST	BRANDON	MB	R7A 3T5
PROPERTY OWNER	749 6TH ST	BRANDON	MB	R7A 3P3
PROPERTY OWNER	757 7TH ST	BRANDON	MB	R7A 3T5
PROPERTY OWNER	759 6TH ST	BRANDON	MB	R7A 3P3
PROPERTY OWNER	80 GARTON AVE	WINNIPEG	MB	R2R 1Y9
PROPERTY OWNER	800 MCTAVISH AVE	BRANDON	MB	R7A 7L4
PROPERTY OWNER	805 7TH ST	BRANDON	MB	R7A 3T8
PROPERTY OWNER	807 7TH ST	BRANDON	MB	R7A 3T8

PROPERTY OWNER	808 5TH ST	BRANDON	MB	R7A 3L6
PROPERTY OWNER	808 6TH ST	BRANDON	MB	R7A 3P6
PROPERTY OWNER	809 6TH ST	BRANDON	MB	R7A 3P5
PROPERTY OWNER	812 5TH ST	BRANDON	MB	R7A 3L6
PROPERTY OWNER	813 5TH ST	BRANDON	MB	R7A 3L5
PROPERTY OWNER	816 6TH ST	BRANDON	MB	R7A 3P6
PROPERTY OWNER	821 6TH ST	BRANDON	MB	R7A 3P5
PROPERTY OWNER	824 5TH ST	BRANDON	MB	R7A 3L6
PROPERTY OWNER	830 6TH ST	BRANDON	MB	R7A 3P6
PROPERTY OWNER	832 6TH ST	BRANDON	MB	R7A 3P6
PROPERTY OWNER	87 ELM ST	MEADOWBROOK VILLAGE	MB	R7A 7W6
PROPERTY OWNER	934 11TH ST	BRANDON	MB	R7A 4L3
PROPERTY OWNER	P.O. BOX 163	GLENBORO	MB	R0K 0X0
PROPERTY OWNER	P.O. Box 24 Grp # 170 RR # 1	BRANDON	MB	R7A 5Y1
PROPERTY OWNER	P.O. Box 39 Grp # 50 RR # 5	BRANDON	MB	R7A 5Y5