

Shengxu Li

From: Sam van Huizen <vanhuizen.sj@gmail.com>
Sent: Wednesday, March 17, 2021 11:46 AM
To: kate@myriadesign.ca; Shengxu Li; amanda.kostomacha@kellerdevelopments.com
Subject: [EXTERNAL]Re: Community Outreach for Rezoning Application - 1528 & 1534 Princess Avenue

CAUTION: This email originated from outside the organization. Be cautious of web links or attachments.

Good day,

My name is Sam van Huizen and I am a resident at 236 on 16th Street. I was provided a notice of rezoning of 1528 & 1534 Princess Avenue and have taken some time to review the provided information and have the following concerns regarding your proposal:

- I was concerned that the submission that you provided me in my mailbox did not include a site plan showing key details to this application. I had to go digging on the City of Brandon website to see if there was any more information and found a site plan there. I would note as a comment for any future applications you make for other areas of the City that you include this component to residents so they can understand the scope of your project.
- Overall, I am impressed with the creative design of the site and the utilization of the back lanes to access parking while providing a front facing facade on Princess Avenue.
- My main concern is regarding parking. I am concerned that the provided number of parking stalls on site is only one for each unit. I see that the proposed zoning for the site would allow for increased density at reduced on site parking requirements. While I think it is good that the downtown zones be more flexible in accommodating development intensification, I am concerned where the residual parking will be for residents who will live in this development. The building owner cannot guarantee that its tenants will only own one vehicle so the burden falls on the existing on-street parking network to provide parking for increased density.
 - Given the nature of the proposed area, available parking is on Princess Avenue and 16th Street, however, Parking on 16th Street is limited and not always available due to the restricted parking during snow clearing. Parking on 15th Street will be less desirable due to the distance from the building and the no parking in front of Winnipeg House. Vehicles will park on the 200 block of 16th Street due to the convenience and proximity to the building. This is my concern given that the zoning in this block is not of high intensity as being proposed and the number of vehicles parked on the street would not be appropriate for the existing area and cause injurious effect to the existing residents who currently use the ROW for parking of personal vehicles and guests.
 - I understand that parking on the street is a privilege enjoyed by all residents, businesses, visitors and road users and I am not opposed to sharing the available on-street parking with increased development. My concern is the amount of proposed development and the excess vehicles that comes with the increase in units will cause no parking to be available for the existing residents and their guests in the area.
 - The 200 block of 16th Street is a 2 hour parking zone due to the proximity of the university. This section of road sees some additional parking of students who walk to the university and take advantage of the free parking. This block already sees increased demand for parking given the

geography to the university and adding more demand with the rezoning continues the strain for existing residents who desire to access available on-street parking.

In conclusion, a reduced number of units should be included in this proposal to achieve a 1.5-2.0 parking stalls/unit rate to be achieved for this site so as to not overburden the existing on-street parking network.

I do plan to voice mine and my neighbour's concerns regarding parking at the public hearing. I hope to be informed of this scheduled event once the developer and City are ready to proceed to this next step in the process.

Please feel free to reach out to me if you would like more context into my concern with this development.

As a disclaimer, I am employed by the City of Brandon in the Engineering department and would normally be the one who would provide comments on this application concerning traffic & transportation. I have removed myself from any involvement on this application due to this conflict of interest and the opinions expressed in this letter are my own and do not represent the stance of the City of Brandon. All comments that form part of the official City of Brandon position regarding traffic and transportation for this application were completed by my boss Jennifer Coey without my involvement or consultation.

Sam van Huizen
Resident of 236-16th Street
204-720-5590
vanhuizen.sj@gmail.com



Tue 3/30/2021 6:00 PM

Sam van Huizen <vanhuizen.sj@gmail.com>

[EXTERNAL]Re: Community Outreach for Rezoning Application - 1528 & 1534 Princess Avenue

To: Evan Keller; darren@rovallepage.ca; kate@myriadesign.ca

Cc: Shengxu.Li

[Bing Maps](#)

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Good evening Evan, Kate and Darren,

Thank you for providing the opportunity to have a discussion where we could sit down and discuss some of the concerns my wife and I raised and more importantly how they have been thought about and are being remedied. I'd like to provide a letter changing my position to support for this application as proposed due to the following:

- Your points on continued management of the property.
- The support of the 1540 Princess avenue property
- The similar example of the 13th Street 12 plex with similar parking schema
- Your plans for a fence dissuading pedestrian connection to 16th street and short cutting
- Your parking diagram showing average daily parking counts at various times of the day
- Your professionalism and approach to addressing resident concerns for your applications.

I may speak at the public hearing but my plans are to discuss how I had raised concerns, a discussion took place between myself and the developer and we were able to understand what the issues are and how they are being addressed. My final thoughts will surround support for the application.

If you have any questions for me, I can be reached at this address concerning this development. Thanks once again for an engaging, positive and non-controversial discussion. Blessings to you and your team with success on this project.

Sam and Melisa van Huizen
236-16th Street

Attachment E-3

To Whom it May Concern,

I am writing this letter in regards to the community canvassing package I received for 1528/1534 Princess Avenue as proposed by Myria Design and Keller Developments.

My husband and I reside at 130 15th Street and have for many years. We own two additional properties within close proximity to the proposed project as well.

We are very happy to see a project of this caliber being proposed in our area. Our area of the city is in grave need of some revitalization and this building looks like it will fit in very well.

Given that this lot has been empty for as long as I can remember, it will be nice to have a building like this to walk by on our walks with our dogs.

We feel the building will attract many high quality tenants to the area as well, which is wonderful to see.

We did have a question about the parking because the suites are 2 and 3 bedrooms, with 1 parking stall being proposed per unit.

Given the location of this building and the proximity to the University, we anticipate a strong draw for two university students to occupy a single apartment. However, due to the proximity to the University most of these students would most likely be walking to and from the school. We don't see an issue with the parking as proposed.

We were made aware that the standard parking requirements for a 2-3 bedroom suite is 1.5 stalls per unit, however because this project is being proposed to be rezoned as down town mixed use, the requirement is 1 stall per unit, which is satisfactory in the plan as proposed. We are happy with that.

Thank you for the opportunity for us to provide feedback and we are excited to see this project move forward

Donna Robles
Daniel Robles

Donna Robleski