



1875 Middleton Avenue
Brandon, Manitoba, R7C 1A7
Email: info@myriadesign.ca
phone: 204.728.1328

COMMUNITY PARTICIPATION REPORT

QUAIL RIDGE DEVELOPMENT

As part of the application for a subdivision and zoning amendment to *City of Brandon Zoning By-Law 7214* for part of the property previously having the civic address 1307 18th Street North (legal description: Lot 1, Plan 2309, BLTO), Myria Design and Keller Developments engaged the area residents to discuss the development and any concerns or comments they might have. We took the following steps to achieve this:

1. Sent out Community Information Letter to all residents within 100 meters of development. (See Appendix A)
2. Sent out a second mailing of Community Info Letter to all residents of Monterey Estates
3. Met with the office staff of Monterey Estates to discuss their concerns.
4. Discussed concerns with residents as they contacted us.
5. Sent out an information letter on Public Info Session for the development to residents within 100 meters as well as all of Monterey Estates. (See Appendix B)
6. Held a public Info Session for Area residents which included an information package and questionnaire. (See Appendix C and D)

For details on the full extent of our process and the responses we received please see Appendix E. A brief summary of the comments is as follows:

1. Drainage Concerns
2. Road Extension, Why does the proposed road curve?
3. Sign at Monterey Estates, Will it be affected?
4. Increased quantity of Traffic
 - a. Turning onto 18th at Peavy Mart intersection
 - b. Going from Braecrest to 18th through Mockingbird Drive
 - c. Trough Monterey Estates
5. Issues with other developments in the area
 - a. Not taking care of site (Apollo)
 - b. Parking on street/blocking traffic
 - c. Messing up drainage in the area
6. Parking on Quail Ridge Drive
 - a. Currently do to construction
 - b. Visitors parking along street
7. Garbage Collection
 - a. Whistler landing cul de sac not big enough for garbage truck and residents have to wheel their garbage to quail ridge drive, worried about not having room for bins
8. Concerns about wildlife living in the area
9. Concerns about increase in density in the area
 - a. Noise

- b. Security
 - c. traffic
10. Loss of trees/greenspace in the area
 11. Noise during construction
 12. Noise from Pickleball courts

Myria Design and Keller Developments have addressed these concerns with the residents who reached out to us or who participated in the public info session night to the best of our ability. We anticipate addressing the above concerns at the public hearing as well. If you have any additional questions please do not hesitate to contact either of the undersigned.

Kind Regards.



Kate McKenzie, Design Manager

MYRIA DESIGN

1875 Middleton Ave, Unit 1, Brandon MB, R7C 1A7

Office: [204-728-1328](tel:204-728-1328) | Cell: [204-570-1322](tel:204-570-1322)

kate@myriadesign.ca



Kelsey Swidnicki, Project Manager

KELLER DEVELOPMENTS | WESTMAN PREMIER HOMES | PREMIER COMMERCIAL BUILDERS

1875 Middleton Ave, Unit 2, Brandon MB, R7C 1A7

Keller: [204-728-1328](tel:204-728-1328) | Premier: [204-573-9600](tel:204-573-9600) | Fax: [204-726-0780](tel:204-726-0780)

Cell: [204-730-2532](tel:204-730-2532) | kelsey@premierbuildergroup.ca

APPENDIX A

Community Information Letter



July 7, 2023

Dear Area Resident / Property Owner,

NOTICE OF APPLICATION FOR SUBDIVISION AND RE-ZONING

Myria Design and Keller Developments have applied for a subdivision and zoning amendment to *City of Brandon Zoning By-Law 7214* for part of the property previously having the civic address 1307 18th Street North (legal description: Lot 1, Plan 2309, BLTO). This property has recently been subdivided to separate a parcel off the Northwest corner of the lot (the location of Kullberg's Warehouse).



Figure 1: Property Location

The purpose of subdividing and rezoning the remaining parcel is to build a multi-residential development which will have 132 residential units. The site is currently zoned Commercial Arterial (CAR), and we are proposing to rezone it to Residential Moderate Density (RMD) to allow for this. The CAR zones are to be off of Arterial Roads (major traffic routes) and now that we have subdivided off the Northwest parcel, this remaining parcel no longer has frontage onto 18th Street North.

Additionally, buildings in the CAR zone are required to have commercial space on the main levels of the buildings. We feel that the location of our development is not suited to commercial development as it would be disruptive to the neighboring residential areas.

Finally, the city is requiring the developer to extend Quail Ridge Drive to Mockingbird Drive and as such, a small portion of the Northeast corner of the site needs to be subdivided out and consolidated with the existing Quail Ridge Drive right-of-way to allow for the road to have a large turning radius. This will help keep traffic directed away from the entrance to Monterey Estates.



Figure 2: Parcel to Consolidate with Quail Ridge Drive Right-of-way

Existing Property

The existing undeveloped parcel is 19240m² (4.75 acres). It currently has frontage onto Mockingbird Drive to the North and the Quail Ridge Drive right-of-way to the East, although the road in that portion of the Quail Ridge Drive right-of-way has not been built yet.

The property was previously part of a tree nursery and is heavily treed. There is a natural drainage channel that runs through the property which will need to remain or be relocated on site to allow for flows from the surrounding area to continue to flow West under 18th Street North.

Proposed Development



Figure 3: 3D visualization of the proposed development

The proposed development features the following:

- 8 multiplex buildings. Four are 16-unit buildings and four are 17-unit buildings.
- Shared parking lots and laneways amongst the buildings.
- Drainage channel running East to West, accommodating the existing flows from the developments to the East that are currently draining through the property.
- Green space and a walking path along the drainage channel
- Pickleball courts
- A tree buffer separating the development from the residences to the South and another tree buffer separating the development from Kullberg's Warehouse to the West.
- The extension of Quail Ridge Drive, including the extension of the walking path

Please refer to the included site plan for your reference.

A Public Hearing date has not yet been confirmed; please watch the Brandon newspaper and site signage for information on the upcoming date.

If you have any questions, concerns, or if you would like further information regarding our proposed design and development, please do not hesitate to contact myself or the other members of our project team. We would be happy meet with you by appointment at our office at 1875 Middleton Avenue. Refreshments will be provided. We are also available by phone if you prefer. You may also contact the City of Brandon Community Planner looking after this project:

Bernice Leyeza

Ph. 204-729-2113 or email: b.leyeza@brandon.ca

Kind Regards,

Kate McKenzie, C.E.T.



Kate McKenzie, Design Manager

MYRIA DESIGN

1875 Middleton Ave, Unit 1, Brandon MB, R7C 1A7
Office: [204-728-1328](tel:204-728-1328) | Cell: [204-570-1322](tel:204-570-1322)
kate@myriadesign.ca

Kelsey Swidnicki, Project Manager



Kelsey Swidnicki, Project Manager

KELLER DEVELOPMENTS | WESTMAN PREMIER HOMES | PREMIER COMMERCIAL BUILDERS
1875 Middleton Ave, Unit 2, Brandon MB, R7C 1A7

Keller: [204-728-1328](tel:204-728-1328) | Premier: [204-573-9600](tel:204-573-9600) | Fax: [204-726-0780](tel:204-726-0780)
Cell: [204-730-2532](tel:204-730-2532) | kelsey@premierbuildergroup.ca

APPENDIX B

Public Info Session Letter

August 17, 2023



**INVITATION TO JOIN US FOR AN INFORMATION SESSION ON THE PROPOSED SUBDIVISION
AND REZONING PROCESS FOR THE QUAIL RIDGE DEVELOPMENT**

*We cordially invite you to our offices:
Keller Developments
Unit B, 1875 Middleton Avenue, Brandon MB*

*7:00pm
Wednesday August 23, 2023*

We are hosting an information session for residents of the area to come meet with us and discuss their concerns, comments, and questions regarding our development that will be located on the SW corner of Mockingbird Drive and the extension of Quail Ridge Drive. The info session is a chance for residents to learn more about the project, discuss their concerns with us, and to learn about the city process for subdividing and rezoning the property. This info session is a follow up to the information letter we sent out on July 7, 2023. Snacks and refreshments will be provided.

If you are not able to attend but would still like a presentation package after the event, please email info@myriadesign.ca with your request. We look forward to hearing from you!

A Public Hearing date has not yet been confirmed; please watch the Brandon newspaper and site signage for information on the upcoming date. We can also inform you of the hearing date if you email us a message at info@myriadesign.ca.

Kind Regards,
Kate McKenzie, C.E.T.

Kelsey Swidnicki, Project Manager



Kate McKenzie, C.E.T.
Design Manager
MYRIA DESIGN
1875 Middleton Ave, Unit 1 Brandon MB
R7C 1A7
Office: [204-728-1328](tel:204-728-1328) | Cell: [204-570-1322](tel:204-570-1322)
kate@myriadesign.ca



Kelsey Swidnicki, Project Manager
KELLER DEVELOPMENTS | WESTMAN PREMIER HOMES
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1875 Middleton Ave, Unit 2, Brandon MB, R7C 1A7
Keller: [204-728-1328](tel:204-728-1328) | Premier: [204-573-9600](tel:204-573-9600) | Fax: [204-726-0780](tel:204-726-0780)
Cell: [204-730-2532](tel:204-730-2532) | kelsey@premierbuildergroup.ca

Proposed Development



Figure 3: 3D visualization of the proposed development

APPENDIX C

Info Session Package



Quail Ridge Development Info Session

August 23, 2023



Purpose of Info Session

To establish open communication between the developer and residents of the area and to provide information on:

- The reason for the Subdivision and Re-Zoning.
- The development process.
- To address any questions or concerns.

Project Overview

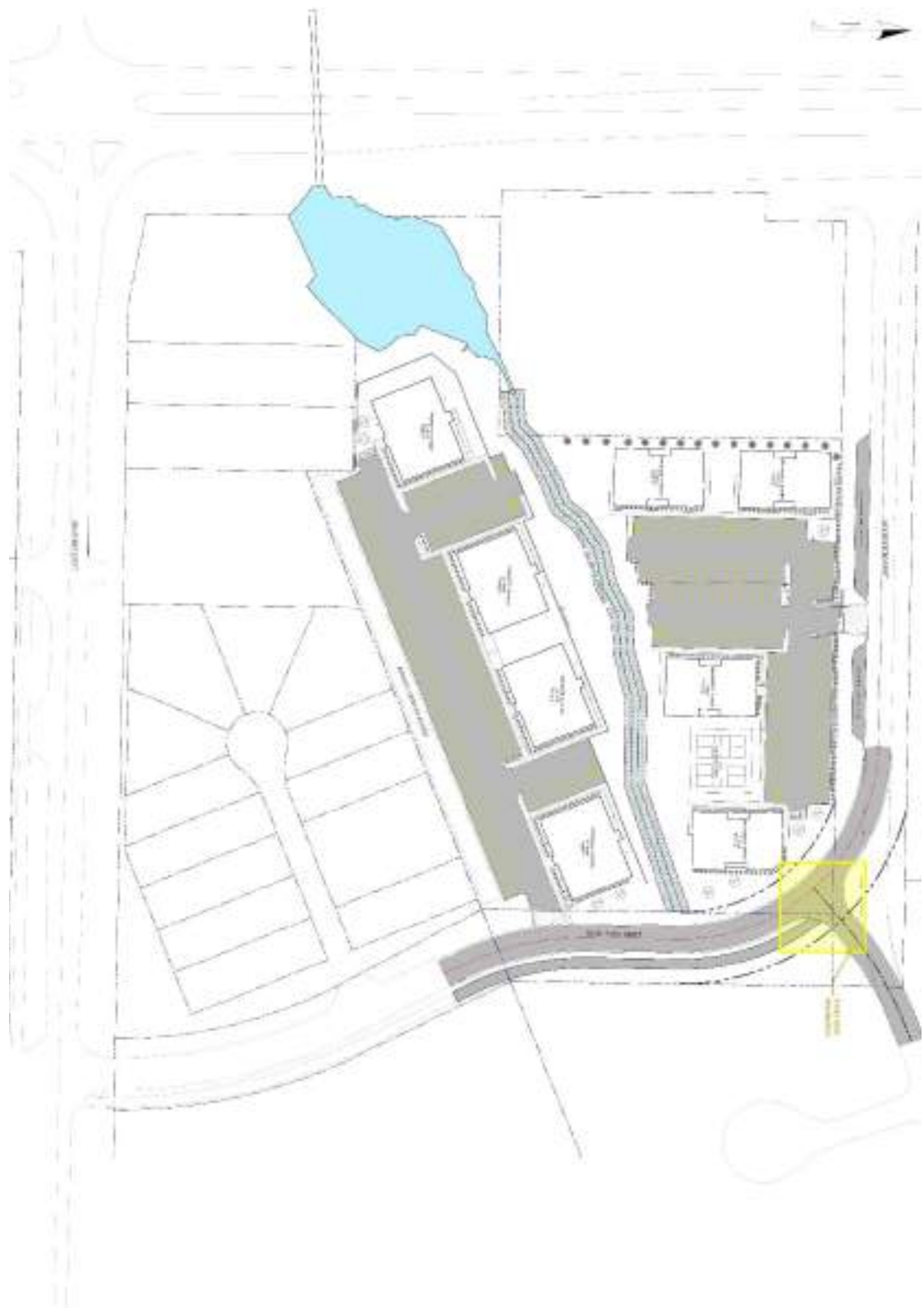
The proposed development features the following:

- 8 multiplex buildings. Four are 16-unit buildings and four are 17-unit buildings.
- Shared parking lots and laneways amongst the buildings.
- Drainage channel running East to West, accommodating the existing flows from the developments to the East that are currently draining through the property.
- Green space and a walking path along the drainage channel.
- A tree buffer separating the development from the residences to the South and another tree buffer separating the development from Kullberg's Warehouse to the West.
- The extension of Quail Ridge Drive, including the extension of the walking path.

Construction Process

Important aspects of the construction process include:

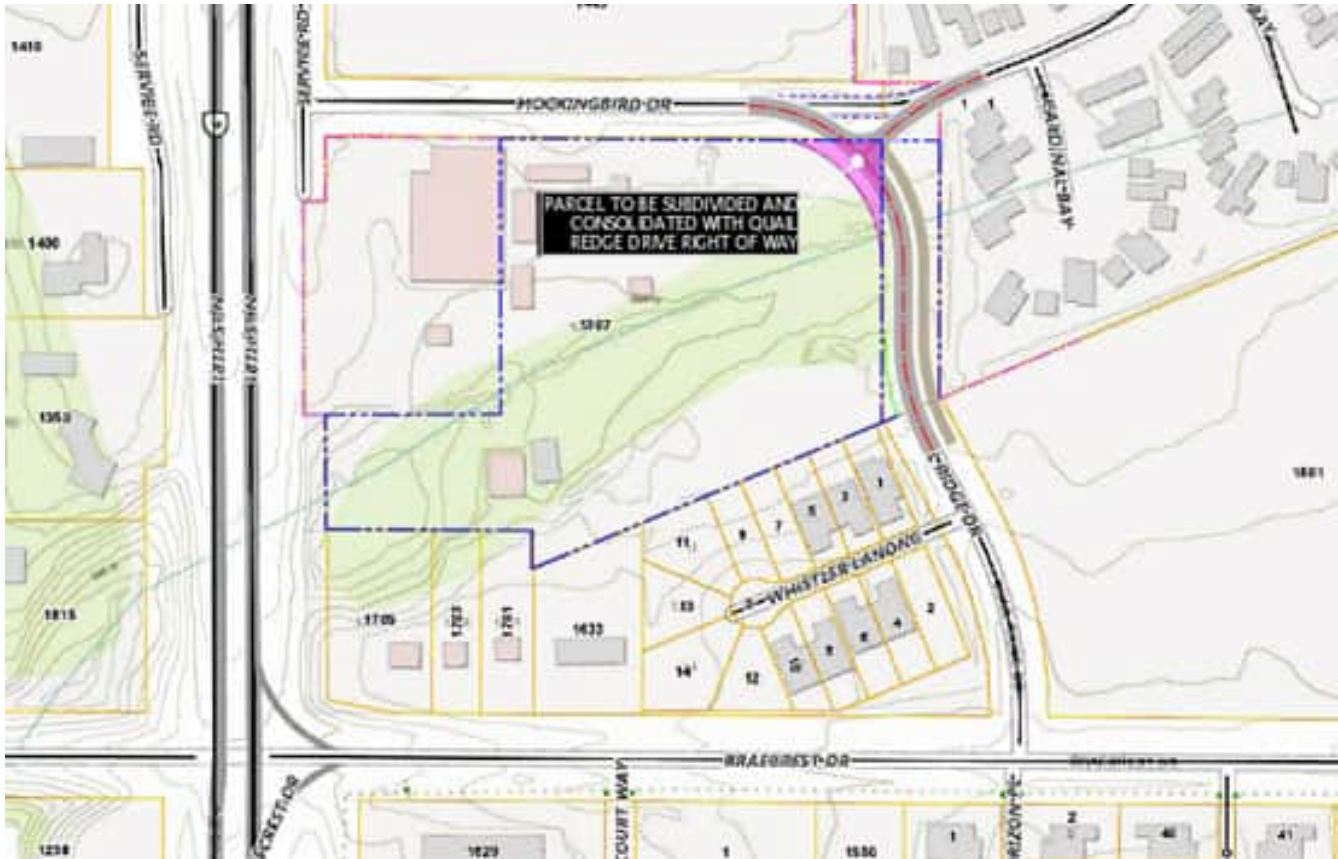
- Workers to be on-site 7:00am-5:00pm Monday to Thursday. Occasional ½ day on Friday.
- Site will be fenced.
- Site will have advanced security including 24/7 monitoring and intruder alarms.
- Construction of buildings will take 24 months.
- Staggered building process by 6 weeks resulting in cleaner sites and no construction materials reaching the road (other than necessary road construction).



Subdivision

Purpose of subdivision:

- Separate a small portion of land from development parcel.
- Include land in existing Quail Ridge Drive right-of-way.
- This allows for Quail Ridge Drive to curve into Mockingbird Drive.



Re-Zoning

Purpose of re-zoning:

- Currently zoned as Commercial Arterial (CAR), meant for areas along arterial roads for commercial development.
- Commercial development would not be suited to the area. Therefore, we are proposing to re-zone as Residential Moderate Density (RMD) to allow residential development.



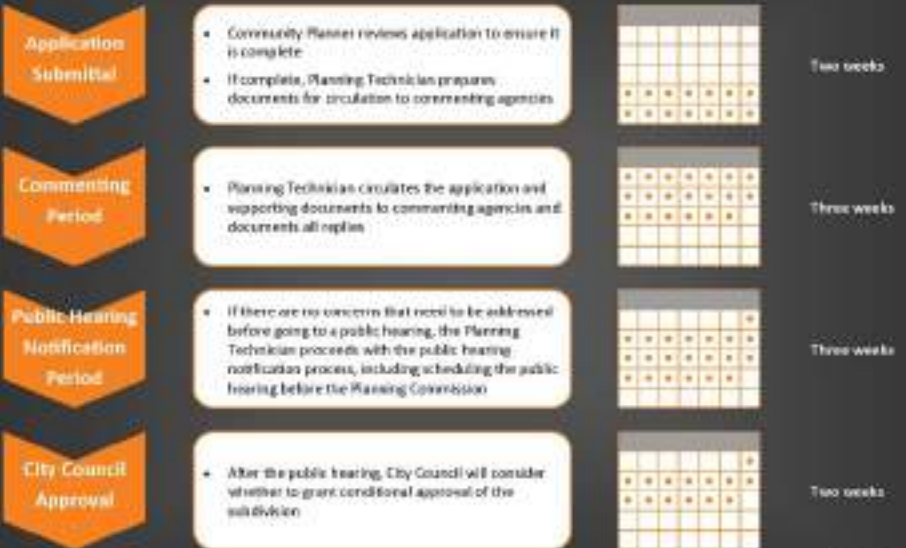
Subdivision & Re-Zoning Process

Prior to applying for the rezoning and subdivision, we met with the city of Brandon's planning and engineering departments several times to discuss the requirements for developing this site.

- The connection of Quail Ridge Drive to Mockingbird, how it would connect, what type of traffic it would be designed for, and how to best mitigate traffic away from Monterey Estates.
- Sewer and water capacity in the area and how to best install the infrastructure.
- Drainage and the drainage channel. How to best develop the site while still ensuring the continuous flow of stormwater from the area through 18th Street.
- Emergency access to the site.
- Consideration of approaches and how their location affects traffic.

SUBDIVISION WITH PUBLIC ROAD APPLICATION PROCESS

(Where the subdivision, or more how many additional lots, includes the creation or extension of a public road)



***The timeline indicated here is a best-case scenario and does not account for any associated rezoning applications. If the application package is incomplete, or commenting agencies raise significant concerns requiring revisions to the application, additional time will be required to address those issues. The timeline also depends on the Planning Commission and City Council meeting schedules.

Total time approximately ten weeks

REZONING APPLICATION PROCESS



***The timeline indicated above is a best-case scenario. If the application package submitted is incomplete or if concerns are raised by commenting agencies, additional time will be required in order to address those issues.

Total time = 12 to 15 1/2 weeks

***The timeline is also dependent on the City Council meeting schedule.

Quail Ridge Drive Road Extension

The extension of Quail Ridge Drive has been planned for many years.

The city has collected development fees from many developers for the construction of this road including Monterey Estates.

17 August 2023

31. Traffic and Infrastructure Considerations / Development Application at 1207-12th Street North

This memo is provided as background information regarding the proposed changes to the alignment of Quail Ridge Drive with Morningside Drive as indicated in the proposed development of 1207-12th Street North.

- The Functional Design of the Brandon Drive Corridor was completed in 2020. This study included consideration to extend Quail Ridge Drive to reduce traffic volumes at the intersection of 20th Street North and Brandon Drive.
- A preferred design of a collector style street was included in the recommendations of the 2020 study. This recommendation was a short term fix and improvements could be made at the intersection of 18th and Brandon.
- In order to accommodate higher traffic volumes, the preferred design of Quail Ridge Drive in the 2020 study is a collector style road with a T-style intersection for Morningside Drive (see Morningside Estates).
- The functional design for the intersection of 20th Street North and Brandon Drive is a double lane roundabout that keeps all turning movements open for all legs of the intersection. This option was recommended in the Functional Design report as a long term option. The City of Brandon and the Province see the need for inspection improvements at 20th & Brandon as a higher priority and are actively working together to develop funding and service coordination.
- Given that the extension of Quail Ridge Drive was considered a recommendation to alleviate traffic volumes at 18th & Brandon in the short term, this improvement under the proposed alignment is open to reconsideration.
- The extension of Quail Ridge Drive would now only be completed as a result of development at 1207-12th Street North.
- The new classification would be that of a local street. This is due to the intersection of 18th and Brandon being open to all turning movements.
- The City has required that the design of the extension of Quail Ridge Drive incorporate a 3-way stop intersection at the access to Morningside Estates due to:
 - The tightness of the curve of the this road;
 - Maintaining proper sightlines; and
 - Creating safe non-vehicle access to the multi-use pathway.

The proposed changes to the extension of Quail Ridge Drive include provisions to accommodate safe road design while still accommodating existing and planned turning movements and non-vehicle traffic.

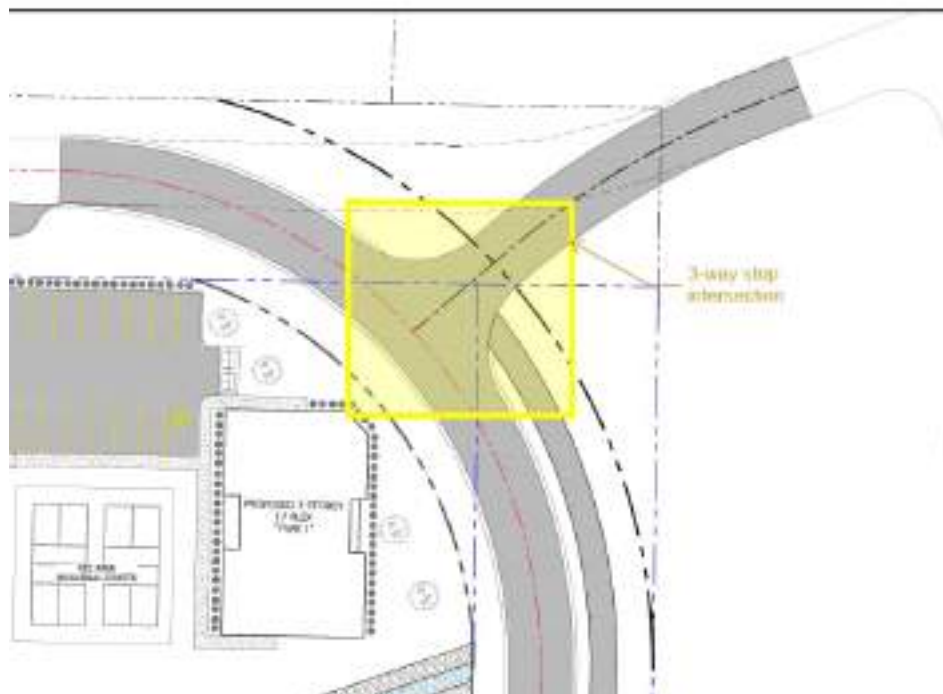
A traffic impact study was not required by the City given the following:

- The extension of Quail Ridge Drive likely would have resulted as a recommendation of the study based on traffic volumes generated by the proposed development.
- The developer incorporated all the design criteria for a local street extension and 3-way stop controlled intersection.

Sincerely,



Mark Alford, P. Eng.
General Manager



Drainage

- We will leave the existing creek that runs through our development. We will also be cleaning it up and improving the drainage.
- Monterey Estates drainage runs to a retention area that runs along the East side of the Quail Ridge Drive Right of way and then drains into this creek. This flow path will remain the same.
- Apollo Heights has a retention pond that also drains into this retention area and then into the creek. This will also be cleaned up and made to function properly.
- Development of our site will require doing some work to the ditches along the existing section of Quail Ridge. We will re-shape these ditches to make them drain properly as well.

Trees/Wildlife

- Creek will be incorporated into the build and focus will be to ensure the creek is improved and maintained.
- Large tree buffers to allow for noise reduction, development separation, and home for wildlife.

Surrounding Developments & Construction

Apollo Heights

- Keller Developments are the new managers!
- Site has been cleaned up.
- Site workers will no longer park on Quail Ridge Drive.
- Will put down gravel for parking on site. Approaches and parking lot for first 2 buildings will be completed this fall.

1501 Moreland Drive

- Questions regarding the development at 1501 Moreland, please contact Senior Planner Andrew Mok (204-729-2115; a.mok@brandon.ca)

Relevant Concerns

Concerns brought up by residents include:

- Pedestrians
- Wildlife in area
- Drainage
- Monterey Estates sign
- Additional traffic parking on Quail Ridge Drive
- Garbage
- Trees/greenspace to the North

APPENDIX A

Questionnaire for Residents



Please fill out the following form if you have concerns about the subdivision or rezoning of the land for the proposed development. This information will be passed on to the city as part of our Community Feedback package.

Name _____

Address _____

What concerns about the proposed development did you have prior to coming here this evening?

After meeting with us, do you feel as though your concerns are being addressed?

After meeting with us do you have additional concerns?

APPENDIX D

Record of Public Outreach and Comments Recieved

Our process and the feedback we received are described below:

July 7, 2023

- Community Outreach letter sent to area residents within 100 meters of development based on list provided to us by the planning department. Additionally, any residents in Monterey Estates within 100 meters of the development were included in this mailing. (See Appendix A for Letter)

	Full Name	Address	City	State/Province	Zip/Postal Code
1	PROPERTY OWNER	1 WHISTLER LANDING	BRANDON	Manitoba	R7C 0B6
2	PROPERTY OWNER	10 WHISTLER LANDNG	BRANDON	Manitoba	R7C 0B6
3	PROPERTY OWNER	11 WHISTLER LANDNG	BRANDON	Manitoba	R7C 0B6
4	PROPERTY OWNER	1350 18TH ST N	BRANDON	Manitoba	R7C 1A5
5	PROPERTY OWNER	14 WHISTLER LANDNG	BRANDON	Manitoba	R7C 0B6
6	PROPERTY OWNER	1400 18TH ST N	BRANDON	Manitoba	R7C 1A5
7	PROPERTY OWNER	1445 18TH ST N	BRANDON	Manitoba	R7C 1A6
8	PROPERTY OWNER	1615 18th ST N	BRANDON	Manitoba	R7C 1A6
9	PROPERTY OWNER	1633 BRAECREST DR	BRANDON	Manitoba	R7C 0B2
10	PROPERTY OWNER	1705 BRAECREST DR	BRANDON	Manitoba	R7C 0B2
11	PROPERTY OWNER	1815 BRAECREST DR	BRANDON	Manitoba	R7C 1A2
12	PROPERTY OWNER	2 1875 MIDDLETON AVE	BRANDON	Manitoba	R7C 1A7
13	PROPERTY OWNER	23 CHINOOK WAY	BRANDON	Manitoba	R7B 4H6
14	PROPERTY OWNER	3 WHISTLER LANDNG	BRANDON	Manitoba	R7C 0B6
15	PROPERTY OWNER	4 WHISTLER LANDNG	BRANDON	Manitoba	R7C 0B6
16	PROPERTY OWNER	5 WHISTLER LANDNG	BRANDON	Manitoba	R7C 0B6
17	PROPERTY OWNER	66 OUTBACK DR	BRANDON	Manitoba	R7C 0C2
18	PROPERTY OWNER	8 WHISTLER LANDNG	BRANDON	Manitoba	R7C 0B6
19	PROPERTY OWNER	PO Box 21108	WINNIPEG	Manitoba	R3R 3R2
20	PROPERTY OWNER	Site 570 PO Box 89 RR 5	Brandon	Manitoba	R7A 5Y5
21	PROPERTY OWNER	UNIT A 1340 10TH ST	BRANDON	Manitoba	R7A 6Z3

July 18, 2023

- Bernice forwarded email to Kate from office staff at Sunridge homes, which started email chain with Kate and Sunridge Homes (found in Appendix F)

July 27, 2023

- Kate McKenzie & Kelsey Swidniki met with Katie and Marie from Sunridge Homes to go over their concerns (mentioned in email).
 - Explained our development wouldn't affect their drainage, and would improve it on the bottom end (south end) if they had issues with that
 - Sign wouldn't need to be relocated, but if it does Keller will take care of it
 - Road design is likely best it can be to detour traffic from Monterey Estates

August 8, 2023

Brian McGlitter, 6 Whistler Landing, 204-724-7687

Phone call with Kate McKenzie. Discussed the general concerns of the whistler landing residents.

1. Drainage – city said they would be reshaping the north-south ditch down to ravine to improve drainage. Wanted to know what would happen to the ravine
2. Apollo heights has caused drainage issues since it has started
3. Parking – city has made it so only one lane of parking on whistler landing is allowed. Apollo heights workers were parking on both sides of street
4. Deer in the ravine area will lose their homes

Discussed having an information night for residents of Whistler Landing. Brian will contact the residents and contact me up with a good time for us to host them at our office.

August 9, 2023

Giselle Harding, Monterey Estates Resident, 431-736-1955, harding_g@hotmail.com

Spoke with Bernice at city and was directed to call Kate. Discussed her concerns:

- Doesn't like road going through. Concerned about development to the north now having traffic going down mockingbird through their trailer park to quail ridge and out braecrest.
- Concerned about drainage issues
- Concerned about increase in density in area
- Concerned about wildlife losing their habitat (heard of deer)

Action items:

Kate will reach out to city and get some talking points on road going through. Provide contact in engineering for residents to talk to.

Will notify residents of public hearing and an information night which we will put on.

August 9, 2023

Clare Patterson, Monterey Estates, 204-717-0340, Agricenter1979@gmail.com

Clare was directed to call Kate by Bernice at city. Discussed the following concerns:

- Increase in traffic going through Monterey estates along mockingbird. Traffic coming into mockingbird through the extension of quail ridge. Additional traffic coming from the north through mockingbird drive to quail ridge.
- Drainage Issues. – development to north is increasing drainage issues through the park. We are at bottom end, how are we affecting drainage?
- Security in the park due to increased access to Monterey by road extension and increase in population in the area.
- A lot of work for him to go to all these meetings as he is on oxygen and tires easily
- Concerned about loss of wildlife habitat (mentioned heard of deer)
- Concern about residents waling in area, no sidewalks in monterey, worried about increased traffic

Action Items:

He spoke with Bernice after I talked with him and he wants an email from me saying the city dictated that the road needs to go straight through. (quail ridge drive). I said I would send tomorrow (Aug. 9) after I spoke to city.

July 31, 2023

- Delivered Community Outreach Letter (Attachment A) to all Monterey Estates Residents

August 10, 2023

- Email to Bernice from Kate. Found in Appendix F

August 14, 2023

- Email from Shannon Mancur. Found in Appendix F.

August 17, 2023

- Response to Clare Patterson. See attachment #5

August 17, 2023

- Sent out notice of Information Session being hosted at Keller Developments. See Appendix B

August 17, 2023

- Received email from Bernice at City. Found in Appendix F

August 23, 2023

Held information session for area residents. Had roughly 40 people in attendance. Most, if not all, were residents of whistler landing and Monterey Estates. Keller Developments had 4 staff in attendance;

Kate McKenzie, - Design Manager

Keslsey Swidniki – Project Manage

Evan Keller – President

Scott Bromley – General Manager

- Residents were provided with
 - an info package, which was also shown as a power point. (Attachment #8)
 - A copy of the letter from Mark Allard regarding the road extension
 - A questionnaire for them to fill out for us to pass on with this report. (Appendix D), Appendix C – letter given to us at meeting)
- The info session lasted almost 2 hours, the 4 staff answering questions and addressing the residents concerns to the best of our ability.
- Some residents asked for cards/email address to return form to us withing a few days.

August 24, 2023

- Returned questions are (Appendix F)

August 25, 2023

- Bernice's response to email from residents. See Appendix F
-

General (found in Appendix F)

- Emails from residents who couldn't make the meeting
- Text Evan received after Info session

APPENDIX F

Received emails, letters, and questionnaires

Kate McKenzie

From: katie@sunridgehomes.ca
Sent: July 19, 2023 1:36 PM
To: Kate McKenzie
Cc: Kelsey Swidnicki; Scott Bromley
Subject: RE: [EXTERNAL]Proposed Development Questions (1307-18th Street N; Z-07-23;4500-23-734)

Hi Kate,

Thursday at 10:00 am would work if you could meet us at our office.

I have spoken with several residents in Monterey Estates and they have not received the notices. Can you confirm they were delivered to all our residents in Monterey?

Kind regards,



Katie McMillan

Phone: 204-725-1111

Fax: 204-728-0444

Email: Katie@sunridgehomes.ca

1615 18th Street North
Brandon, MB R7C 1A6

www.sunridgehomes.ca

From: Kate McKenzie <kate@myriadesign.ca>
Sent: July 19, 2023 11:16 AM
To: katie@sunridgehomes.ca
Cc: Kelsey Swidnicki <kelsey.swidnicki@premierbuildergroup.ca>; Scott Bromley <Scott.Bromley@premierbuildergroup.ca>
Subject: RE: [EXTERNAL]Proposed Development Questions (1307-18th Street N; Z-07-23;4500-23-734)

Hi Katie,

I have that day wide open. What time would you prefer? Would you like to come here or would you like for me (and the project manager if she is available) to come meet you at your office?

We would also be interested in doing an info session for your residents if you would be open to it.

Kind Regards,

Kate McKenzie, C.E.T.

Design Manager

MYRIA DESIGN

1875 Middleton Ave, Unit 1, Brandon MB, R7C 1A7

Office: **204-728-1328** | Cell: **204-570-1322**



kate@myriadesign.ca

From: katie@sunridgehomes.ca <katie@sunridgehomes.ca>
Sent: Wednesday, July 19, 2023 11:04 AM
To: Kate McKenzie <kate@myriadesign.ca>
Cc: Kelsey Swidnicki <kelsey.swidnicki@premierbuildergroup.ca>; Scott Bromley <Scott.Bromley@premierbuildergroup.ca>
Subject: RE: [EXTERNAL]Proposed Development Questions (1307-18th Street N; Z-07-23;4500-23-734)

Hi Kate,

Thank you for your email. I would appreciate a meeting to discuss our concerns. Do you have any availability on Thursday, July 27th?

Kind regards,



Katie McMillan
Phone: 204-725-1111
Fax: 204-728-0444
Email: Katie@sunridgehomes.ca
1615 18th Street North
Brandon, MB R7C 1A6
www.sunridgehomes.ca

From: Kate McKenzie <kate@myriadesign.ca>
Sent: July 18, 2023 1:25 PM
To: Katie@sunridgehomes.ca
Cc: Kelsey Swidnicki <kelsey.swidnicki@premierbuildergroup.ca>; Scott Bromley <Scott.Bromley@premierbuildergroup.ca>
Subject: RE: [EXTERNAL]Proposed Development Questions (1307-18th Street N; Z-07-23;4500-23-734)

Good Afternoon Katie,

Bernice forwarded me your concerns regarding our development. I'd like to start by letting you know that we have delivered the same community outreach letter to all of your residents by dropping them off door to door. We didn't have an address list for them, and we wanted to ensure we were notifying everyone.

I have answers to all of your questions, but I was wondering if it was better to meet in person to make sure we are addressing all of your concerns. Would you be willing to set up a meeting to discuss? We can come to you if that is easier.

Kind Regards,



Kate McKenzie, C.E.T.

Design Manager

MYRIA DESIGN

1875 Middleton Ave, Unit 1, Brandon MB, R7C 1A7

Office: **204-728-1328** | Cell: **204-570-1322**

kate@myriadesign.ca

From: Bernice Leyeza <b.leyeza@brandon.ca>
Sent: Tuesday, July 18, 2023 8:56 AM
To: Kate McKenzie <kate@myriadesign.ca>
Subject: FW: [EXTERNAL]Proposed Development Questions (1307-18th Street N; Z-07-23;4500-23-734)

Hey Kate,

I received this email regarding your project at 1307-18th Street N. As an applicant, you need to answer these questions and demonstrate how your development is a good fit in the neighbourhood. Compile these comments for your public outreach report. Thanks,

Bernice Leyeza

Community Planner
Planning & Buildings Department
638 Princess Ave
Brandon MB, R7A 0P3
[\(204\) 729-2113](tel:2047292113)



The City of Brandon is located on Treaty 2 land, the unceded territory of the Dakota, and the homelands of the Red River Métis.

From: katie@sunridgehomes.ca <katie@sunridgehomes.ca>
Sent: Monday, July 17, 2023 10:24 AM
To: Bernice Leyeza <b.leyeza@brandon.ca>
Subject: [EXTERNAL]Proposed Development Questions

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

Good morning, Bernice

Our office received notification of a proposed development (attached) located near our park, Monterey Estates. I will be sending this notice out to the residents, who may reach out with further questions but I have a couple of questions of my own that I'm hoping you can answer:

- 1) Drainage and overland flooding are overwhelming issues in Monterey Estates and road repairs, swale repairs and landscaping modifications cost the park thousands of dollars a year to remedy. A lot of the water runs out of the park through the existing swale that this development will interfere with. We would like assurance that this will not add to the issue of drainage in our park.
- 2) Can you please explain why the road linking to Mockingbird is curved?
- 3) From what I can tell, the new road may interfere with the development sign for Monterey Estates. Who is responsible for relocating this sign?
- 4) Has a traffic study been done? As you know, the intersection of 18th and Bracrest is already concerning. These units will add a significant amount of traffic to that intersection as well as the intersection in front of Peavy Mart which we witness backs up several times a day.

Kind regards,



Katie McMillan

Phone: 204-725-1111

Fax: 204-728-0444

Email: Katie@sunridgehomes.ca

1615 18th Street North
Brandon, MB R7C 1A6

www.sunridgehomes.ca

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Kate McKenzie

From: Kate McKenzie
Sent: August 10, 2023 8:30 AM
To: Bernice Leyeza
Cc: Kelsey Swidnicki; Scott Bromley; Sonikile Tembo; m.chapin@brandon.ca; Sam van Huizen; Ryan Nickel; Evan Keller
Subject: RE: [EXTERNAL]Proposed Development Questions (1307-18th Street N; Z-07-23;4500-23-734)

Good morning Bernice,

I had calls from multiple residents of Monterey estates yesterday regarding our development. Their concerns are what we expected, one of them being that they do not like the extension of Quail Ridge. Two of the residents I spoke with said that they spoke with you both before and after I spoke with them. In our discussions I explained that the extension of Quail Ridge is a requirement that came from the city they informed me that they are getting different information from the city and that you are saying that this isn't the case.

Could you please provide us with some sort of statement of official stance on this that we could provide to the residents? Additionally, both residents who spoke with you as well as one from Whistler landing I spoke with the day before, felt they wanted to talk to someone in Engineering regarding the road but didn't know who to talk to. I said I would ask if there was a person they could reach out to to discuss the city's perspective on the road. (they want to hear it from the city not us, the developer).

Also, I'm not sure what you can tell me about the development to the North of Monterey Estates, but many of the residents are concerned about that as well. I have explained that I have no control or knowledge of this development, but they are concerned that the extension of Quail Ridge will cause residents from the development to the North of Monterey to travel through the trailer park along Mockingbird to get to Quail Ridge now that its being extended. Not my issue, I realize, but if there was public knowledge that helped address this concern I would pass it along.

Kind Regards,



Kate McKenzie, C.E.T.

Design Manager

MYRIA DESIGN

1875 Middleton Ave, Unit 1, Brandon MB, R7C 1A7

Office: **204-728-1328** | Cell: **204-570-1322**

kate@myriadesign.ca

From: Bernice Leyeza <b.leyeza@brandon.ca>
Sent: Wednesday, August 9, 2023 1:52 PM
To: Kate McKenzie <kate@myriadesign.ca>
Cc: Kelsey Swidnicki <kelsey.swidnicki@premierbuildergroup.ca>; Scott Bromley

<Scott.Bromley@premierbuildergroup.ca>

Subject: FW: [EXTERNAL]Proposed Development Questions (1307-18th Street N; Z-07-23;4500-23-734)

Hey Kate,

Just an FYI, sharing this information to your group. See email below from Sunridge Homes on behalf of Monterey Estates and City's response.

Thanks,

Bernice Leyeza

Community Planner
Planning & Buildings Department
638 Princess Ave
Brandon MB, R7A 0P3
[\(204\) 729-2113](tel:(204)729-2113)



The City of Brandon is located on Treaty 2 land, the unceded territory of the Dakota, and the homelands of the Red River Métis.

From: Bernice Leyeza

Sent: Wednesday, August 9, 2023 1:51 PM

To: 'katie@sunridgehomes.ca' <katie@sunridgehomes.ca>

Subject: RE: [EXTERNAL]Proposed Development Questions (1307-18th Street N; Z-07-23;4500-23-734)

Hey Katie,

Based on the proposed site layout and road design, sign will not be relocated.

- If sign needs to be relocated **due to this land use application**, developer (Keller) will be responsible to relocate it within Monterey Estates' property
- If sign needs to be relocated **due to Monterey Estates' proposition/recommendation**, Monterey Estates' will be responsible for relocation

All measures should be taken into consideration to ensure the sign will be kept in its current location.

Bernice Leyeza

Community Planner
Planning & Buildings Department
638 Princess Ave
Brandon MB, R7A 0P3
[\(204\) 729-2113](tel:(204)729-2113)



The City of Brandon is located on Treaty 2 land, the unceded territory of the Dakota, and the homelands of the Red River Métis.

From: katie@sunridgehomes.ca <katie@sunridgehomes.ca>

Sent: Wednesday, August 9, 2023 10:17 AM

To: Bernice Leyeza <b.leyeza@brandon.ca>

Subject: FW: [EXTERNAL]Proposed Development Questions (1307-18th Street N; Z-07-23;4500-23-734)

Hi Bernice,

Monterey Estates has a development sign at the entrance of the community (approximate area marked with a red x below). If the roadway extension moves forward, linking Mockingbird Drive to Qual Ridge and the sign is required to be relocated or altered may I ask whose responsibility that is? The City, Monterey Estates, or Keller Developments?



Kind regards,



KATIE MCMILLAN
Manager | Home Advisor
Phone: 204-725-1111
Email: katie@sunridgehomes.ca
1615 18th St. North
Brandon, MB R7C 1A6
www.sunridgehomes.ca

From: Bernice Leyeza <b.leyeza@brandon.ca>
Sent: Tuesday, July 18, 2023 8:56 AM
To: Kate McKenzie <kate@myriadesign.ca>
Subject: FW: [EXTERNAL]Proposed Development Questions (1307-18th Street N; Z-07-23;4500-23-734)

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Bernice Leyeza
Community Planner
Planning & Buildings Department
638 Princess Ave
Brandon MB, R7A 0P3
[\(204\) 729-2113](tel:2047292113)



The City of Brandon is located on Treaty 2 land, the unceded territory of the Dakota, and the homelands of the Red River Métis.

From: katie@sunridgehomes.ca <katie@sunridgehomes.ca>
Sent: Monday, July 17, 2023 10:24 AM
To: Bernice Leyeza <b.leyeza@brandon.ca>
Subject: [EXTERNAL]Proposed Development Questions

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Kind regards,



Katie McMillan
 Phone: 204-725-1111
 Fax: 204-728-0444
 Email: Katie@sunridgehomes.ca
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 Brandon, MB R7C 1A6
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Kate McKenzie

From: shannonmoncur7@gmail.com
Sent: August 14, 2023 6:15 PM
To: Kate McKenzie; Kelsey Swidnicki; ward1@brandon.ca
Subject: Quail Ridge Development

Importance: High

Good afternoon Kate, Kelsey and Heather,

I am a resident of Monterey Estates and received a copy of the proposed sub-division of 1307 18th Street North and the development of the property in my mailbox. I have reviewed the document and I realize the Concept Plan is preliminary but a few more details would be greatly appreciated.

1. As someone unfamiliar with site plans, I need to ask – what exactly is meant by Min. front yard setback, etc.? From where exactly is this minimum setback measured? Is this set back from the existing and proposed roads i.e., Mockingbird Drive and Quail Ridge? What is meant by front yard, side yard (interior) and side yard (corner) setback?
2. The dimensions of the site and proposed buildings are only shown as total sq. m. which is not helpful to understand the size of the development site or buildings; can you please provide the actual dimensions of the site as well as both proposed types of building?
3. The plan includes 192 parking stalls; what are the dimensions of the stalls and the driving space between rows? Are they large enough to easily accommodate SUVs and extended cab pickups or are they sized to ensure the required 192 stalls fit into the space? I've been in parking lots where ease and safety of vehicle movement is very difficult due to the small size of the parking stalls and the driving space between rows.
4. Has there been any data collected regarding the increased number of vehicles accessing 18th Street via Mockingbird Drive from Quail Ridge Drive?
 - a. I'm concerned about the movement of traffic along Mockingbird Drive with the increase in vehicles.
 - b. I'm also concerned about traffic congestion at the 3-way stop and the light as well as along the frontage road at Kelleher Motors; this short road and intersection can only accommodate so many vehicles.
 - c. How will the delivery of vehicles to Kelleher Motors be safely accomplished with the increase in traffic?

Thank you for your attention.

Shannon Moncur

5 Sandpiper Bay
Monterey Estates

Kate McKenzie

From: E Paterson <agricenter1979@gmail.com>
Sent: August 17, 2023 3:54 PM
To: Kate McKenzie
Subject: Re: Extension of Quail Ridge Road

Please send as indicated.

On Mon, Aug 14, 2023 at 3:46 PM E Paterson <agricenter1979@gmail.com> wrote:

Thank you for the information. Could you please send me that package by email when you get it ready.

Clare

On Mon, Aug 14, 2023, 3:04 p.m. Kate McKenzie <kate@myriadesign.ca> wrote:

Good Afternoon Claire,

Sorry for taking so long to send this email. I was waiting on the city to give us some insight on what they wanted to tell residents but I didn't really get an answer from them.

We discussed the extension of Quail Ridge Drive to Mockingbird Drive several times with the city. They have explored the road going straight to T up to Mockingbird, having a large S curve going through our property to allow for high speed traffic, and now this design which we sent to you in our info package, which is a small radius turn onto mockingbird drive. We feel this design is the best for residents in the area as it turns people away from going into Monterey Estates, but isn't design for high traffic speeds.

The extension has been planned for many years and the city has put the onus on us as developers to do the work as a condition of developing our site. Other developers in the area (including the owners of Monterey Estates, when they built their development many years ago) have had to pay development fees to the city for the construction of this road.

I realize it would be difficult for you to attend our info session, but we will be having an info session for residents in the area next Wednesday evening at our office. I will be putting more info together to answer questions and show residents and perhaps I can send you a copy of that package if you feel it would help.

Kind regards,

Kate McKenzie, C.E.T.

Design Manager

MYRIA DESIGN

1875 Middleton Ave, Unit 1, Brandon MB, R7C 1A7

Office: **204-728-1328** | Cell: **204-570-1322**

kate@myriadesign.ca

--

Clare & Ellen Paterson

18 Mockingbird Dr.

Brandon, MB R7C 1B2

204-717-0340 (phone)

204-825-7030 (Cell)

Kate McKenzie

From: Bernice Leyeza <b.leyeza@brandon.ca>
Sent: August 17, 2023 4:42 PM
To: Kate McKenzie
Cc: Scott Bromley; Kelsey Swidnicki; Sonikile Tembo; Andrew Mok
Subject: RE: [EXTERNAL]RE: 1307-18th Street N (4500-23-734; Z-07-23)
Attachments: Figure 9.6 Recommended Roadway Connection - Quail Ridge Drive (1).pdf; Letter to Residents - Intersection Treatment Alternative.pdf; Site Plan (Z-07-23) - 20230629.pdf

Hey Kate,

Thanks for this. I have attached City Memo in response to additional questions from the Residents. Please see Memo and attachments in this email. Should they have questions regarding the [development at 1501 Moreland](#), please provide Senior Planner Andrew Mok (204-729-2115; a.mok@brandon.ca) information. Andrew would be the one following up for questions/concerns related to 1501 Moreland.

We would also advised the area councilor (Heather) that your group would be having an open house next week!

Thanks,

Bernice Leyeza

Community Planner
Planning & Buildings Department
638 Princess Ave
Brandon MB, R7A 0P3
[\(204\) 729-2113](tel:2047292113)



The City of Brandon is located on Treaty 2 land, the unceded territory of the Dakota, and the homelands of the Red River Métis.

From: Kate McKenzie <kate@myriadesign.ca>
Sent: Thursday, August 17, 2023 10:48 AM
To: Bernice Leyeza <b.leyeza@brandon.ca>
Cc: Scott Bromley <Scott.Bromley@premierbuildergroup.ca>; Kelsey Swidnicki <kelsey.swidnicki@premierbuildergroup.ca>
Subject: RE: [EXTERNAL]RE: 1307-18th Street N (4500-23-734; Z-07-23)

Yes, as I mentioned, we are going to do an info night anyway.

We are planning it for Wednesday at 7pm here in our office.

Thanks,

Kate McKenzie, C.E.T.

Design Manager

MYRIA DESIGN

1875 Middleton Ave, Unit 1, Brandon MB, R7C 1A7

Office: **204-728-1328** | Cell: **204-570-1322**



kate@myriadesign.ca

From: Bernice Leyeza <b.leyeza@brandon.ca>
Sent: Tuesday, August 15, 2023 2:37 PM
To: Kate McKenzie <kate@myriadesign.ca>
Cc: Kelsey Swidnicki <kelsey.swidnicki@premierbuildergroup.ca>; Scott Bromley <Scott.Bromley@premierbuildergroup.ca>; Sonikile Tembo <s.tembo@brandon.ca>
Subject: RE: [EXTERNAL]RE: 1307-18th Street N (4500-23-734; Z-07-23)

Hey Kate,

Been trying to reach out in regards to the public outreach component of this application and would like to touch base with you. We acknowledge that there are engaged residents in Monterey Estates, and even though the office staff seems to be uninterested to have info night session/open house for their residents, we still encourage your group to either do a door-to-door canvass, drop by a letter indicating the details of the open house, or any type of engagement that would benefit the residents and your group to meet the intent of public outreach—informing the residents of what your proposal is, and addressing their comments. They would be part of the ones who would be the most impacted/affected by the proposed development...

On the other hand, circulation for comments are almost done and we are ready to provide you the document either by the end of this week/early next week. High level comments from the review comments document is to revise the SAM and site plan.

Anyway, if you have any questions/comments, please let us know.

Thanks,

Bernice Leyeza

Community Planner
Planning & Buildings Department
638 Princess Ave
Brandon MB, R7A 0P3
[\(204\) 729-2113](tel:(204)729-2113)



The City of Brandon is located on Treaty 2 land, the unceded territory of the Dakota, and the homelands of the Red River Métis.

From: Bernice Leyeza
Sent: Tuesday, August 8, 2023 1:28 PM
To: Kate McKenzie <kate@myriadesign.ca>
Cc: Kelsey Swidnicki <kelsey.swidnicki@premierbuildergroup.ca>; Scott Bromley

<Scott.Bromley@premierbuildergroup.ca>

Subject: RE: [EXTERNAL]RE: 1307-18th Street N (4500-23-734; Z-07-23)

Hey Kate,

I didn't set a deadline for the report. Just an FYI—I got couple of phone calls from people who live in Monterey Estates and they have concerns with the increased traffic that your proposed development will generate. I told them that they have to talk to your group as this is part of your public outreach component... Hopefully they reach out to you!

Bernice Leyeza

Community Planner
Planning & Buildings Department
638 Princess Ave
Brandon MB, R7A 0P3
[\(204\) 729-2113](tel:(204)729-2113)



The City of Brandon is located on Treaty 2 land, the unceded territory of the Dakota, and the homelands of the Red River Métis.

From: Kate McKenzie <kate@myriadesign.ca>
Sent: Tuesday, August 8, 2023 9:21 AM
To: Bernice Leyeza <b.leyeza@brandon.ca>
Cc: Kelsey Swidnicki <kelsey.swidnicki@premierbuildergroup.ca>; Scott Bromley <Scott.Bromley@premierbuildergroup.ca>
Subject: [EXTERNAL]RE: 1307-18th Street N (4500-23-734; Z-07-23)

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Hi Bernice,

Remind me again when I was going to have that to you?

We have met with the Monterey estates office staff and they didn't seem interested in us having an information night for their residents. We had expected a little more feedback there....

I spoke with someone from the Whistler Landing group and he is going to get back to me sometime this week on a night when the residents will meet with us. I'll let you know when that meeting/info session will be. I guess if we haven't heard anything more from Monterey estates we will submit the report after the whistler landing meeting? They are asking when the public hearing will be.



Kate McKenzie, C.E.T.

Design Manager

MYRIA DESIGN

1875 Middleton Ave, Unit 1, Brandon MB, R7C 1A7

Office: **204-728-1328** | Cell: **204-570-1322**

kate@myriadesign.ca

From: Bernice Leyeza <b.leyeza@brandon.ca>
Sent: Tuesday, August 8, 2023 9:12 AM
To: Kate McKenzie <kate@myriadesign.ca>
Subject: 1307-18th Street N (4500-23-734; Z-07-23)

Hey Kate,

Just touching base with you on any updates with this application, more specifically the public outreach component... Again, we have already scheduled the 1st Reading to be read on August 21st, but we will not schedule the public hearing until we get the public outreach report and all comments have been addressed.

Thanks,

Bernice Leyeza

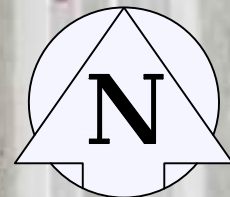
Community Planner
Planning & Buildings Department
638 Princess Ave
Brandon MB, R7A 0P3
[\(204\) 729-2113](tel:2047292113)



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May 23, 2019 - 11:00am
 P:\2018\18M-01581-00 - Braecrest Drive Corridor\WSP Drawings\Functional Drawings\18M-01581-01.dwg -tab: Fig. 9.6



LEGEND:

	PROPOSED CURB
	PROPOSED CURB C/W SPLASH STRIP
	PROPOSED LANE LINE
	PROPOSED ROAD PAVEMENT
	PROPOSED MULTI-USE PATH
	PROPOSED SIDEWALK
	PROPOSED MEDIAN/ISLAND
	PROPOSED PROPERTY LINE (ROW)
	EXISTING PROPERTY LINE

NOTE:
 These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

PRELIMINARY
 NOT FOR CONSTRUCTION



WSP Canada Group Limited
 Suite 111 - 93 Lombard Ave
 Winnipeg, MB R3B 3B1
 t. 204.943.3178
 f. 204.943.4948
 www.wsp.com

Recommended Roadway Connection -
 Quail Ridge Dr. to Mockingbird Dr.

SCALE: 1:1000	DATE: May 23, 2019	DWG. No. Fig. 9.6
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17 August, 2023

RE: Traffic and Infrastructure Concerns - Development Application at 1307-18th Street North

This memo is provided as background information regarding the proposed changes to the alignment of Quail Ridge Drive with Mocking Bird Drive as indicated in the proposed development of 1307-18th Street North:

- The Functional Design of the Braecrest Drive Corridor was completed in 2019. This study included considerations to extend Quail Ridge Drive to reduce traffic volumes at the intersection of 18th Street North and Braecrest Drive.
- A preferred design of a collector style street was included in the recommendations of the 2019 Study. This recommendation was a short term fix until improvements could be made at the intersection of 18th and Braecrest.
- In order to accommodate higher traffic volumes, the preferred design of Quail Ridge Drive in the 2019 Study, is a collector style road with a T-style intersection for Mockingbird Drive into Monterey Estates.
- The functional design for the intersection of 18th Street North and Braecrest Drive is a double lane roundabout that keeps all turning movements open for all legs of the intersection. This option was recommended in the Functional Design report as a long term option. The City of Brandon and the Province see the need for intersection improvements at 18th & Braecrest as a higher priority and are actively working together to secure funding and pursue construction.
- Given that the extension of Quail Ridge Drive was considered as a recommendation to alleviate traffic volumes at 18th & Braecrest in the short term, this improvement under the proposed alignment is open to reconsideration.
- The extension of Quail Ridge Drive would now only be completed as a result of development at 1307-18th Street North.
- The new classification would be that of a local street. This is due to the intersection of 18th and Braecrest being open to all turning movements.
- The City has required that the design of the extension of Quail Ridge Drive incorporate a 3-way stop intersection at the access to Monterey Estates due to:
 - The tightness of the curve of the thru road;
 - Maintaining proper sightlines; and
 - Creating safe non-vehicle access to the multi-use pathway.

The proposed changes to the extension of Quail Ridge Drive include provisions to accommodate safe road design while still accommodating existing and planned turning movements and non-vehicle traffic.

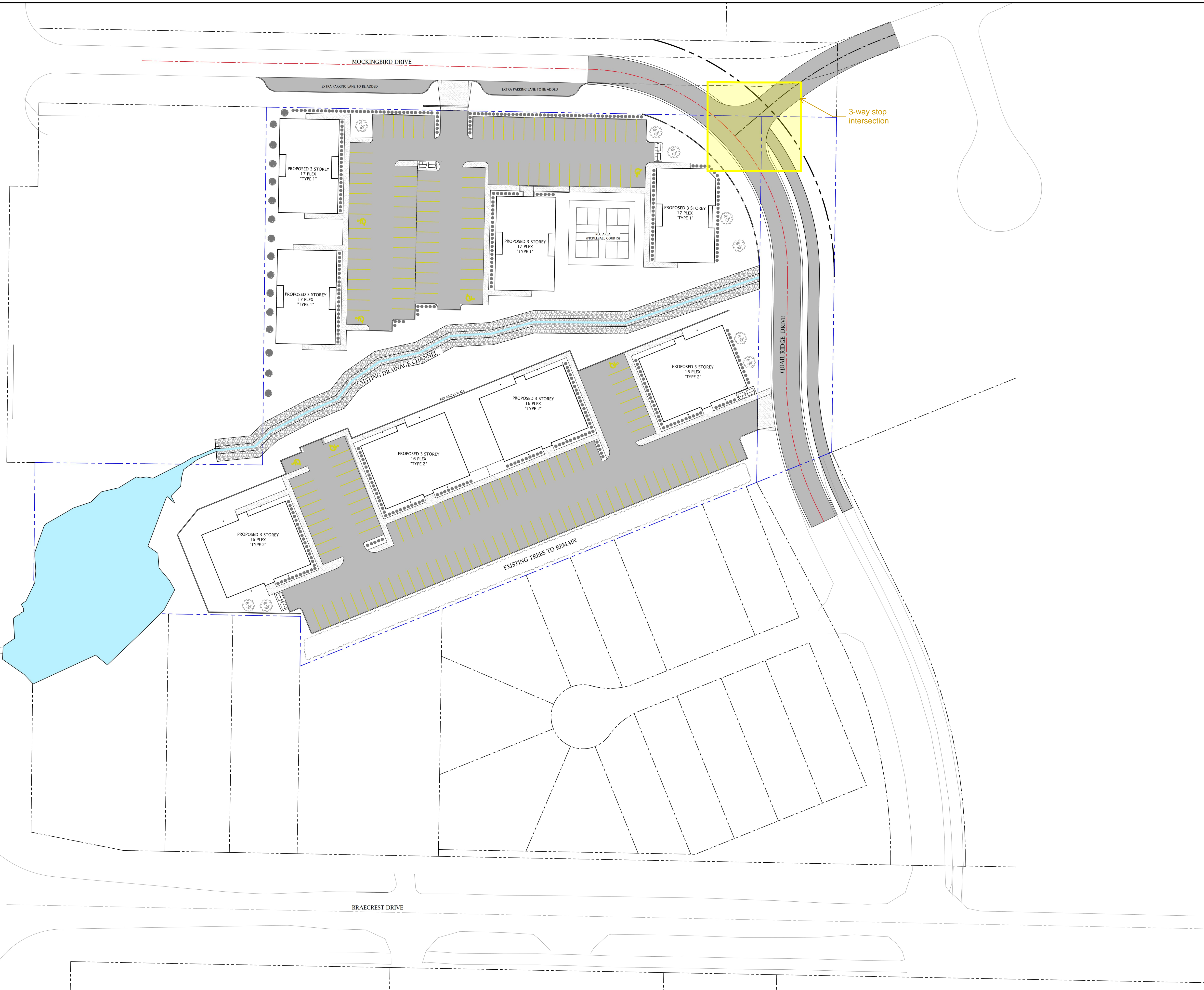
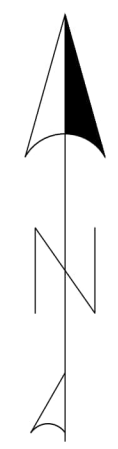
A traffic impact study was not required by the City given the following:

- The extension of Quail Ridge Drive likely would have resulted as a recommendation of the study based on traffic volumes generated by the proposed development.
- The developer incorporated all the design criteria for a local street extension and 3-way stop controlled intersection.

Sincerely,



Mark Allard, P. Eng.
General Manager



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
 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:
 (PART OF) 1307 - 18th STREET NORTH
 LEGAL DESCRIPTION:
 LOT 1, PLAN 23049, BLTO
 CURRENT ZONE: CAR
 PROPOSED ZONING: RMD
 MIN. FRONT YARD SETBACK: 6.0m
 MIN. SIDE YARD SETBACK (INTERIOR): 3.0m
 MIN. SIDE YARD SETBACK (CORNER): 3.0m
 MIN. REAR YARD SETBACK: 7.6m
 PARCEL A
 AREA OF SITE: 18861.6 sq.m.
 AREA OF BUILDING TYPE 1 (16 UNITS): +/- 405.3 sq.m.
 AREA OF BUILDING TYPE 2 (16 UNITS): +/- 461.8 sq.m.
 TOTAL BUILDING AREA: +/- 1734.2 sq.m.
 TOTAL # OF UNITS: 128
 SITE COVERAGE FROM BUILDINGS: +/- 9.2%
 PARKING SPACES REQUIRED: 192
 PARKING SPACES PROVIDED: 192
 PARCEL C (FOR NEW ALIGNMENT OF QUAIL RIDGE DR.
 AREA OF SITE: 363.9 sq.m.

PRELIMINARY
 FOR DISCUSSION PURPOSES ONLY

NO.	REVISION	DATE
DESIGNER:	340 Park Avenue East Brandon, Manitoba, R7A 7A7 email: info@myrdesign.ca phone: 204 728 1328 ext. 104	
PROJECT NAME:	PROPOSED SUBDIVISION	
LOCATION:	1307 18TH STREET NORTH, BRANDON, MB	
SHEET NAME:	ROAD ALIGNMENT CONCEPT	
DATE:	DECEMBER 13, 2022	SHEET SIZE: 24" X 36"
DRAWN BY:	JM	JOB NUMBER: MD20-033
		SHEET: C101

1 ROAD ALIGNMENT CONCEPT
 SCALE: 1:500

1 SITE CONCEPT PLAN
 SCALE: 1:500



Please fill out the following form if you have concerns about the subdivision or rezoning of the land for the proposed development. This information will be passed on to the city as part of our Community Feedback package.

Name Bruce + BEVERLEY COCHRAN
Address 85 Eagle Way, Monterey Estates

What concerns about the proposed development did you have prior to coming here this evening?

I'm concerned about losing our green space AND all the trees.
Also, ALL the traffic will be a problem - esp with development to north end

After meeting with us, do you feel as though your concerns are being addressed?

Speed? Already more traffic than there was a few years ago

After meeting with us do you have additional concerns?

When will rezoning happen for 2nd stage?
Public meeting date?



Please fill out the following form if you have concerns about the subdivision or rezoning of the land for the proposed development. This information will be passed on to the city as part of our Community Feedback package.

Name RAIph & CAROLYN LEE
Address 53 EAGLE WAY, SAN
CRLLEE@MIS.NET

What concerns about the proposed development did you have prior to coming here this evening?

TRAFFIC, WILDLIFE, DRAINAGE

After meeting with us, do you feel as though your concerns are being addressed?

n/o

After meeting with us do you have additional concerns?

NO. OF NEW RESIDENTS, I.E. TRAFFIC
CONCERNS TIAKH MONTEREY ESTATES



Please fill out the following form if you have concerns about the subdivision or rezoning of the land for the proposed development. This information will be passed on to the city as part of our Community Feedback package.

Name MEL LOWE

Address 98 GOLD FINCH CREST

What concerns about the proposed development did you have prior to coming here this evening?

TRAFFIC NO OF EXTRA PEOPLE COMING TO
OUR NEIGHBOR HOOD THIS DEVELOPMENT
AND APOLLO HEIGHTS

After meeting with us, do you feel as though your concerns are being addressed?

SLIGHTLY - NOT TOTALLY SATISFIED

After meeting with us do you have additional concerns?

NO



Please fill out the following form if you have concerns about the subdivision or rezoning of the land for the proposed development. This information will be passed on to the city as part of our Community Feedback package.

Name Lorraine Rozak

Address 73 Mockingbird Drive
Monterey Estates

What concerns about the proposed development did you have prior to coming here this evening?

- Loss of green space. Destruction of trees
- Destruction of Bird, wild animal habitat.
- Increased traffic - more safety concerns
- what will happen if city/province decides change 14th st, Braecrest to deal with safety issue on 18th st, Braecrest. is traffic lights, w-

After meeting with us, do you feel as though your concerns are being addressed? routing

concerns were addressed. You are running a business + you are dedicated to building multi-

plexes. You are not concerned about leaving any natural green space unless someone buys it + turns it as green space

After meeting with us do you have additional concerns?

My concerns are the same re: traffic safety. Congestion. Leave the green space as is! and the natural water ways



Please fill out the following form if you have concerns about the subdivision or rezoning of the land for the proposed development. This information will be passed on to the city as part of our Community Feedback package.

Name SHARON ALEXANDER
Address 30 GOLDFINCH CRES.

- MOCKING BIRD¹⁶ NARROW AS IS + YOU'RE ADDING TO THAT.
What concerns about the proposed development did you have prior to coming here this evening?

- INCREASED TRAFFIC AT PEAVEY MART - 18TH ST. LIGHTS INTERSECTION IS BUSY / CONFUSING NOW
- INCREASED TRAFFIC THRU MONTEREY ESTATES ON MOCKING BIRD FROM NORTH TO QUAIL RIDGE TO BRAECREST.
- GREENSPACE - HAVE ENOUGH?
- PICKLEBALL - NOISE OF BALLS (NEED SOUND BARRIER)

After meeting with us, do you feel as though your concerns are being addressed?

YES, THEY WERE DISCUSSED, BUT THE TRAFFIC IS STILL HUGE !! THE PEAVEY MART INTERSECTION IS A PROBLEM + WILL ONLY GET WORSE + QUAIL RIDGE OPENING BRINGING TRAFFIC FROM BRAECREST THRU TOO ALONG + THIS DEVELOPMENT.

After meeting with us do you have additional concerns?

No ADDITIONAL - I HAVE THE SAME ONES.

* I APPRECIATE HOW YOU HANDLED YOURSELF TONIGHT. (EVAN KELLOR) YOU CAME OFF VERY WELL IN MY OPINION, I STILL



Please fill out the following form if you have concerns about the subdivision or rezoning of the land for the proposed development. This information will be passed on to the city as part of our Community Feedback package.

Name GISELE HARDING
Address #1 BLUEBIRD CRES.

What concerns about the proposed development did you have prior to coming here this evening?

REFER to letter, please.

After meeting with us, do you feel as though your concerns are being addressed?

I appreciate your time & honesty.
You come across as having integrity
as a developer, which I sincerely hope
is true.

After meeting with us do you have additional concerns?



Please fill out the following form if you have concerns about the subdivision or rezoning of the land for the proposed development. This information will be passed on to the city as part of our Community Feedback package.

Name STAN & GAYLE McFADYEN
Address 2 MOCKINGBIRD DRIVE

What concerns about the proposed development did you have prior to coming here this evening?

TRAFFIC from Braecrest
NOISE during construction
Dust, etc.

After meeting with us, do you feel as though your concerns are being addressed?

Yes, thank you.

After meeting with us do you have additional concerns?

Can't think of any just yet.



Please fill out the following form if you have concerns about the subdivision or rezoning of the land for the proposed development. This information will be passed on to the city as part of our Community Feedback package.

Name ANNE JANSON & BOB KLOSE
Address 6 MOCKINGBIRD DRIVE

What concerns about the proposed development did you have prior to coming here this evening?

Additional traffic coming onto Mockingbird Dr. from Quail Drive.

Parking spaces for development, as if not enough will have to park on Braecliff! etc.

After meeting with us, do you feel as though your concerns are being addressed?

Yes! was very informative, and put a lot clearer view onto my concerns.

After meeting with us do you have additional concerns?

Will ~~definitely~~ continue to call City Hall, and Mayor's council, for them to take responsibility ON CITY DEVELOPMENTS!!
THANK AGAIN!!



Please fill out the following form if you have concerns about the subdivision or rezoning of the land for the proposed development. This information will be passed on to the city as part of our Community Feedback package.

Name Ken Roe

Address #4 W. Hunter Landing

What concerns about the proposed development did you have prior to coming here this evening?

- control of Traffic will be very heavy - and only 2 ways to bleed out.

After meeting with us, do you feel as though your concerns are being addressed?

I hope so.

After meeting with us do you have additional concerns?



Please fill out the following form if you have concerns about the subdivision or rezoning of the land for the proposed development. This information will be passed on to the city as part of our Community Feedback package.

Name Carelyn Askin Kirkup
Address 14 Whistler Landing

What concerns about the proposed development did you have prior to coming here this evening?

Loss of forest & wildlife habitat
Noise (pickleball)
Traffic & congestion
Privacy
Drainage

After meeting with us, do you feel as though your concerns are being addressed?

not really

After meeting with us do you have additional concerns?

- Wild Cucumber ^{vine}
- Retention pond (Apollo) - breeding ground for mosquitoes, risk for children (residents)
- Permanent fence between Whistler & Duval Ridge.



Please fill out the following form if you have concerns about the subdivision or rezoning of the land for the proposed development. This information will be passed on to the city as part of our Community Feedback package.

Name Maureen Rediger

Address 3 Whistler Landing

What concerns about the proposed development did you have prior to coming here this evening?

Drainage
Tree buffers
Pickle Ball Court
Traffic
loss of current wildlife

After meeting with us, do you feel as though your concerns are being addressed?

Still on hold re: drainage along Quail Ridge
" " " " Traffic

After meeting with us do you have additional concerns?

as above.
possible fence along Whistler Landing



Please fill out the following form if you have concerns about the subdivision or rezoning of the land for the proposed development. This information will be passed on to the city as part of our Community Feedback package.

Name GAIL HICKMAN

Address 107 GOLDFINCH CR.

What concerns about the proposed development did you have prior to coming here this evening?

MOSTLY ALL THE TRAFFIC THAT COULD EFFECT US IN MONTEREY ESTATES.

After meeting with us, do you feel as though your concerns are being addressed?

IT WAS ANSWERED TO THE BEST YOU COULD PROVIDE US WITH.

After meeting with us do you have additional concerns?

YES BUT IT IS SOMETHING THAT IS YOUR CONCERN.

73 Mockingbird Drive
Monterey Estates
Branton, Mb.
August 22, 2023

Attention: Keller Development

I totally object to the subdivision + rezoning of 1307 - 18th St. N. (legal description, Lot 1, Plan 2309, BCTO) for the following reasons:

- This would be a senseless, costly destruction of green space for the development of multi-plays. The property is heavily treed + has a natural drainage channel that may have to be relocated. Removal of the trees would be a great cost to the environment and the pocket books of the new tenants. Leave it as it is !!!
- How will this affect the future attempts (if any) to improve highway safety on 18th St. + Brae west Ave, if + when it does?

Alternate Solution:

Purchase the parcel of land between Monterey Estates (West Side) + Sunridge Property on the Service Road. This area is presently only used for winter snow collection, garbage collection and for the gophers that inhabit it + dig holes. It would not need to be cleared, as would your

concept requires. Perhaps development of this area would lessen break-in at the Monterey Estates R.U. Compound.

Thank - you for allowing me to express my concerns.

Lorraine Ryzak
73 Mockingbird Dr.
Monterey Estates

Kate McKenzie

From: Myria Info
Sent: August 24, 2023 11:52 AM
To: Kate McKenzie
Subject: FW: Hearing date

Alyssa Boles, Render Artist

MYRIA DESIGN

1875 Middleton Ave, Unit 1, Brandon MB, R7C 1A7

Office: 204-728-1328 | Cell: 204-841-2000

alyssa@myriadesign.ca

-----Original Message-----

From: Sharon <edshalexander@hotmail.com>
Sent: Tuesday, August 22, 2023 8:30 AM
To: Myria Info <info@myriadesign.ca>
Subject: Hearing date

As per your letter I received dated August 17, 2023 I am requesting an email be sent to me when the public hearing date for the rezoning, subdivision of the property off of Mockingbird Drive beside Kullbergs warehouse is scheduled.

Sharon Alexander

Sent from my iPad

Kate McKenzie

From: Myria Info
Sent: August 24, 2023 11:52 AM
To: Kate McKenzie
Subject: FW: Info Request

Alyssa Boles, Render Artist

MYRIA DESIGN

1875 Middleton Ave, Unit 1, Brandon MB, R7C 1A7

Office: 204-728-1328 | Cell: 204-841-2000

alyssa@myriadesign.ca

-----Original Message-----

From: Sue Clarke <suec1125@mymts.net>
Sent: Sunday, August 20, 2023 4:22 PM
To: Myria Info <info@myriadesign.ca>
Subject: Info Request

Hi Kate & Kelsey,

Thank you for the information received with respect to the Quail Ridge Development.

As I am, unfortunately, unable to attend the Information Session on August 23, I would like to request a copy of the presentation package thereafter.

Thank you kindly.

With regards,
Sue Clarke
Monterey Estates resident

Sent from my iPhone

Kate McKenzie

From: Myria Info
Sent: August 24, 2023 11:52 AM
To: Kate McKenzie
Subject: FW: Public Hearing



Alyssa Boles, Render Artist

MYRIA DESIGN

1875 Middleton Ave, Unit 1, Brandon MB, R7C 1A7

Office: [204-728-1328](tel:204-728-1328) | Cell: [204-841-2000](tel:204-841-2000)

alyssa@myriadesign.ca

From: Diane and George Baker <bakergd1@mymts.net>
Sent: Monday, August 21, 2023 6:36 PM
To: Myria Info <info@myriadesign.ca>
Subject: Public Hearing

We are unable to attend the presentation on August 23rd. so would like to have a presentation package.

Thank You,

Diane Baker
2 Waxwing Bay

Sent from [Mail](#) for Windows

Kate McKenzie

From: Bernice Leyeza <b.leyeza@brandon.ca>
Sent: August 25, 2023 10:17 AM
To: E Paterson; Kate McKenzie
Cc: Mayor Jeff Fawcett; Kelsey Swidnicki; Andrew Mok; Sonikile Tembo
Subject: RE: [EXTERNAL]Re: Proposed Subdivision (Mockingbird Dr.)

Good morning, Clare and Ellen:

Thanks for waiting for my reply on this one. I acknowledge you have several concerns about the proposed development at 1307 - 18th Street North. The maximum number of units permitted in the proposed lot is 163 units. The proposed number of units is 132 units. Quail Ridge Drive extension is required to enable development of this site.

Please see below information addressing some of your concerns:

- **Traffic:** City's response regarding traffic along Braecrest/Quail Ridge/Mockingbird can be seen [here](#). Currently, there are no rules prohibiting the property owner of Monterey Estates to install the gates. However, as per the Brandon Fire & Emergency Services Regulation P19: Street Development/Access Road, the gates cannot obstruct access to any residents and visitors of Monterey Estates, as well as emergency vehicles
- **Drainage:** Engineering Department is working with the applicant to address drainage on site to be designed by a professional engineer. City will require a drainage easement for the existing drainage channel running through the site. The easement is registered on the Property Title to protect the existing natural drainage path. That way, it cannot be altered/disturbed.
- **Property Values:** The City understands that Provincial Assessment determines what one has on their property (e.g. property and building sizes) as factors to determine property value rather than what is happening on nearby properties with different types of development

As for the noise, snow removal, those concerns should be addressed by the applicant. Let me know if you have further questions.

Thanks so much,

Bernice Leyeza

Community Planner
Planning & Buildings Department
638 Princess Ave
Brandon MB, R7A 0P3
[\(204\) 729-2113](tel:(204)729-2113)



The City of Brandon is located on Treaty 2 land, the unceded territory of the Dakota, and the homelands of the Red River Métis.

From: E Paterson <agricenter1979@gmail.com>
Sent: Tuesday, August 22, 2023 3:26 PM
To: Kate McKenzie <kate@myriadesign.ca>
Cc: Mayor Jeff Fawcett <mayor@brandon.ca>; Kelsey Swidnicki <kelsey.swidnicki@premierbuildergroup.ca>; Bernice Leyeza <b.leyeza@brandon.ca>; amok@brandon.ca
Subject: [EXTERNAL]Re: Proposed Subdivision (Mockingbird Dr.)

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

Thank you.

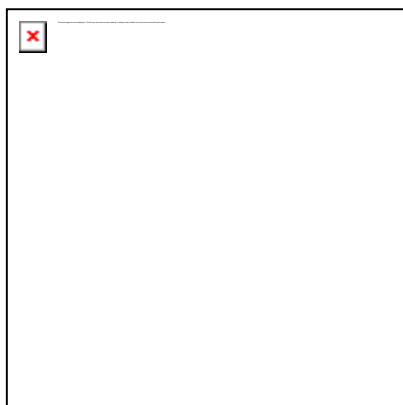
On Tue, Aug 22, 2023, 2:25 p.m. Kate McKenzie <kate@myriadesign.ca> wrote:

Hi Clare & Ellen,

This has been received and will be added to the community response package we submit to the city.

We will still provide you with a package of information as previously discussed once it is ready.

Kind Regards,



Kate McKenzie, C.E.T.

Design Manager

MYRIA DESIGN

1875 Middleton Ave, Unit 1, Brandon MB, R7C 1A7

Office: **204-728-1328** | Cell: **204-570-1322**

kate@myriadesign.ca

From: E Paterson <agricenter1979@gmail.com>

Sent: Tuesday, August 22, 2023 1:30 PM

To: mayor@brandon.ca

Cc: Kate McKenzie <kate@myriadesign.ca>; Kelsey Swidnicki <kelsey.swidnicki@premierbuildergroup.ca>;

b.leyeza@brandon.ca; amok@brandon.ca

Subject: Proposed Subdivision (Mockingbird Dr.)

Please find attached a letter of concern:

--

Clare & Ellen Paterson

18 Mockingbird Dr.

Brandon, MB R7C 1B2

204-717-0340 (phone)

204-825-7030 (Cell)

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Thank you!

Delivered

I know everyone appreciated you
putting this on.
Thanks again
Gladden