

## Bernice Leyeza

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**From:** Heather Karrouze  
**Sent:** Thursday, August 24, 2023 8:24 AM  
**To:** Bernice Leyeza  
**Subject:** Fwd: [EXTERNAL]Quail Ridge Development

Follow up from last night's meeting with developer. Ryan has advised that I am to forward such correspondence to you.

Kind regards,  
Heather Karrouze

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**From:** Bill Sutherland <billsutherland946@gmail.com>  
**Sent:** Wednesday, August 23, 2023 8:31:07 PM  
**To:** Heather Karrouze <ward1@brandon.ca>  
**Subject:** [EXTERNAL]Quail Ridge Development

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

I have just returned from an info session which the developers held @ Keller Developments.

This meeting was attended by many affected people living in the area.

It was obvious and admitted to that the purpose of this meeting was to alleviate Concerns & opposition to this prior to the rezoning process taking place.

I don't believe any thing was alleviated,

I feel it would be appreciated by ward 1 residents of Monterey Estates & Quail Ridge if you would have a meeting to hear our concerns re this development.

I would further suggest that you have this meeting at the Monterey Hall to accommodate the amount of people that would come.

Thank you for your consideration of this request!

Bill Sutherland  
37 Waxwing Bay  
Monterey Estates

Sent from my iPad

Bill & Gisele Harding  
1 Bluebird Cres,  
Brandon, MB R7C 1B2

Clare & Ellen Paterson  
18 Mockingbird Dr.  
Brandon, MB R7C 1B2

Jeff Fawcett, Mayor  
City of Brandon  
410-9<sup>th</sup> St.  
Brandon, MB R7A 6A2

August 22, 2023

Dear Mr. Mayor

This letter is in regards to the new development that is being planned behind the Kullberg's warehouse on the west side of Mockingbird Dr. We live in Monterey Estates and would like to voice our concerns about the close proximity to Monterey Estates.

1. **Traffic:** This is a major concern for us and we would like to see a traffic study done because of the proposed road coming from Braecrest to Mockingbird.

The retirement community of Monterey Estates has no sidewalks and roads are very narrow. The citizens walk and bike on Mockingbird Dr. and an increase in traffic will make it very dangerous.

Also the corner at Peavey Mart and 18<sup>th</sup> is already very busy. There is only room for approximately 3 vehicles on the road to 18<sup>th</sup> when there is a red light to stop at.

We are concerned that the traffic from the north will come through Monterey Estates to get to Braecrest and make our streets that much busier. The exit via Clare St. is also inadequate and unfit for safe exit to 18<sup>th</sup> St.

A possible answer to this may be gates at the north and south entrance of Monterey Estates.

2. **Drainage:** We are also concerned about where all the water will go when there are heavy rains, as a result of the proposed rerouting and shrinkage of the channel.
3. **Snow Removal:** We also wonder where all the snow will be put in the winter. There is no room for large mounds of snow.
4. **Noise:** All the new traffic will make for quite a bit more noise for our citizens at the south end of Monterey especially if the new road comes across from Braecrest. The noise of the pickle ball will be a concern for your residents and ours.
5. **Property Values:** We feel that all this new development to the north and south could decrease our property values and increase traffic.
6. **Security:** As it is now, Monterey is a private/safe community but with all the new construction and the new road from Braecrest is will be very easy to access.
7. **Animal Habitat:** There is a large animal habitat on the property behind Kullberg's Warehouse and they will all be displaced with the new development. Loss of habitat will result in increased danger to traffic.

These are some of our concerns. We would appreciate a response to our concerns.

Thank you

Bill & Gisele Harding  
Clare & Ellen Paterson

Cc: Heather Karrouge - Councillor Ward 1, City of Brandon  
Andrew Mok, Senior Planner, City of Brandon  
Bernice Leyeza - Community Planner, City of Brandon  
Kate McKenzie - Design Manager, Myria Design  
Kelsey Swidnicki - Project Manager Keller Developments.

## Bernice Leyeza

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**From:** Bernice Leyeza  
**Sent:** Wednesday, August 30, 2023 8:29 AM  
**To:** Eric Adams  
**Subject:** RE: [EXTERNAL]Fwd: New Subdivision rezoning east of Kullbergs Warehouse

Good morning, Eric:

I got your email but sent directly to my Junk Folder. Apologies for the late response. Councillor Heather forwarded your message to my end as I'm managing this file. Public Hearing would be the opportunity to voice your concerns about the proposed application. The City will post details about the public hearing, such as the hearing date, at City Hall, next to Door D at 638 Princess Avenue (entrance to Development Services), and on our applications [web page](#), and provide posters for the applicant to post such details on the site.

Thanks,

**Bernice Leyeza**

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



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**From:** Eric Adams <[eandvadams@gmail.com](mailto:eandvadams@gmail.com)>  
**Sent:** Wednesday, August 30, 2023 8:18 AM  
**To:** Bernice Leyeza <[b.leyeza@brandon.ca](mailto:b.leyeza@brandon.ca)>  
**Subject:** [EXTERNAL]Fwd: New Subdivision rezoning east of Kullbergs Warehouse

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

Good morning Bernice: I got your email address from other concerned citizens of Ward 1 regarding Quail Ridge development. I thought I had correct email for Ward 1 councillor but after 10 days no reply from Ms. Karrouze. Would you please forward emails to Ms. Karrouze. Thanking you in advance. Eric Adams.

Begin forwarded message:

**From:** Eric Adams <[eandvadams@gmail.com](mailto:eandvadams@gmail.com)>  
**Subject:** Re: New Subdivision rezoning east of Kullbergs Warehouse  
**Date:** August 24, 2023 at 9:20:08 AM CDT  
**To:** [ward1@brandon.ca](mailto:ward1@brandon.ca)

Good morning. I attended the info meeting last night that I referred to in my previous email. The meeting was mostly to smooth over any issues with the residents located in vicinity of proposed development. Keller Development seemed interested for the info before going to a rezoning

meeting. There were multiple concerns from Ward 1 residents. I'm unaware if any City personnel attended this meeting. That being said, a Ward 1 meeting with yourself and City officials may be beneficial before a rezoning meeting. I look forward to your reply. Thanking you in advance!

Eric Adams  
38 Waxwing Bay

On Aug 21, 2023, at 10:48 AM, Eric Adams <[eandvadams@gmail.com](mailto:eandvadams@gmail.com)> wrote:

Ms Karrouze,

I'm reading the proposals from Keller Developments for the subdivision east of 18<sup>th</sup> St and west of Quail Ridge Drive. Alarms should be sounding from residents regarding this proposal. Already taking place is traffic jams at lights in front of Peavy Mart onto 18<sup>th</sup> Street. Also, Mockingbird Drive seems only able to provide enough service for the residents of Monterey Estates. With proposed 192 parking spaces within the new development there will be major traffic issues. My understanding that Mockingbird Drive is a private road and looked after by Monterey staff or am I mistaken. There is also new development in progress north of Monterey Estates with access onto 18<sup>th</sup> Street along Claire Avenue westerly only. **Claire Avenue needs to be completed eastward to 1<sup>st</sup> before any more development should be allowed.** What if the service road was extended pass the Kullbergs warehouse to the south and then into new proposed subdivision? Unable to tell from proposed drawing if no left or right turn off Quail Ridge Road into Monterey Estates is in the works. Residents received an invitation from Keller Developments on August 17<sup>th</sup> to attend a session August 23<sup>rd</sup> @7 PM. Why would they include snacks and refreshments? There is no mention of City of Brandon staff attending. Have to wonder what the plan will be moving forward.

Thanks for now!  
Eric Adams  
38 Waxwing Bay  
Monterey Estates

## Bernice Leyeza

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**From:** Heather Karrouze  
**Sent:** Thursday, August 24, 2023 8:25 AM  
**To:** Bernice Leyeza  
**Subject:** Fwd: [EXTERNAL]Quail Ridge Development

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**From:** janisstanley1@gmail.com <janisstanley1@gmail.com>  
**Sent:** Wednesday, August 23, 2023 9:32 PM  
**To:** Heather Karrouze <ward1@brandon.ca>  
**Subject:** [EXTERNAL]Quail Ridge Development

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

I fully disagree with the approval of this Development because of the amount of traffic it will cause in this area. The frontage road with a three-way stop at PV Mart is extremely busy right now at prime Time. Add another 132 units!!!!? It w

Sent from my iPhone

## Bernice Leyeza

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**From:** Heather Karrouze  
**Sent:** Thursday, August 24, 2023 8:25 AM  
**To:** Bernice Leyeza  
**Subject:** Fwd: [EXTERNAL]Quail Ridge

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**From:** janisstanley1@gmail.com <janisstanley1@gmail.com>  
**Sent:** Wednesday, August 23, 2023 9:36:55 PM  
**To:** Heather Karrouze <ward1@brandon.ca>  
**Subject:** [EXTERNAL]Quail Ridge

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

It would be Impossible to turn onto 18th or do you even go north on the frontage road hope you can look into this more and have a meeting with us all here at Monterey. Thank you, Janis Stanley.

Sent from my iPhone

## Bernice Leyeza

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**From:** Bernice Leyeza  
**Sent:** Monday, September 11, 2023 9:09 AM  
**To:** Andrew Mok  
**Cc:** Sonikile Tembo; Tyson Fisher  
**Subject:** RE: [EXTERNAL]Development

I have not received an email from her. I have archived and grouped all emails received from the Councillor and the residents. I am going to save them in the application folder.

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.*

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**From:** Andrew Mok <a.mok@brandon.ca>  
**Sent:** Monday, September 11, 2023 9:06 AM  
**To:** Bernice Leyeza <b.leyeza@brandon.ca>  
**Cc:** Sonikile Tembo <s.tembo@brandon.ca>; Tyson Fisher <t.fisher@brandon.ca>  
**Subject:** FW: [EXTERNAL]Development

Morning Bernice,

Just curious, did you get this e-mail from a Lucy Elliott recently re: 1307 – 18<sup>th</sup> Street North? Have you been saving these e-mails somewhere, or not until we post notices of the public hearing as per the Act? Thanks.

**Andrew Mok, BES RPP MCIP (he/him)**

Senior Planner | Planning & Buildings Department  
City of Brandon  
638 Princess Avenue  
Brandon, MB R7A 0P3  
[204-729-2115](tel:2047292115)



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

From: Lucy Elliott <[hawardenlucy@gmail.com](mailto:hawardenlucy@gmail.com)>

Sent: Monday, September 11, 2023 8:04 AM

To: Andrew Mok <[a.mok@brandon.ca](mailto:a.mok@brandon.ca)>

Subject: [EXTERNAL]Development

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

To Whom It May Concern:

I was not able to attend the meeting regarding the Quail Ridge Development but did get some feedback.

I do not have questions but I do have concerns. I fail to understand why you would entertain the idea of a Pickle Ball Court in a residential area. I consider that an invasion of privacy. The noise level coming off those courts is something no one in a residential area should have to listen to. Would you like one in your backyard? Think of the negative impact to people with infants that need to have naps and go to bed early, think about the pets and wildlife who have much sharper hearing than people, think about those who just want to sit on their patios and relax and think about those who work from home. It would be absolutely unacceptable.

I know that Quail Ridge will be extended sadly. I feel for the wildlife that may be injured or killed as that has been home to them for many years.

About the buffer of trees. When I look at the size of the buildings on the South side of the drainage ditch and the homes on Whistler Landing that is going to leave a very narrow buffer. The City of Brandon is now comprised of too little green space and sadly far too many rocks on the boulevards etc. Rocks contain a lot of heat and do nothing towards enhancing the appearance of a city. Whereas natural bush does so much to cool a city and to give off oxygen and absorb pollutants. We have to do everything possible to try and preserve some of our forestry and yet more goes down again. It has been home to wildlife and protection for them and it beautifies the area for the current residents in that area. I really wish you would consider not developing to the South of the drainage ditch. There are so many areas that you could utilize without that small area.

Please consider this positive criticism for all of us who are so concerned about what you are taking away from us. It will definitely cause the area to lose value very quickly as the serenity of the area was precious to those who live there and having respect for our wildlife. All of that will be gone.

Thank you for taking time to think about our concerns.

Sent from my iPad

## Bernice Leyeza

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**From:** Bernice Leyeza  
**Sent:** Friday, September 8, 2023 9:19 AM  
**To:** Heather Karrouze  
**Subject:** RE: [EXTERNAL]Quail Ridge Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I did not receive it – thanks for forwarding,

### 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.*

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**From:** Heather Karrouze <ward1@brandon.ca>  
**Sent:** Friday, September 8, 2023 9:18 AM  
**To:** Bernice Leyeza <b.leyeza@brandon.ca>  
**Subject:** Fwd: [EXTERNAL]Quail Ridge Development

Good morning Bernice. I think this sat as a draft and didn't get sent to you??

Heather

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**From:** [shannonmoncur7@gmail.com](mailto:shannonmoncur7@gmail.com) <[shannonmoncur7@gmail.com](mailto:shannonmoncur7@gmail.com)>  
**Sent:** Monday, August 14, 2023 6:15:22 PM  
**To:** [kate@myriadesign.ca](mailto:kate@myriadesign.ca) <[kate@myriadesign.ca](mailto:kate@myriadesign.ca)>; [kelsey@premierbuildergroup.ca](mailto:kelsey@premierbuildergroup.ca) <[kelsey@premierbuildergroup.ca](mailto:kelsey@premierbuildergroup.ca)>; Heather Karrouze <[ward1@brandon.ca](mailto:ward1@brandon.ca)>  
**Subject:** [EXTERNAL]Quail Ridge Development

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

Good afternoon Kate, Kelsey and Heather,

I am a resident of Monterey Estates and received a copy of the proposed sub-division of 1307 18<sup>th</sup> 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 18<sup>th</sup> 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

## Bernice Leyeza

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**From:** Bernice Leyeza  
**Sent:** Monday, August 21, 2023 4:34 PM  
**To:** Sharon  
**Subject:** RE: [EXTERNAL]Re-zoning 1307 18th st North  
**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

Good afternoon,

Seems like I sent this email to the wrong email address, hence you did not get the email on Friday... Apologies on that one. Please see our response below and the attached documents.

Thanks,

BL

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

From: Bernice Leyeza <b.leyeza@brandon.ca>  
Sent: Friday, August 18, 2023 11:53 AM  
To: Sharon <edhalexander@hotmail.com>  
Subject: [EXTERNAL]Re-zoning 1307 18th st North

Good morning, Sharon:

My apologies for the delay. Attached is a response to address resident concerns about traffic and confusion about the previous concept. Below is some information addressing other concerns:

- These sites are mostly zoned for higher density development and there is certainly a lot of development in the area and I can appreciate it's a big change for residents
- Engineering department is working with the applicant to address drainage on the site. We are requiring a drainage easement for the channel that goes through the site
- Property owners can indeed remove greenery and trees that are on their site for development, the developer is required to provide and/or protect boulevard trees. They are bound by the cities tree protection bylaw to ensure that boulevard trees are protected
- With developments of this scale, the City requires a monetary greenspace contribution, as an increased population means an increased demand for our greenspaces. Further, developments of this scale are required to provide amenities for their residents
- The developer is hosting their own public meeting next week Wednesday 7pm at 1875 Middleton Ave, Unit 1, perhaps the concern about Pickleball can be discussed there and they may have some creative solutions to reduce noise
- City administration has not yet scheduled a public hearing, as the applicant has not yet submitted a community participation report

We encourage residents to attend the developers meeting and share their concerns and have a conversation about options

Project page: [1307 - 18th Street N](#)

Project page for 1501 Moreland: ([Z-01-21](#); [4500-21-711](#); [Z-08-19](#); [4500-19-692](#); [NP-01-19](#))

Let me know if you need further clarification.

Bernice Leyeza  
Community Planner  
Planning & Buildings Department  
638 Princess Ave  
Brandon MB, R7A 0P3  
(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.

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

From: Sharon <edshalexander@hotmail.com>  
Sent: Sunday, August 13, 2023 11:48 AM  
To: Bernice Leyeza <b.leyeza@brandon.ca>  
Subject: [EXTERNAL]Re-zoning 1307 18th st North

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

Hi

I am emailing you as you are listed as the planner looking after this project in the information sheet I received.

I am a resident of Monterey Estates which is beside the property requesting the Re zoning. I have several concerns in regards to this plan.

1- The additional traffic this will create in an already congested area is of great concern!!! The lights at 18th and the Peavy Mart are already a hazard let alone adding an additional approx 200 vehicles. The plan states 132 units and even using a conservative 1.5 vehicles per unit is 198. Only 3 cars can fit in the intersection before traffic is backed up at the stop signs. Has there been a traffic study on this plan? There will also be additional vehicles coming down from Braecrest Drive once the proposed Quail Ridge Road is opened. Also Mockingbird Drive is not very wide so combine the 2 and I feel this creates a danger. Plus there is a development in progress to the North that is going to add approx 300 more vehicles to the area!! Plus they are wanting to add parking along Mockingbird!! So add it all up and I don't see how this area can handle all the traffic.

2- The tampering of the eco system there, mainly the drainage is a concern. Not only are they tampering with the drainage but removing almost all the trees will effect the drainage and wildlife! This also leads into green space concerns.... There is no green space planned for this development which means the residents will be looking for other green space to use. So our green spaces in our development will become their playground. Our development does not have sidewalks/bike/walking paths and our streets are very narrow. So I feel this will create a hazard on our roads.

3- The noise caused by a pickleball court right next to residents backyards will create a noise issue. Not of the people but the balls being hit. Just go spend some time sitting beside a pickle ball court and you will understand how irritating that will be to have going on constantly while you are trying to enjoy sitting outside during our short summers! Pickleball is very popular so I am sure this would be used often!

4- I touched on this in #1.... But with the development of Quail Ridge Drive, the new development to the North of us will use Mockingbird Drive as a bypass to Quail Ridge Drive and then Braecrest to avoid 18th st. As I said Mockingbird is narrower than a normal street so this will increase the hazard.

These are just the major concerns I have and many other residents here have. There are more but I would like to know how these concerns are being addressed. Also, we would like to know when the meeting is scheduled to discuss our concerns with the city. We would like a chance to share our concerns BEFORE a decision is made to grant this Re zoning application.

Sharon Alexander  
30 Goldfinch Crescent  
Brandon Manitoba  
204 717 1405

Sent from my iPad