

City of Brandon Planning & Building Safety Department

638 Princess Avenue

Brandon, MB

R7A 0P3

July 17, 2026 Community Participation Report – 9 Braecrest Drive

As per the City of Brandon Public Outreach Requirements [Section 13 of By-law No. 7124]; Prior to the public hearing, the applicant (Darren Gielck) shall provide a community participation report to Administration. The report shall include the following:

(I) Method(s) of notification; (II) A list of the properties that were notified; (III) A summary of comments or concerns; (IV) A summary of any efforts made to address those comments or concerns; and (V) If a public meeting was held, the date and location of the meeting.

1. Method(s) of notification:

Mailed Neighbourhood canvass package to all addresses of non-resident property owners as provided.

Did door to door neighbourhood delivery of handout to all residence on list within 100m of 9 Braecrest Drive.

2. List of the properties that were notified:

List of addresses as provided, and Neighbourhood canvass package provided directly to neighbours even if not on list in proximity of 9 Braecrest Drive.

3. Summary of comments or concerns:

Did community canvass and as of today July 17th I have no feedback from community.

NOTE: I will update Community planner Emmanuel Owusu Ansah prior to hearing with all positive or negative community feedback.

4. Public Meeting

No public meeting was held.

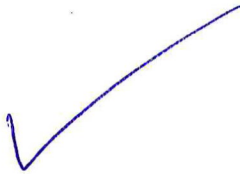
Note: Community handout and siteplan(B1) attached for reference

Sincerely,



Darren Gilck
204-724-5180

PROPERTY OWNER	ADDRESS	CITY	PROVINCE	POSTAL CODE
PROPERTY OWNER	1018 2ND ST N ✓	BRANDON	MB	R7A 2M1
PROPERTY OWNER	1311 WHITE SWAN ST ✓	BRANDON	MB	R7C 1C9
PROPERTY OWNER	1250 1ST ST N ✓	BRANDON	MB	R7A 7J9
PROPERTY OWNER	8 KENSINGTON CRES ✓	BRANDON	MB	R7A 6M1
PROPERTY OWNER	1303 WHITE SWAN ST ✓	BRANDON	MB	R7C 1C9
PROPERTY OWNER	410 9th St. ✓	BRANDON	MB	R7A 6A2
PROPERTY OWNER	1319 WHITE SWAN ST ✓	BRANDON	MB	R7C 1C9
PROPERTY OWNER	1303 WHITE SWAN ST ✓	BRANDON	MB	R7C 1C9
PROPERTY OWNER	10 KENSINGTON CRES ✓	BRANDON	MB	R7A 6M1
PROPERTY OWNER	15 BRAECREST DR ✓	BRANDON	MB	R7C 1B4
PROPERTY OWNER	1967 HENDERSON HWY ✓	WINNIPEG	MB	R2G 1P5
PROPERTY OWNER	P.O BOX 954 ✓	BOISSEvain	MB	R0K 0E0
PROPERTY OWNER	1323 WHITE SWAN ST ✓	BRANDON	MB	R7C 1C9
PROPERTY OWNER	7 KERR PLACE ✓	BRANDON	MB	R7A 6P6
PROPERTY OWNER	1315 WHITE SWAN ST ✓	BRANDON	MB	R7C 1C9
PROPERTY OWNER	1305 WHITE SWAN ST ✓	BRANDON	MB	R7C 1C9
PROPERTY OWNER	38 TARTAN WAY ✓	EAST ST PAUL	MB	R2E 0H5
PROPERTY OWNER	1307 WHITE SWAN ST ✓	BRANDON	MB	R7C 1C9
PROPERTY OWNER	19 HAWTHORN CRES ✓	BRANDON	MB	R7A 7K8
PROPERTY OWNER	3 KERR PL ✓	BRANDON	MB	R7A 6P6
PROPERTY OWNER	10 SOUTHVIEW DR ✓	BRANDON	MB	R7B 4H1



July 15 2026

Dear Property Owner/Area Resident

Conditional Use & Variance Applications for 9 Braecrest Drive, Brandon. (Lot 12, Blk 1 Pln 211 blto)

Why am I receiving this?? You either own a property or live within 100m of 9 Braecrest Drive, and this is to provide you with project and contact information.

Josh McKay and 6836250 MB Ltd are applying for **Conditional Use and Variance** at 9 Braecrest Drive This application will also require a **Conditional Use(CU)** -*To allow buildings with four dwelling units on an interior site with no developed lane in the RLD Residential Low Density Zone* and **Variance** -*To vary Table 10 under Section 51 of the Zoning By-law to reduce the rear yard setback from 7.6m to 3m in the RLD Residential Low Density.*

The Property

The property at 9 Braecrest Drive currently is vacant land.



Residential Building

The two 4plex buildings will have a mix of 1 bedroom(2), 2 bedroom(4) and 3 bedroom(2) units.

The parking requirement needed and supplied for the building will be 7 parking spaces as shown on siteplan(B1).

The building height will be 2 storeys.

Extra attention in site design detail for tenant amenity spaces such as rain garden, potential for raised garden areas, bicycle storage as shown on siteplan attached.

Rental Affordability:

A minimum 15% (2) of the units will be under the CMHC affordable criteria of 30% of median renter income with a minimum 10yr affordability period commitment.

Climate Criteria: reduced energy consumption and green house gas emissions

The building will be minimum of 25% better than NECB/NBC building code.

We are working hand in hand with energy consultant to maximize building efficiency

1) Will it be compatible with the general nature of the surrounding area?

We believe our development will fit into the surrounding area. Area has a mix of different types commercial, multifamily types and sizes and residential. The proposed building will fit nicely into area.

We will propose a building facade that will fit in with the look and feel of the area. We are working on raising the bar with a higher standard than similar existing builds around Brandon!.

2) Will it be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area?

The development is proposing a very fitting with one access point off Braecrest drive only. With parking coming forward in and forward out. The project will comply with all necessary codes and bylaws.

3) Is it the minimum modification of the zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property?

We believe moving the buildings back as per variance request will allow for a much nicer front street view and drainage greenery beautification

4) Is it generally consistent with the applicable provisions of the development plan by-laws, the zoning by-law, and any secondary plan by-law.?

We believe the development is consistent with these plans and by-laws.

All variances are noted on site plan attached (B1)

Contact me at anytime with questions or concerns related to this project. We look forward to your support.

[REDACTED]

Darren Gielck
Brandon, MB
204-724-5180

[REDACTED]

