

August 6, 2022

Dear Mr. Eisner and City of Brandon Planning Commissioners,

We are writing in regard to the proposed variance request at 360 22<sup>nd</sup> Street. We reside on the opposite side of the street and just two houses south at 411 22<sup>nd</sup>. We want to begin by expressing our support of the City's plan to include and promote more affordable housing options within various neighbourhoods. While the current proposal for the site in question will undoubtedly serve this purpose, the variance request and the Developer's justifications are coming from a non-22<sup>nd</sup> street resident with seemingly financial motivations.

In the letter sent to us by VBJ Developments Ltd., we were given with the following statements to which we are providing further insight:

"1. There is ample parking space available along both 22<sup>nd</sup> St and Louise Ave."

Yes, in the middle of summer, ample parking is certainly available. Once late August arrives, however, and the University comes back in session (especially with classes returning to in-person teaching), our streets are packed with commuting students through commencement at the end of May. Even with just 2-hour restrictions, part-time students and even faculty/staff utilize these parking areas constantly. Brandon University currently enrolls just over 3300 students but has just three residence halls that can accommodate ONLY 470 students. While we realize that not all of those remaining 2830 students are driving, a significant portion are and they are parking in our neighbourhood, as is evident during the school year.

"2. Residential parking permits are commonly used in the area for extra year-round street parking."

As former residents of 329 22<sup>nd</sup> Street, we took advantage of this wonderful City program, however, we realized as individuals with vehicles and no driveway, that we often had to circle the block to locate a space during the day and certain times of the year. Space is at a premium for those of us who live in this area and even losing one spot makes a significant impact.

"3. The development will be marketed towards University-attending young adults who have a higher likelihood of not owning a personal vehicle."

This is a major assumption. First, as a prairie city, we are very personal-vehicle dependent, especially considering our winters. Assuming students don't own cars or trucks is a gross overstatement. There are many 22<sup>nd</sup> Street property owners who are either faculty or staff at BU, and we can tell you firsthand that many students work jobs and require their personal transportation to support their education. Second, while these units might be marketed towards "University-attending young adults", there is no guarantee that that will be the case. Just as with the large multi-plex located behind our property, it was once promoted as a student-friendly location, however, during the previous school

year, only one unit was occupied by students. The rest of the units were/are home to young professionals and small families, all with vehicles for which there is NOT enough parking provided on-site so many must use Louise.

To conclude, we urge the Developer to rethink the size of this property and remain within the guidelines set forth by the City. The intersection of 22<sup>nd</sup> Street and Louise is undoubtedly one of the most beautiful and HISTORICAL locations in Brandon; throwing up a four-plex in the location seems unnecessary and certainly driven for the financial gain of a few. We appreciate that the Developer has proposed finishes that fit in with our area, however, the 300 and 400 blocks of 22<sup>nd</sup> are currently home to only single-family structures and no multi-plexes, so we strongly argue that the most "aesthetically pleasing" approach would be the one that scales this project down to fit in better and not require a variance request at all.

Thank you,



Dr. Aaron J. Wilson

Owners of 411 22<sup>nd</sup> Street



Kathryn Hill

August 8, 2022

Brandon Planning Commission

Dear Sirs/Mesdames:

Re: Zoning Variance Application for 360 – 22<sup>nd</sup> Street

We reside at 355 – 22<sup>nd</sup> Street, directly across 22<sup>nd</sup> Street from the subject property. We have lived in our house for 46 years, and prior to that lived at 356 – 22<sup>nd</sup> Street. We are familiar with this neighbourhood and the pride of ownership of the people who live in it.

When 360 – 22<sup>nd</sup> Street was recently purchased by the developer (and your variance applicant), there was no thought of consultation with the neighbouring property owners about any concerns which they might have about the development, nor apparently was that developer obliged to do so. The developer is knowledgeable and sophisticated at knowing its rights and entitlements, and can be expected to make what business decisions will lead to the most profit.

That same knowledge and property development sophistication would surely have caused it to be aware from the beginning that its proposed 4-plex was not permitted if the size of the lot did not permit six parking stalls, which it surely does not.

Why is the applicant's inability to comply with the clearly stated requirements of the zoning legislation regarding parking to be overridden because in its corporate opinion the requirements are excessive.

The detailed rationale provided in support of the variance is not the point, but nonetheless it is nonsensical to suggest that in eight bedrooms there will only be eight residents, and they will only have five cars.

The point of having a zoning bylaw is to allow prospective purchasers and developers to know what is possible and what is not. Clearly a 4-plex on this 50 foot lot is not.

It is our hope that the Commission will have an interest in the feelings of the residents of this neighbourhood concerning the proposed variance,

What would we like to see happen. We would like to see the Zoning Variance Application refused. We would like to see the Developer scale back its project to where it is permitted by the zoning. We would like to see the Developer in its aesthetic development decisions show some sensitivity to the special character of this neighbourhood.

Angela and Gary Brawn

Attachment C-3

Handwritten signatures of Gary Brawn and Angela Brawn in blue ink. The signature of Gary Brawn is at the top, and the signature of Angela Brawn is below it, both written in a cursive style.

August 10, 2022

Brandon Planning Commission  
C/O: Justin Quigley, File Manager  
City of Brandon Planning & Buildings Department

Via email: [j.quigley@brandon.ca](mailto:j.quigley@brandon.ca)

TO: Members of the Brandon Planning Commission:

I write in response to the Notice of Public Hearing regarding a variance request from J & G Homes Ltd. / VBJ Developments with respect to 360 22<sup>nd</sup> Street. I am completely opposed to this variance request.

I reside at 401 22<sup>nd</sup> Street, at the southeast corner of 22<sup>nd</sup> Street and Louise Avenue. The property for which the variance is requested is located at the northwest corner of 22<sup>nd</sup> Street and Louise Avenue. This intersection is well known for being the centre of a historical part of the city.

I am opposed to the granting of the requested variance. The request from J & G Homes Ltd. / VBJ Developments is to reduce the number of parking spaces required for a structure of the size they have proposed from six parking spaces to five parking spaces.

I disagree with their justification entirely.

There is not ample parking space on 22<sup>nd</sup> Street and Louise Avenue. This area is already heavily used for parking for students and staff of Brandon University, and for participants, spectators, and visitors attending classes, meetings, convocations, and other events at the BU Healthy Living Centre and the Westman Centennial Auditorium. The Healthy Living Centre holds large events such as multi-day tournaments that draw local attendees as well as people from outside Brandon and out of Province. There are also many other regular daily events. These events take place during the weekdays, on weekends, and in the evenings.

Many of the homes on 22<sup>nd</sup> Street do not have driveways. Therefore, parking is needed for current residents of the single-family homes in the area. Residential parking permits are granted; however, these permits do not guarantee access to space on the street to park.

Many university students have cars. It is not possible to predict how many future residents of the proposed property will be university students. It seems extremely likely that most residents, whether university students or not, will have cars. Brandon is a small city in a province with much distance between places. Most people have cars. Many families and households have more than one vehicle.

Allowing a variance of this nature will negatively impact the current, long-time residents of 22<sup>nd</sup> Street and Louise Avenue. There is a lot of traffic in this area. Cars routinely fail to stop at the stop sign in front of our house. The streets are already filled with parked cars. At times, residents must circle the block to find parking spaces.

While I understand that this hearing is specifically focused on the requested variance regarding parking, I wish to express to the Brandon Planning Commission my disappointment at the lack of consultation about the proposed development. You appear not to have taken into consideration the residents of 22<sup>nd</sup> Street nor the character of the neighbourhood. This area is unique. 22<sup>nd</sup> Street is well known as being a historical area with many well-kept heritage homes. It is not just the residents who choose to live here who value the historical nature of the street. I know this because we receive regular feedback from passersby who comment on the beauty of the street and the homes in the area.

We chose to live in a historical part of town. The City is changing the fundamental nature of our neighbourhood. Decisions like this affect where people choose to live. Property values will likely be impacted as the essence of the area is diluted by inbuilds such as the one currently being proposed – inbuilds that don't fit with the character and composition of the 300 and 400 blocks of 22<sup>nd</sup> Street. I believe the City should take into serious consideration the impact that developments such as the one proposed for 360 22<sup>nd</sup> Street will have for years to come.

In summary, the proposed development is incompatible with the general nature of 22<sup>nd</sup> Street and particularly the intersection of 22<sup>nd</sup> Street and Louise Avenue. The proposed development will be detrimental to the health, general welfare, and daily lives of those who currently reside in this neighbourhood. The higher profile of the proposed development will reduce the sunlight to nearby homes. Current residents will face more difficulty parking. Increased street congestion will increase safety risks.

A smaller development that would be more compatible with the character of the single-family homes in this area, and that would not require a variance that could well lead to a significant increase in parking congestion and overall traffic density, would be a welcome addition to the neighbourhood.

Sincerely,

Nancy Gatien

Copy: His Worship Mayor Rick Chrest, City of Brandon  
Councillor Jeff Fawcett  
Councillor Kris Desjarlais  
Councillor Barry Cullen  
Councillor Shaun Cameron  
Councillor Sunday Frangi  
Councillor Bruce Luebke  
Councillor Shawn Berry  
Councillor Glen Parker  
Councillor Jan Chaboyer