



15 June 2018

City Of Brandon
Planning, Property & Building Development

Attention: Andrew Mok & Shengxu Li

VARRIANCE APPLICATION: 202 ROSSER AVENUE EAST

Dear Andrew & Shengxu,

I am submitting our community participation report as required to complete our variance application.

Please let us know if there is anything else required, or if you have any questions or concerns.

If you could let us know when we will be scheduled to go in front of the planning commission and I will inform the residences.

We thank you for your cooperation.

CONTRACTORS CORNER

COMMUNITY PARTICIPATION REPORT:

To support our variance application for 202 Rosser Avenue East to allow us to reduce our corner side yard variance from 4.6m down to 3.0m.

Process:

- 1.) A notice to area residents which contained a package of information was hand delivered to all the residences within 100m of the subject site. The listing of the 57 addresses is attached to this report. The information package was handed out on June 1, 2018. A copy of the information mailed is attached. We will advise all of the addresses contacted of the date of the hearing with Brandon Area and Planning which is tentatively July 18, 2018.
- 2.) People were left with the contact information and advice to call us with any concerns they may have had regarding the variance application. So we could try and resolve any issues regarding the reduced side yard variance.
- 3.) Questions and Concerns raised by email or phone include:
 - a) A man who did not wish to leave his name or address called on June 1, 2018 and stated that he did not want another 4-plex built in this area of town. As he is concerned about the over population in his neighborhood already. He was also concerned a 4-plex could increase drug trafficking in his area. He said he would be attending the meeting with the Brandon Planning Commission to voice his concerns

Response: I informed the man I would be dropping off notices at the residences that were notified (on June, 1 2018) of the time and date of the meeting once we had a set date. I requested his name and address but he wished to remain anonymous. He appeared to have no vocal concerns over the actual variance being applied for.

The caller ID stated - L.J.Chambers 204-728-2422

- b) Sharon of 223 Princess Avenue East (204-728-2422) called on June 1, 2018 inquiry when and where the public hearing would be. She also had some questions regarding the floor plan of the 4 plex, as she was wanting to confirm that it was just a 4-plex going up and there would be sufficient enough parking.

Response: I explained to her that there were 2 suits that had 3 bedrooms and two suits that were 1 bedroom. The other 3 bedroom suite was part of the walk out basement, which was not viewable on the site plan she received. I also told her the public meeting with the Brandon Planning Commission was tentatively set for July 18, 2018. Once we had confirmation of this date I would be returning with notice of the meeting, the date and the time.

GENERAL

It was generally agreed by those we communicated with even with a reduced side yard variance of 3.0m the new structure will be farther away from Rosser Avenue and Russel St. then the previous building which was demolished earlier in the year.

Prepared and attested to by Breeanna Sieklicki:
Breeanna Sieklicki

NAME	Address	Phone #	Concerns
	36 Rosser Ave. E		
	101 Dennis St.		
	124 Rosser Ave E:		
	128 Rosser Ave E:		
	132 Rosser Ave E.		
	136 Rosser Ave E.		
	140 Rosser Ave E.		
	222-1 Rosser Ave E.		
	222-2 Rosser Ave E		
	222-3 Rosser Ave E		
	222-4 Rosser Ave E		
	210 Rosser Ave E		
	206 Rosser Ave E		
	201 Rosser Ave E		
	205 Rosser Ave E		
	207 Rosser Ave E		
	209 Rosser Ave E.		
	215 Rosser Ave E		
	229 Rosser Ave E		
	231 Rosser Ave E		
	314 Rosser Ave E		
	330 Rosser Ave E		
	338 Rosser Ave E		
	340 Rosser Ave E		
	306 Rosser Ave E		
	119 Russel ST.		
	125 Russel ST.		
	127 Russel ST.		
	131 Russel ST.		
	135 Russel ST.		
	141 Russel ST.		
	215 Princess Ave E.		
	139 Princess Ave E.		
	140 Russel ST.		
	130 Russel ST.		
	126 Russel ST.		
	122 Russel ST.		
	111-A Fredrick ST.		
	111-B Fredrick ST.		
	123 Fredrick ST.		
	127 Fredrick ST.		
	131 Fredrick ST.		
	135 Fredrick ST.		
	141 Fredrick ST.		

May 23, 2018

TO: City of Brandon Planning, Property & Building Developments

Subject: Variance Application: 202 Rosser Avenue East, Brandon MB

Name of Applicant: Pro-Fit Renovations and Property Management Ltd.

Location of Proposed Property: Lots 19 and 20, Block 26, Plan 4 BLTO in SW ¼ 24-10-19 WPM,
civic address of 202 Rosser Avenue East

Description of Variance Request: To decrease the required corner side yard variance on a reverse corner lot from 4.6m to 3.0m.

Description of Request: Our Company, Pro-Fit Renovations and Property Management, would like to build a 4-plex on 202 Rosser Avenue East. Due to the adjacent residence having been built right on the shared property line we would like to move our proposed 4-plex 1.6m towards the west property line.

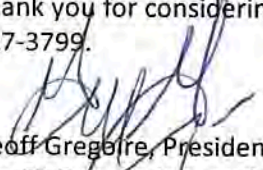
We are seeking a zoning variance to allow this change in specifications. We note the following with regard to this request:

- By moving the proposed building towards the west property line this will allow us to increase the distance between the existing residence and the new building to 3.6m.
- With the increased side yard set back this will eliminate the chance of undermining the existing residence foundation during construction.
- The increased side yard set back will also allow the finished grade to be compliment on both properties upon completion.

This variance application does not interfere or conflict with Section 97(1) of the planning act as follows;

- The previous house that was taken down earlier in the year was on the very north west corner of the property line. Therefor we are actually creating more of a side yard than what was previously there.
- The location of the new building will allow people to see around the stop sign when approaching Rosser Ave. from Russel St. Therefore, it will have no detrimental affect on the health or well being of those around.
- The requested corner side yard variance is no smaller than a regular corner site side yard variance. Our site is a reversed corner lot so we are only requesting that we can treat 202 Rosser Avenue East as a regular corner lot. Using a corner side yard variance of 3.0m instead of the required 4.6m.

Thank you for considering our request and if you require additional information please call us at 204-727-3799.


Geoff Gregoire, President
Pro-Fit Renovations and Property Management Ltd.

408 Park Avenue East | Brandon, Manitoba | R7A 7A8
Phone: (204) 727-3799 | Fax: (204) 727-3749 | contractus@contractorscorner.ca



May 24, 2018

NOTICE TO AREA RESIDENTS

VARIANCE APPLICATION MEETING – FOR 202 Rosser Avenue East, Brandon MB

PURPOSE FOR VARIANCE APPLICATION: To decrease the corner side yard variance on the west side of our property facing Russel St. to 3.0m instead of the current required 4.6m.

This decreased set back on the west property line will allow us to increase the side yard set back on the west side to 3.6m instead of the required 1.2m. This will create a safer distance between the adjacent house and our new build, as the adjacent house is right on the property line.

The property is zoned RLD. This zoning does allow for a side yard variance on a corner lot to be 3.0m on a regular corner site. (Schedule A, City of Brandon Zoning By-law 50 51. RESIDENTIAL BULK AND SITING REQUIREMENTS) However we are currently building on a reverse corner site which has a side yard set back of 4.6m. So, we are requesting permission to treat this property as a regular corner site.

CONTRACTORS CORNER is the property owner and contractor involved in seeking zoning approval. Plans for this project have already include demolition of existing residential building at 202 Rosser Avenue East. We are now wanting to building a new 4-plex residential structure with paved parking in the back.

Construction start date is tentatively scheduled for summer of 2018.

ATTACHMENTS:

- 1) Map showing location of 202 Rosser Avenue East
- 2) Street-view photo of previous building on property
- 3) Site Plan & Building Elevation for planned construction

FOR FURTHER INFORMATION OR QUESTIONS

Contact either of the following:

- 1) Geoff Gregoire, Contractors Corner
- 2) Bruce Kahler, Contractors Corner

At the email, telephone or fax numbers shown below, or in person at 408 Park Avenue East, Brandon.

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Phone: (204) 727-3799 | Fax: (204) 727-3749 | contractus@contractorscorner.ca

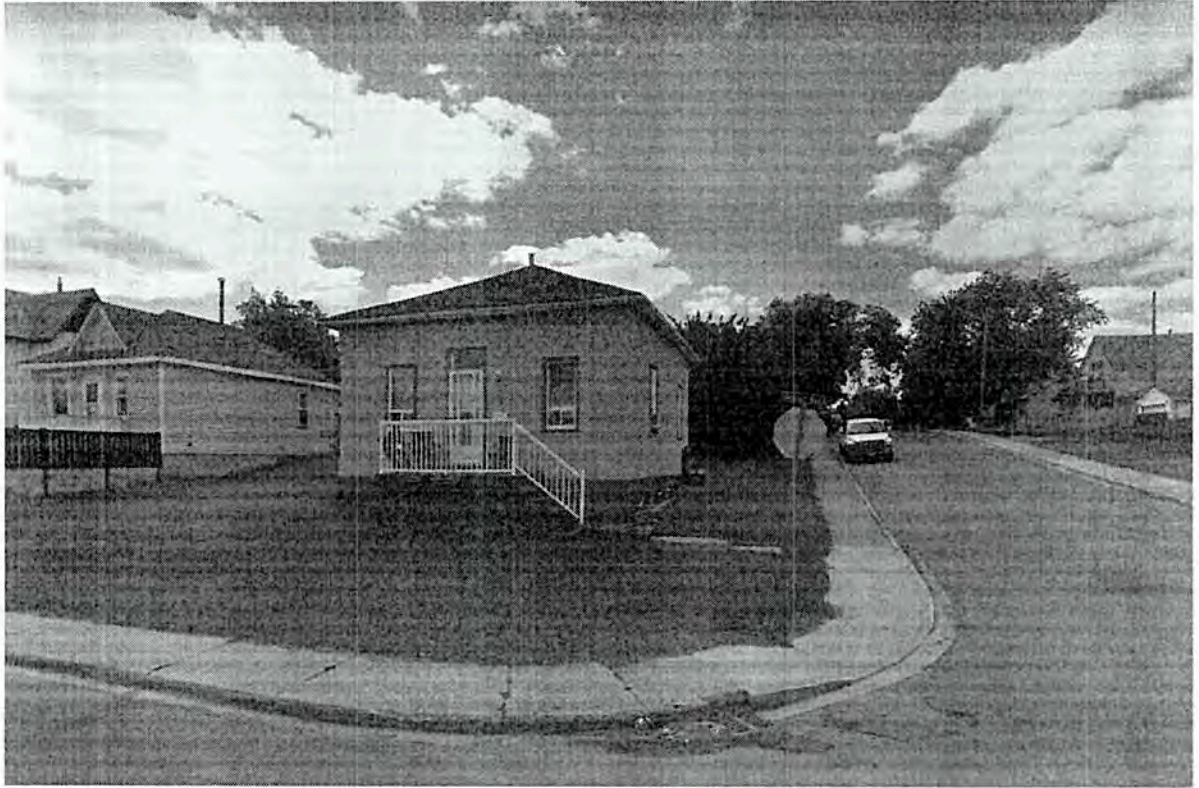
202 ROSSER AVENUE EAST, BRANDON, MANITOBA – AREA MAP



Source: City of Brandon GIS: Tax and Assessment Map

Dec. 1, 2017

PREVIOUS BUILDING: 202 ROSSER AVENUE EAST, BRANDON, MANITOBA

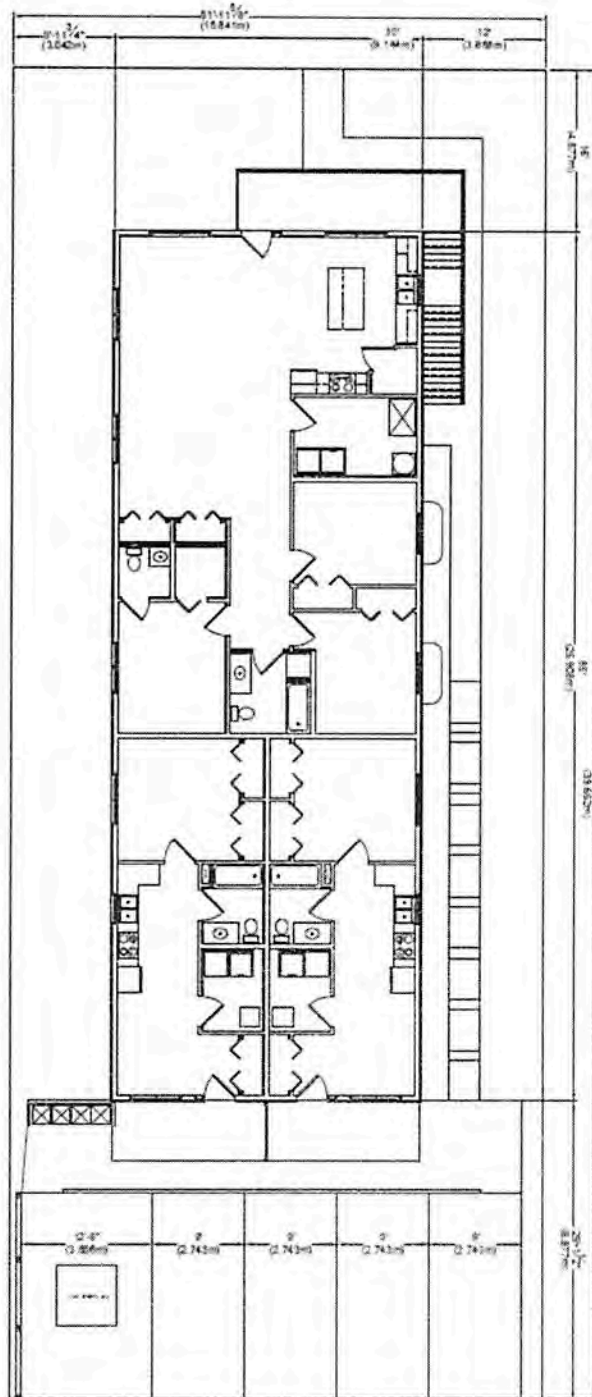


Source: [google.ca/maps](https://www.google.ca/maps) June, 2015

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Attachment C-9

PROPOSED SITE PLAN – 202 ROSSER AVENUE EAST



202 ROSSER AVENUE EAST – PROPOSED BUILDING ELEVATION DRAWINGS

