VBJ Developments
It begins with a plan.

2404 Park Avenue
Brandon, Manitoba R7B 0S3
Phone: (204) 728-2235
Fax: (204) 727-1670
Email: Steve@VBJDevelopments.ca
www.vbjdevelopments.ca

April 17, 2019

Public Consultation Report

As per the City of Brandon Public Outreach Requirements [Section 13 of By-law No. 7124]; Prior to the public hearing, the applicant 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.

Method(s) of notification:

- Notification was provided by mailout for all properties within 300 metres of the 2605 & 2611 Rosser Avenue. The owner of 2615 was also contacted by phone.

A list of the properties that were notified:

- The list of properties is attached to this report. The list was provided by the City Planning Department and matches the notification list the City used for the Public Hearing notices.
- A Phone conversation and in person meeting was had with the neighbouring owner of 2615 Rosser Avenue to discuss the project and proposed site plan.
- Email correspondence with two other land owners within the area.

A summary of comments or concerns along with any efforts to address those comments or concerns:

- In our discussions with the neighbouring property owner at 2615 Rosser Avenue a few concerns were raised. Firstly, the privacy of balconies on the west side of the building. We ensured the owner that a treed buffer as well as screening of some kind attached to the balconies would provide privacy to the back yard of the owner's property. The other concern was the parking spaces facing west towards the home owners rear yard. This was managed by changing the parking orientation with all parking spaces facing south towards the building.
- A question was raised towards the potential occupants of the affordable units. Information was provided indicating what the requirements were to be eligible for the affordable units.
- Email received, after a phone call, from a property owner in the area indicating they had no concerns with the proposal. Email attached.
- Received an email requesting construction timelines and potential sale/rental pricing for the units. Information was provided as per attached email.

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If a public meeting is held, the date and location of the meeting:

- No public meeting was held.

The above information is a true representation of the public consultation process completed. If there are any questions from the City of Brandon Planning Department regarding this information, please let me know.

Sincerely,

Steven McMillan
VP of Planning Services
VBJ Developments Ltd.

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Jacobson & Greiner

Group of Companies

2404 Park Avenue | Brandon, MB |R7B 0S3
Office: 204-728-2235 | Fax: 204-728-5036
www.jandggroup.ca

March 29, 2019

NOTICE OF REZONING & VARIANCE APPLICAITONS

Dear Area Resident,

J&G Homes Ltd has applied for a Rezoning and Variance applications to construct an 8plex at 2605 & 2611 Rosser Avenue. The Rezoning application is to change the zoning from Residential Low Density (RLD) Zone to Residential Medium Density (RMD) Zone to allow for the 8plex. The Variance is to reduce the required parking from 12 parking spaces to 9 parking spaces and to reduce the required Reverse Corner Side Yard setback from 4.6m to 3.2m. The reduction is parking is being request as 4 of the units will rent at affordable levels as defined by the City of Brandon. The Reverse Corner Side Yard reduction is being requested to provide a larger separation between the neighbor to the west and allow for a treed buffer.

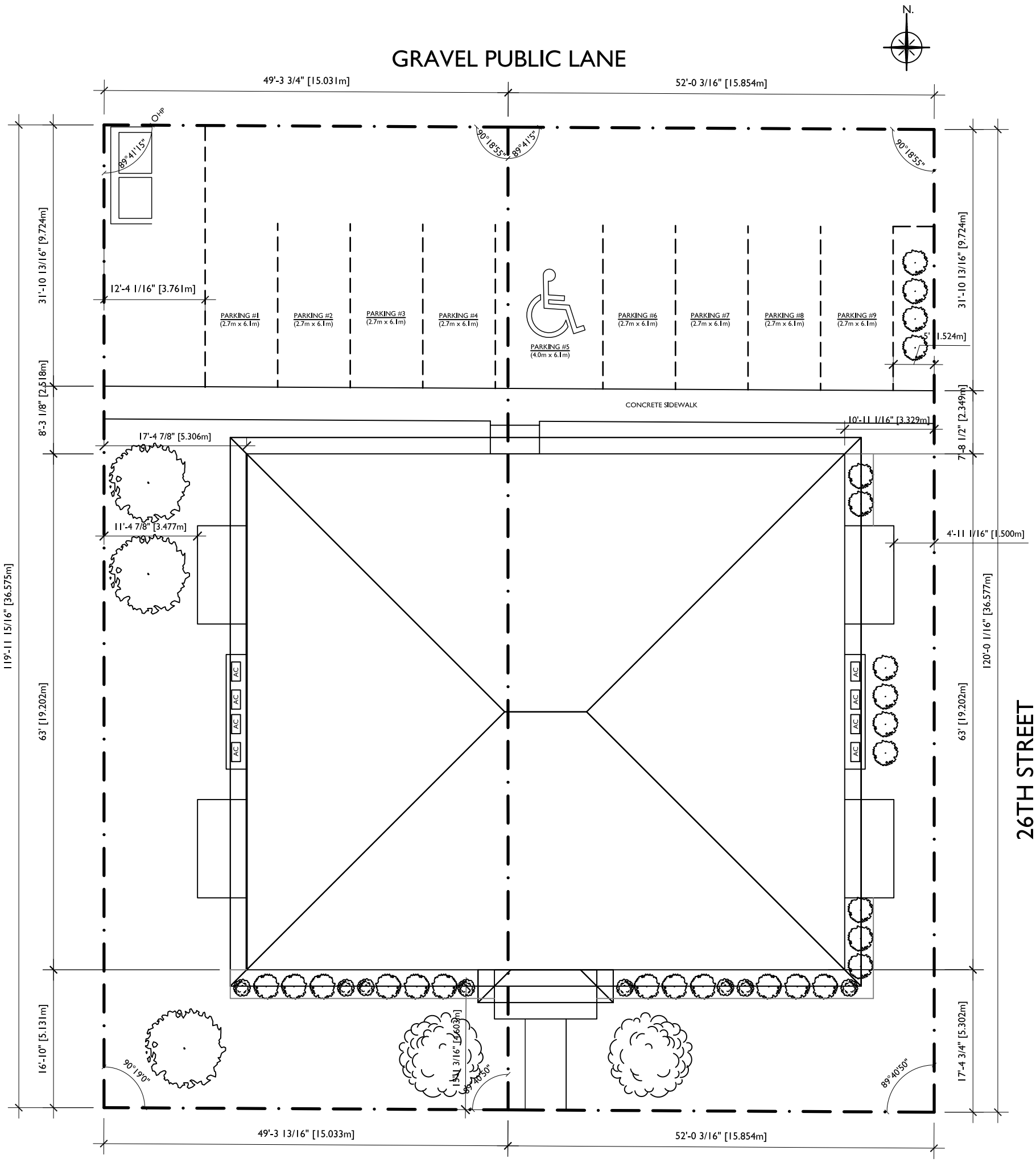
The property had an older single-family dwelling that was at the end of its life cycle and was demolished in 2018. The proposed new building will contain 8 units, each with 2 bedrooms and 1 bathroom. Each unit will have a balcony or patio area and a large interior storage room. The building will be 2 storeys in height, with 4 units per floor.

As a resident of the area we want to inform you of the application and provide additional information to the notice you will receive from the City of Brandon. A conceptual front exterior elevation has been included along with a site plan and floor plan layout.

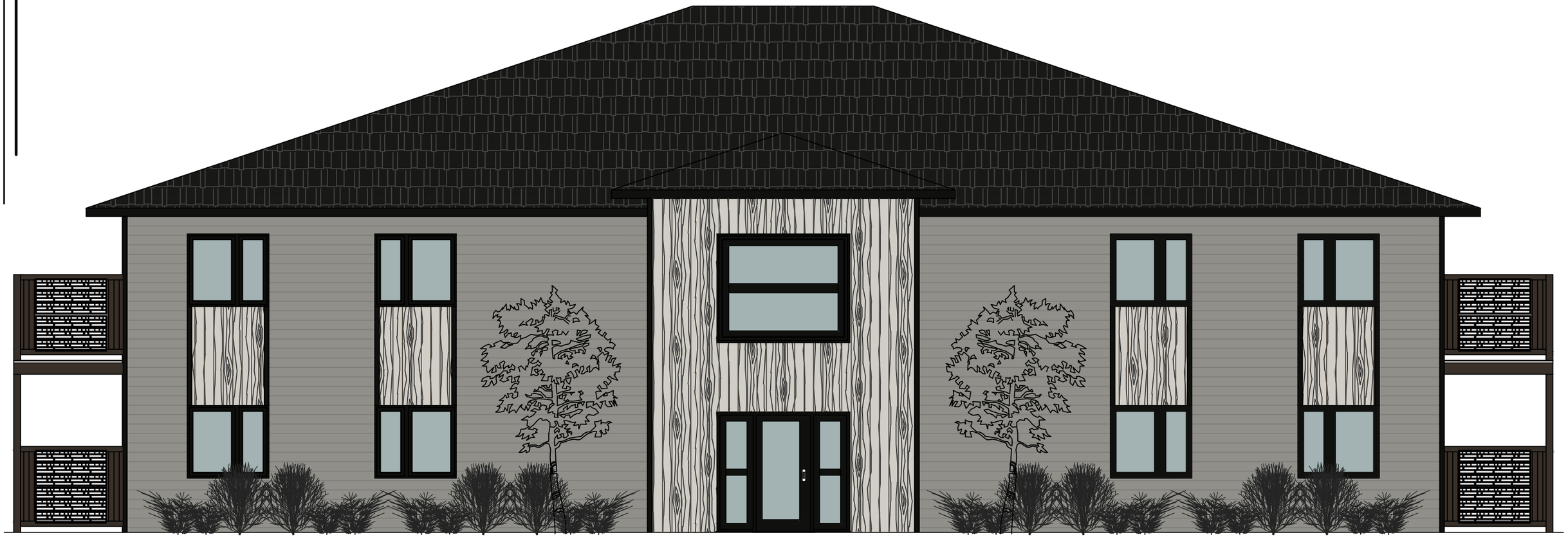
If you require more information, or have any questions please contact:

Steve McMillan
VP of Planning Services
VBJ Developments
Phone: 204-728-2235 or 761-0904
Email: steve@vbjdevelopments.ca

Thank you.



J&G Homes	PROJECT NAME: 2605 & 2611 ROSSER AVENUE SITE PLAN	DATE: 2019.02.06 SCALE: N.T.S.



J&G Homes	PROJECT NAME: 2605 & 2611 ROSSER AVENUE SITE PLAN	DATE: 2019.02.07 SCALE: N.T.S.

ATTACHMENT D - 6

PROPERTY OWNER	ADDRESS	CITY	PROV	PCODE
J&G HOMES LTD.	2404 PARK AVE	BRANDON	MB	R7B 0S3
PROPERTY OWNER	1 2525 ROSSER AVE	BRANDON	MB	R7B 0E8
PROPERTY OWNER	10 WRIGHT BLVD	STRATFORD	ON	N5A 7X9
PROPERTY OWNER	100 UNIVERSITY AVE	TORONTO	ON	M5J 1V6
PROPERTY OWNER	102 LYNX CRES	BRANDON	MB	R7B 3R3
PROPERTY OWNER	104 SHOREHILL DR	WINNIPEG	MB	R3X 1Y7
PROPERTY OWNER	11 WREN CRES	BRANDON	MB	R7B 0S6
PROPERTY OWNER	11B 3 26TH ST	BRANDON	MB	R7B 4H3
PROPERTY OWNER	12 3A 26TH ST	BRANDON	MB	R7B 4H3
PROPERTY OWNER	12 WREN CRES	BRANDON	MB	R7B 0S6
PROPERTY OWNER	120 27TH ST	BRANDON	MB	R7B 2E3
PROPERTY OWNER	1205 PATRICIA AVE	BRANDON	MB	R7A 7K8
PROPERTY OWNER	121 26TH ST	BRANDON	MB	R7B 2A2
PROPERTY OWNER	1263 PIPE RD	THOMPSON	MB	R8N 1R4
PROPERTY OWNER	133 26TH ST	BRANDON	MB	R7B 2A2
PROPERTY OWNER	133 27TH ST	BRANDON	MB	R7B 2E4
PROPERTY OWNER	15 NORTHVIEW DR	MORDEN	MB	R6M 0B6
PROPERTY OWNER	15 OAK BLUFF RD	BRANDON	MB	R7C 1A2
PROPERTY OWNER	16 SILVER BIRCH DR	BRANDON	MB	R7B 1A4
PROPERTY OWNER	16A 3 26TH ST	BRANDON	MB	R7B 4H3
PROPERTY OWNER	2080 CURRIE BLVD	BRANDON	MB	R7B 4E7
PROPERTY OWNER	214 BROWNING BLVD	WINNIPEG	MB	R3K 0L9
PROPERTY OWNER	239 DURUM DR	BRANDON	MB	R7B 3V8
PROPERTY OWNER	2503 ROSSER AVE	BRANDON	MB	R7B 0E8
PROPERTY OWNER	2522 ROSSER AVE	BRANDON	MB	R7B 0E7
PROPERTY OWNER	2534 ROSSER AVE	BRANDON	MB	R7B 0E7
PROPERTY OWNER	2535 ROSSER AVE	BRANDON	MB	R7B 0E8
PROPERTY OWNER	2538 ROSSER AVE	BRANDON	MB	R7B 0E7
PROPERTY OWNER	2602 ROSSER AVE	BRANDON	MB	R7B 0E9
PROPERTY OWNER	2615 ROSSER AVE	BRANDON	MB	R7B 0G1
PROPERTY OWNER	2618B ROSSER AVE	BRANDON	MB	R7B 0E9
PROPERTY OWNER	2625 ROSSER AVE	BRANDON	MB	R7B 0G1
PROPERTY OWNER	2638 ROSSER AVE	BRANDON	MB	R7B 0E9
PROPERTY OWNER	2704 ROSSER AVE	BRANDON	MB	R7B 0G3
PROPERTY OWNER	2709 ROSSER AVE	BRANDON	MB	R7B 0G2
PROPERTY OWNER	279 PILLING DR	BRANDON	MB	R7A 7R5
PROPERTY OWNER	281 CALEDONIA ST	PORTAGE LA PRAIR	MB	R1N 3S8
PROPERTY OWNER	2B 3 26TH ST	BRANDON	MB	R7B 4H3
PROPERTY OWNER	3 2525 ROSSER AVE	BRANDON	MB	R7B 0E8
PROPERTY OWNER	3 3B 26TH ST	BRANDON	MB	R7B 4H3
PROPERTY OWNER	3167 ENGINEER CRES	ABBOTSFORD	BC	V4X 0A7
PROPERTY OWNER	4 2525 ROSSER AVE	BRANDON	MB	R7B 0E8
PROPERTY OWNER	4 27TH ST	BRANDON	MB	R7B 2E2
PROPERTY OWNER	4 AUGUSTA CRES	BRANDON	MB	R7C 0A1
PROPERTY OWNER	415 18TH ST N	BRANDON	MB	R7A 6Z2
PROPERTY OWNER	420 7TH STREET	BRANDON	MB	R7A3K6

PROPERTY OWNER	46 MELLOWMEAD COVE	WINNIPEG	MB	R2G 2J3
PROPERTY OWNER	48 LAKEVIEW DR	BRANDON	MB	R7B 4G8
PROPERTY OWNER	5 DEER PL	BRANDON	MB	R7B 3B6
PROPERTY OWNER	628 LORNE AVE	BRANDON	MB	R7A 0T3
PROPERTY OWNER	6B 3 26TH ST	BRANDON	MB	R7B 4H3
PROPERTY OWNER	7 27TH ST	BRANDON	MB	R7B 2E1
PROPERTY OWNER	7 3A 26TH ST	BRANDON	MB	R7B 4H3
PROPERTY OWNER	711 MARYLAND AVE	BRANDON	MB	R7A 6J1
PROPERTY OWNER	9 3B 26TH ST	BRANDON	MB	R7B 4H3
PROPERTY OWNER	A11 3 26TH ST	BRANDON	MB	R7B 4H3
PROPERTY OWNER	A17 3 26TH ST	BRANDON	MB	R7B 4H3
PROPERTY OWNER	A6 3 26TH ST	BRANDON	MB	R7B 4H3
PROPERTY OWNER	A9 3 26TH ST	BRANDON	MB	R7B 4H3
PROPERTY OWNER	B15 3 26TH ST	BRANDON	MB	R7B 4H3
PROPERTY OWNER	B16 3 26TH ST	BRANDON	MB	R7B 4H3
PROPERTY OWNER	B17 3 26TH ST	BRANDON	MB	R7B 1Z9
PROPERTY OWNER	B5 3 26TH ST	BRANDON	MB	R7B 4H3
PROPERTY OWNER	P.O. Box 1268	CARBERRY	MB	R0K 0H0
PROPERTY OWNER	P.O. Box 154	FORREST STATION	MB	R0K 0W0
PROPERTY OWNER	P.O. Box 176	SANDY LAKE	MB	R0J 1X0
PROPERTY OWNER	P.O. Box 2 Grp # 250 RR # 2	BRANDON	MB	R7A 5Y2
PROPERTY OWNER	P.O. Box 44	MANITOU	MB	R0G 1G0
PROPERTY OWNER	P.O. Box 507	PILOT MOUND	MB	R0G 1P0

Steve McMillan

From: Kuldeep Singh <Kuldeep_rangi@hotmail.com>
Sent: April 11, 2019 4:13 PM
To: Steve McMillan
Subject: 18 & 20 25th Street N Brandon MB

Hi Steve

I co-own these two lots.

20 25th Street N (75*120) Lot 36/37/38 Block 1 Plan 48
18 25th Street N (50*120) Lot 39/40 Block 1 Plan 48

We don’t have an issue for your any Rezoning application.

We are open to any reasonable offer.

Thank you!

Kuldeep Singh

778-347-6408

Steve McMillan

From: Peter Nev <nadz085@gmail.com>
Sent: April 8, 2019 11:52 AM
To: Steve McMillan
Subject: Re: Notice of Rezoning

Thanks Steve for the quick response and information. Have a nice day.

Peter

On Mon, 8 Apr 2019 at 11:15, Steve McMillan <Steve@vbjdevelopments.ca> wrote:

> Hi Peter,
>
> Thanks for the email. To answer your questions:
>
> 1. **When will the construction begin and expected time from for completion?** Construction would start as soon as we get approval from the City of Brandon for the rezoning application. Based on current timelines this would be sometime in June if all goes as planned; so probably an end of June or early July construction start date.
> 2. **What will be the sale price per unit?** These units will be rental units so no sale price. Based on our current numbers the market rental price would be about $1300 per month.
>
> If you have any other questions please let me know.
>
> **Steve McMillan, B.Sc., MCIP, RPP** | VP Planning Services
> Steve@vbjdevelopments.ca | 204-761-0904
>
> **VBJ Developments LTD.**
> Office: 204-728-2235 / Fax: 204-728-5036
> 2404 Park Avenue, Brandon, MB R7B 0S3
> www.vbjdevelopments.ca
>
> **From:** Peter Nev <nadz085@gmail.com>
> **Sent:** April 8, 2019 11:06 AM
> **To:** Steve McMillan <Steve@vbjdevelopments.ca>
> **Subject:** Notice of Rezoning
>
> Good morning Steve,

I am a resident who lives near the 2605/2611 Rosser Ave Project. First off thank you for the letter and detailed information. Just a couple of questions:

1. When will construction begin and expected time frame for completion?

2. What will be the sale price per unit?

Thanks.

Peter Nadasdy