

## Shengxu Li

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**From:** Nate Ryzner <kaelanstiles@hotmail.com>  
**Sent:** Monday, March 29, 2021 11:06 AM  
**To:** Shengxu Li  
**Subject:** [EXTERNAL]1262 1st Brandon

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Attention; Mr.Li

Good morning my name is Rhonda Burnett, I spoke briefly to you last week in regard to Eric Olson's letter of intent to build the two separate 3 plex units. My address is 1302 First St, Brandon MB R7A 2Y8 which puts us directly across the street to the south of Mr. Olson's property. I am opposed to having these 2- 3 plexs built in our neighborhood, as Queens avenue is busy enough with traffic before and after school. The wait time to cross 1st at times is ridiculous with the traffic backed up. Having the two schools and a daycare in the neighborhood already I feel we don't need more congestion. Mr.Olson's wanting to add an additional 9 parking spots to the back lane I feel this will be unsafe for our children. In addition to the 9 spots his renters will have company on top of those designated spots and these people will have to park on queens avenue taking up spots that the people who live on first street who have no parking available in the front of their homes often have company that needs to park on queens as there is not enough parking in the back-lane. We have been informed that if this does not go through for the Olson family he will build a 4 plex which we are not happy with either but told there is nothing we can do about that which I feel is unfair. We have lived in this area for the last 10 years and we love it I feel that having these 3 plexs or a 4 plex will be devaluing to our house and property as well. Thank you please feel free to contact me if you have any questions.

Thank you

Rhonda Burnett

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April 1, 2021

Shengxu Li  
Planner.  
City of Brandon  
Planning, Property + Building

re: 1262- 1<sup>st</sup> Street Brandon.

I am putting in writing my concerns for the proposed development of 1262- 1<sup>st</sup> Street Brandon from a 1 family - single dwelling to a 2 building 3plex for a total of 6 families on the same lot.

I built and have lived in my house at 1304 Applewood Bay since 1961 and after 60 years I am well qualified to speak to the look and continuity of this area.

My nephew and niece are helping me state my objections.

## Concerns and Objections.

- ① Population density going from 4-6 people to possibly 24 people on the same lot.
- ② Although they have the 1.5 parking spots/unit there is no additional street parking for extra adults or visitors.
  - 1<sup>st</sup> Street does not allow any parking
  - south side of Queens is no parking even past 4<sup>th</sup> Street.
  - north side of Queens is school bus parking only, then no parking in front of school and playground.
- ③ All traffic has to exit from the backlane crossing the sidewalk where the school children walk.

④ Although the building has a set back of 20' in the front, the elevated deck and stairs extend out another 10'. This blocks the sight lines for traffic trying to cross 1<sup>st</sup> Street West to East. The 2½ storey building height also blocks sight lines. Crossing 1<sup>st</sup> Street is difficult at the best of times but when you add in Crocus High School and Maple Leaf it becomes a greater challenge. The size/height/compromised set back of these 3 plexes adds to the difficulty.

⑤ The height of these 2½ storey 3 plexes do not fit the single level roof lines of the neighbourhood. This also blocks the sunshine for the home to the north.

⑥ This proposal has too much surface development for the lot. There is no outside yard space that is compatible with the neighbourhood.

In direct response to Eric Olson's letter, the inside address suggests the letter is written by the City of Brandon, Planning Department. This is not true and very misleading.

This development is not compatible with the area as he suggests. The density/height/building set backs/parking do not reflect the neighbourhood.

It will be a detriment to the health and welfare of the home owners. It adds congestion/safety and harms the ethics of the community. It will not ~~add~~ keep

this area pleasant but reduce  
marked value of the homes.

His letter does not state the zoning  
and by-law changes needed. What is  
he asking for? To what extent are  
the changes needed and will it set  
an unacceptable precedent? Such  
information is very important to the  
adjacent homeowners.

Change does happen and just look  
1 block north along 1<sup>st</sup> Street and  
see how 2 new single family  
bi-level homes share the same lot  
and blend very nicely into the  
neighbourhood.

I welcome your response,  
*Jane Jaggar*

Written with the direction and  
permission of Jane Jaggar.

*Andrea Robins*  
204-895-7990