

Shengxu Li

From: Jason Roblin <jason@vhproperties.ca>
Sent: Monday, May 3, 2021 4:30 PM
To: Shengxu Li
Cc: vbjacobson@hotmail.com; Jason Ballingall; Todd; Steve McMillan
Subject: [EXTERNAL]Notice of Objection - 1550 Richmond Avenue East (Lot 3, Block 1 Plan 23784)

Importance: High

CAUTION: This email originated from outside the organization. Be cautious of web links or attachments.

Dear Shengxu,

I wish to object to the variance application in regards to Paul's Hauling at 1550 Richmond Avenue. The variance is asking to accommodate temporary workers for a period of not more than five years. The reasons for our objections are:

-We 4431014 MB Ltd (Developer of land in the area and land owner of future phases) have spent a significant amount of money developing lots and attracting commercial tenants for the land in the area, the buildings constructed have certain design elements that help protect the value of the land and building in the area. A temporary housing facility in the area could potentially have a negative effect on land and building values in the area, as well as the property value on future lots to be developed. (This could potentially impact future tax revenue for the city in a negative way)

-Our main company Vionell Holdings Partnership has invested millions of dollars into rental housing in Brandon and offers short term (furnished) or long term rentals for tenants. By allowing temporary housing this may take contractors that work on large infrastructure projects like the Daly Overpass away from our furnished rentals and have them rent temporary accommodations without following building or energy codes or paying property taxes on the structures.

-Our main company Vionell Holdings Partnership has an investment in two hotels in the city, as you are aware the hotel industry has been impacted by the lack of travel across the country and "the crew business" from large commercial clients is the only remaining sustainable business left in this industry. If contractors are allowed to stay in these temporary facilities it would no doubt take more room nights away from hotels in the city.

-Finally, the areas between 14th Street East and 17th Street East are industrial lands well within the blast range of Koch Fertilizer. I do not think it is responsible to have semi-permanent living quarters established in this area. One of the reasons there is zoning is to protect residents from the materials and dangers in an industrial setting. This application is contrary to the basic principles of industrial vs residential use.

Kind Regards,

JASON ROBLIN, CPA CA ICD.D

Chief Executive Officer

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