

Dec 7, 2025

Brandon Area Planning

City of Brandon

638 Princess Ave

Brandon, Mb

To whom it may concern

Recently we received notice regarding application for rezoning of 2202 Rosser Ave.

We do not support the request and strongly advise against such. We do understand the current zoning of RLD which has been in existence since we moved here in 1987. When we made our home purchase we understood and accepted that a maximum 4 unit dwelling would be the limit. Here are the concerns we have.

- RLD Current zoning would allow a 4 unit/3 bedroom complex which would yield likely 12 couples/24 people with only 4 parking spots
- Proposal by Contractors Corner would be 6 unit/3 bedroom complex which could yield 18 couples/36 people and 6 parking spots. 6 parking spots are insufficient for the size of the dwelling proposal. We do not believe all renters would be "car less" and the effects of the multi unit dwellings from the Pacific Ave project to the north of us at times create more vehicle parking congestion. Parking at the Pacific was grossly under designed. 2202 Rosser parking congestion will be difficult in major snow season. Accessing Rosser Ave east bound during certain times of the day can be brutal now with traffic back up as much as 4 blocks and additional cars will present a traffic hazard when trying to enter traffic as enforcement of cars parked close to cars and fire hydrants is virtually non existent in the neighbourhood.
- The applicants have suggested there is a vacancy issue in the city. Area Planning has also suggested such. In 1980 in the City there was a 1 ½ percent vacancy rate issue. That was caused by interest rates in the hi single and low double digits. Developers were not building. The current vacancy issue is not a caused by a lack of housing but by a mis-managed federal immigration policy of which this community is a victim of such. Previous to the immigration policy issue contractors built homes and or citizens purchased homes in neighbourhoods such as ours and the expansion was some what in control. Now by the virtue of the City "infill policy" older neighbourhoods are slowly being run over by commercial investors and developers erecting minimal housing in old established neighbourhoods. The Contractor Corner proposal in any sense of the word historical does not bring a look which brings heritage.
- After dealing with a fiasco at 2211 Rosser Ave for 3 years and the City's inability to rectify the issue the neighbours banded together to have the Dept of Justice take the lead on fixing a problem with a negligent landlord. 2211 Rosser was the highest fire, ambulance and police call property for 3 years in the City. It was a situation out of control. What assurance would we as neighbours and tax payers have that granting RMD status would be kept in check when the 2211 Rosser property went before this planning commission and went against the neighbours wishes. We pointed out then (over 20 years ago the granting of a variance) the problems and were ignored only to have our predictions come true.
- This property is being conveyed as a revitalization of the neighbourhood. This is clearly a Commercial property development and by definition "making or intended to make a profit" versus Revitalization "the

action of imbuing something with new life and vitality". These two definitions are really one in the same. You could make a statement such as "the city has seen revitalization of its economy". Both the same and interchangeable. They are not the same as Restore "repair or renovate a building, work of art, vehicle, etc so as to return it to its original condition". As neighbours we would rather see restoration of the neighbourhood for families than over populating the neighbourhood.

- Another serious concern is the state of the infrastructure in the City. Our City Councillors take great pride in standing up for the homeless, building new parks and other gold plated social handouts. While we as citizens watch the very infrastructure we pay for crumble and deteriorate before our eyes. They kick the can down the road at tax time and fail to do what City government was created for. By definition City govt is **"to provide essential public services, manage local affairs, and promote the well-being of its residents through services like public safety, infrastructure maintenance, and community development. City governments also create local laws (ordinances), manage budgets, and use local taxes to fund projects and services that meet the community's specific needs"**. If City gov't is created for this purpose how do we consciously accept that 36 people (our estimate and an eventuality we expect) being tied to a water and sewer system, heat and light infrastructure that was designed for a single unit dwelling? Can we allow this to continue because Area planning decides to shove in 12 more Citizens? I liken this attitude to an airplane where the max number of passengers are 24 for safety of seating and design, weight and balance purposes. And the City determines that they are smarter than the manufacture and green lights behaviour for 12 additional passengers. Those 12 passengers are an increase of 50% and the airplane might fly but its an eventuality that the aircraft was undersigned and structural failure is imminent. Its not acceptable planning as the location and infrastructure was never designed for this loading.
- Our final concern is a visual review of the Zoning by-law district. In looking over the area from Pacific to Victoria Ave's and 18th to 26th streets we have counted that in the past 10 years or so 13 re-zoneing have occurred from RLD to RMD. In physically looking at the 13 **none of the 13** have made the attempt to look anything even resembling any of the historical homes in the area. In fact they all seem very "cookie cutter" and used the same draftsman and designer. Commercialization and revitalization have been optimized to the builder/investor advantage and not an attempt to capture any restoration features or any attempt there of. 2202 Rosser although not on the historical role is one of the last few historical homes in the neighbourhood and will meet with the demise of commercialization.

These are our major concerns. Are we heartless? No. Are we realistic and citizens of experience? Absolutely. Our life in the Rosser area for 38 years has brought us to enjoy the wide streets, abundant lots, side walks and well tree'd canopy. Allowing a contractor to ask and do more and in this case much more than the area was designed for is negligent. It is incumbent on us as neighbours to stand up, state our position and say NO.

Sincerely


David and Karen Wall

2141 Rosser Avenue

Brandon, Mb

Dec 9th, 2025

Brandon Area & Planning.

To whom it may concern.

We were recently notified that there is a proposed 6 plex at 2202 Rosser Ave. This proposal includes the rezoning of this parcel from RLD to RMD. We do not support this proposal.

My family resides at 22 22nd street. I purchased my home in 2007. At time of purchase, it was a discussion of that location or out of town, outside of Brandon jurisdiction. In conversations with realtors and the city, we chose 22 22nd street to be our home. We chose this due to several factors. At time of purchase we were told that the land north of us could not be developed in the future. This appealed to us as we had privacy and a beautiful view of the north hill. The city then approved 4, 32 unit complexes to the north of us. Now instead of a scenic enjoyable view, we see buildings. Included with this are over 20 balconies looking directly into my back yard. Our privacy is gone, our view is gone. Our access to the north side of my property is gone, after a city official stood on my property and said that it could not be removed.

Why I am mentioning this in relation to the current proposal is that with “revitalization” of our neighbourhood we do not see benefits. We have had multiple vandalism claims due to added, excessive foot traffic added to our street. All denied due to lack of security camera footage. This has cost me thousands of dollars in repairs, security equipment as well as replacing items broken or stolen off of my property.

During 2021 we were watched and targeted to when we were away. My garage was broken into during daylight hours, again costing me thousands of dollars and having my personal space invaded.

Vehicle traffic in the neighbourhood is up. 22nd is a parking lot, turn around, as well as a convenient pick up spot. This will continue as the new proposal has 6 parking spots for the entire project. No consideration for multiple cars per unit, no visitor parking. Where do these vehicles go? Rosser Ave? Not during the snow route season. They will accumulate on 22nd. More cars will turn around on my front lawn, more cars will be on our street.

Foot traffic is continuous for us now. Our security cameras are alerting us non stop of foot and vehicle traffic. I personally have a fist full of Brandon Police Service officer’s cards due to the added activity in our neighbourhood. My daughters have been approached by individuals on all sides of our property. They send me messages of concern when we have individuals hovering in the back lane, walking across our front yard, and mulling in the street. Our doors are now locked due to several individuals approaching our house.

In close proximity, duplexes, and even 4 plexes have been approved. This is understandable as it is at least reasonably close to the look of the neighbourhood. But with this, why are we targeting RLD? There is vacant land on 26th street just south of Victoria. Walking distance to the university, right off the main travel corridor and close to amenities. Why not build there?

Is there concern for added vehicle traffic on Rosser ave? Again with the addition of occupants, Rosser is congested and becoming dangerous at times.

The added numbers to our neighbourhood have not been good for us. When we bought we had a beautifully treed, quiet neighbourhood. We do not have that anymore. We have wonderful neighbours and we collectively attempt to help each other. We have to do this because we have all been broken into, threatened or been trespassed on, all since adding more occupants to our neighbourhood. I ask, would this be approved in the west end? Would you appreciate looking off your porch or deck and seeing a 3-4 story structure with people looking into your space? Do you think the value of our homes is going up by adding these as attractive features?

In summary, we are opposed to this proposal as increased occupancy in our neighbourhood has done nothing to advance, revitalize, or improve our experience in residing at our current location.

I hope that these items are taken into consideration for the individuals who have been in the community for extended periods of time as well as those seeking a new home in a good neighbourhood.

Sincerely,

Josh & Ginny Church.

Emmanuel Owusu Ansah

From: [REDACTED]
Sent: Tuesday, December 9, 2025 3:44 PM
To: Emmanuel Owusu Ansah
Subject: [EXTERNAL]Objection: Regarding property 2202 Rosser

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

My wife and I reside at 27-22 nd Street for the past 22years. I am writing to oppose the rezoning of 2202 Rosser Ave for a number of reasons as I will state:

- 12 units x 3 bedrooms per unit total tenant capacity of 36 tenants. Should each tenant have a vehicle the potential of 36 vehicles.
- Present plan only identifies 6 parking spaces, this does not seem doable
- There is no indication of a parking space allocated "Handicap Parking" The Manitoba Disability Act requires 1 designated parking space (1-25 parking spaces require at least 1)
- Proposed plan indicates overflow parking will be on Rosser Ave and 22nd St or other streets this is also not acceptable. Rosser Ave is a very busy street at any time of the day/night
with vehicles parked on Rosser Ave it is at best of times difficult to enter on to Rosser Ave from the North/South streets. Drivers must creep on to Rosser in order to have clear visibility (due to parked vehicles)obstructed vision.
- There is an increase of foot traffic crossing on to Rosser Ave from the tenants from Alaska Bay area
- Many of the BU students park on 22nd Street South during the day with home owners also parking on 22nd South leave virtually any other parking non existent -Rosser Ave has as a parking ban no parking from Nov- March (2300-0800) for snow removal. (How is the City going to enforce this parking ban issue?)
- There are to Brandon Transit bus stops on Rosser with in the proximity of the proposed building
- 2202 Rosser was built in 1888 would this property not be designated a Heritage Site. Therefore protected from being demolished

I would request City of Brandon Planning address these matters prior to making and decision with respect to rezoning from RLD to RMD at 2202 Rosser

Regards
Terry/Leslie Bowskill
27-22nd Street

Emmanuel Owusu Ansah

From: [REDACTED]
Sent: Wednesday, December 10, 2025 11:43 AM
To: Emmanuel Owusu Ansah
Subject: [EXTERNAL]Letter of Objection

You don't often get email from [REDACTED]

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

Dear Mr. Emmanuel Owusu Ansah,

Our family has had four generations of the Campbell family through the doors of our home on Rosser Avenue. Over the years we have had the pleasure of welcoming many new people and families of all backgrounds into our small community!

The people of this small part of Brandon know each other. We look out for each other. We care not only for our own homes and yards but those of our neighbourhood. Yes, it is not perfect, we have had many issues over the decades, however, the answer to those issues is not building multiplexes in our area! We, as a family, who have been friends and neighbours for the past 65+ years in this same house are **OPPOSED** to the rezoning of our neighbourhood.

There are many areas in Brandon that could be considered for such a build that would indeed help build a stronger community and revitalize an area. However, we do not feel that it will add any benefit to our area only cause more stress and strain to our neighbourhood and its current residents.

My grandparents lived here for years and never had to lock their doors. Not once did I hear of anything being stolen off their property. My father grew up here played in the front yard with no fear of strangers or loads of traffic. Spending summers here, I would bicycle up and down the street never being afraid of getting hurt or hit by a car. Now as an adult with children, there is no way I would let my kids play in the front yard or ride their bicycles up and down the street. It's incredibly busy at all times, gets congested frequently, and for being a snow route there are still many vehicles that don't obey by the law to be moved when snow clearing is in progress. I can't even imagine what our corner will be like when a possible 36 new vehicles are parked on our streets! Not to mention the noise pollution, light pollution, garbage, crime, vandalism and utter disrespect for other people and their property.

Every single day I have to do a cleanup of garbage thrown into the front yard, in the driveway, in the shrubs, on the median, and even the street! The foot traffic that the sidewalk on the North side of Rosser has brought has been nothing but a hassle since it was put in. We have had multiple things stolen out of our shed, garage and taken off the property. Even our plants were taken out of the flowerpots and stolen right off our backyard patio. We do have cameras installed but with so many people going past our home in both the front and the back alley there is too much for our system to already handle. The notifications are insane. With the prospect of a possible 36 or more new people residing in a lot intended for a single family just brings so many troubling thoughts to mind of how this is going to be feasible for our area.

It saddens me to think that people will be watching out their windows and off their balconies into our private yards and homes being in their 3 storey apartment. Yet all of us who have been here for years are just being looked over, looked past and how we feel about our homes and properties is being disregarded all in the name of revitalization.

Our small area of Brandon maybe in one of the most sought after places due to its close proximity to Brandon University but in what way does that actually help the area when it was not meant to house the proposed amount of people that this building can accommodate? The proposed building will only benefit the construction company, Contractors Corner as well as their affiliates, and the property owners Tristan Neudorf and Brock Trotter. The sugar coating of this prospective build as a "benefit" and in their "belief" can only be an "asset" to our neighbourhood is quite the statement when no one has had the ability/desire to provide any proof that can back up their claims as stated in their original letter of intent. As a

family, we have reached out twice and not one of our questions were answered, not even one reply from the contractors whom we were directed to for comments and concerns. No one that was supposed to answer our concerns were willing to contact us. However, I was surprised that at some point my personal email address was shared with Brock Trotter and he decided to insist I call him in person instead of communicating via email; he even went as far as finding my private Facebook account and sending me a messenger message. Not only is that highly unprofessional, but it is also overstepping social norms and in no way should he be contacting me in such a personal manner! If this is the way that The Contractors Corner operates and how they conduct themselves as a business in our city I am completely disgusted by its so-called business practices and I am further unconvinced that they have any real interest in revitalizing anything or providing any benefits to our community and our city! The only benefit this building will provide is financial gain for all parties involved plain and simple.

What will happen to property values of the surrounding houses? What will change with the extreme increase of even more people in such a tight space? What will happen with the current infrastructure of the pipes for sewage and water? These old pipes will surely struggle with such an influx on an already dilapidated system whether it be connected to Rosser or 22nd. How will 6 more kitchens, 18 more toilets and 18 more showers/tubs impact the current system? Parking will become a huge issue as the allotted spaces aren't even a fraction of what is necessary for a building of that capacity. The ridiculousness of there being planned overflow parking in the first place, suggests they know there is no room for this build and trying to misdirect the real issue. With the planned overflow being on 22nd Street and Rosser Avenue is just absurd. What about plugging in all these vehicles in the winter in the so-called overflow parking? An obstacle course of extension cords will become a danger to anyone using the sidewalk. Has anyone done any research to the number of vehicles that are currently parking on 22nd Street? At any time of the day when university is having regular classes, 22nd Street is completely filled with vehicles already, how can it possibly accommodate anymore?

These are only a few of the issues we are considering when facing the prospect of this eyesore of a building being erected on the corner of 22nd and Rosser. No one wants to live next to or around a massive build for months on end. No one wants to be subjected to being bombarded with a plethora of issues that will be inevitable once this building is occupied. No one wants to see our area of Brandon get even more bogged down with every aspect that comes with an increase in population. No one wants this multiplex built here!

I will conclude my letter with this thought. I look back on my 40+ years coming and going from this house, it is not only a house this is a home. A home where generations of memories have been made. A home where you can always come back to no matter what. A home in a neighbourhood surrounded by people who genuinely care about each other. This area was originally built and developed for families looking for a home to call their own. This neighbourhood needs to continue being a small close-knit community without the burden of continued development tearing it down! Please allow our community to continue being exclusively houses for single families that want to live the dream of owning a property so that they too can create long lasting memories, cherished friendships, and an honest to goodness HOME for their children, grandchildren and maybe even their great-grandchildren.

In kindest regards,

Catherine Campbell
2125 Rosser Avenue