

January 16 2023

Letter of Intent

City of Brandon Planning & Building Safety Department
638 Princess Avenue
Brandon Manitoba
R7A 0P3

Re: Conditional Use for 1 Ferraro Drive

VBJ Developments is applying on behalf of the owners Bellafield Holdings LTD to apply for a conditional use for special needs housing. The potential owners Ray & Cindy Brownlee, Gord & Joanne Campbell, and Marci Crissanti are requesting that VBJ apply for this conditional use for the home. This conditional use would increase the permitted number of people residing from three to four in a Residential Low Density Zone. The property is located at 1 Ferraro Drive (Lot 1 Block 5 Plan 67620 BLTO).

Development Plan & Zoning By-Law

Special needs housing is defined in the City of Brandon Zoning By-Law as:

"The use of any dwelling unit which is advertised, announce, or maintained for the express or implied purpose of providing lodging, meals, care, supervision, and other service for a transitional period to persons not related by blood, marriage or adoption to the operator or each other, but does not include a personal care, retirement, or convalescent home."

The proposed development fits this definition, and will be the transitional home of the children of the three owners until such time that they require to be moved for more assistance.

The location of the proposed building is zoned RLD as per the SW Brandon secondary plan and neighborhood plan. In Table 9: Residential Use Table found in the zoning by-law, special needs housing with four or more people in the dwelling are conditionally allowed. VBJ is applying for the conditional use allowance of 4 people to dwell within the building.

Proposed Use of the Property

The proposed use of this property is to provide safe, comfortable housing for the children of the owners, who have special needs requiring assisted living accommodation. The property will consist of a four bedroom house, with two bedrooms on the first floor, two on the second floor, and one large shared kitchen and living area. There will be one support staff member available 24/7 on site to aid the tenants in their day-to-day life.

The property is located within a new residential development in the south of Brandon. The addition of this multi-unit building will be a great addition to the neighborhood, and will provide housing for a portion of the population that is often overlooked. This unit will back onto a public reserve and is connected to Brandon's multi-use trail. It is the hope that this assisted living building provides the residents with a place to call home.

If there are any questions related to these applications, please feel free to contact me.

Sincerely,



Taylor Eisner
VBJ Developments Ltd

January 17 2023

City of Brandon Planning & Building Safety Department
638 Princess Avenue
Brandon Manitoba
R7A 0P3

Re: Variance for 1 Ferraro Drive

VBJ Developments is applying on behalf of the owners Bellafield Holdings LTD for a variance to permit parking between the front property line and principal building that is to be located at 1 Ferraro Drive.

Development Plan & Zoning By-Law

The zoning by law Section 27 (e) states that

"Parking is not permitted in any area between a front site line and a principal building in R zones, except in a non-required parking space on a driveway used to gain direct access to a required parking space, garage, or carport of a detached, semi-detached or row how dwelling."

This variance application wishes to permit parking on a paved driveway between the front of the building and the front property line.

Proposed Use of the Property

The proposed use of this property is to provide safe, comfortable housing for people with special needs who require assisted living accommodations. There will be one support staff member available 24/7 on site to aid the tenants in their day-to-day life.

Since there will be a staff member on site at all times, with employees rotating shifts, there will always be one vehicle parked at this residence. It would be best to keep the street in front of 1 Ferraro free for visitor parking, and also create less headache for snow clearing in the winter.

In addition, given the proposed use of the house, a handivan or similar vehicle will come to the house to pick up the residents to transport them to an activity or errand. The lot has been designed such that there is a paved porch and concrete pad leading to the proposed driveway, which allows for easy loading and unloading. Extending the ramp straight out from the porch to the front of the lot, through the boulevard, over the sidewalk, and to the street is not user friendly for the residents. It will also create challenges in the winter as well.

Conclusion:

VBJ believes that this property, given the nature of the proposed use, justifies varying Section 27 (e) of the zoning by law to improve the usability of the property for the residents. The purpose of this project is to provide housing for those who need assisted living accommodations, and to create the most user-friendly accommodation as possible. We hope that the City supports us in this variance request and this project as a whole.

If there are any questions related to these applications, please feel free to contact me.

Sincerely,



Taylor Eisner
Engineer-in-Training
VBJ Developments Ltd

February 2, 2023

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 100 metres of the 1 Ferraro. The mailout was sent out on January 19, 2023 and included a description of the project, site plan, and exterior elevations.

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

At the time of this writing, we have received no responses to the mailout form. If/when responses are received, VBJ will summarize and submit responses to the City in a prompt manner. This will be completed before the planning commission meets to discuss our conditional use application.

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,

A handwritten signature in blue ink that reads "Taylor Z.".

Letter of Authorization

Date: Jan 4 2023

To: City of Brandon
Planning & Building Safety Department
638 Princess Ave
Brandon, MB
R7A 0P3

RE: 1 Ferraro Drive (address or legal description of application)

I (We) hereby give authorization to:
VBJ Developments (Applicant's name) to apply for a permit
(building/development/other) for the above address.

Registered Owner(s) on the Current Status of Title or Certificate of Title:

<u>Meghan Paradis</u> Name (Print)	<u></u> Name (Signed)	<u>Jan 4 2023</u> Date
<u></u> Name (Print)	<u></u> Name (Signed)	<u></u> Date
<u></u> Name (Print)	<u></u> Name (Signed)	<u></u> Date
<u></u> Name (Print)	<u></u> Name (Signed)	<u></u> Date