

March 31, 2023

**Letter of Intent**

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

Re: Zoning Application for 1, 3 & 5 Crocus Gardens Rd. from RMD to EI

VBJ Developments on behalf of Vlonell Holdings Ltd. is applying to rezone 1, 3 & 5 Crocus Gardens Rd. from Residential Moderate Density (RMD) Zone to Educational and Institutional (EI) Zone to allow for a 4 storey, 47-unit addition to the existing Rotary Villas Assisted Living Facility located at 1340 10<sup>th</sup> Street.

The development of the property will happen in two phases. Phase one will be a 4 storey, 47-unit addition located on 3 & 5 Crocus Gardens Rd. Phase 2 will consisted of approximately 30 additional units located on 1 Crocus Gardens Rd. The timing of Phase 2 will be based on market factors and the time it takes to lease up the first 47 units. All parking spaces for phase 1 can be accommodated on 3 & 5 Crocus Gardens Rd and 1 Crocus Gardens Rd will be used for additional gravel parking until the development is ready for phase 2.

The addition will blend well with the surrounding area. The buildings on 2, 4, 6 & 8 Crocus Gardens Rd are 12-unit life lease buildings and are 4 storeys tall. We feel the additional units at Rotary Villas will allow for a natural progression of living arrangements as people ago out of living independently and require additional care that Rotary Villas can provide, without having to leave the neighbourhood.

The area has many amenities within a 5-minute walking distance such as the CO-OP grocery store and Gas Bar, Blue Hills Bakery, Jiffy Food Mart, CoWorks coworking and office space, Boston Pizza and Opa restaurants, doctors' offices, pharmacies, along with massage and physiotherapy services.

**Development Plan & Zoning**

The properties at 1, 3 & 5 Crocus Gardens Rd. are designated "Residential" under the Brandon & Area Planning District Development Plan 2013. Allowing a zoning change from RMD to EI for an addition to the Rotary Villas assisted living facility meets the intent of the development plan, as EI uses are allowed within Residential designated areas.

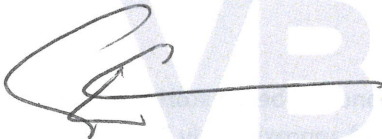
The policies that support the development are:

- 2.2.2 Housing Mix (to provide a mix of housing options in each neighbourhood)
- 2.2.4 Density (to provide for various ranges of housing density in order to promote a diverse urban fabric, and
- 2.2.7 Supportive Housing: To provide for the integration of specialized supportive housing for nursing homes, seniors homes, group homes and residential care facilities.

Allowing the zoning change from RMD to EI will accommodate the Assisted Living Facility a permitted use in the EI Zone and match the current zoning for the Rotary Villas property at 1340 10<sup>th</sup> Street. Keeping the same zoning classification for the addition makes the most sense, rather than Conditional Use and Variance applications under the current RMD zoning.

If there are any questions related to the above information, please don't hesitate to contact me for clarification. We hope to receive your support on this development.

Sincerely,



Steve McMillan, B.Sc. MCIP RPP  
VP of Planning Services  
VBJ Developments Ltd.



**Letter of Authorization**

Date: \_\_\_\_\_

To: City of Brandon  
Development Services  
638 Princess Avenue  
Brandon, MB R7A 0P3

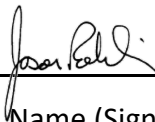
RE: \_\_\_\_\_ (address or legal description of application)

I (We) hereby give authorization to:

\_\_\_\_\_ (Applicant's name)

To apply for a development application for the above address.

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

_____	 _____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date