

July 11, 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

A list of the properties that were notified:

- The list of properties is attached to this report. The list was provided by the City of Brandon 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:

- There were no concerns or comments received at the time this report was written. Any comments or concerns received after the date of this report will be provided to the Planning Department prior to or at the Public Hearing held by the Planning Commission on Wednesday July 18th.

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,



Steve McMillan B.Sc, MCIP, RPP
VBJ Developments

July 4, 2023

NOTICE OF REZONING APPLICAITON

Dear Area Resident,

Vionell Holdings Ltd. has applied for a Rezoning application at 1, 3 & 5 Crocus Gardens Rd from Residential Moderate Density (RMD) to Educational and Institutional (EI) Zone. This Zoning Application will allow for a 47-unit addition to Rotary Villas Assisted Living Facility located at 1340 10th Street.

As a resident of the area the owner wants to inform you of the application and provide additional information to the notice you will receive from the City of Brandon. A site plan and copy of our letter of intent to the city has been included in this mailout.

If you require more information, or have any questions please contact:

Steve McMillan @ 204-761-0904 or Steve@VBJDevelopments.ca

Thank you.

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 10th 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 consist 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 age 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.

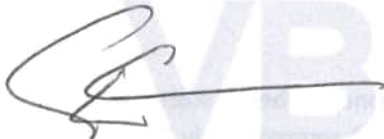
The policies that support the development are:

- 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 10th 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.

ROTARY VILLAS ADDITION - MULTI-FAMILY RESIDENTIAL



PROJECT TEAM AND DRAWING INDEX:

CIVIL:

CIVIL DRAWING INDEX:
 C101 LOT GRADING PLAN
 C102 SERVICING PLAN
 C103 DETAILS

LANDSCAPE ARCHITECT

LANDSCAPE DRAWING INDEX:

ARCHITECTURAL:



ARCHITECTURAL SHEET NUMBER LEGEND:

A-0___SERIES CONSULTANTS AND DRAWING INDEX
 A-1___SERIES SITE PLAN, BUILDING CODE ANALYSIS
 A-2___SERIES BUILDING CODE ANALYSIS, FIRE SEPARATIONS
 A-3___SERIES REFLECTED CEILING PLANS
 A-4___SERIES EXTERIOR ELEVATIONS
 A-5___SERIES BUILDING SECTIONS AND WALL SECTIONS
 A-6___SERIES LARGE SCALE PLAN AND SECTION DETAILS
 A-7___SERIES INTERIOR ELEVATIONS AND DETAILS
 A-8___SERIES SCHEDULES AND DETAILS
 A-9___SERIES SPECIFICATIONS

ARCHITECTURAL DRAWING INDEX:

A-0.00 COVER SHEET
 A-1.01 SITE DEVELOPMENT PLAN
 A-1.02 SITE PLAN AND BUILDING CODE ANALYSIS
 A-1.03 FIRE SEPARATION PLANS AND SECTION
 A-1.04 SITE DETAILS
 A-2.00 CONSTRUCTION ASSEMBLY TYPES
 A-2.01 FOUNDATION FLOOR PLAN
 A-2.02 MAIN FLOOR PLAN
 A-2.03 SECOND FLOOR PLAN
 A-2.04 THIRD FLOOR PLAN
 A-2.05 FOURTH FLOOR PLAN
 A-2.06 ROOF PLAN
 A-2.07 ENLARGED SUITE PLANS
 A-2.08 ENLARGED SUITE PLANS
 A-2.09 ENLARGED SUITE PLANS
 A-2.10 ENLARGED FLOOR PLANS
 A-3.01 MAIN FLOOR REFLECTED CEILING PLAN
 A-3.02 SECOND FLOOR REFLECTED CEILING PLAN
 A-3.03 THIRD FLOOR REFLECTED CEILING PLAN
 A-3.04 FOURTH FLOOR REFLECTED CEILING PLAN
 A-3.05 ENLARGED SUITE REFLECTED CEILING PLANS
 A-3.06 ENLARGED SUITE REFLECTED CEILING PLANS
 A-3.07 ENLARGED SUITE REFLECTED CEILING PLANS
 A-3.08 ENLARGED FLOOR REFLECTED CEILING PLANS
 A-4.01 EXTERIOR BUILDING ELEVATIONS
 A-5.01 BUILDING SECTIONS
 A-5.02 WALL SECTIONS
 A-5.03 WALL SECTIONS
 A-5.04 ELEVATOR PLANS, SECTION AND DETAILS
 A-5.05 STAIR #1 PLANS, SECTION AND DETAILS
 A-5.06 STAIR #2 PLANS, SECTION AND DETAILS
 A-5.07 STAIR #3 PLANS, SECTION AND DETAILS
 A-6.01 PLAN AND SECTION DETAILS
 A-6.02 PLAN AND SECTION DETAILS
 A-6.03 PLAN AND SECTION DETAILS
 A-8.01 DOOR, DOOR HARDWARE & WINDOW SCHEDULES

SYMBOL LEGEND

CONSTRUCTION TYPE. REFER TO CONSTRUCTION LEGEND.
 ROOM NUMBER.
 DOOR NUMBER. REFER TO SPECIFICATION AND DOOR SCHEDULE.
 WINDOW TYPE. REFER TO SPECIFICATION AND WINDOW SCHEDULE.
 WASHROOM ACCESSORY NUMBER. REFER TO SPECIFICATION AND ACCESSORY SCHEDULE.
 INTERIOR ELEVATION MARKER.
 DETAIL REFERENCE MARKER.
 BUILDING SECTION MARKER.
 WALL SECTION MARKER.

STRUCTURAL:



345, 525 - 28TH STREET SE. UNIT 1 - 1140 Waverley Street
 CALGARY, ALBERTA T2A 6W9 WINNIPEG, MANITOBA R3T 0P4
 TEL: (403) 235-2655 TEL: (204) 925-1150
 FAX: (403) 235-2652 FAX: (204) 925-1155
 EMAIL: towereng@towereng.ca EMAIL: towereng@towereng.ca

STRUCTURAL DRAWING INDEX:

S-1.01 GENERAL NOTES

MECHANICAL:



345, 525 - 28TH STREET SE. UNIT 1 - 1140 Waverley Street
 CALGARY, ALBERTA T2A 6W9 WINNIPEG, MANITOBA R3T 0P4
 TEL: (403) 235-2655 TEL: (204) 925-1150
 FAX: (403) 235-2652 FAX: (204) 925-1155
 EMAIL: towereng@towereng.ca EMAIL: towereng@towereng.ca

MECHANICAL DRAWING INDEX:

M-0.01 LEGENDS AND SCHEDULES

ELECTRICAL:



345, 525 - 28TH STREET SE. UNIT 1 - 1140 Waverley Street
 CALGARY, ALBERTA T2A 6W9 WINNIPEG, MANITOBA R3T 0P4
 TEL: (403) 235-2655 TEL: (204) 925-1150
 FAX: (403) 235-2652 FAX: (204) 925-1155
 EMAIL: towereng@towereng.ca EMAIL: towereng@towereng.ca

ELECTRICAL DRAWING INDEX:

E-1.01 ELECTRICAL SITE PLAN



33% CONSTRUCTION DOCUMENT REVIEW - MARCH 29, 2023

J & G HOMES - ROTARY VILLAS ADDITION - CROCUS GARDEN ROAD - BRANDON - MB.

This drawing must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to commencement of work. All errors and omissions to be reported immediately to the Architect. Variations and modifications to work shown on these drawings shall not be carried out without written permission from the Architect. This drawing is the exclusive property of the Architect. Only with the permission from the Architect can it be reproduced, in which case the reproduction must bear their name as Architect.

Revisions	Date
issued	date
issued	date
issued	date

Issued For	Date
Review	14.03.2023 date
33% Construction Document Review	29.03.2023 date
issued	date
issued	date
issued	date
issued	date
issued	date
issued	date
issued	date
issued	date
issued	date

NOT FOR CONSTRUCTION

corporation seal

architect seal

Project Title
Rotary Villas Addition
 Crocus Garden Road
 Brandon, Manitoba

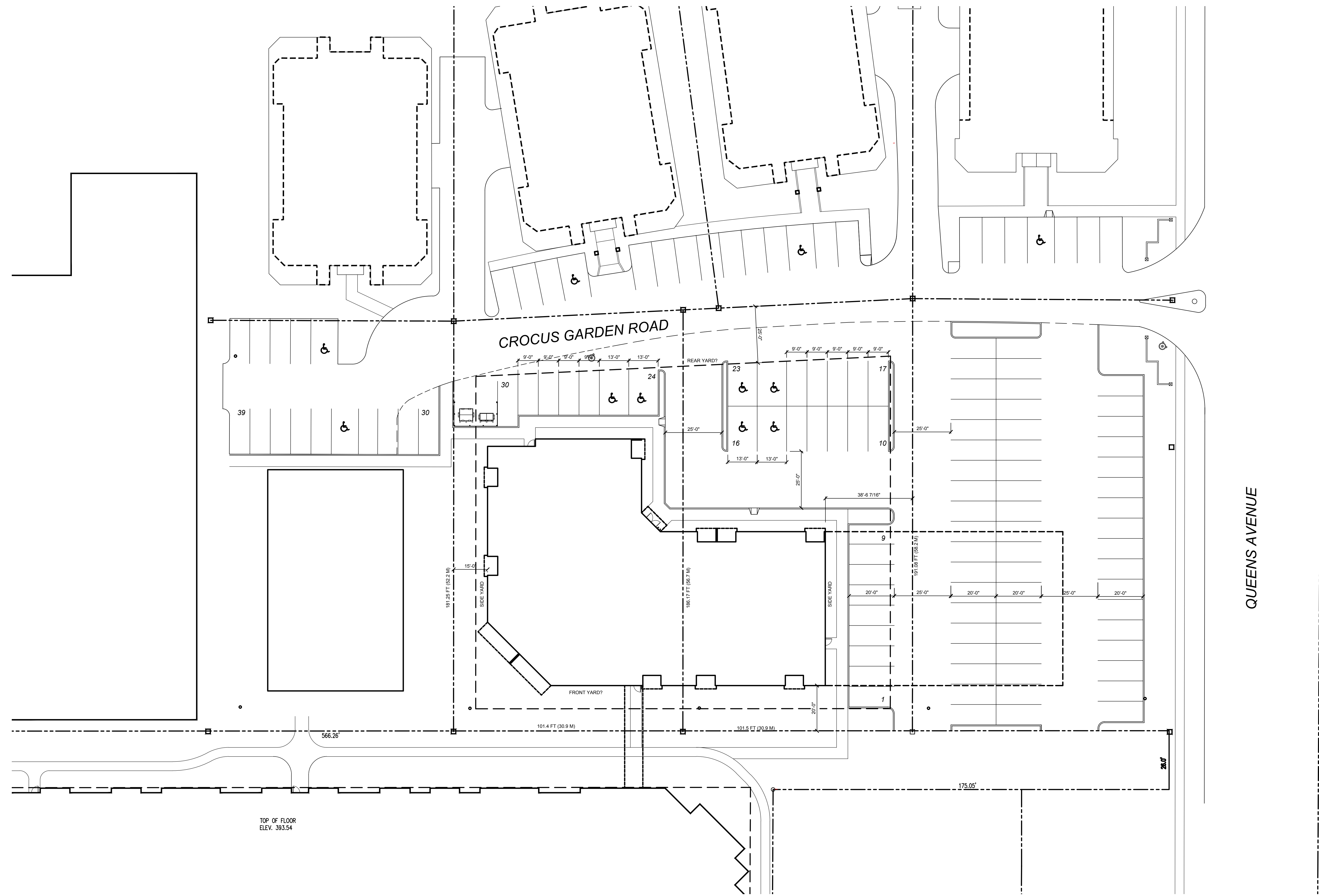


sevenzeroone architecture inc.
 A 511 St. Mary's Road, Winnipeg, MB., R2M 3L2
 P 204.287.8585
 E info@701architecture.ca

Scale	AS SHOWN
Date	MARCH 29, 2023
Drawn By	KJL
Checked By	KJL
Project Number	23-206

Drawing
Site Development Plan

Sheet
A-1.01



TOP OF FLOOR
 ELEV. 393.54

1 Site Development Plan
 A1.01/A1.01 SCALE: 1" = 20'-0"

- SITE DEVELOPMENT PLAN KEY NOTES:**
- | | | |
|--|--|--|
| 1 NEW CONCRETE SIDEWALK | 10 SOFT LANDSCAPED AREA
REFER TO LANDSCAPE | 19 DASHED LINE INDICATES BALCONY |
| 2 EXISTING FIRE HYDRANT - REFER TO CIVIL | 11 6" WIDE CONCRETE CURB
REFER TO LANDSCAPE DETAILS | 20 DASHED LINE INDICATES FUTURE BUILDING EXPANSION |
| 3 FIRE DEPARTMENT CONNECTION
REFER TO MECHANICAL DRAWINGS | 12 PAINTED PARKING STALL LINE | |
| 4 PRIMARY BUILDING ENTRANCE | 13 ACCESSIBLE INTERNATIONAL SYMBOL - PAINTED. | |
| 5 EXIT DOOR | 14 SIGN INDICATING BARRIER FREE PARKING STALL | |
| 6 CATCH BASIN - REFER TO CIVIL | 15 EXTERIOR LIGHTING.
REFER TO ELECTRICAL DRAWINGS | |
| 7 TRANSFORMER AND PAD - REFER TO ELECTRICAL | 16 CONCRETE GARBAGE PAD | |
| 8 CSTE - REFER TO ELECTRICAL | 17 HOSE BIBS
REFER TO MECHANICAL DRAWINGS | |
| 9 ASPHALT PAVING | 18 REFER TO CIVIL AND LANDSCAPE ARCHITECTURAL DRAWINGS
FOR SLOPES AND GRADES. TYPICAL | |

PROPERTY OWNER	ADDRESS	CITY	PROVINCE	POSTAL CODE
PROPERTY OWNER	1 BRODA BAY	BRANDON	MB	R7A 6L8
PROPERTY OWNER	1246 12TH ST	BRANDON	MB	R7A 4N8
PROPERTY OWNER	1254 12TH ST	BRANDON	MB	R7A 4N8
PROPERTY OWNER	1304 10TH ST	BRANDON	MB	R7A 4H6
PROPERTY OWNER	1312 10TH ST	BRANDON	MB	R7A 4H6
PROPERTY OWNER	3 INGSTAD WAY	BRANDON	MB	R7A 7W2
PROPERTY OWNER	30 WELLINGTON DR	BRANDON	MB	R7B 2Y9
PROPERTY OWNER	508 800 PORTAGE AVE	WINNIPEG	MB	R3G 0N4
PROPERTY OWNER	940 QUEENS AVE	BRANDON	MB	R7A 1L7
PROPERTY OWNER	9900 CENTRAL RD	HORNBY ISLAND	BC	V0R 1Z0
PROPERTY OWNER	A 1340 10TH ST	BRANDON	MB	R7A 6Z3
PROPERTY OWNER	A10 1440 20TH ST	BRANDON	MB	R7B 2M5
PROPERTY OWNER	BOX 1050	MINNEDOSA	MB	R0J 1E0
PROPERTY OWNER	P.O. Box 626	SOURIS	MB	R0K 2C0
PROPERTY OWNER	PO BOX 579	SOURIS	MB	R0K 2C0