

Date: March 31, 2023

Development Services 638 Princess Avenue Brandon MB R7A 0P3 T: 204.729.2110 F: 204.728.2406 www.brandon.ca/planning

Letter of Authorization

То:	City of Brandon Development Services 638 Princess Avenue Brandon, MB R7A 0P3		
RE:	1, 3 & 5 Crocus Gardens RD (address or legal description of application)		
l (We)	hereby give authorization to:		
Stev	re McMillan (VBJ Developmen	nts) (Applicant's name)	
To apply for a development application for the above address.			
Registered Owner(s) on the Current Status of Title:			
Vionell Holdings Ltd		Josep Roll	4/5/2023
	Name (Print)	Name (Signed)	Date
	Name (Print)	Name (Signed)	Date
	Name (Print)	Name (Signed)	Date
	Name (Print)	Name (Signed)	Date



It begins with a plan.

2404 Park Avenue Brandon, Manitoba R7B 0S3 Phone: (204) 728-2235 Fax: (204) 727-1670

Email: Steve@VBJDevelopments.ca www.vbjdevelopments.ca

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 El

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 $1340\ 10^{th}$ 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 El for an addition to the Rotary Villas assisted living facility meets the intent of the development plan, as El uses are allowed within Residential designated areas.



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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.

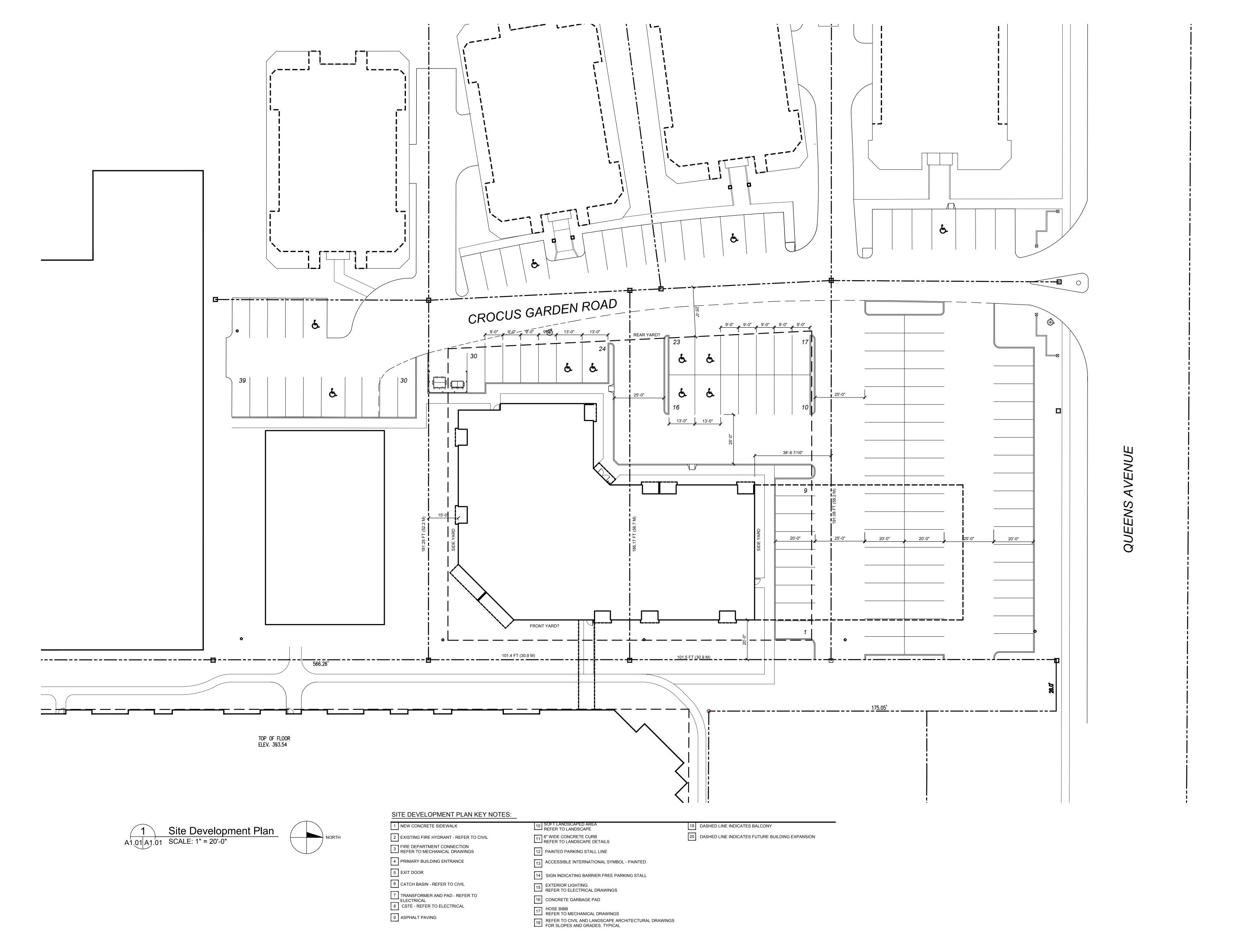
If there are any questions related to the above information, please don't hesitate to contact me for clarification. We hope to receive your support on this development.

Sincerely,

Steve McMillan, B.Sc. MCIP RPP

VP of Planning Services

VBJ Developments Ltd.



This drawing must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to comencement of work. All errors and omission 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.

Issued For 33% Construction Document Review issued 29.03.2023 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

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

Site Development Plan

Sheet