

February 3, 2023

Letter of Intent

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

Re: Zoning and Subdivision for a Bareland Condo Site at 1st and Maryland Avenue, Brandon MB

VBJ Developments is applying to rezone and subdivide lands at the NE corner of 1st Street and Maryland Avenue from DR Development Reserve Zone to RLD Residential Low Density Zone, RMD Residential Moderate Density Zone and PR Parks & Recreation Zone to create 142 bareland condominium lots and a new public right of way.

This will be the first phase of development for this area since the Southeast Brandon Secondary Plan was adopted in 2021. This phase incorporates 17.71 acres of land with a mix of residential uses. The zoning and subdivision applications will allow for the development of 32 fourplexes, 3 duplexes, and 1 triplex for a total of 137 townhouse units. In addition, 5 additional lots will be created for the development of 5 twelve plex buildings for a grand total of 197 units in this phase.

This subdivision will also create an eastern extension of Maryland Avenue that will connect to private roads in two locations. The City of Brandon has planned a traffic circle at the entrance of the development, with the timeline still to be determined.

Development Plan & Zoning

The property is currently designated Residential and Parks/Open Space as per MAP 1: Urban Land Use in the Brandon & Area Planning District Development Plan (BAPDDP) 2013. The proposed zoning for the lands meets the requirements of the Development Plan. The property is currently zoned Development Reserve (DR) as per Schedule B, *Map 4, as part of the City of Brandon Zoning Bylaw No. 7124*.

Southeast Brandon Secondary Plan

The Southeast Brandon Secondary Plan (SEBSP) designates this area for future Mixed Use, Residential Low Density and Residential Moderate Density uses. The proposed zoning in our application conforms to the SEBSP.

Neighbourhood Plan

A Neighbourhood Plan for the area was submitted to the City of Brandon in early January 2023, and is currently under review.

There are no environmental concerns on this property, and the approval of this application will not have any detrimental effects on the surrounding area.

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 and look forward to working with the planning department on this endeavor.

Sincerely,



Taylor Eisner, EIT
VBJ Developments Ltd.