

City of Brandon
638 Princess Avenue
Brandon, Manitoba
R7A 0P3

Attention: Andrew Mok

Re: Project No. 15216
Master Development Plan
Brandon Shoppers Mall
Brandon, Manitoba

Ref: Site Design Analysis per Brandon and Area Planning District
Development Plan 2013
16.2.3 Major Buildings or Building Group Site Design Analysis

Dear Mr. Mok,

Enclosed is our scope of proposed development.

Scope of proposed development

1. Sportschek expansion = 10,000 s.f.
2. Net expansion to existing Target Unit #4 of 1297 s.f.
3. Addition of 4 (four) new pad buildings totaling 24,038 s.f.

a. Anticipated levels of activity and use

The proposed pad buildings are restaurants and food users. Two of the proposed buildings will have a drive through. Due to the nature of use we anticipate some additional traffic to the site. Two of the proposed pad building's A1 & B are proposed to be leased to restaurant users that are presently not available within the vicinity of the shopping centre and should be well received by the public.

b. Availability of land for initial development and potential for future expansion

Shoppers Mall, with a reduction in size of the existing Target allows for the addition of these pad buildings along 18th street on the east side and the minor expansion of a portion of the remaining Target store noted above. South of the existing Sportschek can also accommodate expansion due to oversupply of existing parking in this area. There is no additional future expansion planned for this site.

c. An analysis of the impact on existing services

Please refer to the enclosed letter from the site services engineer.

d. Transportation impact analysis

Please refer to enclosed transportation impact study completed by Stantec.

e. On site transportation impact analysis

Please refer to enclosed transportation impact study and parking study completed by Stantec.

f. The size, location & orientation of buildings and structure

Please refer to enclosed master site plan dated June 30th, 2016 with location and size of building. Proposed pad buildings are connected to 18th Street via concrete sidewalks for pedestrian access.

g. General design characteristics, including roof types and exterior building finishes

Enclosed please see preliminary design elevations with exterior finishes and roof profile for pad building A1 & B.

Pad buildings "C & D" are yet to be determined, but will be based on prototype for national type tenants with exterior finishes and roof profile similar to typical commercial retail pad buildings proposed for the site and present in the trade market.

h. Exterior building lighting and site lighting

Enclosed please see site lighting drawing with photometric. Enclosed building elevations are complete with proposed exterior lighting on the building façade.

i. Building and freestanding signage

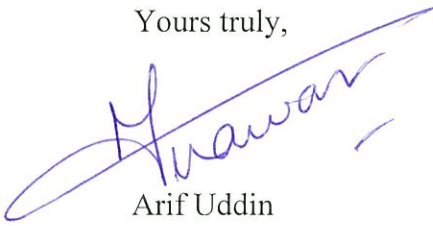
Enclose building elevation drawings are complete with proposed signs. Enclosed site plan drawing shows two new proposed pylons at the entrance to the site from 18th Street.

j. Landscaping details

Please refer to enclosed proposed landscaping drawings with details.

Hoping this meets with your approval and we look forward to any questions you may have.

Yours truly,

A handwritten signature in blue ink, appearing to read "Arif Uddin", is written over a horizontal line. The signature is fluid and cursive.

Arif Uddin
Senior Associate

cc. Nathan Worbets