

**215 12th STREET NORTH
DEVELOPMENT SITE PROFILE**

Brandon, Manitoba

March, 2024

1.0 INTRODUCTION

The 215 12th Street North property is listed by the City of Brandon for \$1 to facilitate the development of housing that supports our community's goal to achieve net zero homelessness.. Development proposals must demonstrate how the needs of our resident's experiencing homelessness, precarious housing or those at risk of homelessness could be met, including housing options and supports. Supports should be trauma informed and be culturally appropriate for Indigenous peoples.

Partnerships are encouraged for those who may not have the expertise or capacity in both developing and operating housing.

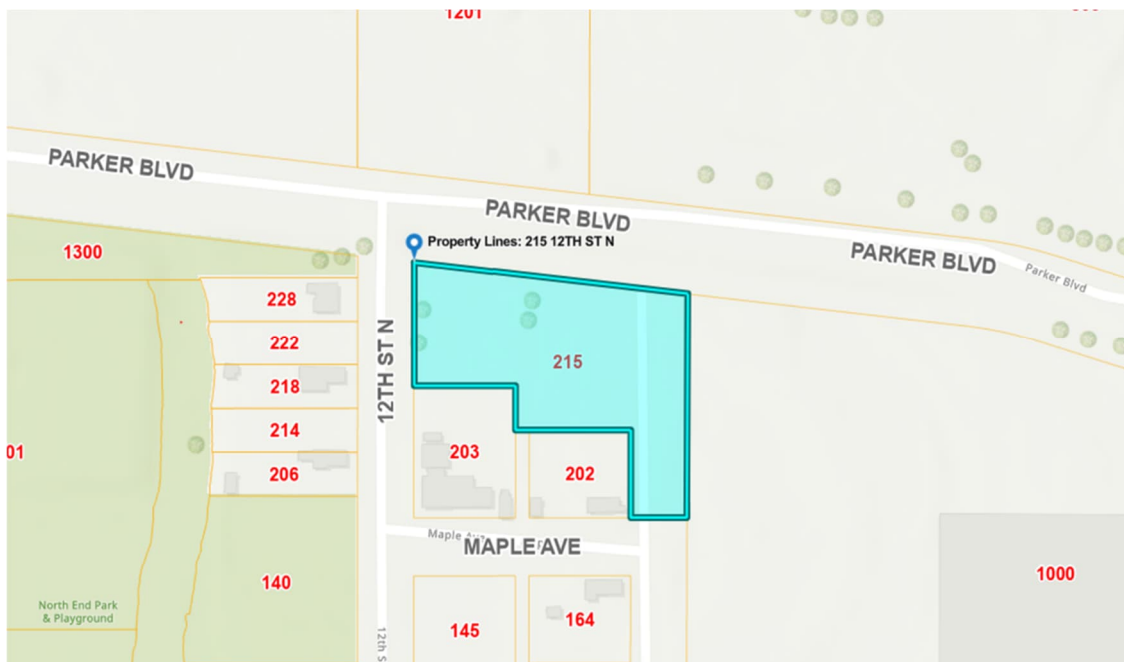
The Development Site Profile is intended to provide high level background information to potential purchasers to assist them in making an informed decision regarding development on the site. The information is being provided in good faith by the City of Brandon with the expectation that any potential purchasers complete necessary due diligence and follow-up with relevant parties to confirm information, as necessary.

Any reports provided by the City (e.g. environmental, structural) are for use and information of the purchaser only and should not be shared with any other parties without approval by the City.

2.0 PROFILE

2.1 Site Description

The property at 215 12th Street North is vacant land and 5,256 sq. m. in size. The property is currently zoned light industrial and will need to be re-zoned to either institutional or modular home zone prior to development occurring.



2.2 Environmental Considerations

215 12th Street North is identified within both Zone 2 and 3 Methane Gas Zones. Any development on the site must comply with the City of Brandon [Building By-law 7258 – Construction of Buildings on Former Landfill Sites](#).

2.3 Site Servicing

Water mains are adjacent to the site within both the 12th Street North and Parker Boulevard right-of-ways. A Domestic Sewer main is adjacent to the site within the 12th Street North right-of-way. The City has reviewed the water and domestic sewer servicing, and anticipates that the proposed density of development outlined in the development concept may be accommodated within the existing servicing network. Determining satisfactory water pressure to develop the site will be the responsibility of the purchaser's design engineer.

As per City of Brandon development requirements, stormwater post development flows must not exceed pre-development flows. Site topography is lower than the adjacent roadways with site grading and filling to be considered during the development process.

Above ground electrical and natural gas is located within the 12th Street North right-of-way. The purchaser should consult with all electrical, gas and telecommunications providers, including but not limited to, Manitoba Hydro, Centra Gas, MTS, and Westman Communications group.

2.4 Transportation and Parking

The site is bounded by 12th Street North, a local gravel street, to the west and Parker Boulevard, a paved collector road to the north. Parking will be required for the development, however parking may be significantly less than a typical residential development and Administration would consider a parking variance request to reduce minimum parking required. Transit Route Number 5 runs to the north of the site along Parker Boulevard and the Assiniboine Gardens Secondary Plan identifies Parker Boulevard and Stickney Boulevard as future active transportation connections.

Transit Routes

[AllRoutes Repres RevisedII.pdf \(brandontransit.ca\)](#)

Transportation – Map B of Assiniboine Gardens Plan

[The_Assiniboine_Gardens_Secondary_Plan_Optimized-compressed.pdf \(brandon.ca\)](#)

2.5 Amenities

The site is within close proximity to the North End Community Centre and the Riverbank Discovery Centre trail systems and amenities. The downtown, and the Coral Centre shopping complex, are within an approximate 10 minute walk.

Riverbank Master Plan

[Master Plan | Riverbank Discovery Centre](#)

2.6 Land Use and Concept

The City has established a preliminary development concept that aligns with the residential vision for the area set-forth in The Assiniboine Gardens Secondary Plan ([link below](#)). The initial phase includes approximately 30 units that could serve our residents living at the level of the housing continuum between the emergency shelter and transitional housing stages. There could also be a common space which could include food service, meeting spaces and an area to deliver supportive services. Parking would be provided for staff and visitors but may not be necessary for those living in the units. The second phase includes approximately 25 housing units and an option for those transitioning from the phase one units.

The Assiniboine Gardens Secondary Plan identifies that residential development in the diked floodplain area should be lower density (to limit number of residents living in the area), have low building lot coverage (to allow stormwater infiltration), and designed to take into account the high water table in the area. The proposed concept plan, although proposing more units, meets the intent of the secondary plan by limiting lot coverage, and proposing modular construction to not be impacted by the high water table.

[Development Concept](#)

2.8 Development Charges & Fees

The site is located in the established area of the City of Brandon Development Charges By-law. Developments in the established area are required to pay contributions towards wastewater and water treatment infrastructure prior to the issuance of building permits. The 2024 rates for development charges and all other fees related to developing the site, including development permits, building permits, crossing permits/deposits, lot grading deposits are outlined in the Fee Schedule By-law. The Purchaser is encouraged to consult with the City's Development Services Division on any charges and fees associated with development of the lands.

City of Brandon Fee Schedule By-law pg. 26 (2022)

[1 - 2024 Fee Schedule Master.xlsx \(brandon.ca\)](#)

2.9 Applications & Studies

The site will need to be rezoned from the current light industrial to either institutional or modular home zone to allow the development to proceed.

[City of Brandon - Land Use](#)

The purchaser is responsible to apply for all permits to develop the site, including building and demolition permits.

[City of Brandon - Building & Plumbing](#)

3.0 INCENTIVES

Purchasers meeting the minimum conditions of sale (Section 4) shall be eligible to purchase the site for \$1. As per the City’s Affordable Housing By-law the proponent may qualify for a municipal tax credit (typically 50% for 20 years). Additional incentives, including development charges off-setting, off-site infrastructure contributions and other cash incentives may be reviewed on a project specific basis.

4.0 CONDITIONS OF SALE

4.1 Minimum Use Requirements

The 215 12th Street North property is listed by the City of Brandon for \$1 to facilitate the development of housing that supports our community’s goal to achieve net zero homelessness. Any development proposal must demonstrate how the needs of our residents experiencing homelessness or in a precarious housing situation are being met, including housing options and supports.

4.2 Minimum Applicant Requirements

- Must be a not-for-profit or Indigenous government or organization.
- Must have demonstrated experience of development.
- Must have demonstrated experience working in supporting vulnerable populations.
- Must have demonstrated experience working with Indigenous persons with cultural knowledge and supports. Preference will be given to First Nations or Indigenous led organizations as either the developer, the operator or both.
- Partnerships are encouraged for those who may not have the expertise or capacity in both developing and operating housing.

4.3 Minimum Building Requirements

The proposed development should be generally consistent with the preliminary conceptual plan, including unit size (150 – 250 sq. ft.) and overall site layout. Layout changes may be considered on a project specific basis. Intent of design and operation of housing must meet the intent of supporting net-zero homelessness in Brandon.

4.4 Costs

The purchaser is responsible for costs related to developing the site, not covered through City incentives, including but not limited to, building and site improvements, permit fees, and servicing connections.

4.5 Timelines

The purchaser must be in receipt of a development permit for the site and building permits for initial building(s) within a two (2) year timeline from the possession date or the land must revert back to the City’s ownership.

4.6 Option to Repurchase

Should the purchaser fail to meet the agreed upon conditions, inclusive of any subsequent agreed extensions, the City may elect to repurchase the site (under an Option to Repurchase Agreement)

for the value as sold to the purchaser with the purchaser being responsible for the associated land transfer fees. Should the project not proceed, the City will not compensate the purchaser for funds spent through the planning and development process (e.g. testing, studies, site prep).

As part of the Option to Repurchase Agreement, the purchaser shall provide the City with a deposit equaling the anticipated land transfer tax to be held in trust by the City. In the event that the purchaser cannot develop within the allotted timeline, the deposit shall be used to revert ownership back the City. Should the purchaser meet the agreed upon timeline, the funds shall be returned to the purchaser following the issuance of development and building permits.