



[REDACTED] DUPUIS
Community Housing and Wellness Programmer
Phone: (204) [REDACTED]
E-mail: [REDACTED]@brandon.ca
City of Brandon, 638 Princess Avenue
Brandon, Manitoba R7A 0P3 www.brandon.ca

October 22, 2025

Development Services Department
638 Princess Avenue
Brandon, MB R7A 0P3

To Whom It May Concern:

RE: Rezoning Application – 215 12th Street North

On behalf of the City of Brandon, I submit this letter of intent as per the requirements outlined for the rezoning of the property at 215 12th Street North in Brandon from Industrial Restricted to Educational & Institutional.

The City listed this property for the development of transitional housing. The intent was to find potential builders/operators and work in partnership with them to refine a concept and lobby for funding to build and operate the housing. This property has been sold to Gambler First Nation for \$1, under the clear and shared understanding that it will be developed into a well-supported transitional housing community. Although the City is not developing the site, we are proceeding with rezoning to assist Gambler First Nation with exploring the opportunity.

Project Vision & Community Impact

This development would provide much-needed transitional housing and support services for our community. A similar process was undertaken for the transitional housing project now underway at 353 16th Street North. While the nearby project has not yet received occupancy, its presence highlights the city's ongoing commitment to supporting residents in need.

Key Features of the Development

Residential Units:

The proposed site plan includes up to 54 small-scale dwelling units. The 30 larger units will be approximately 230 sq ft, while the 24 smaller units will be approximately 180 sq ft. Details such as whether washrooms are in-suite or shared, and whether kitchenettes are included will be determined.

Common Building & Amenities:

A central common building will serve as a hub for meals, support services, and gatherings to support community building. Residents will have access to amenities including a fire pit, which can be used for Indigenous ceremonies as well as garden boxes for growing food.

Support Services:

While the operator is yet to be announced, the development will provide on-site supports to help residents transition. The project is proposed to be trauma-informed and culturally appropriate, with input from Indigenous leaders and community partners.

Site Design & Accessibility:

The site plan features walkways for easy access within and out of the site. Fencing would be installed around the property line to ensure privacy for neighboring residents.

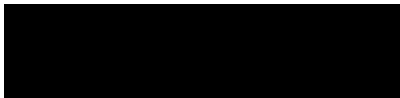
Parking & Transportation:

Parking is primarily intended for staff and visitors, as most residents are not expected to own vehicles.

This project stands as a testament to our community's commitment to reconciliation and positive change. We look forward to continued collaboration with stakeholders and the public as we move through the rezoning process.

Should you have any questions or require further information, please do not hesitate to contact me.

Yours truly,

A large black rectangular redaction box covering the signature of the sender.

Dupuis
Community Housing & Wellness Programmer
City of Brandon



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Phone: (204) [REDACTED]
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October 21, 2025

Development Services Department
638 Princess Avenue
Brandon, MB R7A 0P3

Dear Sir/Madam:

RE: Variance Application – 215 12th Street North

Please consider this our letter of intent as per the requirements outlined by the City of Brandon for a variance on the property at 215 12th Street North in Brandon, MB and legally described as

PARCELS A, B, C AND D PLAN 70110 BLTO
EXC OUT OF PARCEL B: ALL MINES AND MINERALS AND OTHER MATTERS AS SET
FORTH IN THE CROWN LANDS ACT
EXC OUT OF PARCEL D: ALL MINES AND MINERALS VESTED IN THE CROWN
(MANITOBA) BY THE REAL PROPERTY ACT
NW 1/4 23-10-19 WPM
Title No. 3195128/2

The City is working with Gambler First Nation on the development of this property. They have signed an agreement to purchase the land for \$1, under the condition that they would develop the property for transitional housing. Due to the nature of the development, the size of the units will consist of smaller units. The outlined minimum dwelling unit requirement in the EI Zone is 18.0m², or 193.8 sq. ft.. I would like to request to reduce the minimum dwelling unit size to be allowed of 16.7m², or 180 sq ft.

Looking forward to working through this process together with you. Please reach out with any questions or concerns.

Yours truly,

[REDACTED]

[REDACTED] Dupuis
Community Housing & Wellness Programmer
City of Brandon

LEGEND	
PROPERTY LINE	---
RIGHT OF WAY LINE	—
DITCH / SWALE	- - - -
DRAINAGE ARROW	➔
FENCE	—○—○—○—○—
SOD	▽▽▽▽▽▽▽▽
LANDSCAPED AREA	▨▨▨▨▨▨▨▨
ASPHALT	▬▬▬▬▬▬▬▬
CONCRETE	▬▬▬▬▬▬▬▬

SITE NOTES:

- THE PROPERTY IS LEGALLY DESCRIBED AS PARCELS A, B, C & D, PLAN 70110, BLTO.
- THE TOTAL SITE AREA IS 1.28 ACRES.
- THE SITE IS CURRENTLY ZONED INDUSTRIAL RESTRICTED. THE PROPOSED ZONING IS EDUCATIONAL AND INSTITUTIONAL.
- A TOTAL OF 9 STANDARD PARKING SPACES HAVE BEEN PROVIDED PLUS ONE ACCESSIBLE PARKING STALL. A PARKING VARIANCE WILL BE REQUIRED.

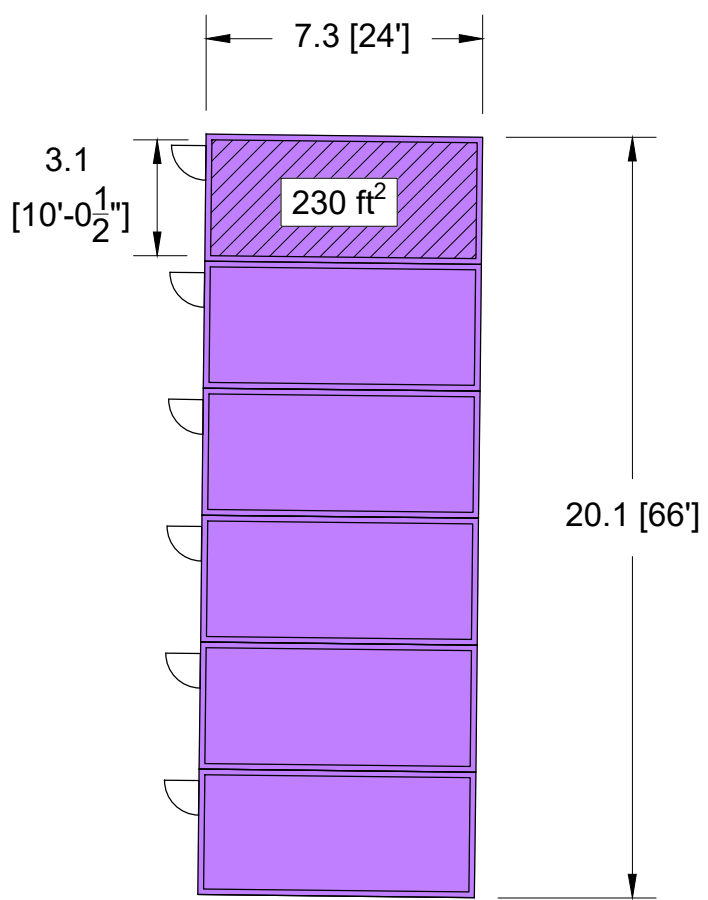
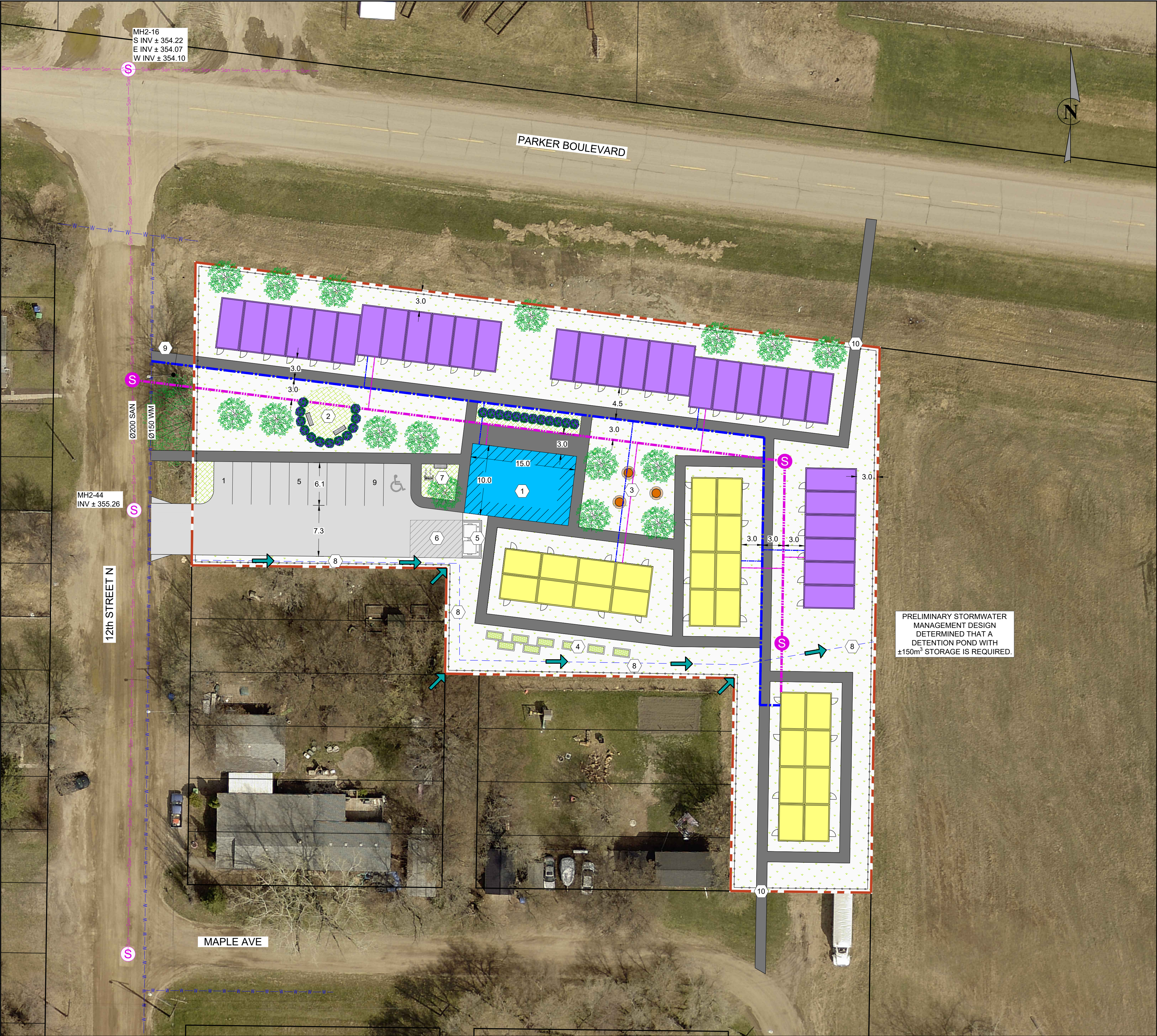
EDUCATIONAL AND INSTITUTIONAL ZONE (AS PER ZONING BY-LAW NO 7124)		
SITING REQUIREMENT	MINIMUM	PROVIDED
SITE AREA	670 m ²	5180.7 m ²
SITE WIDTH	18.2 m	43.38 m
FRONT YARD	3.0 m	3.0 m
SIDE YARD CORNER	3.0 m	3.0 m
SIDE YARD INTERIOR	3.0 m	3.0 m
REAR YARD NO LANE	7.6 m	3.0 m (VARIANCE REQUIRED)

KEYNOTES:

- COMMON BUILDING
- PROPOSED LANDSCAPE FEATURE OR PUBLIC ART WITH SITTING AREA
- GATHERING AND PICNIC SPACE
- COMMUNITY GARDEN
- REFUSE BINS
- LOADING SPACE
- BIKE RACK / BENCH
- PERIMETER DITCH / SWALE WITH OUTLET TO EAST
- APPROXIMATE LOCATION OF EXISTING HYDRO POLE TO BE RELOCATED
- PEDESTRIAN EMERGENCY ACCESS

LEGEND		
EXISTING		PROPOSED
	STATIONING	0+000.00
	WATER MAIN	
	SANITARY MAIN	
(S)	SANITARY MANHOLE	(S)

B	SEPT 16, 2025	DAB	CR	UPDATED PROPERTY BOUNDARY
A	AUG 19, 2025	DAB	CR	ISSUED FOR REVIEW AND COMMENT
NO:	DATE	APP.	BY	DESCRIPTION
REVISIONS				

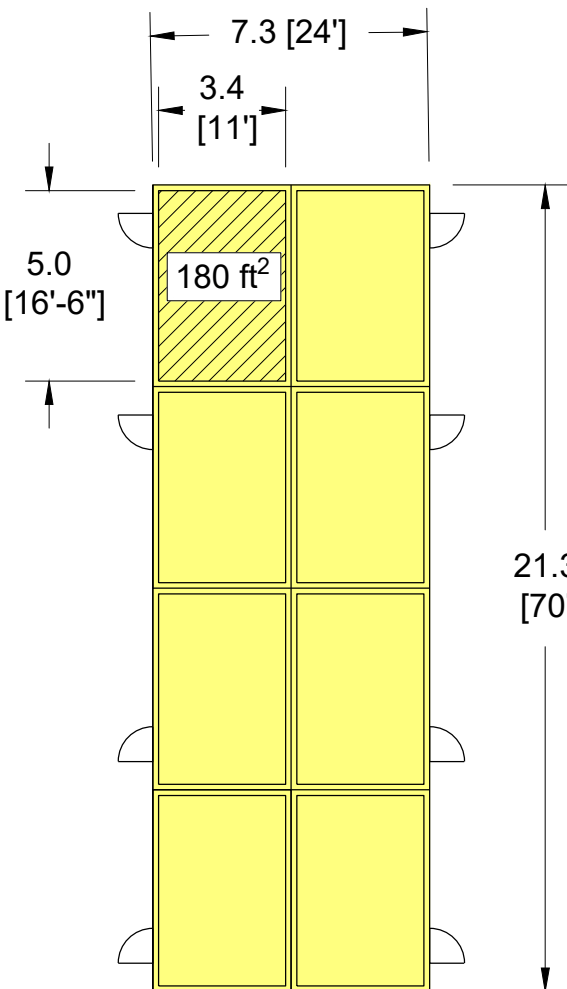


PRELIM BUILDING 1

SCALE: N.T.S.

NOTES:

- PERIMETER BUILDING WITH PROPOSED ENTRANCES FACING THE INTERIOR OF THE SITE ONLY.
- GRADE TO DROP AROUND BUILDING TO BLEND INTO PROPERTY LINE.
- RECOMMEND CRAWL SPACE FOUNDATION FOR THESE BUILDINGS TO SUIT PERIMETER GRADING.



PRELIM BUILDING 2

SCALE: N.T.S.

NOTES:

- SITE GRADING AROUND THIS BUILDING PERMITS ENTRANCES ON BOTH SIDES.
- CRAWL SPACE OR SLAB-ON-GRADE FOUNDATIONS CAN BE ACCOMMODATED.

DESIGNED BY:
CR

REVIEWED BY:
DB

DRAWN BY:
CR

PROJECT START DATE:
JULY 25, 2025

PLOT SIZE:
A1 (594x841)

SCALE:
1:300

PROJECT NAME:
GAMBLER FIRST NATION
RESIDENTIAL DEVELOPMENT
215-12th ST N, BRANDON, MB



903 Rosser Ave.
Brandon, Manitoba
R7A 0L3
Tel: (204) 728-7364
Fax: (204) 728-4418

PRELIMINARY
FOR REVIEW AND COMMENT ONLY

DRAWING TITLE: PRELIMINARY SITE PLAN 54 UNITS	
PROJECT NUMBER: BMCE-25-100	DRAWING NO: C1.B