

December 20, 2024

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

Attention: Ryan Nickel, RPP, Director

Reference: 1328 Rosser Avenue (LOTS 21, 22 AND 23 AND NLY 3 INCHES OF LOT 24, BLOCK 56, PLAN 2, BLTO)

115 14th Street (LOTS 24 AND 25, BLOCK 56, PLAN 2, BLTO
EXC OUT OF SAID LOT 24 NLY 3 INCHES)

Subject: Letter of Intent for Conditional Use

We write this letter of intent on behalf of #6347470 MB Ltd. for submittal with an application for Conditional Use. It is the intent of the applicant to construct a 3-storey residential building on the properties located at 1328 Rosser Avenue and 115 14th Street. The properties are legally described as Lots 21, 22 and 23, Block 56, Plan 2, BLTO (1328 Rosser) and Lots 24 and 25, Block 56, Plan 2 BLTO, (115 14th Street).

Both properties are currently zoned as DMU (Downtown Mixed Use). Main floor dwellings are permitted, however, as per Table 13 of the City of Brandon Zoning by-law 7124, Part 3, Division 3, Note 1, the maximum total floor area of the dwelling units shall not exceed 50% of the total floor area of the first storey, and the dwelling units shall be located in the rear of the building to allow portions of the building directly facing a street (front or side yard) to be developed for non-residential uses.

The existing property is 1393.6m² and is located at the southeast corner of the intersection of Rosser Avenue and 14th Street. The property was originally occupied by a commercial building, which was demolished in 2015 and has since been maintained as a gravel parking lot.

The proposed site will consist of a 3-storey residential building, with 24 suites occupying all floors of the building. This is consistent with neighboring properties, such as the apartment building directly south of the proposed site, as well as similar residential apartments constructed in the DMU on 15th Street and 13th Street. The building will be designed and constructed to comply with all necessary codes and by-laws and it is anticipated that there will be no detrimental effects to the people living or working in the surrounding area. There are no anticipated concerns with traffic, as the proposed site plan provides 21 parking spaces with 1 accessible spot. Access will be provided from 14th Street

and the back lane. It is to be noted however that sites in the DMU are exempt from parking requirements.

The proposed plan complies with the Development Plan, specifically Section 7.0 The Hub Policies by providing a healthy mix of residential development in the Hub which will enhance the economic activity in the downtown. The Downtown Secondary Plan encourages buildings be placed at or near the site line with clearly defined primary entry points leading directly to the sidewalk. The west side yard is setback from property line to reduce pedestrian conflicts and will have direct access to the 14th Street sidewalk. The north building elevation facing Rosser Avenue provides architectural projections to break up the façade. As we finalize the building design, we will work with planning to achieve a building façade that enhances the downtown.

We anticipate we have provided you with the information required to approve this application. If you require additional information, please do not hesitate to contact the undersigned. We are excited to be developing this residential building in the Downtown Hub.

Yours truly,
BURNS MAENDEL CONSULTING ENGINEERS LTD.

A handwritten signature in blue ink, appearing to read "D Burns". The signature is stylized with a large, sweeping "D" and a cursive "Burns".

Daniel Burns, P. Eng
Civil Engineer