

---

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 14<sup>th</sup> 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 14<sup>th</sup> 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 14<sup>th</sup> 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 1393.6m<sup>2</sup> and is located at the southeast corner of the intersection of Rosser Avenue and 14<sup>th</sup> 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 15<sup>th</sup> Street and 13<sup>th</sup> 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 14<sup>th</sup> 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.

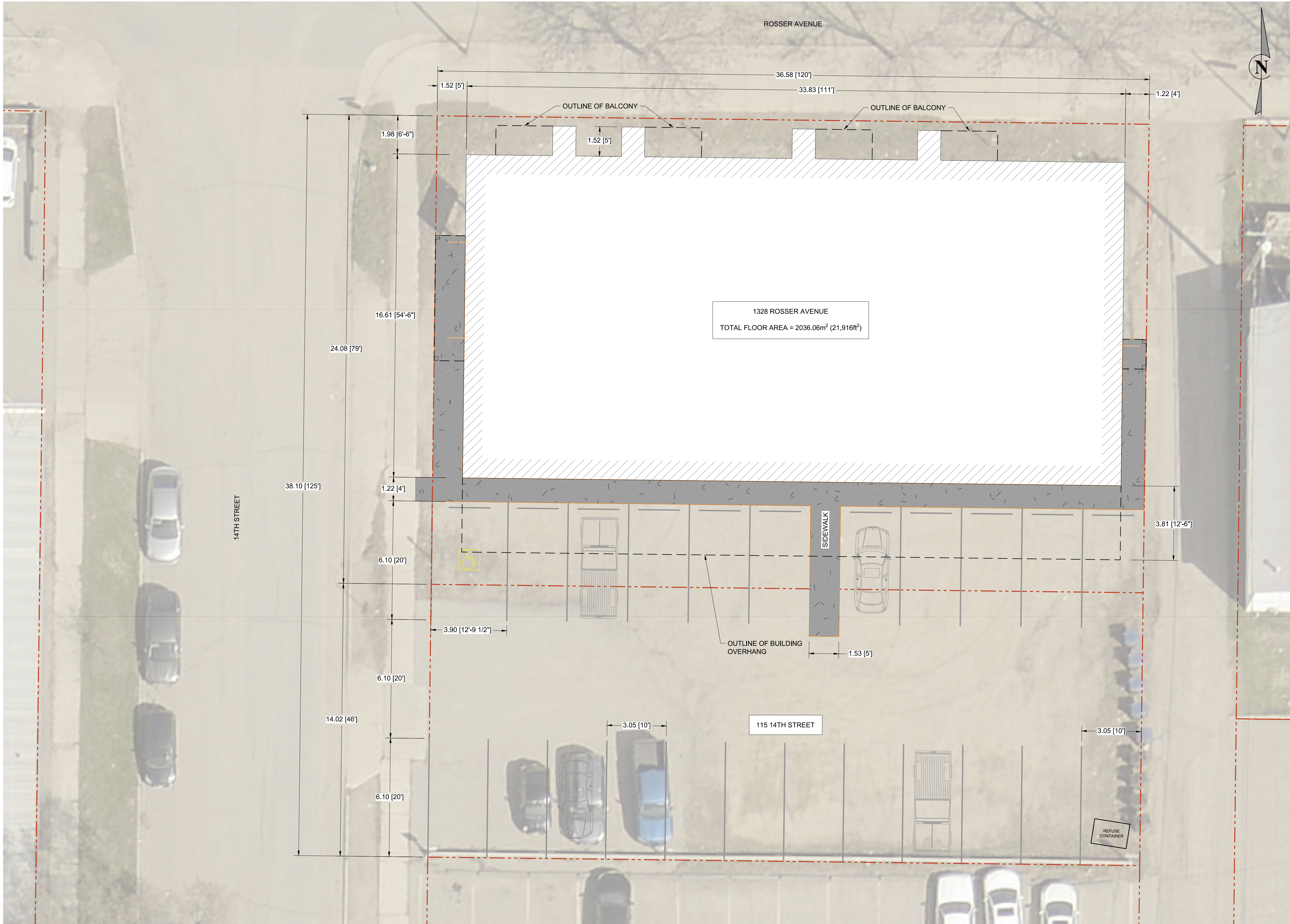
We anticipate we have provided you with the information required to approve this application. If you require additional information, please do not hesitate to contact the undersigned. We are excited to be developing this residential building in the Downtown Hub.

Yours truly,  
BURNS MAENDEL CONSULTING ENGINEERS LTD.

A handwritten signature in blue ink, appearing to read "D Burns".

Daniel Burns, P. Eng  
Civil Engineer






**SITE NOTES:**

1. 1328 ROSSE IS LEGALLY DESCRIBED AS LOTS 21, 22 AND 23 AND NLY 3 INCHES OF LOT 24 BLOCK 56 PLAN 2 BLTO IN SW 1/4 23-10-19 WPM AND 115 14TH STREET IS LEGALLY DESCRIBED AS LOTS 24 AND 25 BLOCK 56 PLAN 2 BLTO EXC OUT OF SAID LOT 24 NLY 3 INCHES.
2. A TOTAL OF 21 PARKING SPACES HAVE BEEN PROVIDED INCLUDING 1 ACCESSIBLE PARKING STALL.
3. THE TOTAL SITE AREA IS 1393.6m².
4. TOTAL BUILDING COVERAGE IS 51%.

A	DEC 20, 2024	D.A.B.	E.M.M.	ISSUED FOR CONDITIONAL USE APPLICATION
NO:	DATE	APP.	BY	DESCRIPTION
REVISIONS				

**PRELIMINARY**  
FOR REVIEW AND COMMENT ONLY

DESIGNED BY: D.A.B.	REVIEWED BY: D.A.B.	PROJECT NAME:  #6347470 MB LTD.  3-STOREY BUILDING  1328 ROSSE AVE, BRANDON, MB	DRAWING TITLE:    PROPOSED SITE PLAN	
DRAWN BY: E.M.M.				
PROJECT START DATE: AUGUST 2024				
PLOT SIZE: A1 (594x841)		 <b>BURNS MAENDEL</b> CONSULTING ENGINEERS LTD.	903 Rosser Ave. Brandon, Manitoba R7A 0L3	
SCALE: 1:100(m)			Tel: (204) 728-7364 Fax: (204) 728-4418	
			PROJECT NUMBER: <b>BMCE-20-043</b>	DRAWING NO: <b>C1.1</b>

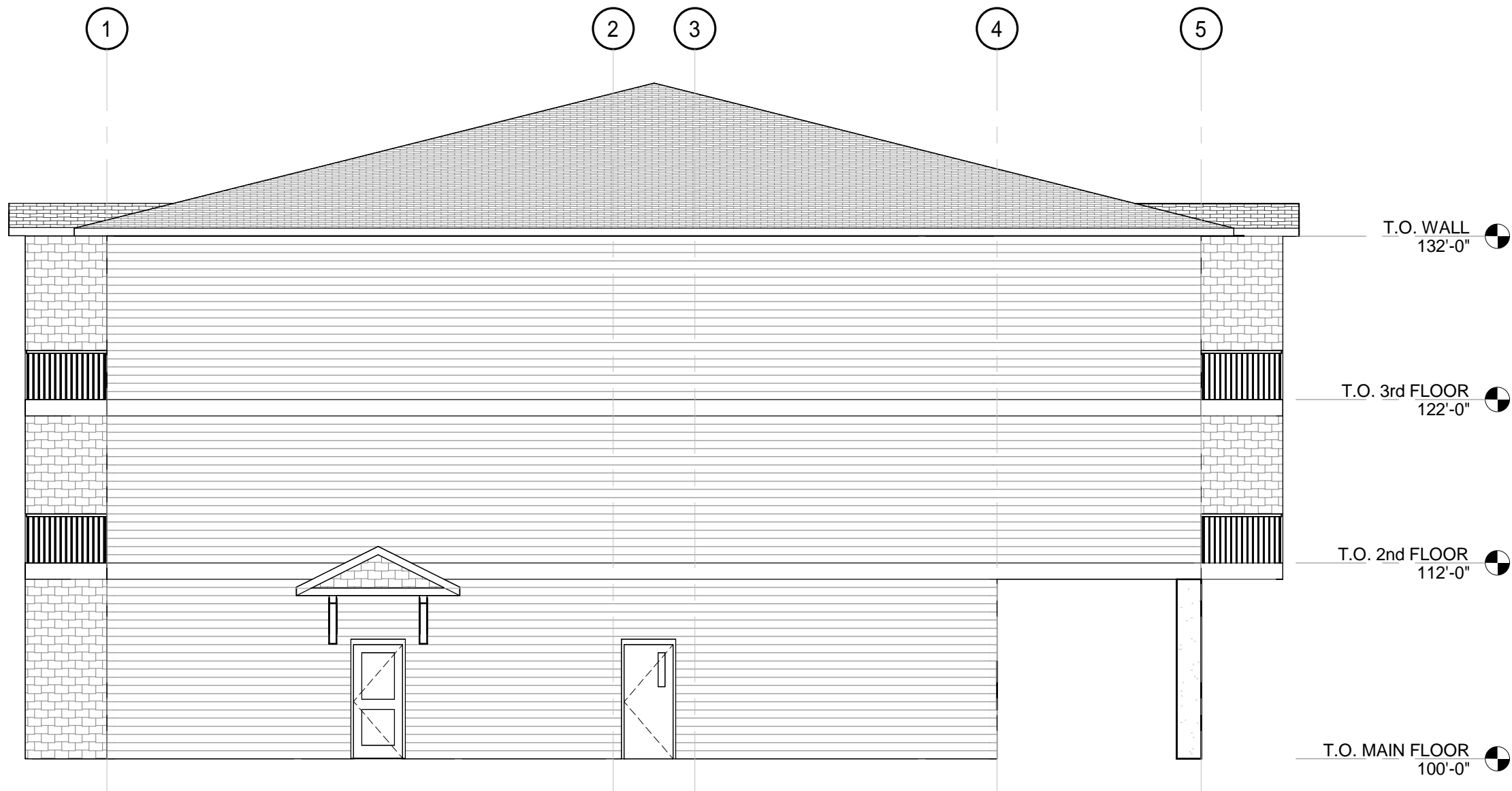




NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



EAST ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"




SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

A	2024-12-20	DAB	OSPR	ISSUED FOR CONDITIONAL USE APPLICATION	
NO.	DATE	APP.	BY	DESCRIPTION	
REVISIONS					

**PRELIMINARY**  
FOR REVIEW AND COMMENT ONLY

DESIGNED BY:	REVIEWED BY:
MPM	DAB
DRAWN BY:	
OSPR	
PROJECT START DATE	
AUG, 2024	
PLOT SIZE:	
D(22X34)	
SCALE:	
AS NOTED	

PROJECT NAME:	#6347470 MB Ltd. 3 STOREY BUILDING 1328 ROSSER AVE, BRANDON, MB
 <b>BURNS MAENDEL</b> CONSULTING ENGINEERS LTD.	903 Rosser Ave. Brandon, Manitoba R7A 0L3 Tel: (204) 728-7364 Fax: (204) 728-4418

DRAWING TITLE:	ELEVATIONS	
PROJECT NUMBER:	BMCE 20-043	DRAWING NO: B2.1