

January 31, 2025

Attn: **Development Services**
City of Brandon
638 Princess Avenue,
Brandon, MB
R7A 0P3
204-729-2110
City of Brandon Planning & Buildings Department

Re: **Trotter Business Xchange Site Development**
1650 Park Avenue, Brandon MB
LOTS 1-12, BLOCK 5, LOTS 17-26, BLOCK 6, PLAN PARCELS A - C,
PLAN NO. 26734 N.W. 1/4 SEC. 14, TWP. 10, RGE. 19 WPM

To Whom it May Concern,

Please accept this letter of intent to allow the development of a new Bank of Montreal branch at the above stated address. This use is identified as conditionally permitted in the existing CG Commercial General zoning. This new branch location will facilitate access to banking and financial services for area residents and customers of BMO in the general area and beyond. This area of Park Avenue is already developed with commercial shops and services but does not currently have a financial institution and will improve ease of access and diminish travel time and distance for existing and new customers of the bank. Business hours of the branch will be regular banking hours and will not create a disturbance for nearby businesses or residents. The proposed site is in the General Urban Area of Brandon and its proximity to the Keystone Centre is compatible with and will support the intended integrated development and infrastructure identified in the Brandon City Plan.

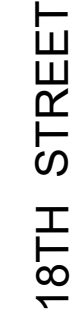
It is our belief that the inclusion of this new financial institution will contribute to the urban fabric of the neighbourhood by providing important services for the businesses and residences nearby. Please do not hesitate to contact us if you require additional information.

Regards,



John E Gustavson Architect
Per Ron Baron, Partner

PARK AVENUE



16TH STREET



FREESTANDING SIGN
SCALE: 1:50

ALL RIGHTS RESERVED. PROPERTY OF
GUSTAVSON WYLIE ARCHITECTS INC. USE OR
REPRODUCTION PROHIBITED WITHOUT PRIOR
WRITTEN PERMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW
THE DOCUMENTS FOR CONFORMANCE OF
CODES AND BYLAWS AND SHALL ADVISE THE
ARCHITECTS OF ANY DISCREPANCIES HE MAY
NOTE. THE GENERAL CONTRACTOR SHALL
CHECK AND VERIFY ALL DIMENSIONS AND
REPORT ALL ERRORS AND OMISSIONS TO THE
DESIGNER. DO NOT SCALE THE DRAWINGS

SITE INFORMATION

CIVIC: 1650 PARK AVENUE, BRANDON, MANITOBA

LEGAL: LOTS 1-12, BLOCK 5, LOTS 17-26, BLOCK 6, PLAN NO. 16 AND
PARCELS A - C, PLAN NO. 26734 N.W. 1/4 SEC. 14, TWP. 10, RGE. 19 WPM

ZONING:	CG
SITE AREA:	(139.0M ² min)
SITE WIDTH:	4.6M min
FRONT YARD:	0M
SIDE INTERIOR:	0M
REAR LANE:	1.5M
REAR NO LANE:	3.0M
RAILWAY SETBACK:	9.1M
MAX HEIGHT:	14.0M/ 3 STOREYS

AREAS	
SITE AREA:	12,162.2M ²
EXISTING BUILDING 1:	326M ²
EXISTING BUILDING 2:	815M ²
NEW PROPOSED BUILDING 1:	789.7M ²
NEW PROPOSED BUILDING 2:	568M ²

BUILDING SITE COVERAGE: 20.65%

PARKING

REQUIRED*	125
PROVIDED	127
ACCESS. REQ.	5
ACCESS. PROV.	7

01	12/23/24	ISSUED FOR DEVELOPMENT PERMIT	JF
00	MM/DD/YR	ISSUED FOR	BY

DRAWING TITLE

PROPOSED SITE PLAN

PROJECT

TROTTER BUSINESS
XCHANGE
SITE DEVELOPMENT

1650 PARK AVENUE,
BRANDON, MB



architecture planning interiors
JOHN E GUSTAVSON ARCHITECT
SUITE 280 - 1040 WEST GEORGIA STREET
VANCOUVER, BC, CANADA V6E 4H1
P: 604-687-2511 F: 604-687-4203 www.gwa.ca

SCALE: AS NOTED

DRAWN BY: JH
CHECKED BY: SP

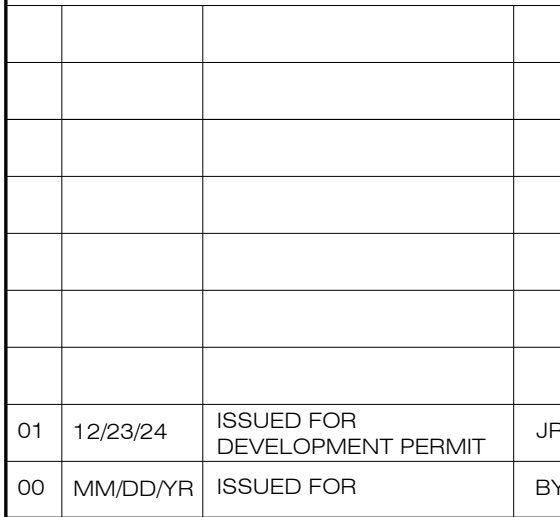
CHECKED BY: RE

DATE: OCT. 2024

PROJECT NO: 24009

SHEET NO

A-001



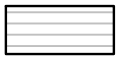

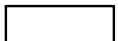
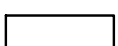







PROJECT

TROTTER BUSINESS
XCHANGE
SITE DEVELOPMENT

1650 PARK AVENUE,
BRANDON, MB

A-300

LEGEND FOR BUILDING MATERIALS:

	B-W	BRAMPTON BRICK, CONCRETE MASONRY; PROFILE 90mm X 390mm X 90mm; SUAVE FINISH; COLOUR: POLAR WHITE; MORTAR: TBD
	M-B	ALUMINUM COMPOSITE METAL PANELS; TO MATCH PPG DURANAR PAINT SML93416P "MONTREAL BLUE"
	M-W	ALUMINUM COMPOSITE METAL PANELS; CLADCO BNT WHITE; #032320
	GL	EXTERIOR CURTAINWALL SYSTEM; BLACK ANODIZED; CLEAR INSULATED VISION GLASS / LOW-E GLAZING (SOLARBAN 70XL)
	SE-HS	SPANDREL GLAZING; CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE. COLOUR: OPACI-COAT; HARMONY SOLEX
	\$G-B	SPANDREL GLAZING; CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE. COLOUR: OPACI-COAT 300 "BIRDIE BLUE"
	\$G-W	SPANDREL GLAZING; CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE. COLOUR: OPACI-COAT "WHITE" (TBD)
	CS	PRECAST CONCRETE SILL
	F-B	PRE-FINISHED METAL FLASHING; COLOUR TO MATCH WALL FINISH (F-B: BLACK, F-W: WHITE)
	F-W	
	S	LED-ILLUMINATED CHANNEL LETTERS/LOGO (BY TENANT); MOUNTED TO BASE BUILDING. PROVIDE BLOCKING AS SHOWN



01	12/23/24	ISSUED FOR DEVELOPMENT PERMIT	JR
00	MM/DD/YR	ISSUED FOR	BY

DRAWING TITLE

**BUILDING 1
EXTERIOR ELEVATIONS**

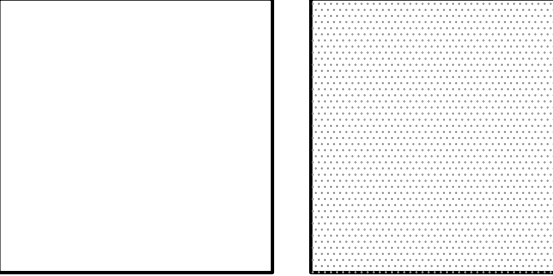
PROJECT

**TROTTER BUSINESS
XCHANGE
SITE DEVELOPMENT**

1650 PARK AVENUE,
BRANDON, MB

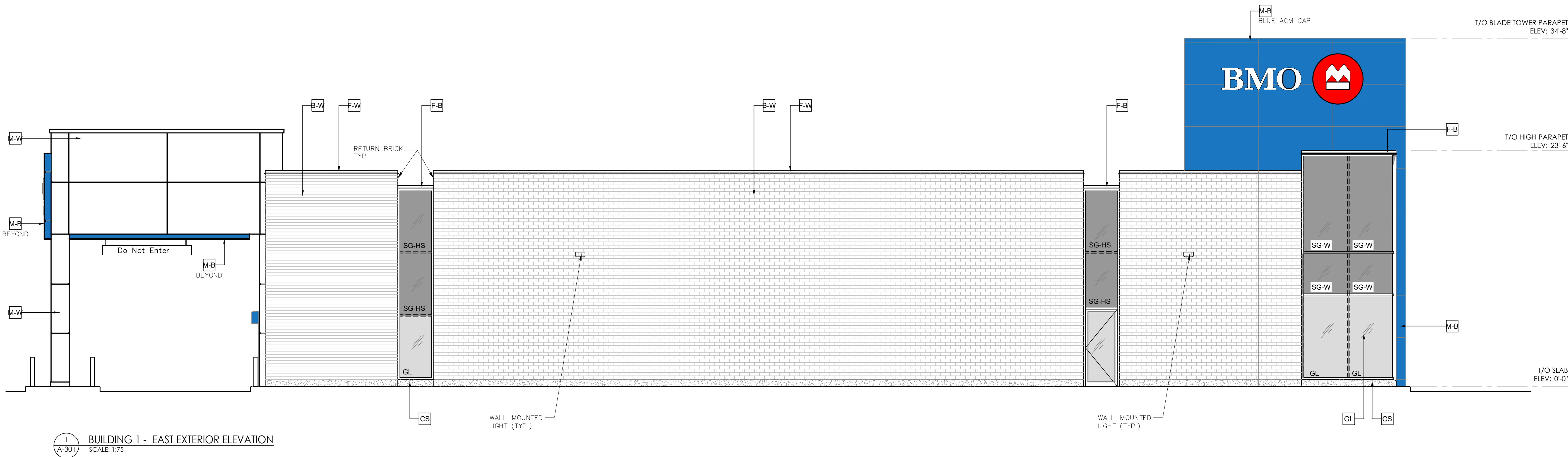
GWA
architecture planning interiors

JOHN E GUSTAVSON ARCHITECT
SUITE 200 - 1040 WEST GEORGIA STREET
VANCOUVER, BC, CANADA V6E 4H1
P: 604-687-2511 F: 604-687-4203 www.gwa.ca

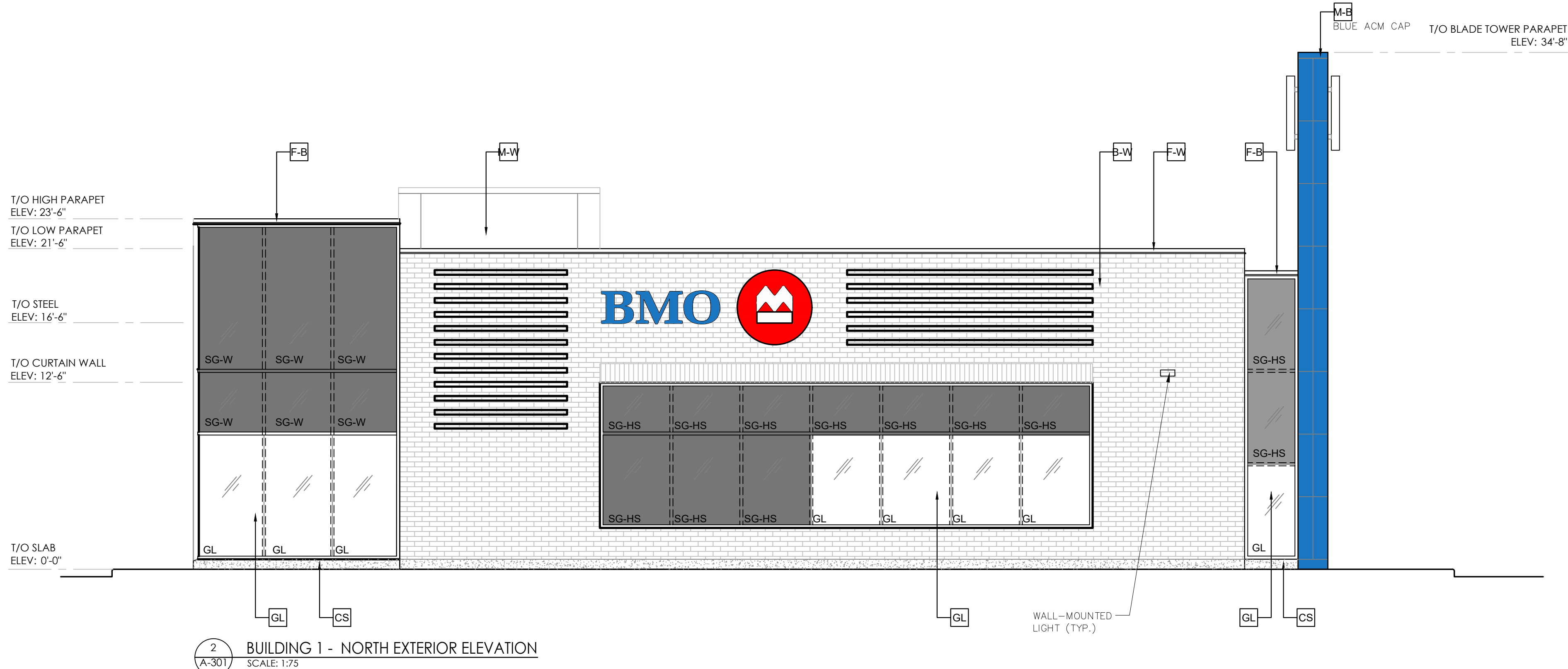


SCALE: AS NOTED
DRAWN BY: JR
CHECKED BY: RB
DATE: OCT. 2024
PROJECT NO: 24009

SHEET NO.
A-301



1 BUILDING 1 - EAST EXTERIOR ELEVATION
SCALE: 1/75



2 BUILDING 1 - NORTH EXTERIOR ELEVATION
SCALE: 1/75

LEGEND FOR BUILDING MATERIALS:		
	B-W	BRAMPTON BRICK, CONCRETE MASONRY, PROFILE 90mm X 390mm X 90mm; SUAVE FINISH; COLOUR: POLAR WHITE; MORTAR: TBD
	M-B	ALUMINUM COMPOSITE METAL PANELS; TO MATCH PPG DURANAR PAINT 5ML93416P "MONTREAL BLUE"
	M-W	ALUMINUM COMPOSITE METAL PANELS; CLADCO BNT WHITE; #032320
	GL	EXTERIOR CURTAINWALL SYSTEM; BLACK ANODIZED; CLEAR INSULATED VISION GLASS / LOW-E GLAZING (SOLARBAN 70XL)
	SG-HS	SPANDREL GLAZING; CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE. COLOUR: OPACI-COAT; HARMONY SOLEX
	SG-B	SPANDREL GLAZING; CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE. COLOUR: OPACI-COAT 300 "BIRDIE BLUE"
	SG-W	SPANDREL GLAZING; CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE. COLOUR: OPACI-COAT "WHITE" (TBD)
	CS	PRECAST CONCRETE SILL
	F-B	PRE-FINISHED METAL FLASHING; COLOUR TO MATCH WALL FINISH (F-B: BLACK, F-W: WHITE)
	S	LED-ILLUMINATED CHANNEL LETTERS(LOGO (BY TENANT); MOUNTED TO BASE BUILDING. PROVIDE BLOCKING AS SHOWN