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

Dear Sir/Madam:

RE: Rezoning, Parking and Unit Size Variance 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 (IR) to Educational & Institutional (EI). Additionally, we are seeking two variances regarding parking requirements and minimum dwelling unit size.

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, with the 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 and variances 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 Development

Residential Units:

The proposed site plan includes up to 60 small-scale dwelling units. Due to the nature of the development, the size of the units will consist of smaller units. There would be some units which would be approximately 230 sq ft, while other units would be approximately 180 sq ft. Details such as whether washrooms are in-suite or shared, and whether kitchenettes are included are still to be determined.

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.

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:

The minimum parking requirement for an EI zone is one for every four residents, owner and/or employees. Parking is primarily intended for staff and visitors, as most residents are not expected to own vehicles. It is anticipated that most residents would utilize transit as transportation. There is a Brandon Transit route which currently has a stop within 350 meters, or a 4-minute walk from the site. Therefore, I am requesting to reduce the number of parking spaces required from sixteen to ten, as currently proposed in the site plan.

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.

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

Yours truly,



Amanda Dupuis
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City of Brandon