
February 11, 2025

City of Brandon
Planning & Buildings Department
638 Princess Avenue
Brandon MB, R7A0P3
Tel: 204.729.2113
Email: e.owusuansah@brandon.ca

Attention: Emmanuel Owusu Ansah, Community Planner

Reference: Proposed Residential Development at 1328 Rosser Avenue

Subject: Community Engagement Report

We write this letter to provide a summary of the Community Engagement that was undertaken for the proposed development at 1328 Rosser Avenue and 115-14th Street, in Brandon, MB.

The city of Brandon provided a list of property owners within a 100 m radius of the proposed development. In total 83 properties were identified. The list of properties received from the City is attached, along with the documents which were sent to the property owners.

An outreach letter and site plan were mailed out to all 83 property owners on February 5, 2025. As of the date of this letter, we have received no response or feedback from the property owners.

If you should have any questions or require further information, please contact the undersigned at info@bmce.ca.

Yours truly,
BURNS MAENDEL CONSULTING ENGINEERS LTD.



Daniel Burns
Civil Engineer

PROPERTY OWNER	10 31 14TH	BRANDON	MB	R7A 6R2
PROPERTY OWNER	101 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	102 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	104 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	1040 20TH ST	BRANDON	MB	R7B 1M8
PROPERTY OWNER	107 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	108 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	10848 164 ST	SURREY	BC	V4N 5B8
PROPERTY OWNER	11 BOSCHMAN BAY	BRANDON	MB	R7B 4J9
PROPERTY OWNER	110 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	112 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	116 WILLOWLANE DR	BRANDON	MB	R7B 0N4
PROPERTY OWNER	1209 PATRICIA AVE	BRANDON	MB	R7A 7K8
PROPERTY OWNER	121 15TH ST	BRANDON	MB	R7A 4V6
PROPERTY OWNER	1233 ROSSER AVE	BRANDON	MB	R7A 0M1
PROPERTY OWNER	124 14TH ST	BRANDON	MB	R7A 4T1
PROPERTY OWNER	129 15TH ST	BRANDON	MB	R7A 4V6
PROPERTY OWNER	1302 ROSSER AVE	BRANDON	MB	R7A 0M2
PROPERTY OWNER	131 15TH ST	BRANDON	MB	R7A 4V6
PROPERTY OWNER	1327 ROSSER AVE	BRANDON	MB	R7A 0M3
PROPERTY OWNER	140 13TH ST	BRANDON	MB	R7A 4P3
PROPERTY OWNER	1401 PRINCESS AVE	BRANDON	MB	R7A 7L7
PROPERTY OWNER	141 13TH ST	BRANDON	MB	R7A 4P4
PROPERTY OWNER	143 14TH ST	BRANDON	MB	R7A 4S9
PROPERTY OWNER	1440 PRINCESS AVE	BRANDON	MB	R7A3K6
PROPERTY OWNER	1440 ROSSER AVE	BRANDON	MB	R7A 0M4
PROPERTY OWNER	145 13TH ST	BRANDON	MB	R7A 4P4
PROPERTY OWNER	147 12TH ST	BRANDON	MB	R7A 4L8
PROPERTY OWNER	16 BRIGHTON LANE	STEINBACH	MB	R5G 0S6
PROPERTY OWNER	1605 COLLEGE AVE	BRANDON	MB	R7A 1H5
PROPERTY OWNER	18 BRIDGELAND DR S	WINNIPEG	MB	R3Y 0B8
PROPERTY OWNER	19 JAMES ST	THOMPSON	MB	R8N 1J2
PROPERTY OWNER	1914 9TH ST	BRANDON	MB	R7A 7R7
PROPERTY OWNER	20 KEEWATIN RD	RED LAKE	ON	P0V 2M0
PROPERTY OWNER	201 ROSSER AVE	BRANDON	MB	R7A 0J8
PROPERTY OWNER	202 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	206 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	208 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	210 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	211 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	212 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	239 DURUM DR	BRANDON	MB	R7B 3V8
PROPERTY OWNER	27 RADISSON AVE	PORTAGE LA PRAIRIE	MB	R1N 3J7
PROPERTY OWNER	3 BROOKWOOD DR	BRANDON	MB	R7B 4E8
PROPERTY OWNER	301 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	302 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	306 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	307 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	308 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	309 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	310 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2

PROPERTY OWNER	3226 RICHMOND AVE	BRANDON	MB	R7B 3S9
PROPERTY OWNER	39 LAUREL BAY	BRANDON	MB	R7A 7K7
PROPERTY OWNER	4 1228 ROSSER AVE	BRANDON	MB	R7A 0L9
PROPERTY OWNER	401 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	404 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	405 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	406 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	407 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	409 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	411 1400 PACIFIC AVE	BRANDON	MB	R7A 7S2
PROPERTY OWNER	415 18TH ST N	BRANDON	MB	R7A 6Z2
PROPERTY OWNER	42 BRAEVIEW PLACE	BRANDON	MB	R7C 1A1
PROPERTY OWNER	5 WINDSOR DR	BRANDON	MB	R7B 4A4
PROPERTY OWNER	533 ROSS AVE	BRANDON	MB	R7A 0B2
PROPERTY OWNER	58 RIVERHEIGHTS DR	BRANDON	MB	R7B 2Z9
PROPERTY OWNER	59 2121H TRACEY ST	BRANDON	MB	R7A 7V8
PROPERTY OWNER	660 WALL ST	WINNIPEG	MB	R3G 2T3
PROPERTY OWNER	700 352 DONALD	WINNIPEG	MB	R3B 2H8
PROPERTY OWNER	732 MCDIARMID DR	BRANDON	MB	R7B 2H9
PROPERTY OWNER	821 8TH ST	BRANDON	MB	R7A 3Y3
PROPERTY OWNER	853 14TH ST	BRANDON	MB	R7A 4V5
PROPERTY OWNER	88 COBALT CRES	BRANDON	MB	R7A 7W5
PROPERTY OWNER	9 10 COX BLVD	MARKHAM	ON	L3R 4G2
PROPERTY OWNER	9 FIFE BAY	BRANDON	MB	R7B 3L1
PROPERTY OWNER	903 ROSSER AVE	BRANDON	MB	R7A 0L3
PROPERTY OWNER	BOX 754	SWAN RIVER	MB	R0L 1Z0
PROPERTY OWNER	P.O. BOX 102	BALMORAL	MB	R0C 0H0
PROPERTY OWNER	P.O. BOX 16, SITE 115, RR#1	BRANDON	MB	R7A 5Y1
PROPERTY OWNER	P.O. BOX 21	BALMORAL	MB	R0C 0H0
PROPERTY OWNER	P.O. BOX 458	KILLARNEY	MB	R0K 1G0
PROPERTY OWNER	PO BOX 274	DOMINION CITY	MB	R0A 0H0
PROPERTY OWNER	SITE 200 P.O. Box 30 RR # 2	BRANDON	MB	R7A 5Y2

February 4, 2025**Reference:** Proposed Residential Development at 1328 Rosser Avenue**Subject:** Community Outreach for Conditional Use Application

We write this letter on behalf of #6347470 MB Ltd. for the proposed residential development located at 1328 Rosser Avenue and 115-14th Street, in Brandon, MB. It is the intent of the applicant to construct a 3-storey residential building on these properties. As an owner/renter of a neighboring property, we are providing you the enclosed information so that you are aware of the proposed development. We welcome any questions or concerns that you may have and would be happy to discuss them further.

Existing Site

The proposed site will consist of a 3-storey residential building, with 24 suites occupying all floors of the building. As per Table 13: Downtown Use Table of the Zoning By-law 7124, Note 1 states that the maximum total floor area of dwelling units shall not exceed 50% of the total floor area of the 1st storey. We are asking to increase the dwelling unit area of the first floor to 100%. This is consistent with neighboring properties, such as the apartment building directly south of the proposed site, as well as similar residential apartments constructed 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 parking, as the proposed site plan provides 21 parking spaces with 1 accessible spot. Access will be provided from 14th Street and the back lane.

The existing property is 1393.6m² in size, 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 property is currently situated between residential to the south and east and commercial to the north and west. Adjacent properties at 117 14th Street, as well as 110 and 120 13th Street have been developed as multifamily residential. Piston Ring is situated immediately west, The Vineyard Community Church is immediately to the north, and 4-Way Taxi is situated immediately east of the proposed development.

City of Brandon Zoning Review

The subject 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 Downtown Mixed Use (DMU). The proposed plan complies with the City of Brandon's 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.

Drainage

This site has sufficient drainage with natural slopes draining towards the north. The natural topography will be taken advantage of and utilized for the drainage design.

Infrastructure

We have reviewed the City of Brandon sewer and water infrastructure in the immediate vicinity of the development. The building will be serviced from the City's infrastructure.

Conclusion

The currently undeveloped property is an ideal site for the proposed development. It is zoned Downtown Mixed Use (DMU), and would be adjacent to a number of other multifamily developments.

As an adjacent property owner/renter we have provided the above letter of intent with the attached drawings to you for information purposes. If you should have any questions or require further information, please contact the undersigned at info@bmce.ca.

Yours truly,
BURNS MAENDEL CONSULTING ENGINEERS LTD.



Daniel Burns
Civil Engineer




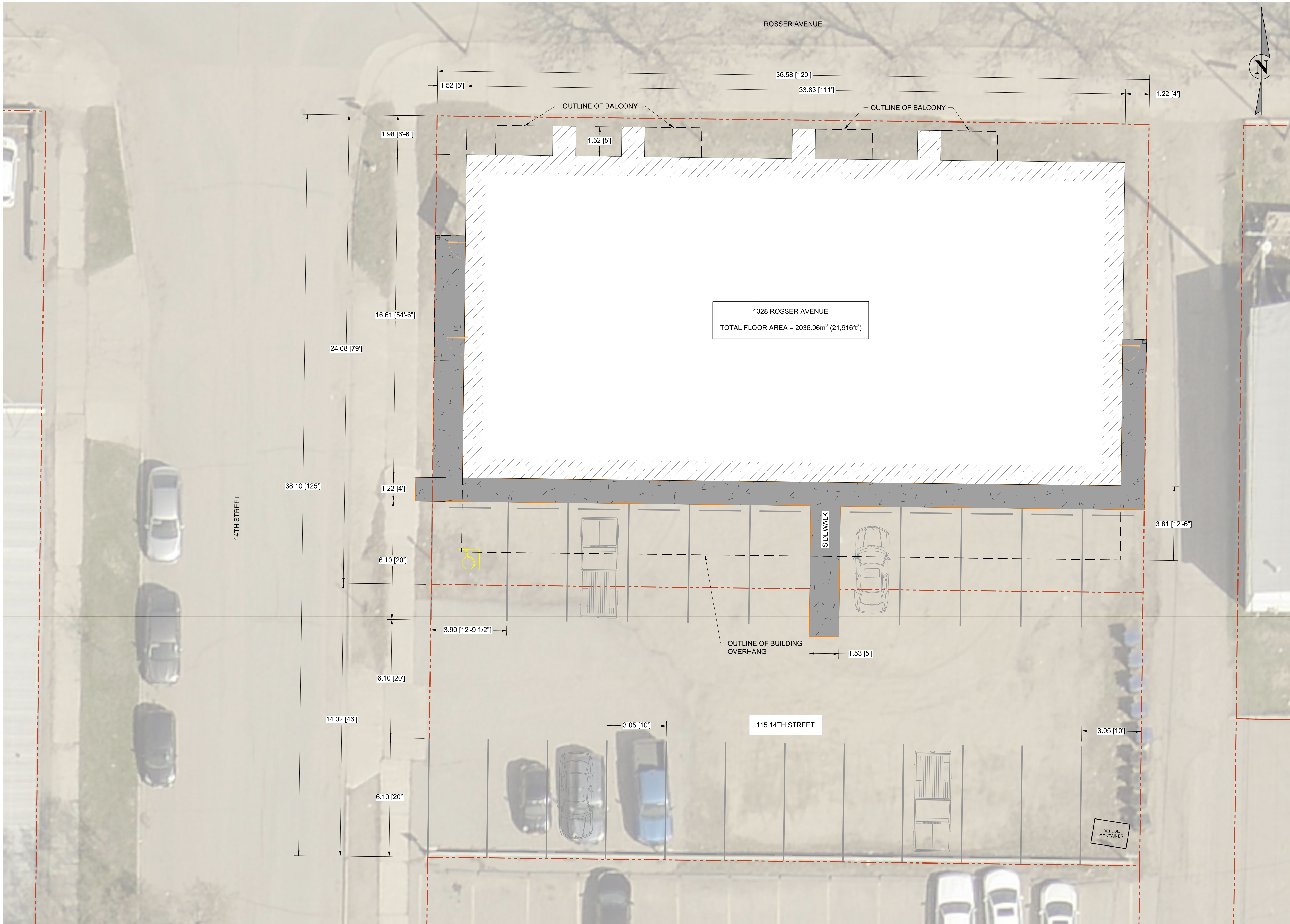
BURNS MAENDEL
CONSULTING ENGINEERS LTD.

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

#6347470 MB LTD. 1328 ROSSER 3-STOREY BUILDING

BRANDON, MB

CIVIL DRAWINGS		
DWG NO.	DRAWING NAME	REV
C1.1	PROPOSED SITE PLAN	A
BUILDING DRAWINGS		
DWG NO.	DRAWING NAME	REV
B2.1	ELEVATIONS	A
		
DATE		PROJECT NO:
DECEMBER 20, 2024		BMCE20-043




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

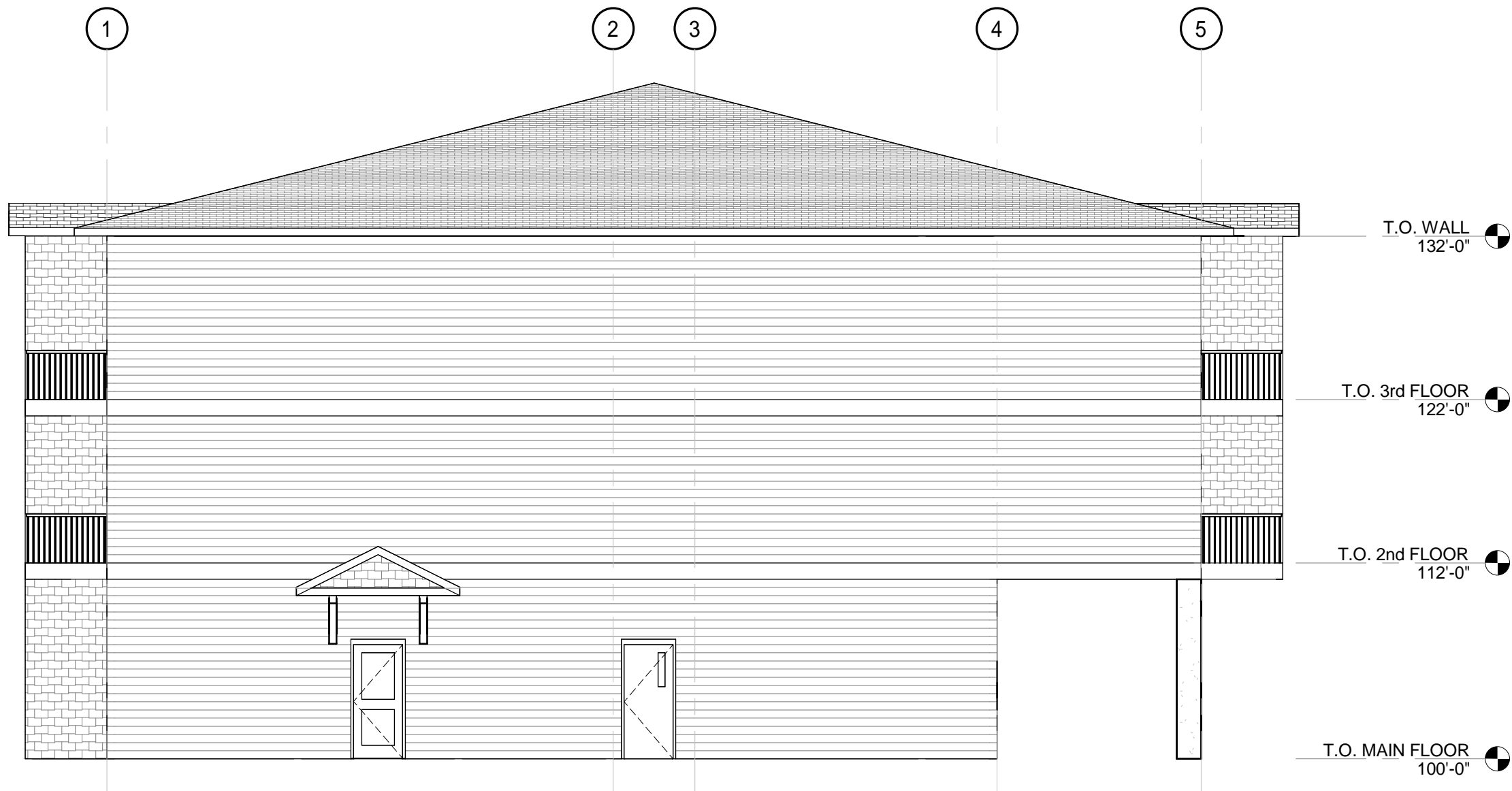
DESIGNED BY: D.A.B.	REVIEWED BY: D.A.B.	PROJECT NAME: #6347470 MB LTD. 3-STOREY BUILDING 1328 ROSSER AVE, BRANDON, MB		DRAWING TITLE: PROPOSED SITE PLAN	
DRAWN BY: E.M.M.					
PROJECT START DATE: AUGUST 2024					
PLOT SIZE: A1 (594x841)		 BURNS MAENDEL CONSULTING ENGINEERS LTD.		903 Rosser Ave. Brandon,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



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
 BURNS MAENDEL 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