

November 5th, 2025

Planning & Buildings Department
638 Princess Avenue
Brandon, MB R7A 0P3

Dear Sir/Madam:

RE: Community Consultation Report – 215 12th Street North

This letter is being provided to outline the Community Consultation Report as per the requirements outlined by the City of Brandon for the rezoning request for the property at 215 12th Street North in Brandon, MB from Industrial Restricted to Educational & Institutional.

The residents who live in the neighboring properties, and the respective property owners were contacted with the attached letter to advise them of the rezoning application, as well as details about the proposed development plans.

Letters emailed on Oct. 23rd, 2025

PHYSICAL ADDRESS	Owner Address	Email Address
329 12th St N, and 1201 Parker Blvd	100 101 RIEL DR	dnilsson@hls.ca
1000 Parker Blvd	934 A DOUGLAS ST	customerservice@mckenziaseeds.com

Letters left at the property address and the owner's address after trying unsuccessfully to connect with occupants in person on Oct. 29, 2025

PHYSICAL ADDRESS	Owner Address
117 12TH ST N	
118 12TH ST N	
203 12TH ST N	
228 12TH ST N	
128 11TH ST N	118 12TH ST N
116 11TH ST N (no house)	118 12TH ST N
164 11th ST N	
123 12TH ST N	

Connected with residents, feedback summary below.

202 11TH ST N

- She asked if adding development would assist in her being able to have sewer connection at her property.
- Glad that the buildings won't be high so they won't block the sun into her property.
- Will do some mitigation to prevent dust during construction from interfering with her garden.

- Has a son who lives in transitional housing, curious if he could be housed there.

132 12TH ST N, Owner's address 50 8TH ST N

- Support any development in the area.
- If there was paving done, that would be great.
- It is an underdeveloped area due to the flood risk, which is a shame.

218 12TH ST N, Owner's address 859 2ND ST N

- Asked a few questions about what he needs to know about the change to the property.
- We discussed the intention for the property and the public process.
- He inquired about what he is allowed on his property.

214 + 206 12TH ST N (no houses), Owner's address 855 2ND ST N

- Didn't have time to chat, gave a quick summary of the change.
- They will reach out with any questions.

No further feedback was received from any of the correspondence I sent out. Since I completed this public consultation, the plans have changed slightly to potentially increase the number of units on the site to 60, as well as to request a parking reduction variance. These are changes which many need to be addressed through the public process moving forward.

Please feel free to reach out with any questions or feedback on this report.

Yours truly,



Amanda Dupuis
Community Housing & Wellness Programmer
City of Brandon

cc: Shannon Saltarelli, City of Brandon

Enclosed: Sample Notification Letter



Amanda Dupuis
Community Housing & Wellness Programmer
638 Princess Ave, Brandon MB
R7A 0P3
housingandwellness@brandon.ca

October 23rd, 2025

Dear Area Resident,

RE: NOTICE OF REZONING – 215 12th St N

The City of Brandon has applied to rezone the property at 215 12th Street North from IR Industrial Restricted to EI Educational and Institutional. This rezoning will allow for the development of transitional supportive housing. This property was approved by City Council to be designated for this type of housing following the City of Brandon's approval for Housing Accelerator Funds from the Federal Government.

The City listed made this property available through a public procurement process for the development of supportive 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, under the clear and shared 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 to assist Gambler First Nation with exploring the opportunity.

Residential Units:

The proposed site plan includes up to 54 small-scale dwelling units. The 30 larger units will be approximately 230 sq ft, while the 24 smaller units will be approximately 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.

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.



Amanda Dupuis
Community Housing & Wellness Programmer
638 Princess Ave, Brandon MB
R7A 0P3
housingandwellness@brandon.ca

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.

Please reach out via email or phone call to discuss any questions, comments or concerns you would like us to take under advisement regarding the rezoning of 215 12th Street North before Wednesday, November 5th.

Thank you

A handwritten signature in black ink, appearing to read "A. Dupuis".

Amanda Dupuis
Community Housing and Wellness Programmer
City of Brandon
housingandwellness@brandon.ca
204-729-2120

Enclosed: Preliminary Site Plan for Property at 215 12th St N



PRELIMINARY
FOR REVIEW AND COMMENT ONLY

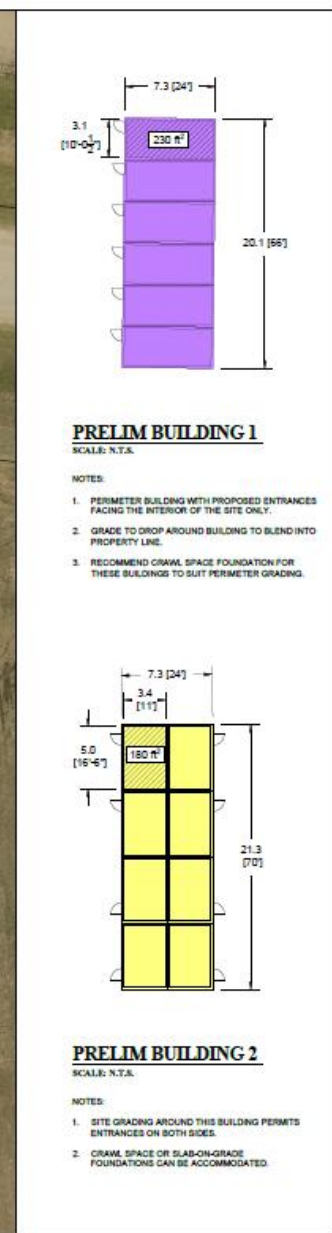
SITE NOTES:


1. THE PROPERTY IS LEGALLY DESCRIBED AS PARCELS A, B, C & D, PLAN 70112, S.L.D.
2. THE TOTAL SITE AREA IS 1.26 ACRES.
3. THE SITE IS CURRENTLY ZONED INDUSTRIAL RESTRICTED. THE PROPOSED ZONING IS EDUCATIONAL AND INSTITUTIONAL.
4. A TOTAL OF 9 STANDARD PARKING SPACES HAVE BEEN PROVIDED PLUS ONE ACCESSIBLE PARKING STALL. A PARKING VARIANCE WILL BE REQUIRED.

KEYNOTES:

- 1 COMMON BUILDING
- 2 PROPOSED LANDSCAPE FEATURE OR PUBLIC ART WITH SITTING AREA
- 3 GATHERING AND PICNIC SPACE
- 4 COMMUNITY GARDEN
- 5 REFUSE BINS
- 6 LOADING SPACE
- 7 BIKE RACK / BENCH
- 8 PERIMETER DITCH / SWALE WITH OUTLET TO EAST
- 9 APPROXIMATE LOCATION OF EXISTING HYDRO POLE TO BE RELOCATED
- 10 PEDESTRIAN EMERGENCY ACCESS

				REVISIONS
IC	0001 01, 2020	DASH	CR1	
II	0001 10, 2020	DASH	CR1	UPDATED FROM
A	0103 10, 2020	DASH	CR1	DOUBLED FROM
NO	030708	ALPH	801	DR



DESIGNED BY: CR	APPROVED BY: DB	PROJECT NAME: GAMBLER FIRST NATION RESIDENTIAL DEVELOPMENT 215-12th ST N, BRANDON, MB		DRAWING TITLE: PRELIMINARY SITE PLAN 54 UNITS
DESIGNED BY: CR		 BURNS & MAENDEL CONSULTING ENGINEERS LTD.		PROJECT NUMBER: BMCE-25-100
PROJECT START DATE: JULY 25, 2025				
PLAT BOOK: A1 (594x541)		903 Koser Ave. Brandon, Manitoba R7A 6L3 Tel: (204) 728-7364 Fax: (204) 728-4418		
SCALE: 1:300				