



CITY OF BRANDON  
UNDER THE PLANNING ACT

CONDITIONAL USE DECISION NO: C-01-25

Pursuant to Section 104 of The Planning Act, Burns Maendel Consulting Engineers Ltd. on behalf of 6347470 Manitoba Ltd. applied to the Planning Commission of the City of Brandon for approval of a Conditional Use as provided for in City of Brandon Zoning By-law No. 7124 to permit the establishment of a three-storey, 24-dwelling-unit building with dwelling units on the first storey adjacent to a Commercial Corridor as identified in The Downtown Brandon Secondary Plan at 1328 Rosser Avenue and 115 – 14th Street (Lots 21/25, Block 56, Plan 2 BLTO) in the DMU Downtown Mixed Use Zone.

After careful consideration of the application and any representation made for or against the conditional use sought by the applicant, the City of Brandon Planning Commission was satisfied that the application:

- (a) will be compatible with the general nature of the surrounding area;
- (b) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area; and
- (c) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

The Planning Commission therefore agreed to approve said Conditional Use Application in accordance with the attached letter of intent "Attachment A-1 to A-2", site plan "Attachment B-3", and elevation plan "Attachment B-4", subject to the owner or successor:

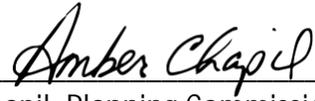
1. Entering into a development agreement with the City of Brandon;
2. Prior to issuance of a development permit, submitting a Status of Title to the City of Brandon Planning & Buildings Department confirming that 1328 Rosser Avenue and 115 – 14<sup>th</sup> Street have been consolidated into a single property; and
3. Submitting a written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for addressing of the consolidated property and proposed dwelling units to the satisfaction of the City of Brandon Real Estate Administration.

Dated this 20<sup>th</sup> day of February, A.D. 2025.

This Decision shall expire if not acted upon within twelve (12) months of the date of making. The issuance of a building permit for the purposes of constructing the proposed building constitutes acting upon this decision.

Pursuant to Section 34 of The Planning Act, the applicant, any person who made representation at a hearing on the application held by the Planning Commission, or a designated employee or officer of the City of Brandon Planning & Buildings Department may appeal the decision to City Council. The appeal must be in writing and submitted within 14 days of the date on this decision to the Legislative Services Department at 410

– 9<sup>th</sup> Street, Brandon, MB R7A 6A2, and identify the contact information and home address of the appellant, the decision being appealed, and the reason(s) for the appeal.

A handwritten signature in black ink that reads "Amber Chapil". The signature is written in a cursive style with a horizontal line underneath it.

Amber Chapil, Planning Commission Clerk

---

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.

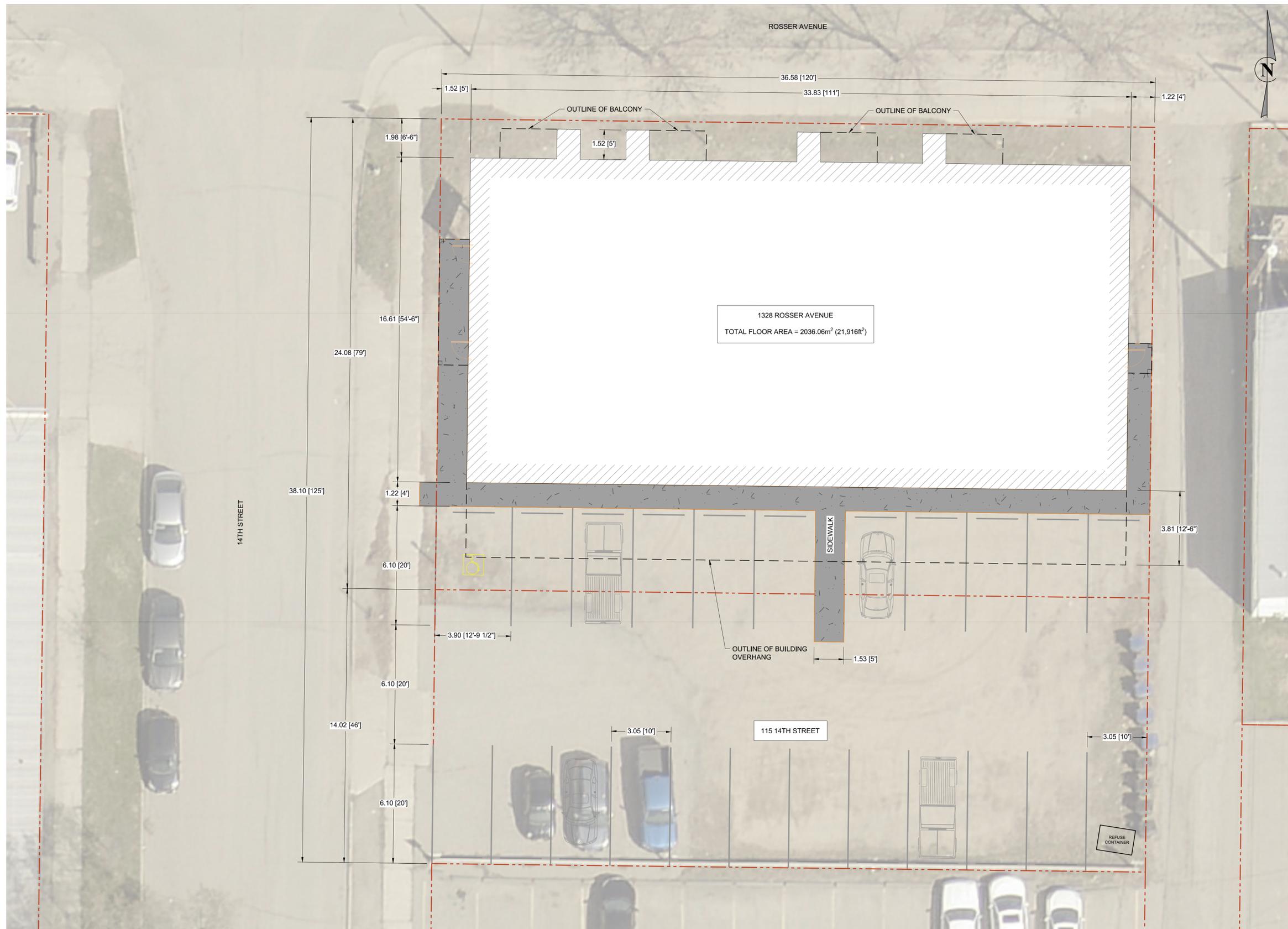
The proposed plan complies with the Development Plan, specifically Section 7.0 The Hub Policies by providing a healthy mix of residential development in the Hub which will enhance the economic activity in the downtown. The Downtown Secondary Plan encourages buildings be placed at or near the site line 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 that reads "D Burns". The signature is stylized with a large, sweeping initial "D" and the name "Burns" written in a cursive-like font.

Daniel Burns, P. Eng  
Civil Engineer



**SITE NOTES:**

1. 1328 ROSSER 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%.

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

**PRELIMINARY**  
 FOR REVIEW AND COMMENT ONLY

DESIGNED BY: D.A.B.	REVIEWED BY: D.A.B.	PROJECT NAME: <b>#6347470 MB LTD.</b> 3-STOREY BUILDING 1328 ROSSER AVE, BRANDON, MB
DRAWN BY: E.M.M.		 <b>BURNS MAENDEL</b> CONSULTING ENGINEERS LTD.
PROJECT START DATE: AUGUST 2024		
PLOT SIZE: A1 (594x841)		903 Rosser Ave. Brandon, Manitoba R7A 0L3 Tel: (204) 728-7364 Fax: (204) 728-4418
SCALE: 1:100(m)		

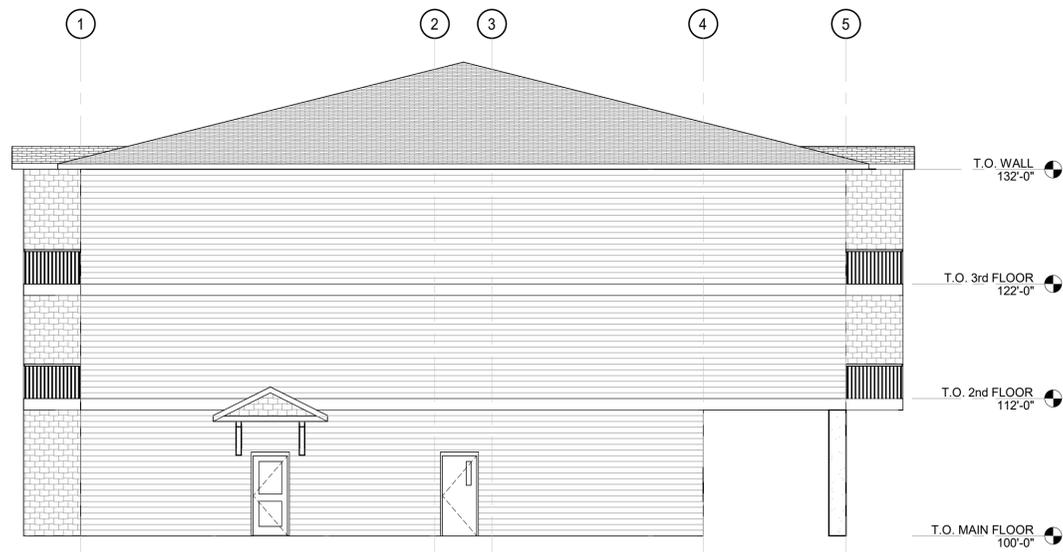
DRAWING TITLE: <b>PROPOSED SITE PLAN</b>	
PROJECT NUMBER: <b>BMCE-20-043</b>	DRAWING NO: <b>C1.1</b>



**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"

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

**PRELIMINARY**  
FOR REVIEW AND COMMENT ONLY

DESIGNED BY: MPM	REVIEWED BY: 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**

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



DRAWING TITLE: <b>ELEVATIONS</b>	
PROJECT NUMBER: <b>BMCE 20-043</b>	DRAWING NO: <b>B2.1</b>