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T. Janzen Construction Ltd.
Brandon, Manitoba
204-724-7649

October 24, 2026

City of Brandon Development Services
638 Princess Avenue
Brandon, MB R7A 0P3

LETTER OF INTENT

Re: Request for variance and conditional use, if required

Property: 32 13th Street, Brandon, Manitoba

Legal description: Lots 4-8, Block 81, Plan 2, BLTO

Dear Development Services,

On behalf of 10116050 MANITOBA LTD., I am submitting this Letter of Intent for the proposed development at 32 13th Street. We propose to construct a three-storey, 21-unit residential apartment building consisting of 9 one-bedroom suites and 12 three-bedroom suites. The preliminary plans show a building footprint of approximately 598.9 m² and 18 parking stalls. The preliminary site plan and building drawings are included with the application.



Figure 1. Proposed 21-unit residential building - conceptual rendering.



Zoning relief and planning rationale

The property is zoned Downtown Mixed Use (DMU). We understand that Table 13, Note (1) of the City of Brandon Zoning By-law limits dwelling units to 50% of the first-storey floor area and requires portions of the building directly facing a street to be developed for non-residential uses. We are requesting a variance from this requirement to allow the proposed building to be entirely residential. If the property is considered adjacent to a Commercial Corridor under the Downtown Brandon Secondary Plan, we also request consideration of the conditional use identified in Table 13, Note (2), as applicable.

The other buildings on this block are residential. An all-residential building would reflect the existing use and character of the block. In our view, requiring commercial space at this location would not fit the surrounding properties. The proposal would add 21 homes downtown while maintaining the block's residential character.

The development is intended to provide additional housing in the downtown area and make residential use of a site on a block that is already residential. The proposed site layout, building design, parking, landscaping, access, and servicing are shown in the submitted preliminary plans and will be reviewed through the City's planning and permitting process. We ask the City to consider the proposal in the context of the surrounding residential properties and applicable City Plan and secondary plan policies.

We respectfully request that the City consider the variance and, if applicable, conditional use needed to permit this all-residential development. We would welcome the opportunity to meet with a Community Planner and provide any additional information required.

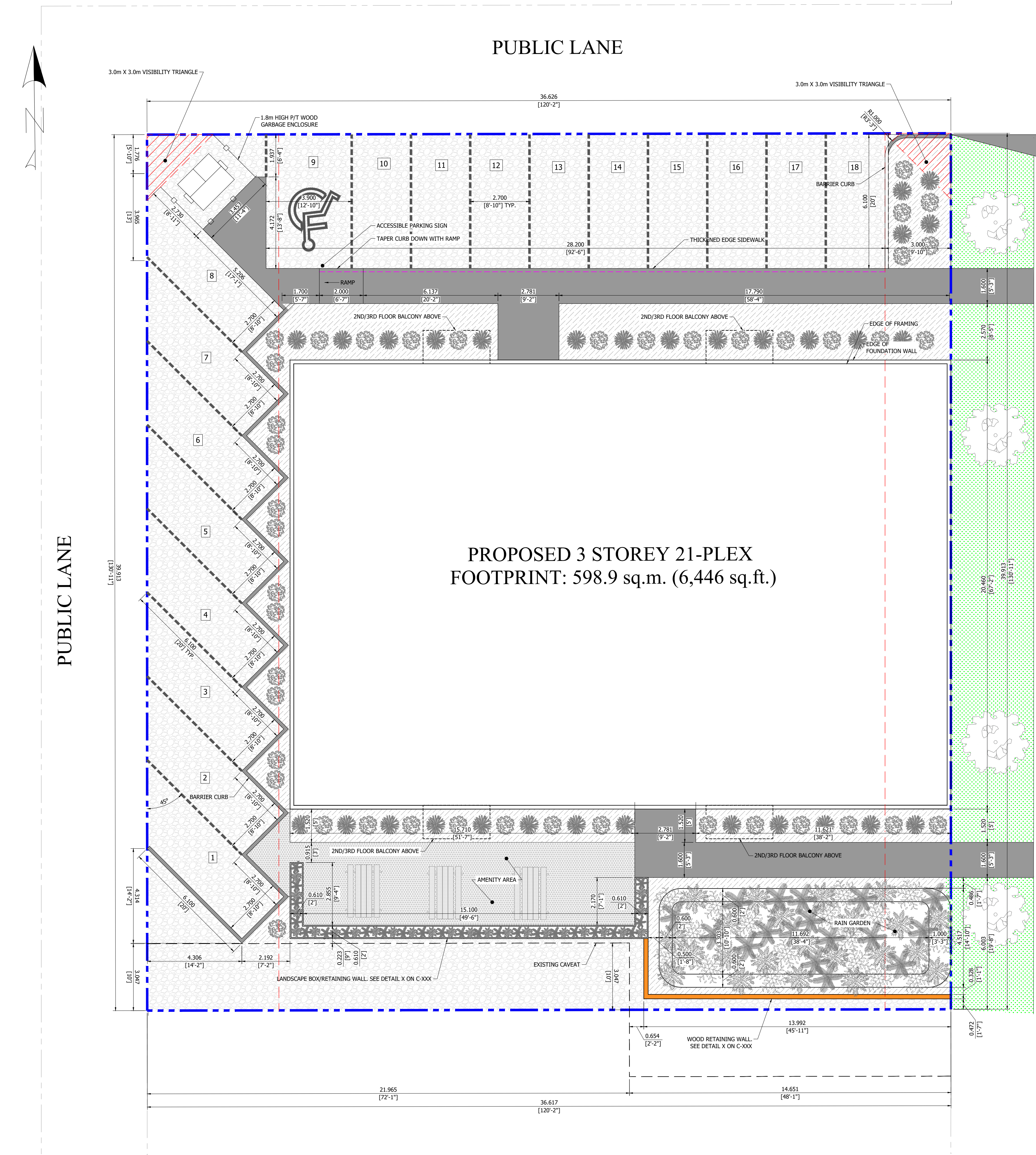
Sincerely,

T. Janzen

T. Janzen Construction Ltd.

Site layout plan C-102 is shown on the following page.

Separate enclosure: Preliminary building plans.



1 SITE LAYOUT PLAN
SCALE: 1:100

GENERAL NOTES

- ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.

CIVIC ADDRESS:
32 13TH STREET, BRANDON, MB

LEGAL DESCRIPTION:
LOTS 4/8, BLOCK 81 PLAN 2, BLTO

ZONE: DMU

DMU SETBACKS
MIN. MAX.
FRONT YARD: 0.0m 3.0m
SIDE YARD (INTERIOR): 0.0m N/A
REAR YARD (W/ LANE): 6.0m N/A

AREA OF SITE: 1461.1 sq.m.
BUILDING FOOTPRINT TOTAL: 598.9 sq.m.
SITE COVERAGE FROM BUILDINGS: 41.0%

DWELLING UNITS:
9 - 1 BEDROOM SUITES
12 - 3 BEDROOM SUITES

REQUIRED PARKING: 0 STALLS
PROVIDED PARKING: 18 STALLS

LEGEND

	GRAVEL PARKING AREA
	NEW CONCRETE
	LANDSCAPE (STONE OR MULCH)
	LANDSCAPE STONE
	GRASS
	PROJECT PROPERTY LINES
	ADJACENT PROPERTY LINES
	THICKENED EDGE (CONCRETE)

PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

0	ISSUED FOR VARIANCE APPLICATION	2026-10-22
NO.	REVISION	DATE
DESIGNER:		
 MCKENZIE DESIGN SOLUTIONS 204-570-1322 BRANDON, MB		
PROJECT NAME: 21-PLEX		
PROJECT LOCATION: 32 - 13TH STREET, BRANDON, MB		
SHEET NAME: SITE LAYOUT PLAN		
ISSUE DATE: OCTOBER 22, 2026		SHEET: C-102
SHEET SIZE: ARCH D (24"x36")		
JOB NO: 26-012	DRAWN BY: KM	