



1875 Middleton Avenue - Unit 2, Brandon Manitoba, R7C 1A7

October 16/2026

Attn: City of Brandon Planning & Buildings Department

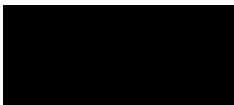
Letter of Intent

This letter is to express intent of our application for Variance at 1200 Pacific Avenue (LOTS 9 TO 18 BLOCK 80 PLAN 2 BLTO

The purpose of this variance is to add exterior emergency use stairs on the East side of Building #3 in proximity to 11th Street as per our conditional development approval.

The exterior staircase is a needed Life Safety system, that will be imperative to future tenants should the necessity arrive for its use.

We feel this variance is an acceptable request.



Planning & Development Manager
Premier Builder Group



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FOR CONSTRUCTION

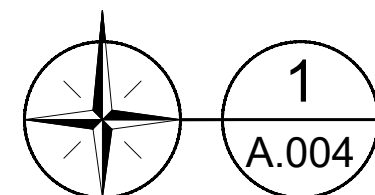
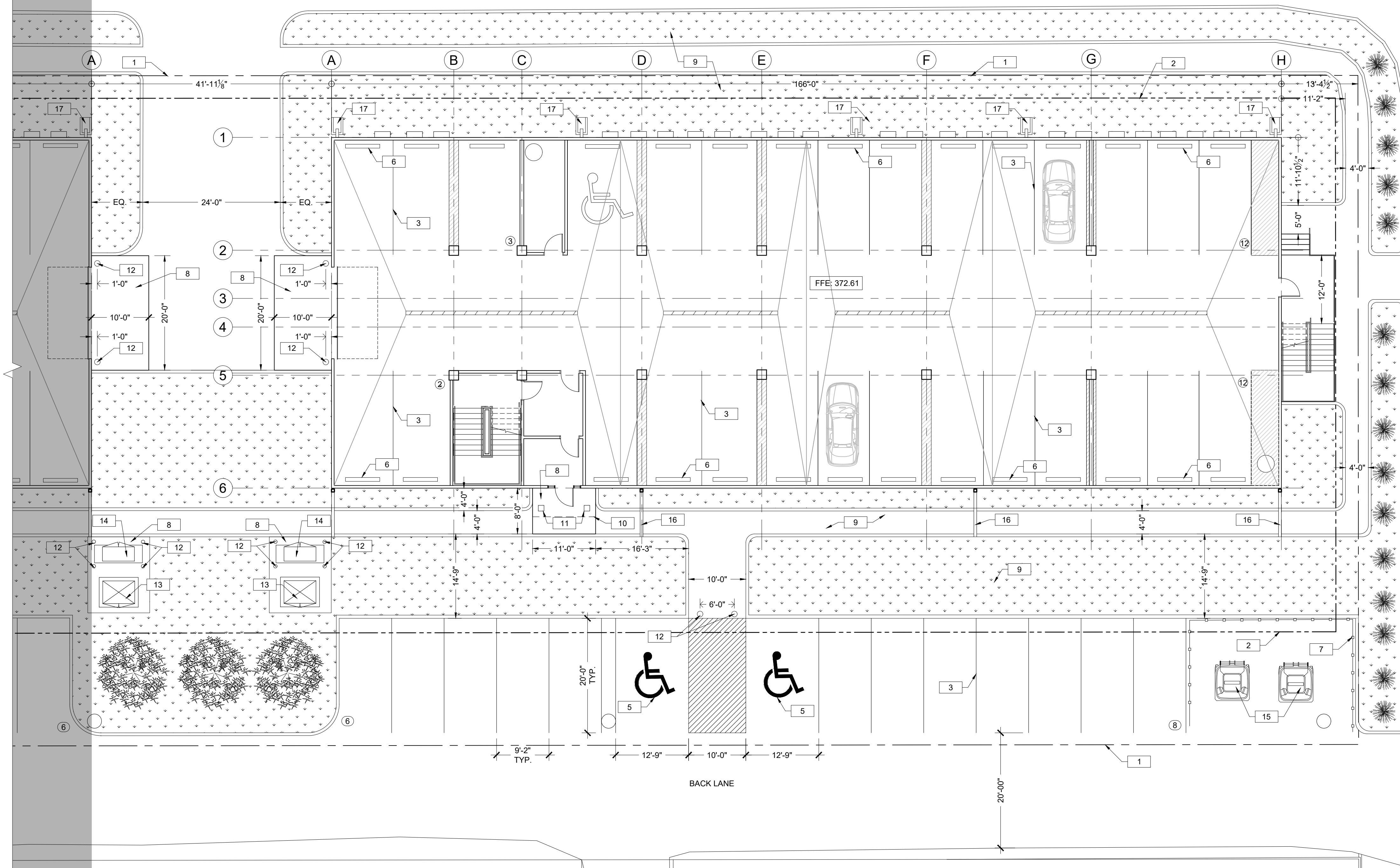
2026/08/18 ISSUED FOR CONSTRUCTION
R1
2026/06/16 ISSUED FOR CONSTRUCTION
DATE ISSUANCE

PROJECT 2025-13
KELLER DEVELOPMENT
1200 PACIFIC BLDG 3
MULTI-FAMILY
1200 PACIFIC AVENUE, BRANDON, MB

DRAWING

SITE PLAN

A.004



1 SITE PLAN

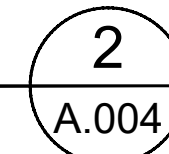
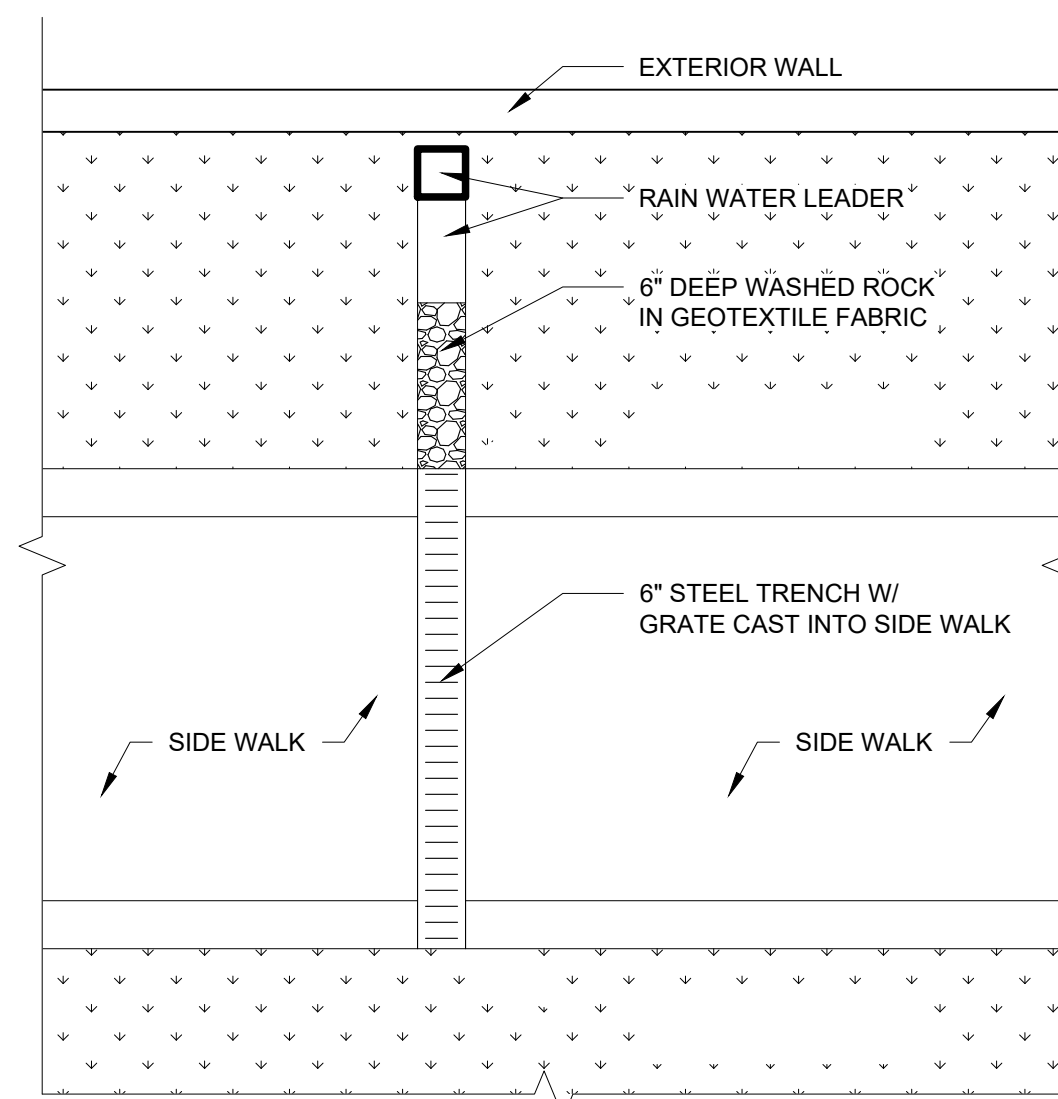
A.004 SCALE: 3/32" = 1'-0"

KEYNOTES

1	PROPERTY LINE. SHOWN AS: _____
2	SETBACK. SHOWN AS: _____
3	4" WIDE PARKING LINES. TYP.
4	EXT. STAIR
5	PAINTED ACCESSIBLE STALL
6	6" CONC. CURB. TYP.
7	6'-0" TALL WOOD PRIVACY FENCE. BY OWNER.
8	CONC. APRON. SEE STRUCT.
9	LANDSCAPING BY OWNER
10	CANOPY ABOVE. SHOWN AS: _____
11	COLUMN.
12	6" DIA. CONC. FILLED BOLLARDS. BY OWNER.
13	MB HYDRO PAD-MOUNTED TRANSFORMER. REFER TO ELEC.
14	C.S.T.E. REFER TO ELEC.
15	GARBAGE.
16	TRENCHED DRAINAGE. REFER TO DETAIL 2/A.004
17	CONC. SPLASH PAD

ZONING BY LAW

HMU HUB MIXED USE		
PERMITTED USE: HIGH DENSITY RESIDENTIAL USES		
SITE REQUIREMENTS		
REQUIREMENT	PERMITTED	ACTUAL
SITE AREA	MIN. 2497 SQ.FT	67435 SQ.FT
SITE WIDTH	≥ 25 FT	116'-0"
FRONT YARD	MIN.: 0 MAX.: 20'	10'-8"
REAR YARD	MIN.: 0 MAX.: N/A	44'-11"
SIDE YARD (INTERIOR)	MIN.: 0 MAX.: N/A	10'-2"
SIDE YARD (CORNER)	MIN.: 0 MAX.: 20'	7'
BUILDING HEIGHT	MIN. 2 STOREYS MAX. 14 STOREYS	3
PARKING	30	42
ACCESSIBLE PARKING	2	2
TRASH COLLECTION	REAR OF THE BUILDING	



2 RWL - SIDE WALK DRAINAGE

A.004 SCALE: 1/2" = 1'-0"