

March 6, 2026

City of Brandon

Planning & Building Safety Department
638 Princess Avenue
Brandon, Manitoba
R7A 0P3

Re: Variance Application – 459 Russell Street

5705356 Manitoba Ltd. is applying for a variance to City of Brandon Zoning Bylaw No. 7124, as amended, to reduce the required reverse corner side yard setback along Russell Street from 4.6 metres to 1.5 metres.

This variance was previously approved under Variance Order V-19-22-B on September 8, 2022, in conjunction with Zoning Bylaw Amendment Application Z-04-22, which rezoned 453 & 459 Russell Street from Residential Low Density (RLD) to Commercial General (CG). The variance and associated rezoning received unanimous support from the Planning Commission and positive feedback from the public. Since the building is only on 459 Russell Street, this is the only property that requires the variance.

Due to project timing and the need to further refine development plans, the owner was unable to proceed to permitting within the required timeframe and obtained extensions to the variance approval in 2023 and 2024. The owner is now in a position to move forward with development and is therefore reapplying for the variance.

City of Brandon City Plan

The subject properties are designated **General Urban** under the City of Brandon City Plan Bylaw No. 7392. The proposed multi-storey commercial or mixed-use development aligns with the intent of this designation, supporting infill development and a compatible mix of commercial and residential uses within an established urban area.

Zoning and Site Context

The properties are zoned Commercial General (CG), which permits the proposed mix of commercial and residential uses. The surrounding area includes institutional, commercial, and residential uses, including the Brandon Regional Health Centre, Shoppers Drug Mart, and multi unit residential developments Victoria Landing and Lion's Manor. The site is well-located with access to public transportation and nearby amenities, making it appropriate for intensification.

As outlined in the original application, the reverse corner side yard requirement is intended to maintain consistency with adjacent residential front yard setbacks. However, due to the configuration of the site and the proposed building placement, there is a substantial separation, approximately 22.5 metres (73.8 feet), between the proposed building and the adjacent residential property. As such, reducing the setback to 1.5 metres will not negatively impact neighbouring properties and remains consistent with the intent of the Zoning Bylaw. The requested variance facilitates an efficient and functional site layout while maintaining appropriate building separation, access, and compatibility with the surrounding area.

Conclusion

The requested variance is consistent with the previous approval, is minor in nature, and aligns with the intent of both the Zoning Bylaw and the City Plan. The proposal represents a continuation of a previously supported development that contributes positively to the surrounding neighbourhood.

We respectfully request the City's support for this application. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. McMillan', with a long horizontal flourish extending to the right.

Steven McMillan, RPP, MCIP, B.Sc.