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| TITLE: CONDITIONAL USE 1650 PARK AVENUE OWNER: LEE HOLDINGS MANITOBA LTD. APPLICANT: RON BARON | |  |
| MEETING DATE: August 20, 2025 | | Page 1 of 3 |
| DEPARTMENT: Planning & Buildings | ATTACHMENTS: A. Application related documents B. Map, air photo & drawings C. Public outreach report D. Development Review Group Report | |
| PRESENTER: Emmanuel Owusu Ansah, Community Planner | MANAGER: Sonikile Tembo, Principal Planner | |

RECOMMENDATIONS:

That Conditional Use Application C-05-25 to allow for a bank and a bank machine in the CG Commercial General Zone be approved at 1650 Park Avenue (Firstly, Parcels A/C, Plan 26734 BLTO; Secondly Parcel “A”, Plan 75070 BLTO) in accordance with the attached letter of intent “Attachment A”, site plan “Attachment B-3”, and elevation plans “Attachment B-4 & B-5”, subject to the owner or successor entering into a development agreement with the City of Brandon with conditions as set out in the “Attachment D” of this report.

BACKGROUND:

Request

The applicant, Ron Baron, on behalf of the property owner, Lee Holdings Manitoba Ltd., is applying to allow for a bank and a bank machine in the CG Commercial General Zone on property located at 1650 Park Avenue. Approval of this application will allow for the construction of a new bank as part of a larger multi-commercial development.

Development Context

The subject site currently has a vacant restaurant building and is located on the south side of Park Avenue, between 16th and 18th Streets, with a railway abutting the rear. Surrounding uses include commercial to the east, west and south, and low-density residential to the north. Park Avenue provides access to the site through 1710 Park Avenue.

History

The site has accommodated various restaurants in the past, with the most recent one being Kam Lung Restaurant. The City has issued a demolition permit to facilitate site redevelopment. The owner purchased 1710 Park Avenue from the City, which was previously subject to an access agreement to both the subject site and 905 – 18th Street.

ANALYSIS:

The proposal is for the development of a new bank and bank machine within a three-building multi-commercial development incorporating an existing building at 1608 Park Avenue immediately east of the site and proposing two new buildings on site.

Consistency with Part 7, Section 106(1)(b) of The Planning Act and Demonstration that the Use:***1. Will be compatible with the general nature of the surrounding area;***

The proposed use is compatible with the surrounding area as it continues the established pattern of commercial development along Park Avenue. It aligns with the existing built environment, being adjacent to other commercial buildings. The bank will be integrated into a multi-commercial development consistent with the scale, form and intensity of surrounding commercial uses.

2. 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;

CG Zones typically feature smaller sites, which can present challenges for accommodating drive-through facilities. The proposal incorporates a site layout with pedestrian circulation, designated parking, and crossing points. Recognizing that banks and bank machines may generate higher vehicular traffic volumes, the City received a traffic impact study to confirm that site operations can be accommodated without congestion or disruption to surrounding streets.

3. Is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law**City Plan**

- 4.3(3)(c)—proposal supports redevelopment of sites to facilitate increased commercial activity
- 4.3(4)(a)—supporting the development of a bank and bank machines provides avenues for local entrepreneurs to start or retain business within the City
- 7.1(1)(a)—the site is located within “General Urban Area” as set out in Map 3: Urban Structure, and the General Urban Area allows for a commercial development

- 7.1(4) Commercial and Institutional General Policies (a) – encourages a variety of uses within the General Urban Area, including financial institutions such as banks and bank machines
- 7.1(4) Commercial and Institutional General Policies (b) and (c)– the proposal ensures convenient access to financial services for residents
- 7.1(4) Commercial and Institutional General Policies (d) – the proposal is designed to minimize impacts on surrounding area through a careful consideration of traffic flow, parking, etc.
 - A traffic Impact Study was submitted as part of the application to demonstrate the function of the site.

Zoning By-law

- The proposal conforms to all applicable Zoning By-law provisions, such as bulk and siting requirements and parking

Commenting Agencies

All comments have been addressed and summarized below.

City of Brandon

City administration advises that a development agreement is required to secure public infrastructure being built/installed – fire hydrant.

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with and exceeding minimum requirements under Subsection 169(3) of The Planning Act, notice was sent to owners of property within 100 metres (328 feet) of the subject property, and also posted on the subject property.

Public Outreach

In accordance with Section 13 of the Zoning By-law, the applicant mailed, and hand delivered all information to property owners within 100m of the site. The applicant indicated they received no feedback. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.