


<b>TITLE:</b> <b>BY-LAW NO. 7444 TO REZONE</b> <b>PROPERTY LOCATED AT 856/862 – 1<sup>ST</sup> STREET</b> <b>OWNER: 10239372 MANITOBA LTD.</b> <b>APPLICANT: McKENZIE DESIGN SOLUTIONS</b> <b>(KATE McKENZIE)</b>		
<b>MEETING DATE:</b> May 20, 2026		<b>Page 1 of 3</b>
<b>DEPARTMENT:</b> Planning & Buildings	<b>ATTACHMENTS:</b> A. By-law No. 7444 B. Application related documents C. Map, air photo & drawings D. Public outreach report E. Development Review Group report	
<b>PRESENTER:</b> Emmanuel Owusu Ansah, Community Planner	<b>MANAGER:</b> Sonikile Tembo, Principal Planner	

**RECOMMENDATIONS:**

That the Planning Commission recommend City Council approve By-law No. 7444 (Z-02-26) to rezone 856/862 – 1<sup>st</sup> Street (Lots 1/4 and the Sly 9 Feet of Lot 5, Block 49, Plan 8 BLTO) from RMD Residential Moderate Density to RHD Residential High Density, subject to the owner or successor entering into a development agreement with the City of Brandon.

**BACKGROUND:**

**Request**

The applicant, Kate McKenzie of McKenzie Design Solutions, on behalf of the property owner, 10239372 Manitoba Ltd., is applying to rezone properties located at 856 and 862 – 1<sup>st</sup> Street from RMD Residential Moderate Density to RHD Residential High Density. Approval of this application will allow for development of a 20-unit residential building. The applicant concurrently applied for a minor corner side yard variance.

**Development Context**

The sites are located at the northwest corner of intersection of Park Avenue and 1<sup>st</sup> Street. Surrounding uses include mostly low-density residential on all sides, some moderate density further north, and commercial to the east. A public lane provides access to the site.

**History**

The site contains an existing residential building at 856 – 1<sup>st</sup> Street, while 862 – 1<sup>st</sup> Street has remained vacant after demolition of a dwelling unit in 2023.

**ANALYSIS:**

Approval of this application will allow for the development of a three-storey 20-unit residential building. The site is along both arterial and collector streets, with the arterial street being a Residential Corridor, and medium-scale development of this nature fits within the intended land use framework for the corridor.

***Consistency with the Brandon City Plan***

- The site is located within “General Urban Area” and along a Residential Corridor under Map 3: Urban Structure
- 7.1(1)(a) – General Urban Area to support existing and future residential development
- 7.1.(3)(Residential General Policies)(a)(b)(c)(e) – proposal supports residential development within a serviced General Urban Area with adequate water and wastewater capacity, while providing a mix of housing options and densities and promoting infill development within an established area
  - The area primarily consists of detached dwellings with pockets of multi-unit dwellings
- 7.1.(3)(Residential Development)(c)(e) – proposal supports location of medium scale housing on arterial streets and corner lots and intensification of residential development on corridor
- 7.4.(1)(Corridor General Policies)(a) – support high-density and intensity residential developments

***Consistency with the Zoning By-law***

- The site is currently zoned RMD and requires rezoning to RHD to allow for the proposed development
  - The rezoning is primarily to allow additional density. While the proposed height is generally consistent with the current RMD Zone, the site would permit approximately 14 units under RMD compared to 20 units under RHD, allowing more efficient use of the site.
- Apart from the minor variance request, the proposed development generally meets the bulk and siting requirements under the RHD Zone

***Commenting Agencies***

All comments have been addressed and summarized below.

***City of Brandon***

Administration advises that a development agreement is required, with conditions as identified in “Attachment E” of this report. Some key conditions include the following:

- On-site stormwater mitigation
- Provision of “no stopping” signage on adjacent streets at the developer’s cost
- Financial contribution for boulevard trees
- Provision of cash-in-lieu of land dedication for both parks and school purposes

**LEGISLATIVE REQUIREMENTS:*****Notification***

In accordance with and exceeding minimum requirements under Subsection 168(2) of The Planning Act, notice of the public hearing was posted in front of the Planning & Buildings Department and advertised in the Brandon Sun on April 16, 2026, and May 7, 2026. Further, in accordance with and exceeding minimum requirements under Subsection 168(4) 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 sent letters to all property owners and tenants within 100m of the site. The applicant indicated that no comments were received. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.