



MCKENZIE  
DESIGN SOLUTIONS

Brandon, Manitoba

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January 19, 2026

City of Brandon  
Planning & Building Department  
638 Princess Avenue  
Brandon, MB  
R7A 0P3h

**Attn: Planning, Property & Building Department**

**Re: Application for Zoning By-Law Amendment for Rezoning to RHD and for Building Side Yard Variance for a Multi-Residential Building at 856/862 1<sup>st</sup> Street**

McKenzie Design Solutions, on behalf of the owner 10239372 Manitoba Ltd., has prepared this letter of intent as part of our application for amendments to *City of Brandon Zoning By-law 7142* to construct a 3-storey residential multi-plex at 856/862 1<sup>st</sup> Street in Brandon.

Requested Zoning by-law Amendment 1

This site is currently zoned as Residential Moderate Density (RMD). We are requesting to change the zoning to Residential High Density (RHD) for the purposes of constructing a 20-unit multi-residential building.

Requested Zoning by-law Amendment 2

As per *Table 10: Residential Bulk and Siting Requirements* located in *Division 1: Residential* in the zoning bylaw, the side yard of a RHD site on the corner shall be a minimum of 4.6 meters. We are requesting to reduce this to 4.16 meters.

**Existing Property**

The property shown in Figure 1 has the following legal description: LOTS 1,2,3,4 & PT LOT 5, BLOK 49, PLAN 8, BLTO . The property is zoned RMD.

The property fronts 1<sup>st</sup> Street and has a frontage of 43.12 meters (141.5 feet). The South side yard faces Park Avenue and has a length of 36.05 meters (118.25 feet). The property has a total area of 1554.6 square meters (16,734 square feet)

The site currently has an existing residence at 856 1<sup>st</sup> Street. 862 1<sup>st</sup> Street previously had a residence, but it has been demolished in recent years. The site is primarily grass now.

The property is serviced by the domestic sewer and water mains that run along 1<sup>st</sup> Street. There are storm sewer mains running along both 1<sup>st</sup> Street and Park Avenue should we need to tie in to underground storm drainage.

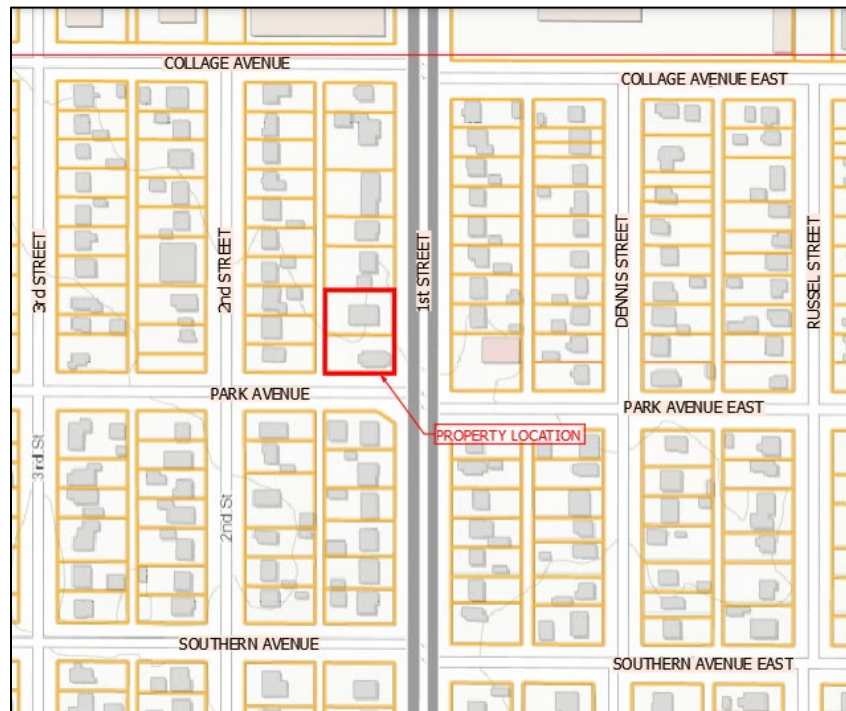


Figure 1: Property Location



Figure 2: 856 1<sup>st</sup> Street, view from 1<sup>st</sup> Street



Figure 3: 862 1<sup>st</sup> Street, view from lane

## Proposed Development

The proposed development is a three-story 20-unit multi-residential building. The main floor and basement level have a footprint of 462.0 square meters (4973 square feet). The upper two floors are larger, overhanging into the parking lot. These two floors are approximately 527.4 square meters (5,677 square feet). The building will have a mix of 1,3 & 4 bedroom apartments.

The parking for the development will be to the North of the building with access off the public lane. A small tree buffer will be between the parking lot and the neighboring property. In the front Southeast corner of the lot there will be a patio with planters around it to use as amenity space.

Please see the attached site plan and renderings included in this application for your reference.

## Proposed Development and the Criteria for a Variance set forth in the Planning Act

The proposed development will meet the four criteria for approving a variance application:

1) Will it be generally compatible with the nature of the surrounding area?

The property is in a primarily residential neighborhood, although there is commercial property directly across 1<sup>st</sup> Street. There have been quite a few smaller 2 and 3 story multiplexes built along this stretch of 1<sup>st</sup> Street in the past few years. We feel that our development will fit in nicely in this area as it is increasing in density. Further, since our property is located on the corner of 1<sup>st</sup> and Park which are an arterial street and a collector street, it is a suitable location for multi-residential development, providing easier access to transportation and amenities for tenants.

2) Will it 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?

The development will comply with all necessary codes and bylaws and as such there should be no health or safety concerns for people living in the area.

This development will only rejuvenate and improve the look of the existing property and should have no negative effect on properties or future development in the area.

3) Is it the minimum modification of the zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property?

We believe it is. The side yard variance is to allow enough room for a buffer to provide separation between the new building and the neighbor on the North side. The rezoning is just to allow for the increase in density to the site.

4) Is it generally consistent with the applicable provisions of the development plan by-laws, the zoning by-law and any secondary plan by-law.?

We believe the development is consistent with these plans and by-laws.

If you have any questions or would like further information regarding this application or our proposed design, please do not hesitate to contact myself or the other members of our project team included in this application.

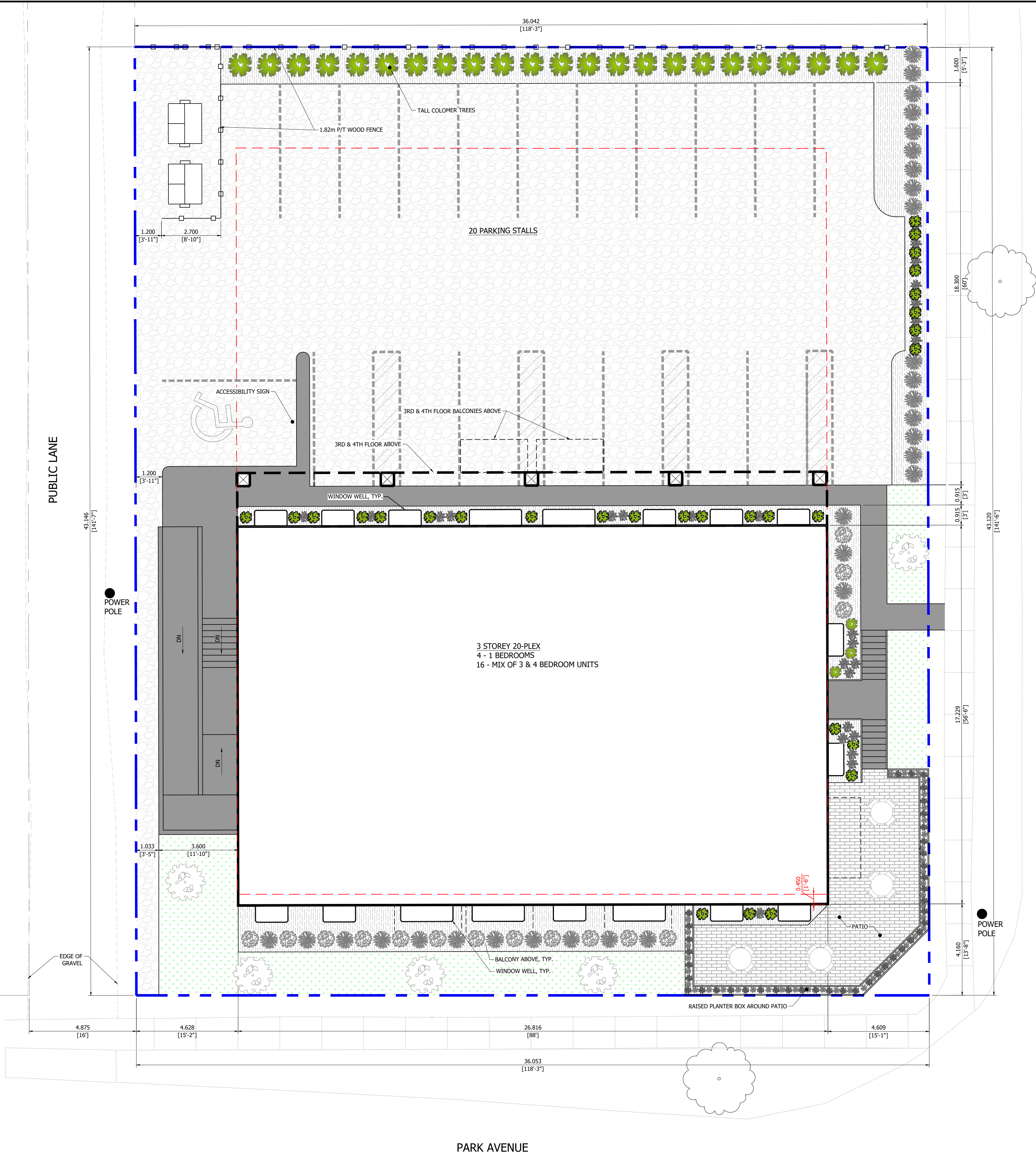
Warm regards,



Kate McKenzie, C.E.T.

**MCKENZIE DESIGN SOLUTIONS**





1 SITE CONCEPT PLAN  
SCALE: 1:100

#### GENERAL NOTES

1. ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.
- 2.
3. DIMENSION IN RED REPRESENTS REQUESTED SIDE YARD SETBACK REDUCTION.

#### SITE INFORMATION

CIVIC ADDRESS:  
856 & 862 - 1ST STREET, BRANDON, MB

LEGAL DESCRIPTION:  
LOTS 1/4 & PT 5, BLOCK 49, PLAN 8, BLTO

ZONE: RMD  
PROPOSED ZONE: RHD

MIN. SETBACK REQUIREMENTS (RHD):  
FRONT YARD: 6.0m (REDUCED: 4.6m)  
SIDE YARD (INTERIOR): 4.6m  
SIDE YARD (CORNER): 4.6m  
REAR YARD (WITH LANE): 4.6m

AREA OF SITE: 1554.6 sq.m. (16,734 sq.ft.)  
sq.m. (4,973 sq.ft.)  
SITE COVERAGE FROM BUILDINGS: 29.7%

SUITE BREAKDOWN:  
3 & 4 BEDROOM UNITS: 16  
1 BEDROOM UNITS: 4

REQUIRED PARKING: 18  
PROVIDED PARKING: 23

#### LEGEND

- GRAVEL PARKING AREA
- NEW CONCRETE
- LANDSCAPE (STONE OR MULCH)
- GRASS
- PROJECT PROPERTY LINES
- ADJACENT PROPERTY LINES
- MINIMUM BUILDING SETBACK

**PRELIMINARY**  
FOR DISCUSSION PURPOSES ONLY

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|  |          |              |
| NO.  | REVISION | DATE         |
| DESIGNER:  |          |              |
| <div><div></div><div><div>MCKENZIE</div><div>DESIGN SOLUTIONS</div></div></div> |          |              |
| <div><div></div><div>204-570-1322</div></div>  |          |              |
| BRANDON, MB  |          |              |
| PROJECT NAME: 20-PLEX  |          |              |
| PROJECT LOCATION: 856 & 862 - 1ST STREET,<br>BRANDON, MB   |          |              |
| SHEET NAME: SITE CONCEPT   |          |              |
| ISSUE DATE: NOVEMBER 10, 2025  |          | SHEET: C-101 |
| SHEET SIZE: ARCH D (24"x36")   |          |              |
| DRAWN BY: KM   |          |              |