


TITLE: VARIANCE; BY-LAW NO. 7440 TO REZONE PROPERTY LOCATED AT 215 – 12 <sup>TH</sup> STREET NORTH APPLICANT/OWNER: CITY OF BRANDON (AMANDA DUPUIS)		
MEETING DATE: December 17, 2025		Page 1 of 5
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. By-law No. 7440 B. Application related documents C. Map, air photo & drawings D. Public outreach report E. Development Review Group report	
PRESENTER: Andrew Mok, BES RPP MCIP	MANAGER: Sonikile Tembo, Principal Planner	

## RECOMMENDATIONS:

### *Rezoning*

That the Planning Commission recommend City Council approve By-law No. 7440 (Z-11-25) to rezone 215 – 12<sup>th</sup> Street North (Parcels A/D, Plan 70110 BLTO) from Industrial Restricted (IR) to Educational & Institutional (EI), subject to the owner or successor entering into a development agreement with the City of Brandon as set out in Attachment “E” of this report.

### *Variance*

That Variance Application V-22-25 to vary Table 4 Subsection 26(a) of the Zoning By-law to reduce the number of required parking spaces from sixteen (16) to ten (10), and Table 18 under Section 65 by reducing the minimum dwelling unit area from 18.0m<sup>2</sup> to 16.7m<sup>2</sup>, both in the Educational & Institutional (EI) Zone, be approved at 215 – 12<sup>th</sup> Street North (Parcels A/D, Plan 70110 BLTO) in accordance with the attached letter of intent “Attachment B” and site plan “Attachment C-3”.

## BACKGROUND:

### *Request*

The applicant, Amanda Dupuis of the City of Brandon, is applying for the following on lands located at 215 – 12<sup>th</sup> Street North:

- To rezone from Industrial Restricted (IR) to Educational & Institutional (EI)
- To vary two provisions of the Zoning By-law:
  - Table 4 under Subsection 26(a) by reducing the number of required parking spaces from sixteen (16) to ten (10)
  - Table 18 under Section 65 by reducing the minimum dwelling unit area from 18.0m<sup>2</sup> to 16.7m<sup>2</sup>

Approval of these applications will allow for development of supportive housing.

### *Development Context*

The 0.5-hectare site is currently undeveloped, and is located at the southeast corner of the 12<sup>th</sup> Street North/Parker Boulevard intersection. Surrounding uses include light and lawfully non-conforming limited manufacturing to the north and east, low-density residential to the south and west, and recreational to the northeast and further west. 12<sup>th</sup> Street North, as well as 11<sup>th</sup> Street North at Maple Avenue, provide access to the site.

### *History*

City Council in 2020 adopted the Assiniboine Gardens Secondary Plan, which provided policy direction for the development of the area generally bound by the Assiniboine River, the CPKC railway line, and 26<sup>th</sup> Street. In early 2024, shortly after amending the secondary plan to address affordable and supportive housing, City Council approved the sale of this property to Gambler First Nation for the development of supportive housing.

### ANALYSIS:

Approval of these rezoning and variance applications will allow for the development of supportive transitional housing. Gambler First Nation, soon to be the owner of this site, will develop this housing and coordinate an operator. Though details are yet to be finalized, the proposal consists of up to 60 small dwelling units with a common building and several outdoor amenities such as a gathering space and community garden plots.

### *Rezoning*

#### Consistency with the Brandon City Plan

- 4.1 Social (1)(a), (c), (d), (e), and (f)—the applicant is proposing smaller dwelling units to enable individuals to transition out of homelessness with the provision of on-site supports, and is enabling the development of this site by taking on the rezoning and variance applications so that the site is shovel-ready for the future owners and developers of the site. The site is also near several greenspaces and is within walking distance to transit services along 18<sup>th</sup> Street North
- 4.1 Social (4)(d)—the City is working with Gambler First Nation to enable them to provide supportive housing in the community
- 7.1 General Urban Area (1)(a), (c), and (d)—the site is located within the General Urban Area, and designed with on-site amenity spaces and minimal addition to new vehicle transportation infrastructure considering the proposed resident demographics

- 7.1 General Urban Area (3)(a), (b), (c), and (e), and 7.1(4)(d)—smaller single-occupancy dwelling units proposed on this site, smaller than dwelling units in the area, which mostly consists of detached dwellings with some multi-dwelling units

Consistency with the Assiniboine Gardens Secondary Plan

- 2.1.1—site located within “Residential” designated area, and though it presents as higher density from a unit count perspective, the smaller sized dwelling units proposed on site, along with the single-occupancy nature of the units and the buildings being limited to one storey in height, reflects a site design that is more comparable to what may be typically built in the RLD Residential Low Density Zone
- 2.1.6—City approved sale of this site specifically for supportive housing development

Consistency with the Zoning By-law

- Existing IR Zone reflects past intent from the 1970’s and 1980’s to enable light industrial development within the Assiniboine Gardens Area
- Proposed EI Zone most suitable for the use due to the unique nature of supportive housing, such as provision of supports and cooking facilities in the central common building

*Variance*

Consistency with Part 6, Section 97(1)(b) of The Planning Act and Demonstration that the Variance:

1. Will be compatible with the general nature of the surrounding area:

A few detached dwellings exist in the surrounding area, all having limited parking areas, and most being single-storey in height. Though the proposed number of dwelling units may be more comparable to a RMD Residential Moderate Density Zone development, the smaller sizes and single-occupancy nature of the units make it more comparable to RLD Residential Low Density Zone development. Further, all buildings will be limited to one storey in height, making this proposed development compatible with the general nature of the surrounding area.

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:

Given that the proposed dwelling units are to accommodate residents who are highly unlikely to have vehicles of their own, only staff will have vehicles and therefore will have a need for parking. The proposed parking reduction therefore should not have any negative impacts to the surrounding area.

The development of smaller units on site has no impacts on any surrounding properties. Further, all buildings containing dwelling units on the site will be single-storey in height, minimizing any building massing effects on the surrounding area.

3. Is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

Regarding dwelling unit size, the Zoning By-law follows standard practice across the country in establishing a minimum unit size for each self-sufficient dwelling unit having sleeping, cooking, and sanitary facilities. However, with this proposed development, not only are the proposed units intended for single-occupancy, the residents will have access to a common building where they will have additional living spaces and cooking facilities to support themselves.

Regarding parking, the likelihood of residents having their own vehicles is low, meaning there would be an excess of parking on site relative to the proposed development's intended parking demands, which is intended for on-site staff, compared to a conventional housing development.

The proposed variances therefore are the minimum modifications required to relieve the Zoning By-law's injurious effect on the site.

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

See analysis under "Rezoning" in this report for analysis regarding this criterion.

*Commenting Agencies*

All comments have been addressed and summarized below.

City of Brandon

The City of Brandon requires a development agreement, to be signed by the future owners of the site, with key conditions as follows:

- \$48,400.00 contribution for a future upgrade to 12<sup>th</sup> Street North to a paved rural standard
- Developer to accommodate existing drainage from neighbouring properties, registering easements as required
- \$3,845.70 for cash-in-lieu of land dedication for public reserve (greenspace) purposes
- Developer to modify site plan to accommodate fire staging area

Brandon School Division

- Cash-in-lieu of land dedication of \$10, 935.00 required
- City to include this contribution requirement as a condition in the development agreement

#### 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 December 4, 2025 and December 11, 2025. Further, in accordance with and exceeding minimum requirements under Subsections 168(4) and 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 conducted door-to-door visits on October 29, 2025 and e-mailed letters on October 23, 2025 to owners of larger properties that the applicant already had contact information from prior connections. The most significant questions and comments arising from this public outreach were about future infrastructure improvements in the area. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.

#### STRATEGIC ALIGNMENT:

- Proposal consistent with implementing Strategy #1 to reduce homelessness
- Proposal consistent with implementing Strategy #4, facilitating development opportunities in established (infill) areas

#### RISK ASSESSMENT:

Approval of this development is another step in the City addressing homelessness and a housing continuum disparity in our community.