



May 3, 2026

Re: Community outreach for Rezoning and Variance for 856/862 1st Street

On April 18, 2026, McKenzie Design Solutions, on behalf of the owner 10239372 Manitoba Ltd, sent a letter to all property owners and tenants noted on the list provided to us by the city. Please see attached letter.

As of the writing of this report, we have had no comments on the project. We had one owner reach out to us to see if the city would allow the same design on their property at 860 and 854 2nd Street, but unfortunately their location did not suit the design.

If you have any questions or would like further information this report, please do not hesitate to contact me.

Kind Regards,



Kate McKenzie, C.E.T.

President/ Senior Designer
MCKENZIE DESIGN SOLUTIONS
Phone; 204-570-1322.
Email: [REDACTED]



March 18, 2026

Attn: Property Owner or Area Resident

McKenzie Design Solutions, on behalf of the owner 10239372 Manitoba Ltd., is applying for amendments to *City of Brandon Zoning By-law 7142* to construct a 3-storey residential multi-plex at 856/862 1st Street in Brandon. This letter has been sent to you for information on the application.

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 1st Street and has a frontage of 43.12 meters (141.5 feet). The South side yard faces Park Avenue and has a length of 36.66 meters (120.28 feet). The property has a total area of 1580.7 square meters (17,015 square feet)

The site currently has an existing residence at 856 1st Street. 862 1st 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 1st Street. There are storm sewer mains running along both 1st Street and Park Avenue should we need to tie in to underground storm drainage.

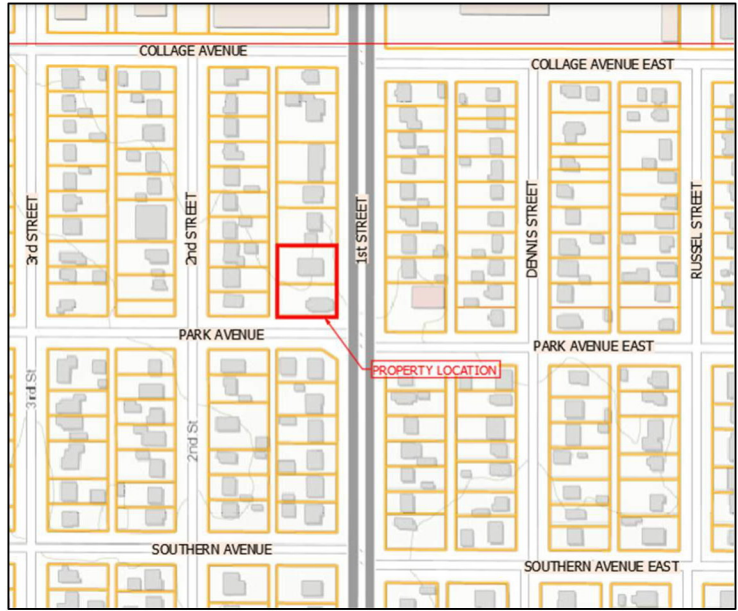


Figure 1: Property Location



Figure 2: 856 1st Street, view from 1st Street

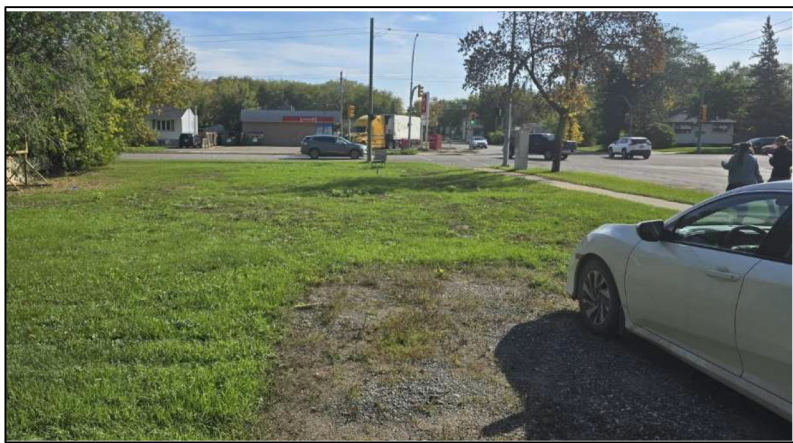


Figure 3: 862 1st Street, view from lane

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.



Figure 4: Proposed 20-Plex

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.

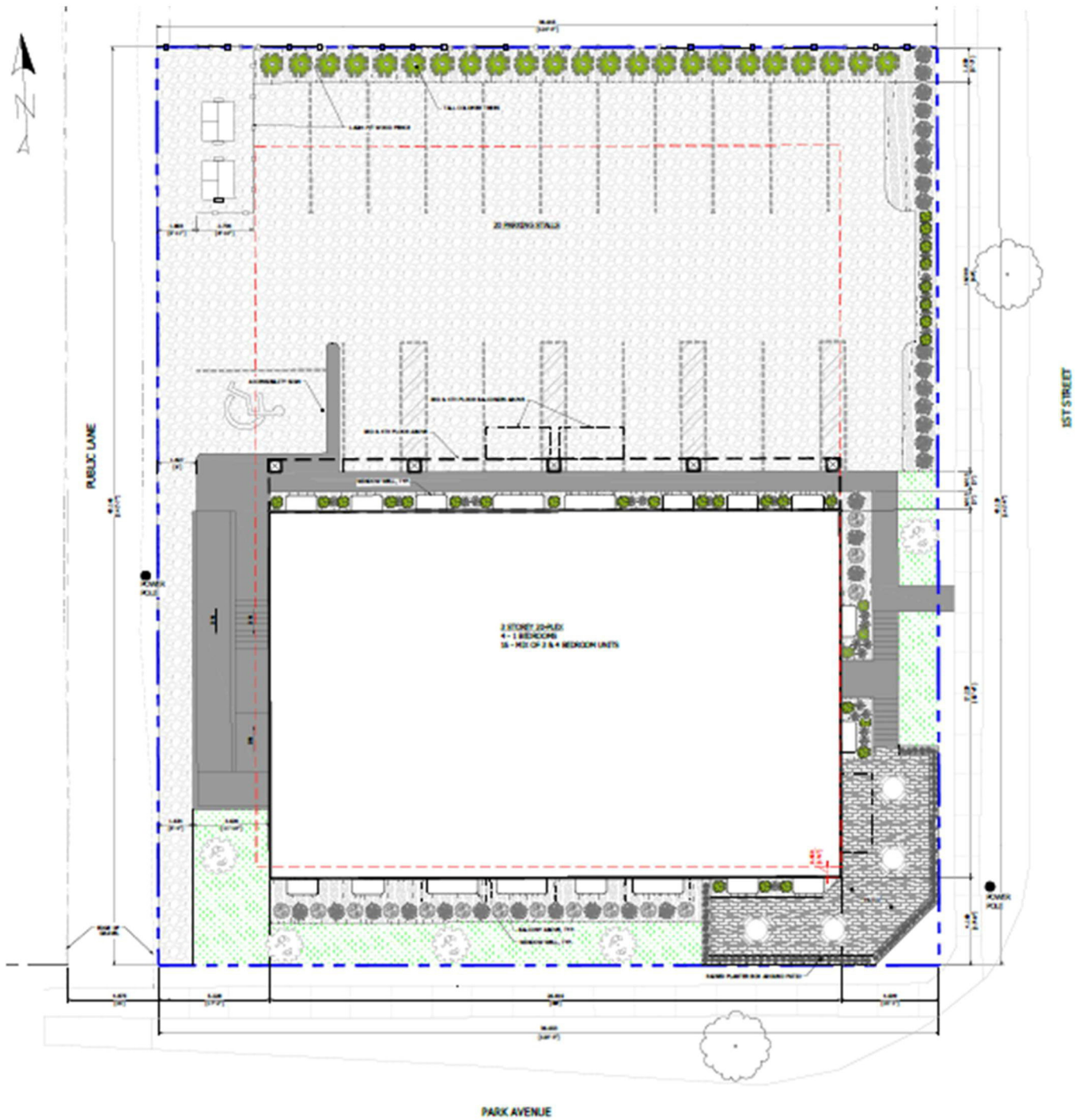


Figure 6: Proposed Site Plan

The city will hold a public hearing regarding this application. Information on the public hearing will be posted on site and in the Brandon Sun 2 weeks prior to the hearing.

If you have any questions or would like further information regarding our proposed design, please do not hesitate to contact me. You may also contact the City of Brandon Development Services Branch to speak with a community planner.

Development Services: 204-729-2110

Kind Regards,



Kate McKenzie, C.E.T.

President/ Senior Designer
MCKENZIE DESIGN SOLUTIONS

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