

February 25, 2026

## **Summary of Community Outreach Feedback**

McKenzie Design Solutions reached out to area residents by sending a letter describing our project to all residents included in the list provided by the city. Members of our team were also able to talk to some of the residents in person on the phone. The letter has been included with this report.

### Summary of Community Responses:

1. Kathy Marshall - #1 Spruce Woods Place

Kathy didn't have a problem with the building or what we were proposing. She is concerned with the increase in traffic through the lane and on McDiarmid Drive. She doesn't think the lighting on McDiarmid is sufficient, especially at the area where the lane deposits onto McDiarmid. She also thinks the intersection at McDiarmid and Victoria is insufficient to handle the current traffic flow, and thinks the increase in traffic will make it worse.

2. Kristen Andrews with Darryl Andrews

Sent an email with the attached letter. McKenzie Design Solutions forwarded the updated site plan in response. The replied with a subsequent email which is also attached.

3. Other residents we talked to asked questions about the development, but didn't leave their names on any feedback for us to report.

January 13, 2026

**Dear Area Resident/ Property Owner,**

McKenzie Design Solutions, on behalf of the owner Sunny Day Enterprises, is applying to the City for a subdivision, 2 amendments and conditional use to *City of Brandon Zoning By-law 7142* to construct a 6-storey residential multi-plex at 2940 Victoria Avenue in Brandon.

Subdivision

The subdivision is to divide the property into separate parcels for each existing and proposed building. This is just to accommodate different ownership groups within the development. The goal is for the development to continue to work as initially proposed

Requested Zoning by-law Amendment 1

As per *Table 12: Commercial Bulk and Siting Requirements* located in *Division 2: Commercial* in the zoning bylaw, a site greater than 3,500 square meters may have up to four storeys. The amendment requested is to increase the height of our proposed building to six storeys.

Requested Zoning by-law Amendment 2

As per *Table 12: Commercial Bulk and Siting Requirements* located in *Division 2: Commercial* in the zoning bylaw, the rear yard setback with no lane is 7.6 meters. We are requesting an amendment to reduce this to 6.0 meters.

Requested Conditional Use

As per *Table 11: Commercial Use Table* located in *Division 2: Commercial* in the zoning bylaw, row houses and multiple dwellings as part of a commercial development are permitted with a conditional use. We are applying for this conditional use.

**Existing Property**

The property shown in Figure 1 has the following legal description: LOT 2, PLAN 41029, BLTO . The property is zoned Commercial Arterial (CAR).

The North property line fronts onto Victoria Avenue. To the West there is a commercial property that shares the entire West property line. To the East there is a commercial property that shares the front portion of the East property line and a residential condo development that shares the back portion of the East property line. To the South is a public lane. Vincent Massy School is on the other side of the lane.

The property has a frontage of 100.89m (331 feet) and is 141.67 meters (465 feet) deep. The overall property is 14,285 square meters (153,762 square feet, or 1.43 hectares) in area.

Located on the site is an existing commercial building which is approximately 1,475 square meters (15,880 square feet). The commercial building contains a dental office and denture clinic, a wellness business, and a radio station.

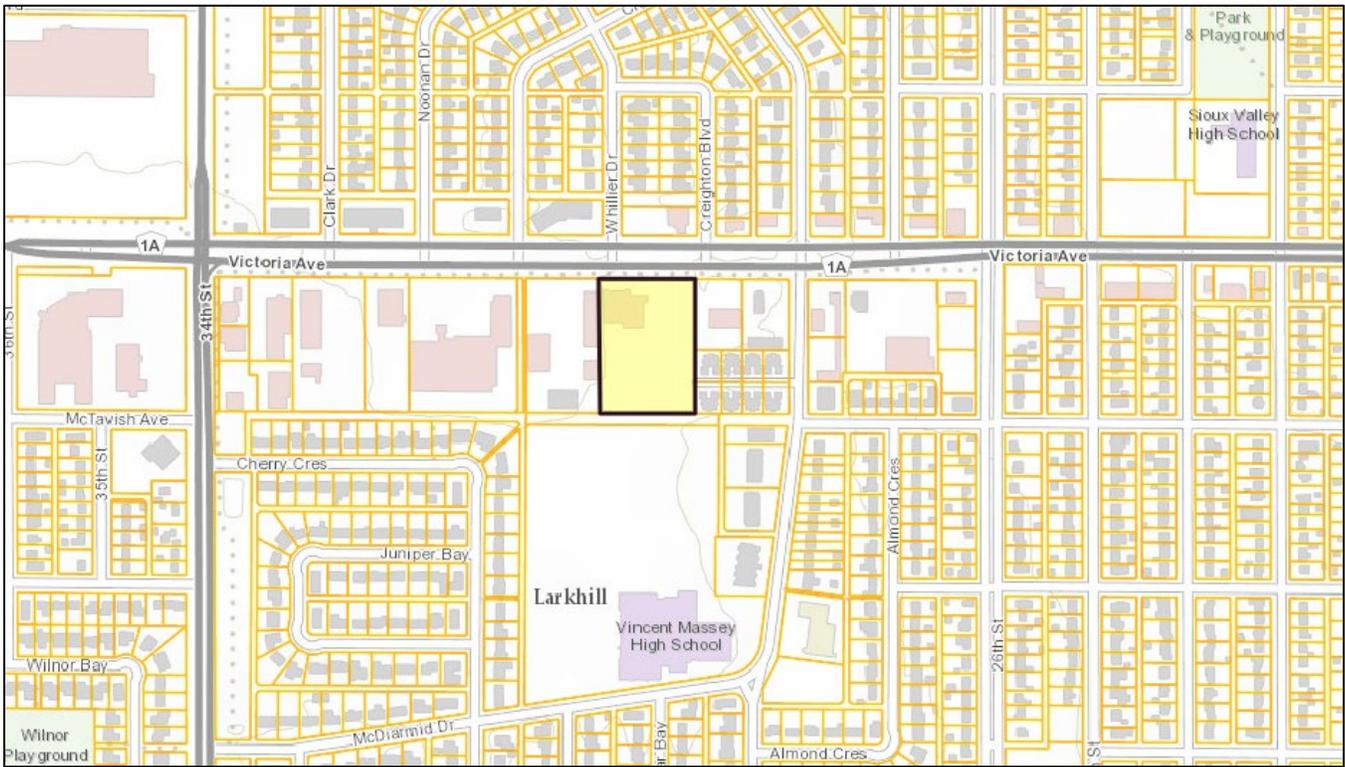


Figure 1: Property Location

The front half of the lot, excluding the existing commercial building, is paved. The back half of the lot is mostly grass, with some long rows of existing trees along the back of the paved area, the back of the lot, and along the East property line.

The property is serviced from the domestic sewer, water, and storm sewer mains that run along Victoria Avenue. Manitoba Hydro power and gas run along the public lane, South of the property.



Figure 2: Current Property, from Victoria Ave.



Figure 3: Current property - East side and Back portion of the property.

## **Proposed Development**

The proposed development is the addition of a 120 residential unit building to the site. A future phase commercial building is also proposed for the front East part of the site.

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

### Proposed Building

The proposed building will have 120 residential units. There will be 17 1-bedroom units. The remainder of the units will be 3- or 4-bedroom units. The building footprint will be approximately 2,400 square meters. (25,900 square feet). Additionally, to promote community within the building, there will be common areas such as a gym, party room, group workspace, and a large outdoor patio.

### Proposed Future Phase Commercial Building

An office type commercial building is proposed for a future phase in the Northeast part of the property. See the site plan for location and size.

### Proposed Site Design

Please see the proposed site plan for the site layout. The site will have enough parking to satisfy the city's requirements for the existing commercial building, the proposed multiplex, and the future phase commercial building.

The public lane on the south side of the property between our access in the Southeast corner and McDiarmid Drive will need upgrades as part of this development. This is to provide a secondary access point for emergency vehicles, it is not intended to be a secondary access for day to day use.

If you have any questions or would like further information regarding our proposed design, please do not hesitate to contact myself or the other members of our project team listed below. If you prefer, you may also contact the City of Brandon Development Services Branch to speak with a community planner.  
Development Services:

Warm regards,

A handwritten signature in black ink, appearing to read "Kate McKenzie".

Kate McKenzie, C.E.T.

**MCKENZIE DESIGN SOLUTIONS**