



Planning & Buildings 2025 Annual Report



2025 highlights

The past year has been one of meaningful progress, collaboration, and shared commitment to building a thriving community. This Annual Report reflects the collective efforts of our department to advance Council's Strategic Plan and implement the City Plan. In 2025, we continued to make strides toward our vision of a growing, moving, and healthy city. We saw the addition of more housing units than any year in the past decade, expanded participation in environmental initiatives, and proactively advanced more supportive housing projects that respond to evolving community needs.

As we look ahead to 2026, we remain committed to building on this momentum and continuing to deliver thoughtful, strategic, and community-focused outcomes.



HOUSING AND WELLNESS

- 26,786lbs of litter taken to landfill
- 116 Encampment/sanitation responses
- 4 approved public art installations



PLANNING

- 400 new dwelling units approved
- 56 new lots created
- 2 city owned sites approved for affordable/transitional housing



ENVIRONMENTAL INITIATIVES

- 25 residential rain gardens installed
- 14 households supported through water fixture subsidy
- 4 municipal buildings assessed for efficiency



BUILDING SAFETY

- \$149M construction value
- 1315 Inspections completed
- 437 building permits issued



SERVICE DELIVERY

- 904 online applications
- 1799 locate requests received



REAL ESTATE

- 3 land assembly projects for affordable/supportive housing
- 8 road closures supporting private development
- 3 land purchases for future roundabouts

Housing & Wellness



Overview

In 2025, the Housing & Wellness section of Development Services advanced several key initiatives aimed at strengthening housing options, enhancing community wellness, and supporting a vibrant, inclusive downtown. Through strategic partnerships, targeted incentive programs, and a focus on placemaking, the department continued to address critical social needs while contributing to the overall health, safety, and vitality of Brandon.

A major priority this year was reinforcing a sense of place and pride in the downtown core. New public art initiatives brought colour and creativity to shared spaces, while ongoing cleanup and beautification efforts helped maintain a welcoming environment for residents, businesses, and visitors.

On the housing front, the department made meaningful progress toward expanding affordable, supportive, and market housing options. Collaborations with community partners and the launch of new incentive programs—supported through the Federal Housing Accelerator Fund—laid the foundation for developments that will meet diverse community needs

Public Art Installations

- Launched a new program to fund public art installations in the downtown, delivered in partnership with the Brandon Downtown BIZ, who administers the program.
- **August 2025:** Two murals were completed in 2025. Two scheduled for 2026
- Secured additional funding from the Brandon Area Community Foundation
- **November 2025:** Second intake selections are under review.

Downtown Cleanup

Year-round cleanup and litter collection continued through the Brandon Neighbourhood Renewal Corporation's Fresh Start Program.

- **26,786 lbs** of litter and refuse removed
- **1,527** needles safely disposed of
- **65+** large items (furniture, pallets, appliances) removed
- **2,880** staff hours dedicated to street cleanup

Graffiti Removal Program

- **39** instances of graffiti removed in the downtown

Housing

- Signed an agreement with **Gambler First Nation**, advancing the development of **54 units of supportive/transitional housing**.
- Finalized agreements with **Habitat for Humanity** to support new affordable homeownership
- Launched two new housing incentive programs; **Downtown Market Housing Incentive Program** and the **Affordable Housing Incentive Program**

Other Statistics

- **116** encampment/outside sanitation responses
- **4** needle collection stations installed downtown
- Funding secured for **harm reduction mobile outreach**
- **88** volunteers participated in the Downtown Spring Cleanup Event

Planning

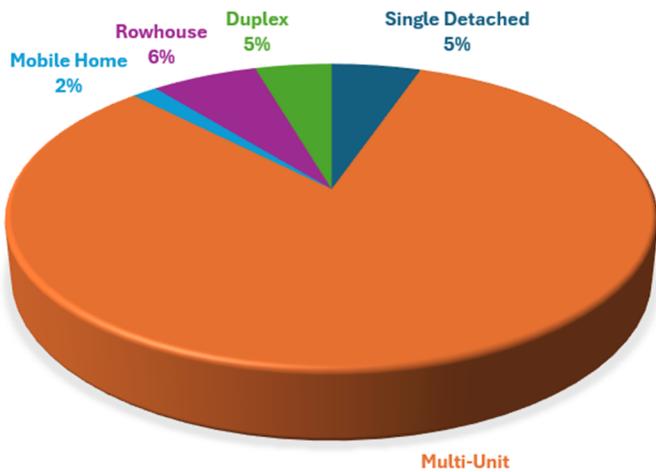
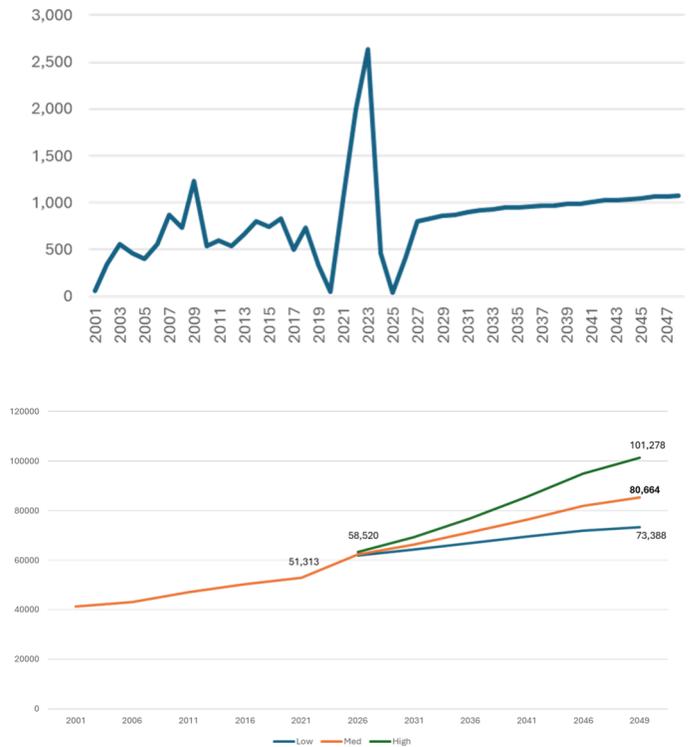


In 2025, the Planning Section experienced an increase in development applications driven by several key factors, including deadlines related to the Development Charge rate increase, a rise in City initiated applications to support the development of supportive housing, and new projects enabled through recent zoning bylaw amendments introduced under the Housing Accelerator Fund.

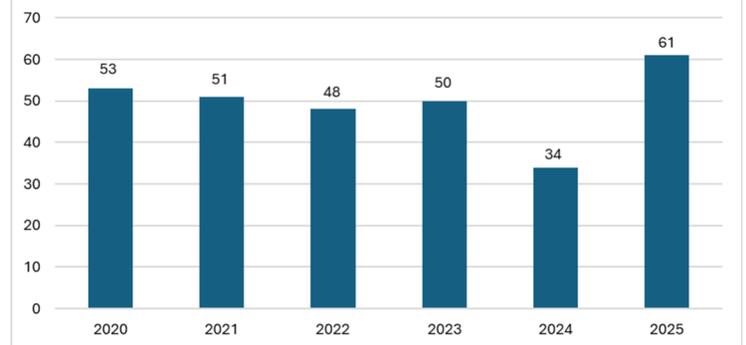
Planning also initiated a review of the Housing Needs Assessment, including updated projection data. This updated data is already being used to support collaboration with community partners such as the Brandon School Division and to inform initiatives like Grow Brandon.

We continue to work closely with the development industry and internal departments to implement the City Plan and facilitate the development of much needed housing and services in the city.

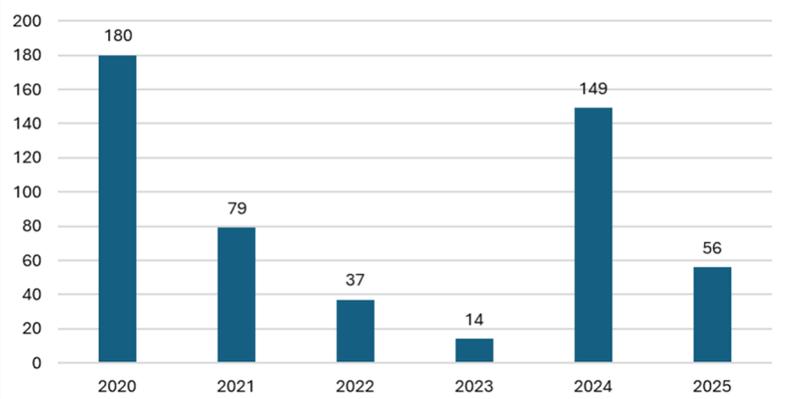
Yby population increase



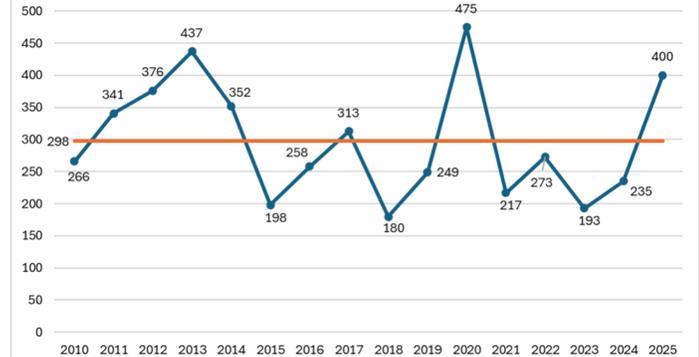
Land Use Applications Per Year



Subdivision New Lots Created



Dwelling Units Added By Year



Environmental



Initiatives

Overview

Staff delivered a broad range of environmental education, engagement, and sustainability initiatives in 2025, focusing on measurable participation, strong partnerships, and clear environmental outcomes. Major public-facing climate action efforts included the Enviro Expo, Commuter Challenge, 4R Waste Ambassador Volunteer Program, Bee City Brandon activities, the installation of the Eleanor Kidd Pollinator Garden, and the Green Business Awards.

Community & Educational Engagement

- **Over 1100 individuals engaged** through presentations, events, tours and campaigns
- **38 presentations and formal engagement sessions** delivered in 2025
- **5 landfill tours , 12 classrooms and 12 community organizations, 260 students** participated in Enviro Expo
- **240 students** reached through **8 Fair Trade school presentations**
- **70 post-secondary students** engaged through Fair Trade Campus Day
- **Over 100 participants** engaged in Commuter Challenge Walk, Bike and Bus Days
- **260 students** engaged through 4R Waste Ambassador School Presentations

Volunteer & Community Support

- **615 volunteer hours** contributed across: Community fairs and markets, waste education, brochure distribution, clean-up events, newcomer engagement and community celebrations
- Volunteer support strengthened delivery of outreach, education, and public events throughout the year.

Stakeholder & Partner Engagement

Over 45 partner organizations engaged across initiatives, including; Educational institutions, Environmental non-profits, Community organizations, Local businesses; Municipal, regional and public-sector partners

Conservation Outcomes

- **5 protected areas** designated through the Manitoba's Protected and Conserved Network along the Assiniboine River Corridor
- **25 residential rain gardens** installed to assist in storm water management across the city
- **14 households** supported through the Water Fixture Subsidy Program
- **Four municipal buildings** were assessed through Efficiency Manitoba's Municipal Lighting Rebate Program, with the potential to reduce energy use by **approximately 253,827 kWh annually**, resulting in estimated savings of **\$24,067 per year**.

Social Media Engagement

Facebook up 269% compared to 2024
Follows: up 376% compared to 2024
Instagram engagement campaigns up 546.4% compared to 2024

Building Safety



Overview

Planning & Buildings has established a service standard of 14 calendar days (10 business days) to complete the first review of building permit applications. In 2025, the average first review time for Large Multi-Unit Residential Buildings (MURBs) was higher than other permit types at 24 days. This increase was largely attributable to a surge in applications submitted ahead of deadlines to avoid increased development charges. Staff are actively implementing internal process improvements to enhance permit review timelines and ensure greater consistency between plan reviews and inspections.

In addition, inspectors will be prioritizing education and outreach to local contractors and developers regarding upcoming building code changes, which are anticipated to take effect in spring 2027.

