

TITLE: BY-LAW NO. 7457 TO REPEAL BY-LAW NO. 7409 AND TO REZONE PART OF PROPERTY LOCATED AT 1910 BELL AVENUE OWNER/APPLICANT: WAVERLY DEVELOPMENTS LTD. (JOHN BURGESS)		
MEETING DATE: July 15, 2026		Page 1 of 4
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. By-law No. 7457 B. Application related documents C. Map, air photo & drawings D. Development Review Group report	
PRESENTER: Emmanuel Owusu Ansah, Community Planner	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That the Planning Commission recommended that City Council approve By-law No. 7457 (Z-05-26) to repeal By-law No. 7409 and to rezone part of 1910 Bell Avenue (Lot 2, Plan 75157 BLTO) from DR Development Reserve to RMD Residential Moderate Density.

BACKGROUND:

Request

The applicant, John Burgess of Waverly Developments Ltd., is applying to rezone part of property located at 1910 Bell Avenue from DR Development Reserve to RMD Residential Moderate Density. Approval of this application will allow for the development of 131 dwelling units. The applicant concurrently applied for subdivision to enable this development and does not involve creating a new public road, therefore there is no public hearing required for that subdivision.

Development Context

The subject site is currently undeveloped, located on the north edge of the Oakridge Estates neighbourhood. Surrounding uses include low-density residential to the south and west, moderate-density residential to the southeast, commercial further east, and undeveloped lands to the north. Bell Avenue and the proposed Oak Haven Street provide access to the site.

History

The site is part of Phase 2 of the development of the Oakridge Estates neighbourhood and is the third stage of Phase 2 after the completion of the Outback Drive/Onyx Cove loop to the west. The applicant initially obtained City Council's approval to rezone and subdivide a smaller portion of the site under By-law No. 7409 and subdivision application 4500-24-741 respectively, but has since submitted a new application to extend the northerly boundary to create a larger lot and build additional dwelling units.

ANALYSIS:

Approval of this application, along with the associated subdivision application, will allow for development of two four-storey buildings totaling 131 dwelling units. The site design includes on-site parking located to the rear of the buildings, facing the future realigned PTH 10, and a proposed outdoor amenity area with several components such as a multi-sport court to support future on-site residents. The proposal also provides more than the minimum required vehicular parking and a bicycle parking area.

Consistency with the Brandon City Plan

- The site is located within "General Urban Area" under Map 3: Urban Structure
 - 7.1(1)(a) – General Urban Area supports existing and future residential development
- 7.1.(3)(Residential General Policies)(a)(b)(c) – proposal supports residential development within a serviced General Urban Area with adequate water and wastewater capacity, while providing a mix of housing options and densities.
 - The area primarily consists of detached dwellings with pockets of multi-unit dwellings
- 7.(3) Residential General Policies (d) – proposal promotes a walkable and bikeable neighbourhood
 - The site plan includes bicycle parking area and good internal and external pedestrian connections, connecting to the multi-use path along Oak Haven and maintaining pedestrian and cycling connectivity along Bell Avenue.

Consistency with the Oakridge Estates Neighbourhood Plan

- Concept plan for Oakridge Estates previously approved in 2015 and updated in 2025 called for a mix of low-density residential, moderate-density residential, and greenspace development
 - Proposed development complies with the updated Oakridge Estates concept plan

Consistency with the Zoning By-law

- The site is currently zoned DR and requires rezoning to RMD to allow for the proposed development
- The proposal conforms with the zoning by-law bulk and siting requirements

Commenting Agencies

All comments have been addressed and summarized below. Note that all conditions proposed in this section will be under the associated subdivision application for which a public hearing is not required.

City of Brandon – Subdivision conditions

- Development agreement required with the following being highlights of proposed conditions in the development agreement:
 - Developer to pay Emerging Area development charges of \$66,367.70 in accordance with the Development Charges By-law and City's Fee Schedule
 - Developer to contribute towards boulevard trees
 - Developer to construct sidewalk on east side of Oak Haven Road
 - Developer to obtain Construction Completion Certificate for Oak Haven Road before obtaining any development and/or building permits for this site
 - Developer shall provide landscaped treed buffer along the eastern side of the site
 - Developer to construct greenspace at the northwest corner of Bell Avenue and Oak Haven Road prior to Issuance of final occupancy
- Manitoba Transportation and Infrastructure (MTI) requests that the developer provide preliminary traffic projections to confirm potential impact on traffic operations of PTH 10

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 July 2, 2026 and July 9, 2026. Further, in accordance with and exceeding minimum requirements under Subsection 168(4) of The Planning Act, notice was sent to owners of property within 100 metres (328 feet) of the subject property, and posted on the subject property.

Public Outreach

In accordance with Section 13 of the Zoning By-law, public outreach is not required, as the proposed development conforms to the Oakridge Estates Neighbourhood Plan. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.