



November 22, 2025

City of Brandon
Planning & Building Department
638 Princess Avenue
Brandon, MB
R7A 0P3

Attn: Planning, Property & Building Department

Re: Application for Zoning By-Law Amendment for Building Height Variance and Conditional Use for a Residential Building at 2940 Victoria Avenue

McKenzie Design Solutions, on behalf of the owner Sunny Day Enterprises, has prepared this letter of intent as part of our application for an amendment 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.

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 ammendment 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.

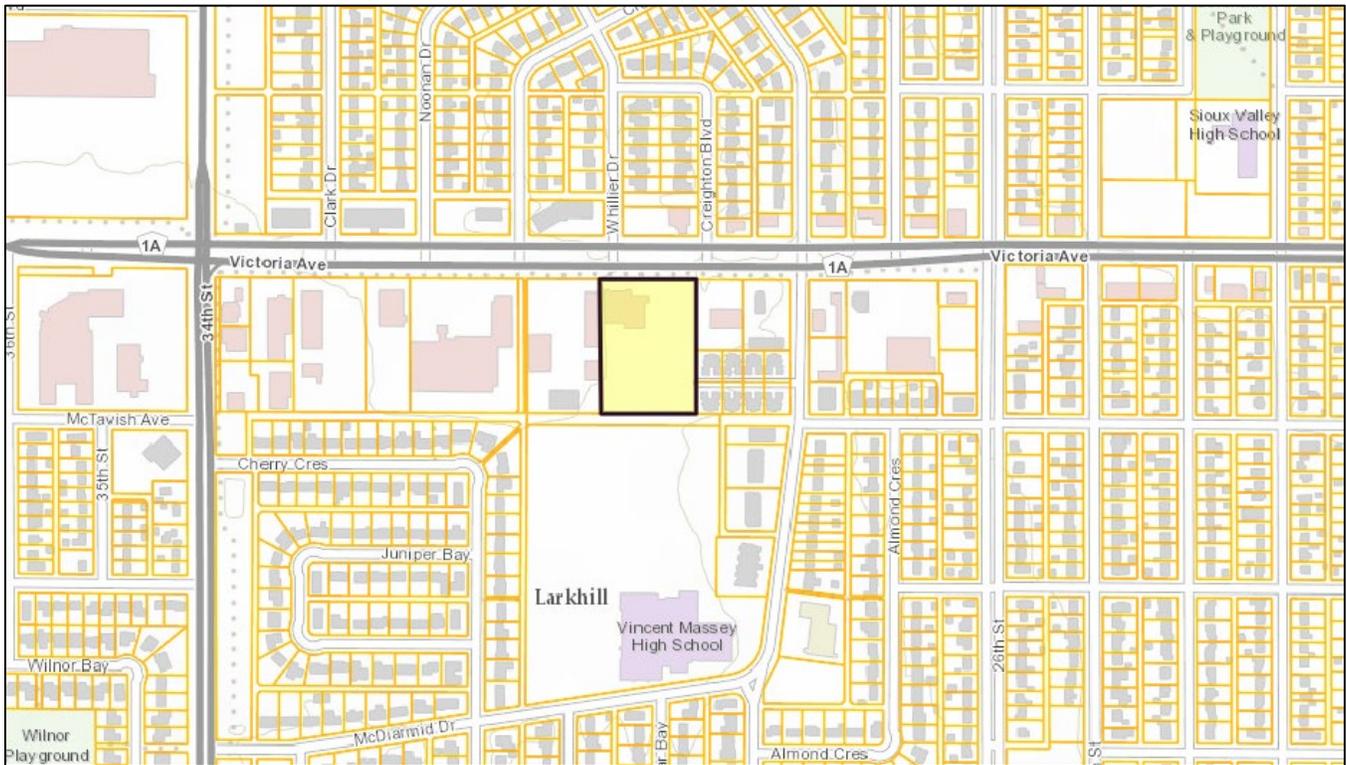


Figure 1: Property Location

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 application 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 2,380.9 square meters. (25,630 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.

Proposed Development and the Criteria for a Variance set forth in the Planning Act

The proposed development will meet the four criteria for approving a variance application:

- 1) Will it be generally compatible with the nature of the surrounding area?

The property has quite a mix of property types around it. There are residential lots north of the property across Victoria Ave as well as some condos on the east side of the lot. There is a school to the South across the lane with residential zones around the school. To the east and west of the lot are commercial developments. There are other large multiplexes along Victoria Ave in the surrounding area. We expect our building to fit in nicely amongst this variety of zoning.

Our proposed building is going to be located at the far Southwest corner of the site. It is set back from Victoria Avenue, so it won't look out of place or obstruct views along Victoria Avenue.

We are working with an Architect and Interior Designer to give the building a classy exterior look that will complement the surrounding area and enhance the overall character of the neighborhood.

- 2) Will it 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?

The development will comply with all necessary codes and bylaws and as such there should be no health or safety concerns for people living in the area.

This development will only rejuvenate and improve the look of the existing property and should have no negative effect on properties or future development in the area.

- 3) Is it the minimum modification of the zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property?

We believe it is. We also considered a zoning amendment to rezone the property. We decided our proposed variance and conditional use was less of a modification.

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

We believe the development is consistent with these plans and by-laws.

If you have any questions or would like further information regarding this application or our proposed design, please do not hesitate to contact myself or the other members of our project team included in this application.

Warm regards,



Kate McKenzie, C.E.T.

MCKENZIE DESIGN SOLUTIONS