

TITLE: BY-LAW NO. 7441 TO REZONE PROPERTY LOCATED AT 1445 – 8TH STREET OWNER: 10245551 MANITOBA LTD. APPLICANT: ABH CONSTRUCTIONS LTD. (SHIJU ANTONY)		
MEETING DATE: February 18, 2026		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. By-law No. 7441 B. Application related documents C. Map, air photo & drawings D. Public outreach report E. Development Review Group report	
PRESENTER: Emmanuel Owusu Ansah, Community Planner	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That the Planning Commission recommend City Council approve By-law No. 7441 (Z-12-25) to rezone 1445 – 8th Street (Lots 27/28 and S ½ Lot 26, Block 2, Plan 7 BLTO) from RLD Residential Low Density to RMD Residential Moderate Density, subject to the owner or successor entering into a development agreement with the City of Brandon with conditions as set out in “Attachment E” of this report.

BACKGROUND:

Request

The applicant, Shiju Antony of ABH Constructions Ltd., on behalf of the property owner, 10245551 Manitoba Ltd., is applying to rezone a property located at 1445 – 8th Street from RLD Residential Low Density to RMD Residential Moderate Density. Approval of this application will allow for development of a six-unit residential building.

Development Context

The subject site is currently vacant and is located at the northeast corner of the Richmond Avenue/8th Street intersection. Uses surrounding the site include low density-residential on all sides, with moderate-density residential to the southeast and southwest. Richmond Avenue currently provides access to the site.

History

The site previously contained a detached dwelling and garage constructed in 1945. Following fire damage, the applicant obtained a demolition permit in 2011 and removed the structures.

ANALYSIS:

Approval of this application will allow for the development of a three-storey six-unit residential building, with parking proposed along the rear lane on the east side of the site.

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 to support existing and future residential development
- 7.1.(3)(Residential General Policies)(a)(b)(c)(e) – 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 and promoting infill development within an established area
 - The area primarily consists of detached dwellings with pockets of multi-unit dwellings
- 7.1.(3)(Residential Development)(c) – proposal supports location of medium scale housing on arterial streets and corner lots
 - The site is located on an arterial street and it’s a corner lot
- 7.4.(1)(Corridor General Policies)(a) – support high-density and intensity residential developments

Consistency with the Zoning By-law

- The site is currently zoned RLD and requires rezoning to RMD to allow for the proposed development
- The proposed development generally meets the bulk and siting requirements under the RMD Zone

Commenting Agencies

All comments have been summarized below.

City of Brandon

Administration advises that a development agreement is required, with conditions as identified in “Attachment E” of this report. Some key conditions include the following:

- On-site stormwater mitigation
- Removal of the existing Richmond Avenue approach and restoration of the boulevard
- Provision of rear parking space depth of at least 7.3m due to the existing lane right-of-way width being below today’s traffic engineering standards
- Relocation of the existing hydro pole and guy wires
- Financial contribution for boulevard trees
- Provision of cash-in lieu of land dedication for both parks and school purposes

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 January 29, 2026, and February 5, 2026. Further, in accordance with and exceeding minimum requirements under Subsection 168(4) of The Planning Act, notice was sent to owners of property and residents within 100 metres (328 feet) of the subject property, and also posted on the subject property.

Public Outreach

In accordance with Section 13 of the Zoning By-law, the applicant mailed application information to property owners within 100m of the site. The applicant indicated that two neighbours contacted him to inquire about the purpose of the rezoning. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.