



CITY COUNCIL REPORT

TITLE:

SUBDIVISION 4500-26-755—1910 BELL AVENUE

PRESENTER:

Emmanuel Owusu Ansah

DEPARTMENT:

Planning & Buildings

ATTACHMENTS:

DATE:

7/17/2026

CLEARANCE / APPROVALS:

Ryan Nickel General Manager

Dave Wardrop City Manager

RECOMMENDATION(S):

That application to subdivide (4500-26-755) 1910 Bell Avenue (Lot 2, Plan 75157 BLTO) to create one (1) lot in the RMD Residential Moderate Density Zone in accordance with application map "Attachment C-4" be approved, subject to;

1. The owner or successor entering into a development agreement with the City of Brandon, to be registered in series with this subdivision, with conditions as set out in "Attachment D" of this report;
2. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that Manitoba Transportation and Infrastructure has no concerns with the proposed development with respect to potential impact on traffic operations of PTH 10 (18th Street North);
3. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that the Brandon School Division has received \$26, 527.50 as cash-in-lieu contribution for school purposes;
4. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro, BellMTS, and Westman Communications Group, and registering the easement agreement along with easement plan, if required, in series with the plan of subdivision; and
5. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for addressing of the proposed lots to the satisfaction of the City of Brandon Real Estate Administration.

BACKGROUND:

Request

The applicant, John Burgess of Waverly Developments Ltd., is applying to subdivide part of 1910 Bell Avenue to enable residential development totaling 131 dwelling units. The applicant also concurrently applied for rezoning (By-law No. 7457 - Attachment A) to enable this development, which Council will consider for second and third readings in this meeting.

Development Context

The site is currently undeveloped and is located on the north edge of existing development of Oakridge Estates neighbourhood. Uses surrounding the site include lower density residential developments 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 Road 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 for 80 dwelling units, but has since submitted new applications to extend the northerly boundary to create a larger lot and build additional dwelling units.

ANALYSIS:

Approval of this application, along with the associated rezoning application, will allow for development of two four-storey buildings totaling 131 dwelling units

Consistency with the Brandon City Plan

- 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 (Attachment C-3) 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. The 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

Comments have been addressed and summarized below. Conditions are included as part of subdivision approval

City of Brandon – Development Agreement

- 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 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

- Manitoba Transportation and Infrastructure (MTI) requests that the developer provide preliminary traffic projections to confirm potential impact on traffic operations of PTH 10.
 - City administration recommends this be a condition of subdivision approval

LEGISLATIVE REQUIREMENTS:

STRATEGIC ALIGNMENT:

Proposal consistent with implementing Strategy #4, facilitating development opportunities in emerging (greenfield) areas.

FINANCIAL IMPACT:

Property tax increase due to increased assessed value of this area

RISK ASSESSMENT:

The site is currently undeveloped and underutilized and there is a need for more housing in the City.

COMMUNICATION STRATEGY:

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.

CONCLUSION:

That Council approve the subdivision of part of 1910 Bell Avenue with conditions.

BY-LAW NO. 7457

BEING A BY-LAW of the City of Brandon to amend Zoning By-law No. 7124.

WHEREAS Section 80(1) of The Planning Act provides that a zoning by-law may be amended;

AND WHEREAS By-law No. 7409 was adopted by Council of the City of Brandon on March 17, 2026, to rezone lands commonly known as 1910 Bell Avenue

AND WHEREAS Council deems it necessary to repeal the provision of the By-law No. 7409

NOW THEREFORE the Council of the City of Brandon, duly assembled, enacts as follows:

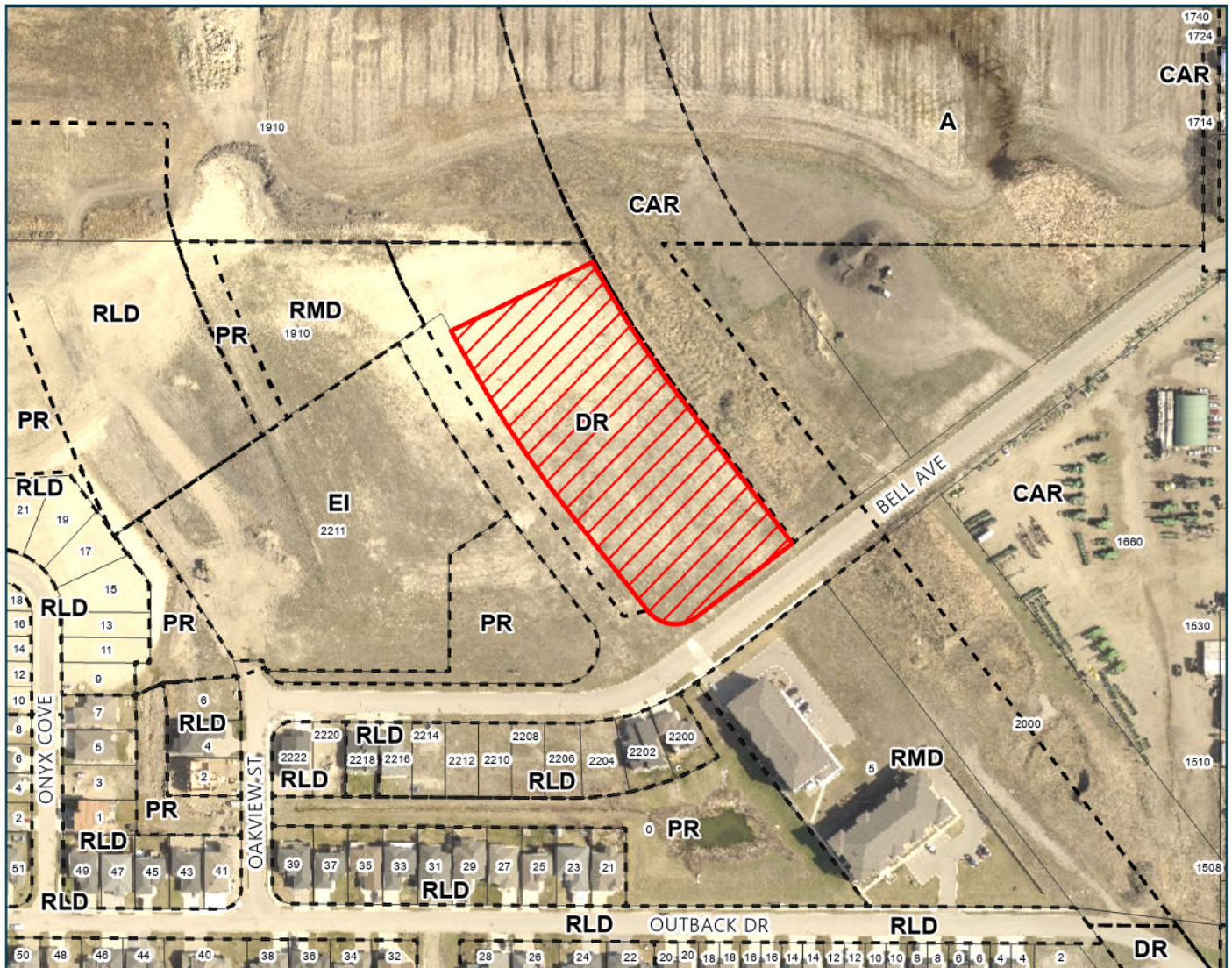
- 1. The land described as the following: Lot 2, Plan 75157 BLTO, commonly known as 1910 Bell Avenue, and identified on the map attached hereto as Schedule “A” is hereby reclassified:**

FROM: DR Development Reserve Zone
TO: RMD Residential Moderate Density Zone
- 2. Schedule B, Map 2, being part of By-law No. 7124, is hereby amended in accordance with Section 1 of this by-law.**
- 3. This By-law will come into force when the City of Brandon Planning & Buildings Department receives written confirmation that the plan for Subdivision Application 4500-26-755 is registered in the Brandon Land Titles**
- 4. This By-law will be repealed without coming into force three years after the date of this By-law’s adoption unless the City of Brandon Planning & Buildings Department receives written confirmation that the plan for Subdivision Application 4500-26-755 is registered in the Brandon Land Titles Office, or the applicant applies for an extension of time before the expiration of the three-year period to register Subdivision Application 4500-26-755 and Council approves the extension.**
- 5. By-law No. 7409 to rezone 1910 Bell Avenue (Lot 2, Plan 75157 BLTO) is hereby repealed, and the rules of appeal provisions as set out in the City’s Legislative Standards By-law are hereby applied.**

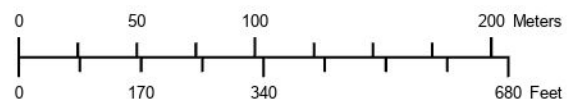
DONE AND PASSED by the Council of the City of Brandon duly assembled this day of A.D. 2026.

MAYOR		CITY CLERK	
Read for a first time this	1 st	day of	June A.D. 2026
Read for a second time this		day of	A.D. 2026
Read for a third time this		day of	A.D. 2026

Schedule "A"



Rezoning Application Z-05-26 By-Law No. 7457
Amending Schedule "A" By-Law No. 7124
1910 Bell Avenue
LOT 2 PLAN 75157 BLTO
IN SE 1/4 34-10-19 WPM



LEGEND

 Proposed Lots to be Subdivided and Rezoned from DR to RMD

DR - Development Reserve A - Agricultural
CAR - Commercial Arterial EI - Educational and Institutional
PR - Parks and Recreation RLD - Residential Low Density
RMD - Residential Moderate Density

Planning & Building
Department



Date Created: 04/21/2026
Revised:

WAVERLY DEVELOPMENTS LTD.

April 2, 2026

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

Dear Sirs:

RE: Waverly Developments Ltd.

**Application for Approval of Subdivision/Application for Zoning Amendment
Application for Conditional Approval - Lot 2, Plan 75157 (1910 Bell Avenue)
Letter of Intent - Revised Property Lines Bell Avenue Apartments**

Further in this matter please be advised that the intent of the owner/applicant for the subdivision and re-zoning is to subdivide the property. We wish to extend the current northerly boundary for Subdivision 4500-24-741 and consolidate the titles once complete. The proposed developments consists of two four storey multi-family residential apartment buildings with gable roofs on a 3.27 acre site.

The Developer proposes to create apartments with 131 residential units. Building A includes 64 units along with rental office, community lounge and gym while Building B contains 67 units. The development will also include exterior amenities such as a sports court, BBQ area with seating and a dog run. Surface parking is provided with primary site access from Oak Haven Road.

In support of said application, the applicant is applying to have the subject property rezoned to RMD (Residential Medium Density). This subdivision is an extension of the Outback Drive development.

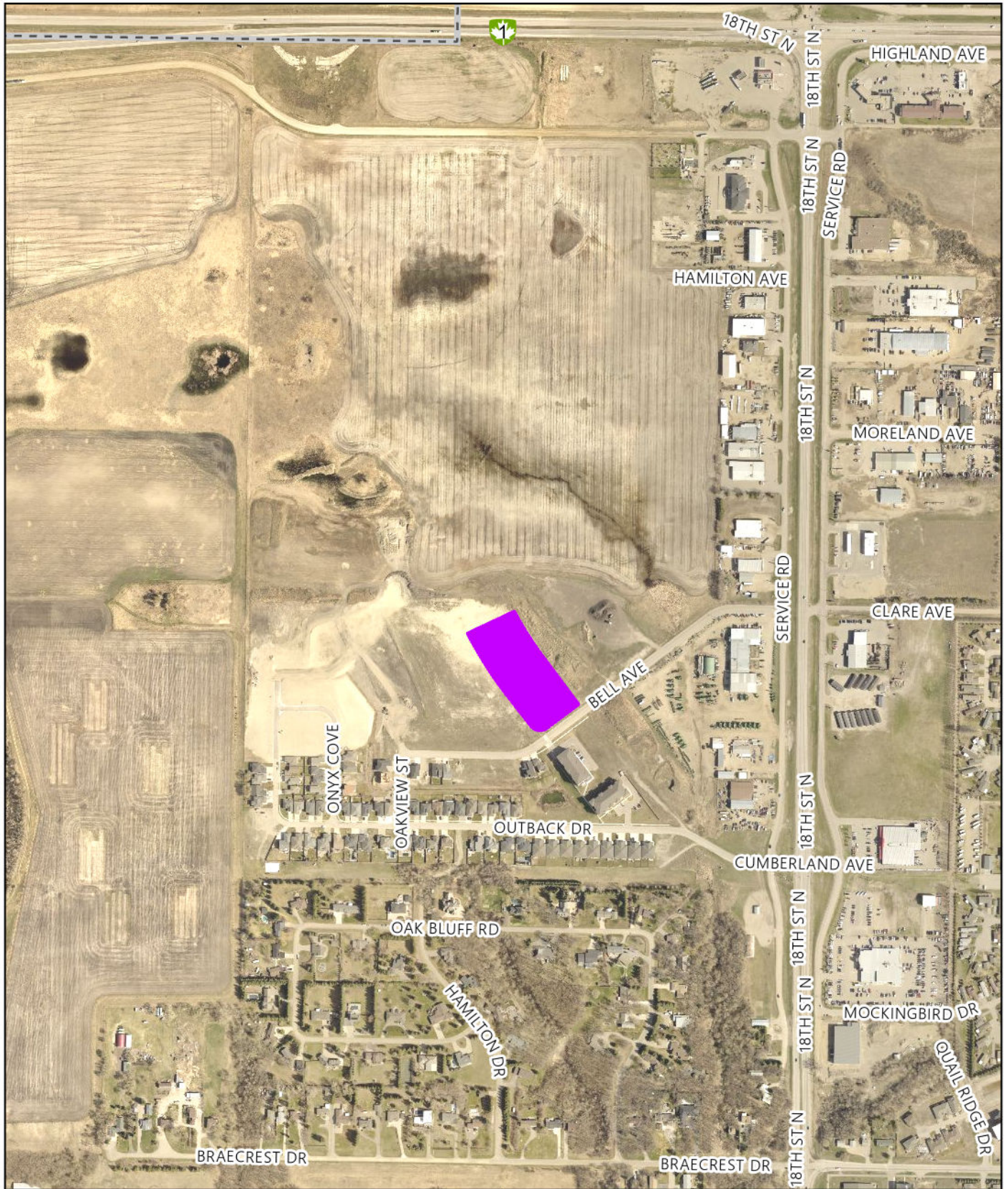
The land usage in all directions surrounding this area is either residential or is proposed to be residential development.

Yours truly,
WAVERLY DEVELOPMENTS LTD.
PER:

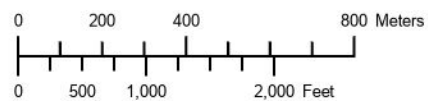
JOHN W. BURGESS
JWB/ms

3000G VICTORIA AVENUE, BRANDON, MANITOBA R7B 3Y3
TELEPHONE 204-725-7070 FAX 204-727-5995

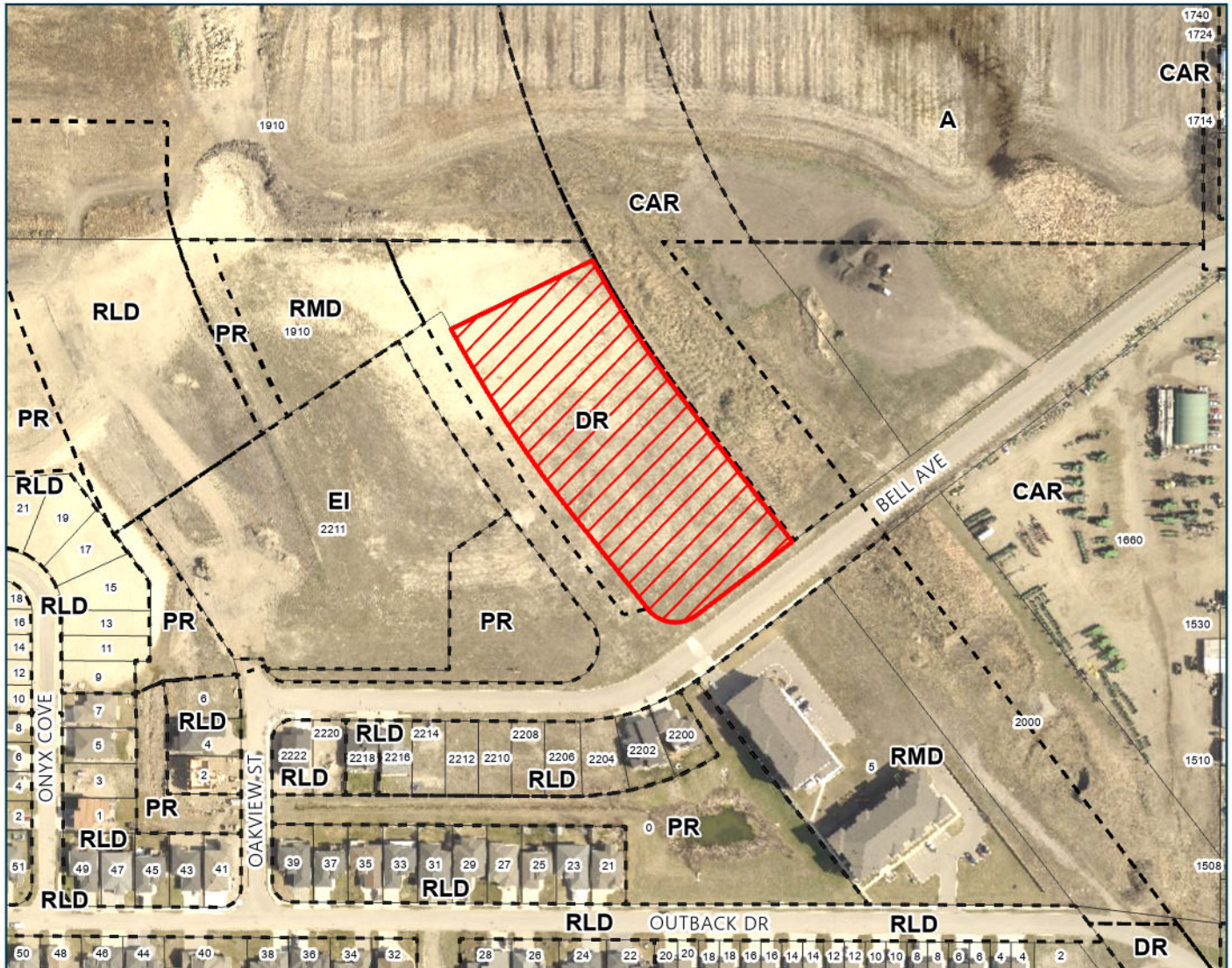
Rezoning and Subdivision Application - 1910 Bell Avenue



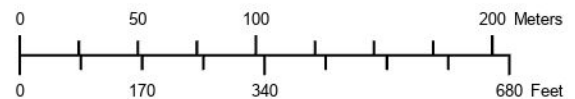
Created: 04/21/2026
Revised:



Rezoning and Subdivision Application



Rezoning Application Z-05-26 By-Law No. 7457
 Amending Schedule "A" By-Law No. 7124
 1910 Bell Avenue
 LOT 2 PLAN 75157 BLTO
 IN SE 1/4 34-10-19 WPM



LEGEND

 Proposed Lots to be Subdivided and Rezoned from DR to RMD

DR - Development Reserve A - Agricultural
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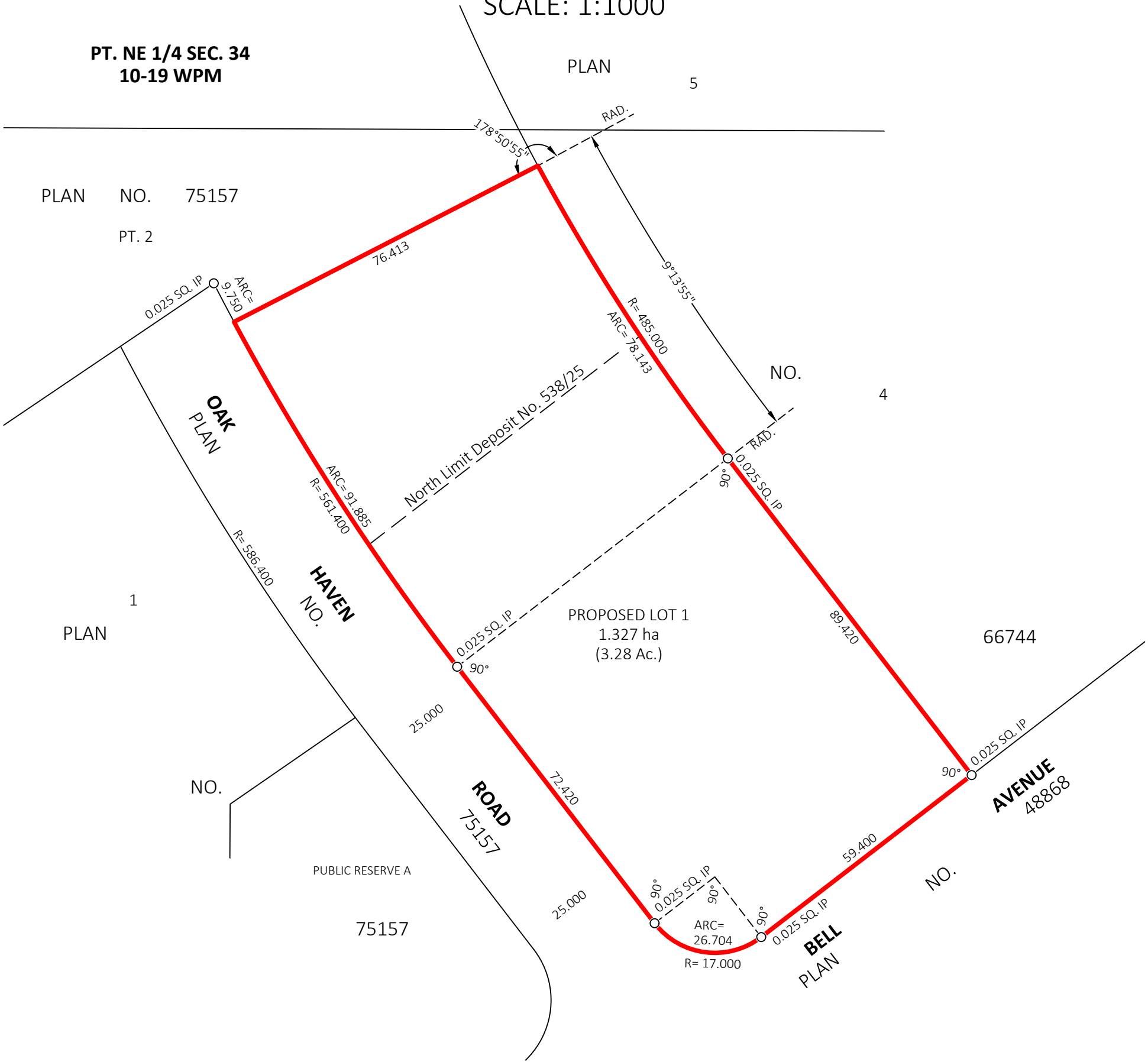
Planning & Building
 Department



Date Created: 04/21/2026
 Revised:

SUBDIVISION APPLICATION MAP
PROPOSED SUBDIVISION

OF PART OF
SE 1/4 SEC. 34, TWP. 10, RGE. 19 WPM
BEING LOT 1, DEPOSIT NO. 538/25 AND PART LOT 2, PLAN NO. 75157
BEING PART OF TITLE NO. 3361861/2
CITY OF BRANDON, MANITOBA
SCALE: 1:1000



Dated at Brandon, Manitoba
this 26th day of March, 2026.


Timothy W. Longstaff
Manitoba Land Surveyor
Authorized to practice under the "Land
Surveyors Act" of Manitoba

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NOTICE:
Timothy W. Longstaff (Manitoba Land Surveyor) of GeoVerra Manitoba Land Surveying Limited is providing, by agreement with Burgess Law Office, certain material stored electronically. These documents are protected by copy right and further distribution by electronic means or by any other means are prohibited. Ownership of these documents is retained by GeoVerra Manitoba Land Surveying Limited.
The parties recognize that data, plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media are subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents are provided to the parties for informational purposes only and not as an end product or as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and sealed hard copies of the Manitoba Land Surveyor's Sketch are the only true contract documents of record.

NOTES:

Survey Date: June 7th, 2021 to April 11th, 2026
This map has been prepared for subdivision application purposes only. This is not a final survey.
All distances are in metres and may be converted to feet by multiplying by 3.28084
Land affected by this proposal is shown bordered thus -----
Survey monuments found on the ground are described and shown thus ----- O

 GeoVerra Manitoba Land Surveying Ltd.	GeoVerra Manitoba Land Surveying Ltd. Toll Free: 1-800-465-6233 www.geoverra.com		Revision: ISSUED	
			Field Book:	
	Plan Date: March 24, 2026		Initials: CJ - CM - TL	REV. 0
	Project No.: 26-00798-001			
	File: 26-00798-001-SAM-R0A			

Attachment “D”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: July 2, 2026

RE: SUBDIVISION OF 1910 BELL AVENUE (4500-26-755)

It is recommended that the approval of Subdivision No. 4500-26-755, if granted, be subject to the applicant entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to construct a residential development containing a total of one hundred thirty-one (131) units in general consistency with the proposed site plan, and any variation of the plan may require the Developer to obtain approval from Brandon City Council who may request additional public input and amendment to the agreement.
2. The Developer agrees to the construction of a public sidewalk with the Oak Haven Road and Bell Avenue rights-of-way, for the length of the lands.
3. The Developer agrees to provide stormwater storage for a 100 year post-development event, limiting the discharge rate to a 5 year pre-development event. The Developer further agrees this may be achieved by way of on-site storage or through the update to the neighbourhood stormwater study and pond.
4. The Developer agrees to provide financial contribution towards trees to be planted within the adjacent boulevards and rights-of-way. Tree pricing to be based on City tree contract pricing at the time of detailed drawings acceptance.
5. The Developer acknowledges the site will be subject to development charges. Network Infrastructure charges of \$66,367.70 (2026 rates) are due upon the execution of the development agreement in accordance with Schedule B-3 of the Development Charges By-law. Additional development charges will be charged against any future buildings and will be applied at the time of issuance of a building permit.
6. The Developer agrees that, prior to the issuance of any development and/or building permit for the Lands, a Construction Completion Certificate shall have been issued for Oak Haven Road.
7. The Developer agrees that, prior to the issuance of the Occupancy certificate for any buildings within the Lands, a Construction Completion Certificate shall have been issued for the greenspace at the northwest corner of Bell Avenue and Oak Haven Road.
8. The Developer agrees to construct a minimum 2.6m wide landscaped treed buffer along the eastern side of the site adjacent to the parking lot, with a wider landscaped treed buffer along the eastern side of the site adjacent to the amenity area to meet the intent of

a 9.0m wide buffer, in accordance with the Urban Landscaping Design Standards (ULDS).

9. The Developer agrees to submit a Detailed Cost Estimate, prepared by their Consulting Engineer for all work proposed within the right-of-way. The cost estimate is subject to review and approval by the City Engineer.
10. The Developer will be responsible to submit an Irrevocable Letter of Credit totalling 15% of the Detailed Cost Estimate. Submission of the security is required prior to the issuance of a development permit.

It is requested that Administration be authorized to prepare a Development Agreement containing all conditions and requirements to protect the City's interests in accordance with any procedures, policies, by-laws and Acts.

THIS REPORT SUBMITTED BY:

Development Review Group
Subdivision No. 4500-26-755



Marc Chapin, Eng.L. CET
Manager of Land Development



Andrew Mok, RPP
A/Principal Planner