



CITY COUNCIL REPORT

TITLE:

BY-LAW NO. 7457 TO REPEAL BY-LAW NO. 7409 TO REZONE PROPERTY LOCATED AT 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 By-law No. 7457 to repeal By-law No. 7409 and to rezone property located at 1910 Bell Avenue (Lots 2, Plan 75157 BLTO) from DR Development Reserve to RMD Residential Moderate Density be read a second time.

That the by-law be read a third and final time.

BACKGROUND:

The applicant, John Burgess of Waverly Developments, 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, along with an associated subdivision application, will allow for development of 131 residential dwelling units.

ANALYSIS:

See the Planning & Buildings Department's report submitted for the July 15, 2026 public hearing (Attachment E) for full analysis.

LEGISLATIVE REQUIREMENTS:

City Council gave first reading to the by-law on June 1, 2026.

The Brandon Planning Commission ("Planning Commission") held a public hearing on July 15, 2026, and recommended City Council approve the application. The Planning Commission did not receive any objections to the proposal. Please reference committee reports or Attachment F of this report for Planning Commission meeting minutes and decision.

STRATEGIC ALIGNMENT:

Proposal consistent with 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:

No further engagement or public communication is required. Application information is available on the city website.

CONCLUSION:

That By-law No. 7457 to repeal By-law No. 7409 and to rezone 1910 Bell Avenue be given second and third readings

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:

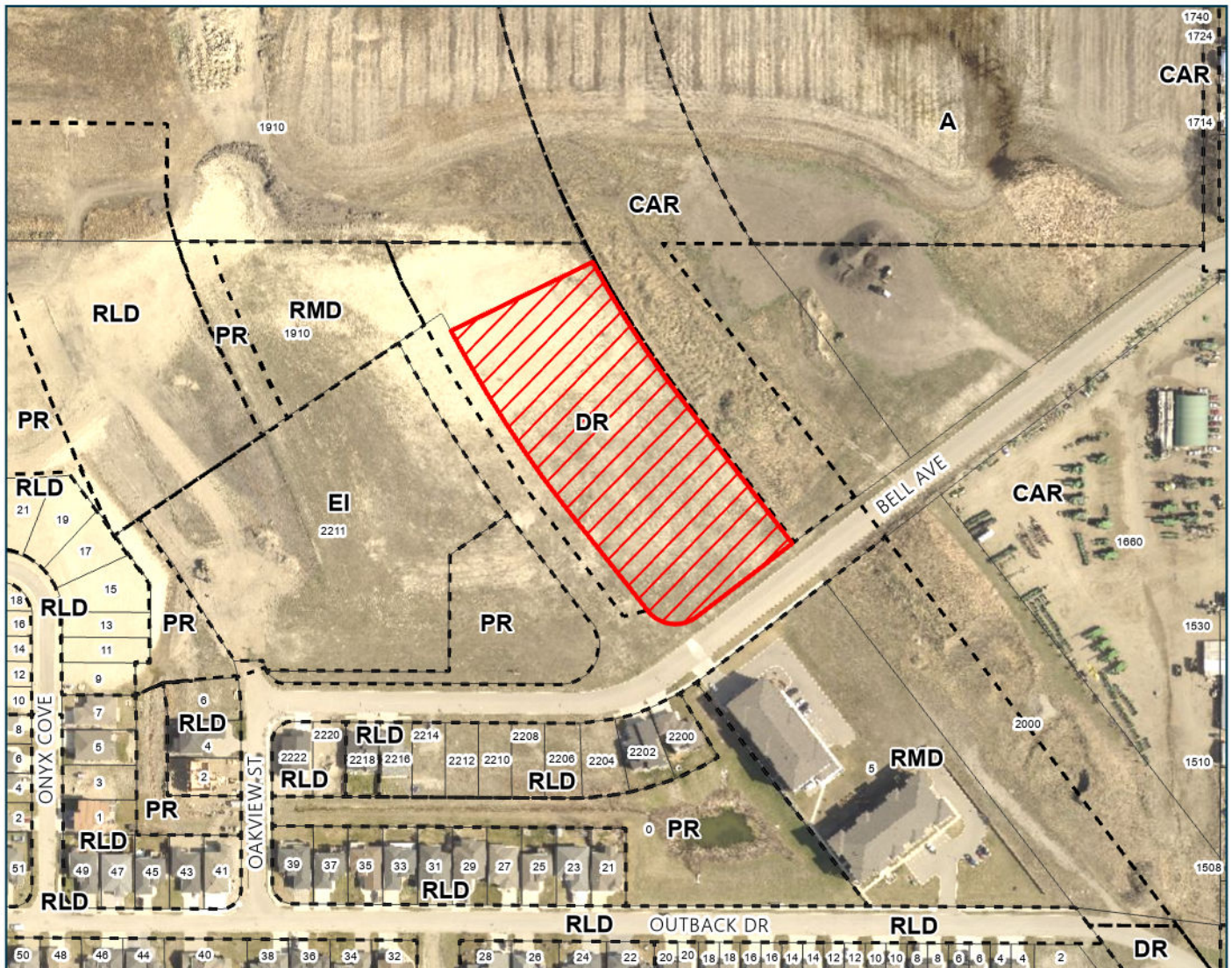
- 1. The land described as the following: Lot 2, Plan 75157 BLTO, commonly known as 1910 Bell Avenue, and identified on the map attached hereto as Schedule “A” is hereby reclassified:**

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.**

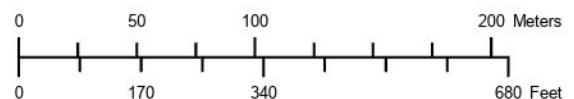
DONE AND PASSED by the Council of the City of Brandon duly assembled this day of A.D. 2026.

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.

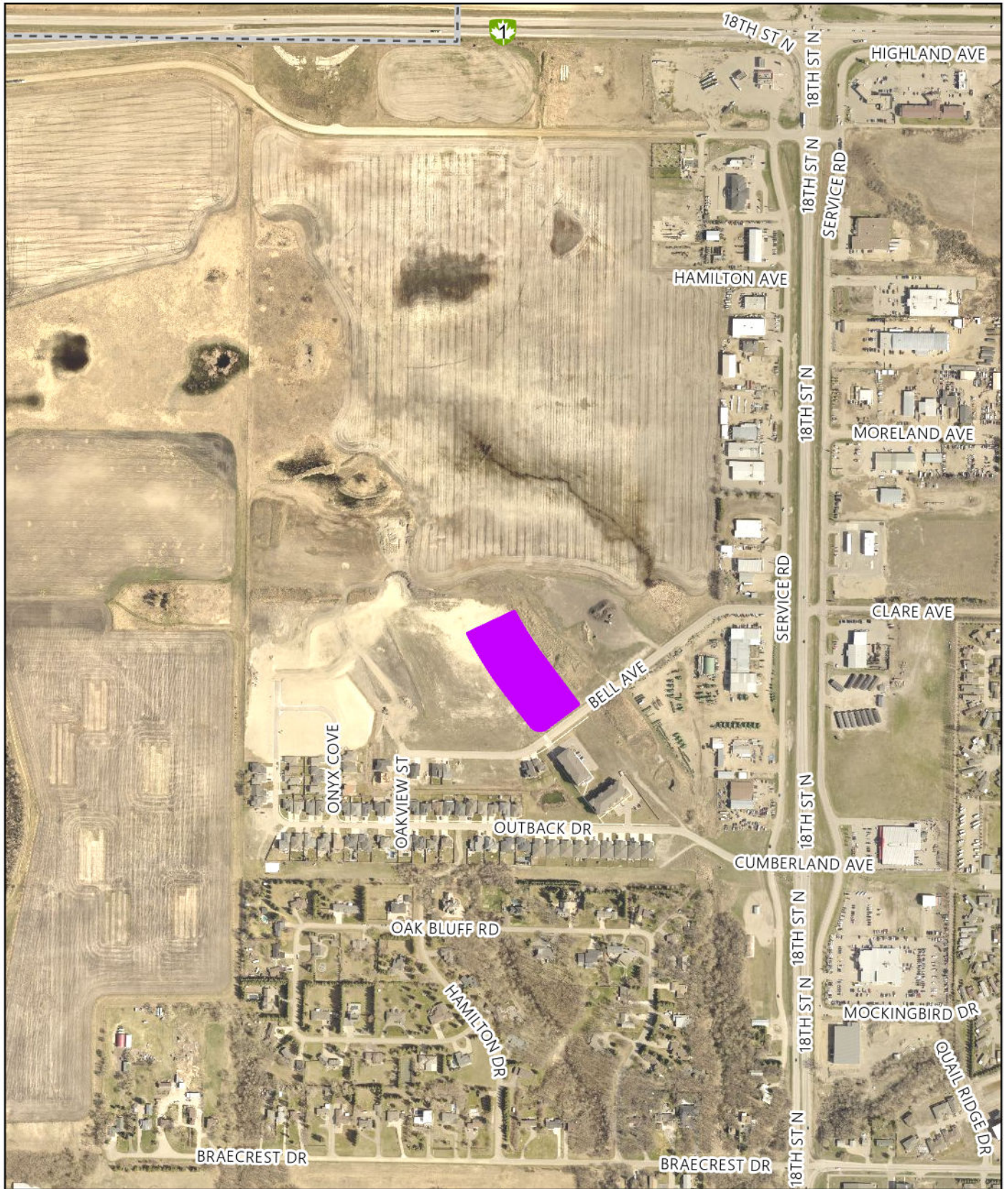
The land usage in all directions surrounding this area is either residential or is proposed to be residential development.

Yours truly,
WAVERLY DEVELOPMENTS LTD.
PER:

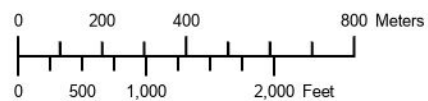
JOHN W. BURGESS
JWB/ms

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

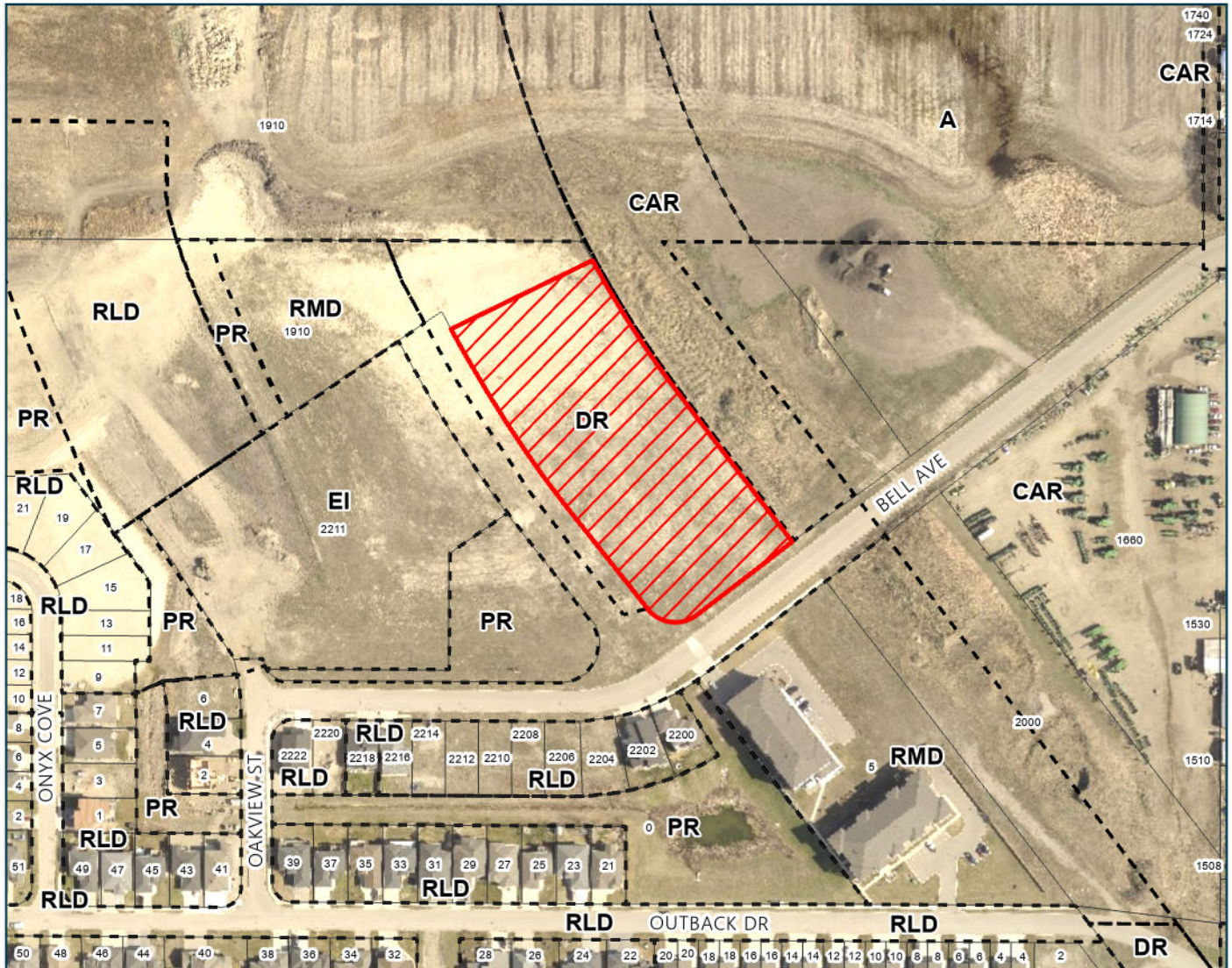
Rezoning and Subdivision Application - 1910 Bell Avenue



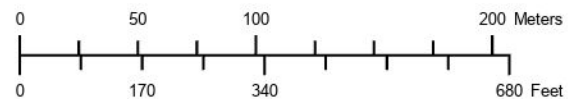
Created: 04/21/2026
Revised:



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
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:

SITE INFORMATION			
PROJECT DESCRIPTION	2-MULTIFAMILY RESIDENTIAL APARTMENT (4 - STOREY)		
TOTAL UNITS	131 UNITS		
ROOF TYPE	GABLE ROOF		
CIVIC ADDRESS	-		
MUNICIPALITY	CITY OF BRANDON		
ZONING	RMD		
LEGAL DESCRIPTION	-		
LOT AREA	13,268.24 m²	3.279 ACRES	1.327 HECTARES
DENSITY	40.0 DU/ACRE		99.2 DU/HECTARES
BYLAW MAX DENISY	86 UNITS / HECTARE (86 * 1.32 = 113.5 UNITS)		
DENSITY BONUS	86 UNITS * 15% = 12.9		
BONUS 15% (BYLAW 51.1 ITEM)			
NEW MAX DENSITY	86 + 12.9 = 98.9 UNITS / HECTARE		
	98.9 UNITS * 1.32 = 130.5 DU / HECTARE		
33 1 BED / STUDIO / 131 TOTAL UNITS = 0.25 (25% DENSITY)			

ZONING SUMMARY				
	REQUIRED		PROPOSED	
	4 STOREY		4 STOREY	
MAX. BUILDING HEIGHT				
MIN. FRONT YARD S.B.	4.6	m	4.6	m
MIN. REAR YARD S.B.	7.6	m	7.6	m
MIN. CONER SIDE YARD S.B.	3.0	m	3.0	m
MIN. INTERIOR SIDE YARD S.B.	3.0	m	3.0	m
MIN. LOT AREA	670	m ²	13,526.8	m ²
MIN. LOT WIDTH	18.2	m	76.2	m
SITE COVERAGE	MAX 50%		24.2%	

VEHICULAR / BIKE PARKING				
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT -	1.0 / UNIT	131	131	163
ACCESSIBLE PARKING	-		6	6
TOTAL PARKING STALLS			137	169
OTHER PARKING PROV.				
VISITOR	-		-	TBC
SMALL CAR	-		-	-
EV INSTALLED			-	-
EV CAPABLE			-	6
BICYCLE PARKING				
BICYCLE PARKING			-	20

BUILDING INFORMATION				
BUILDING	STORIES	UNIT COUNT	FOOTPRINT	GROSS BLDG AREA
A	4	64	1,603.08 m ²	6,473.6 m ²
B	4	67	1,603.08 m ²	6,473.6 m ²
TOTAL		131	3,206.15 m ²	12,947 m ²

UNIT BREAKDOWN				
	BUILDING A		BUILDING B	
				%
STUDIO	8		8	12%
1 BED / 1BATH	8		9	13%
2 BED / 1 BATH	5		5	8%
2 BED / 2 BATH	27		29	43%
3 BED / 2 BATH	16		16	24%
	64		67	
TOTAL	131 UNITS			

LANDSCAPE		
	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA	-%	29.5%
m ²	- m ²	3,916.4 m ²

LEGEND			
	PROPERTY LINE		CHAINLINK FENCE
	SETBACK LINE		LANDSCAPE AREA
	BUILDING OUTLINE		ROCK MULCH (300 mm STRIP)
	FIRE HYDRANT		CROSSWALK 1.5 X .45 STRIPS
	EV CHARGER		SIDEWALK LETDOWN
	WOODEN FENCE		ACCESSIBLE PARKING
	RETAINING WALL		BIKE PARKING (NUMBER REPRESENTS COUNT)



SITE MAP:



PROJECT STATUS:

CONCEPT

Revision Schedule

No.	Description	Revision Date
A	ISSUE FOR REVIEW	02/05/2026
B	ISSUE FOR REVIEW	02/12/2026
C	ISSUE FOR REVIEW	02/27/2026
D	ISSUE FOR REVIEW	03/30/2026
E	ISSUE FOR REVIEW	04/13/2026

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE, ARCHITECT AAA, T: 604.682-6818

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:

HAVEN ROAD

PROJECT NUMBER:

PROJECT NUMBER (VP...)

ADDRESS:

HAVEN ROAD, BRANDON MANITOBA

DRAWING TITLE:

SITE PLAN

DRAWN BY: PD

CHECKED BY: -

DATE: 04/13/2026

SCALE: As indicated

DRAWING #:

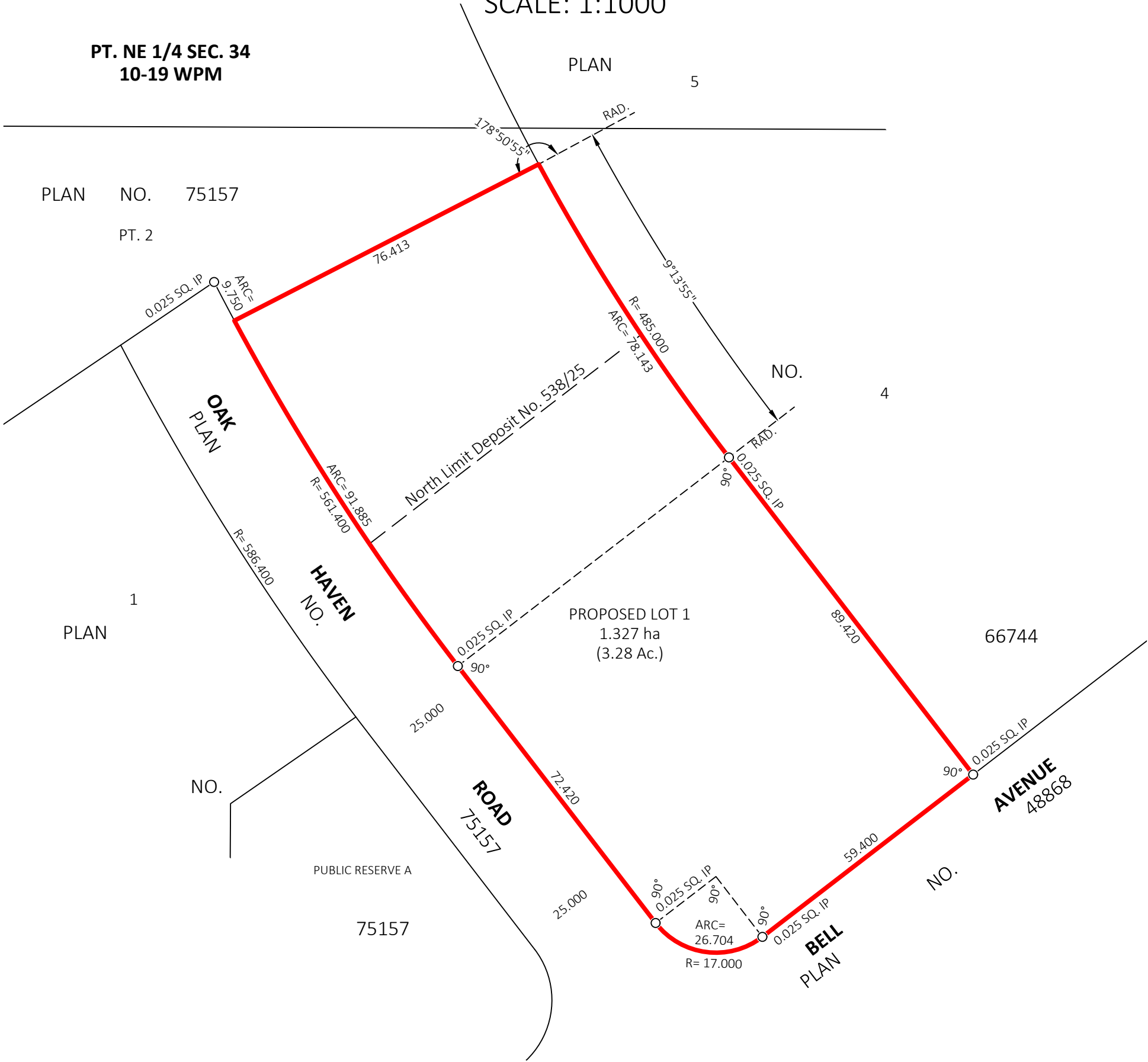
A1.00

REV #:

E

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



ASSOCIATION OF MANITOBA LAND SURVEYORS
PERMIT
GeoVerra
Manitoba Land Surveying Ltd.
No. 2020-16

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

This document is not valid unless it bears an original signature (in blue ink) and embossed with the approved seal of the Land Surveyor across said signature. © GeoVerra Manitoba Land Surveying Ltd., 2026. All rights reserved. No person may copy, reproduce, transmit, or alter this document and no person may distribute or store copies of this document, in whole or in part.

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 - - - - -

Table with 2 main sections: GeoVerra Manitoba Land Surveying Ltd. contact information and a revision table. The revision table includes fields for Revision (ISSUED), Field Book, Plan Date (March 24, 2026), Initials (CJ - CM - TL), Project No. (26-00798-001), and 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

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.