CITY COUNCIL REPORT

TITLE:

STREET NAMING LOCATED AT 1900 34TH STREET PROPOSED DEVELOPMENT BY WAVERLY DEVELOPMENTS LTD

PRESENTER:

Ryan Nickel

DEPARTMENT:

Planning & Buildings

ATTACHMENTS:

DATE:

11/10/2026

CLEARANCE / APPROVALS:

Ryan Nickel	General Manager
Dave Wardrop	City Manager

RECOMMENDATION(S):

That the proposed street names being Brome Place, Sundog Drive, Clover Drive, Sunflower Way, Morningstar Bay, Bluegrass Place, and Sweetgrass Place submitted by Waverly Developments Ltd. for the residential development at 1900 34th Street in the SE 1/4 9-10-19 WPM, be approved.

BACKGROUND:

Waverly Developments Ltd. has brought forward a request to name their remaining public streets for their residential development at 1900 34th Street, as per Attachment A. Foxtail Drive, Sage Drive, and Manitou Drive were previously approved at the September 15, 2025 City Council meeting.

The proposed street names, Brome Place, Sundog Drive, Clover Drive, Sunflower Way, Morningstar Bay, Bluegrass Place, and Sweetgrass Place aligns with the Brookwood Park area using the existing themes of geographical, prairie, and environmental.

Sundogs are bright spots of light appearing to the left and right of the sun, often seen in Manitoba on very cold days in the winter. Clover, ryegrass, sunflower, bluegrass, brome, and sweetgrass are native species to Manitoba. Sweetgrass is also culturally significant to many indigenous peoples. Morningstar refers to a plant which is a compact perennial with small white round flowers native to North America.

ANALYSIS:

The Real Estate Section has reviewed their submission and have no concerns with regard to the Street Naming Policy with the exception of an administrative housekeeping change from two word names to one word names to comply with the Policy.

The Planning Commission at their meeting held November 5, 2025, approved Administration's recommendation for approval for Sun Dog Drive, Clover Way, Rye Grass Place, Sunflower Way, Sweetgrass Place and Morningstar Bay, a copy of the Resolution is attached (Attachment B). After consulting with the property owner, the names Sun Dog and Rye Grass were shortened to Sundog and Ryegrass. The names and meaning are interchangeable.

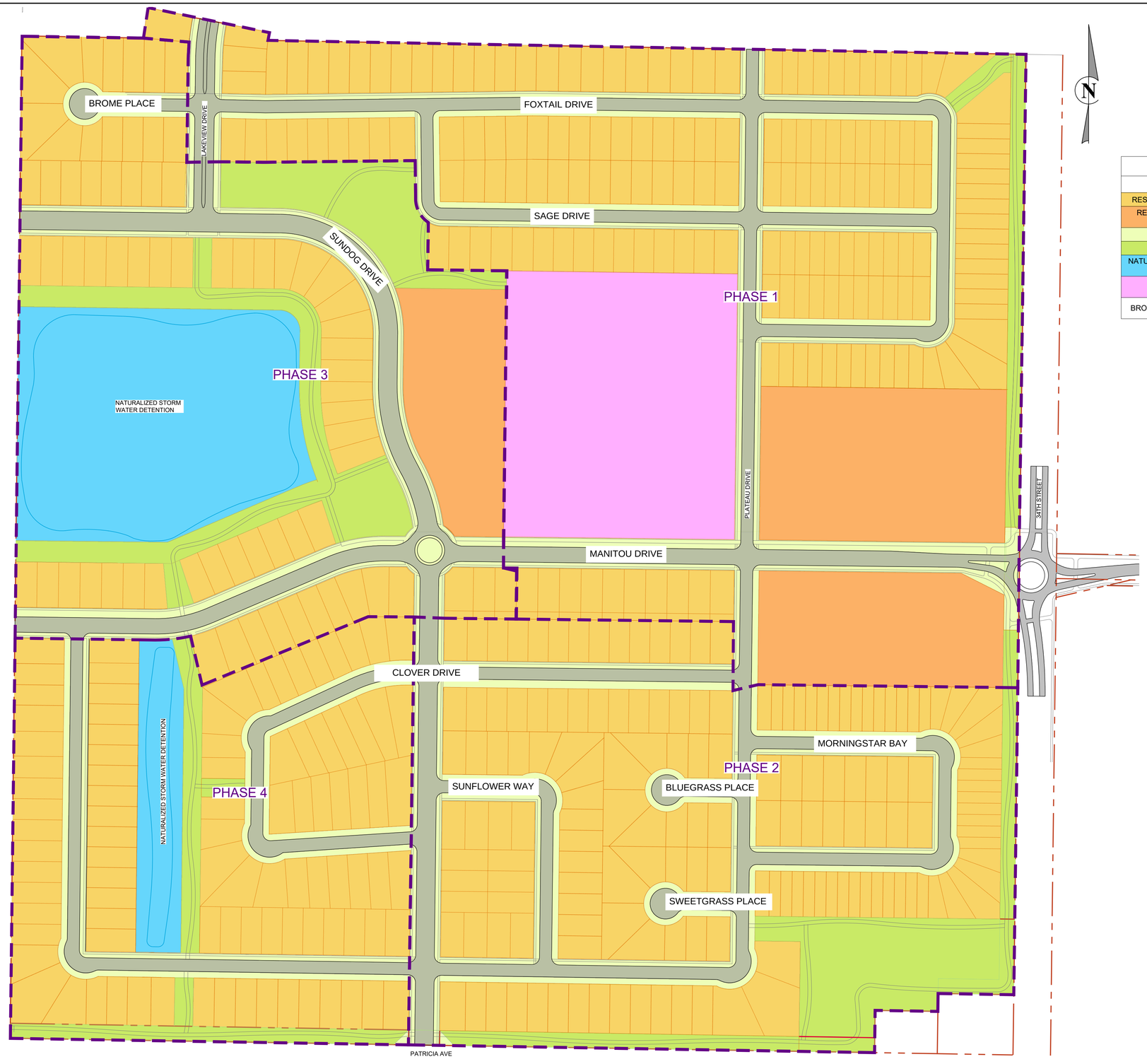
The Planning Commission at their meeting held November 4, 2026, approved Administration's recommendation for approval for Brome Place and Bluegrass Place, a copy of the Resolution is attached (Attachment C).

LEGISLATIVE REQUIREMENTS:

The proposal meets the conditions within the Street Names Policy & Procedure.

CONCLUSION:

That the proposed street names being Brome Place, Sundog Drive, Clover Drive, Sunflower Way, Morningstar Bay, Bluegrass Place, and Sweetgrass Place submitted by Waverly Developments Ltd. for the residential development at 1900 34th Street in the SE 1/4 9-10-19 WPM, be approved.



LAND USE AREAS		
DESCRIPTION	AREA (m²)	% OF TOTAL
RESIDENTIAL LOW DENSITY	305,129.23	47.12%
RESIDENTIAL MODERATE DENSITY	56,510.26	8.73%
RIGHT OF WAY	135,902.25	20.99%
GREENSPACE	60,798.72	9.38%
NATURALIZED STORM WATER DETENTION	49,503.62	7.64%
EDUCATIONAL	39,752.95	6.14%
BROOKWOOD SOUTH TOTAL	646,418.36	

NO:	DATE	APP.	BY	DESCRIPTION
C	JULY 25, 2025	R.J.	J.K.	ISSUED FOR REVIEW
B	FEB 7, 2025	R.J.	J.K.	ISSUED FOR REVIEW
A	AUG 29, 2022	R.J.	J.K.	ISSUED FOR REVIEW

REVISIONS

PRELIMINARY

FOR REVIEW AND COMMENT ONLY

DESIGNED BY: R.J.
REVIEWED BY: R.J.
DRAWN BY: J.K.
PROJECT START DATE: JAN 2022
PLOT SIZE: A1 (594x841)
SCALE: N.T.S.

PROJECT NAME:
WAVERLEY DEVELOPMENTS
BROOKWOOD SOUTH
BRANDON, MB

BURNS MAENDEL CONSULTING ENGINEERS LTD.
903 Rosser Ave.
Brandon, Manitoba
R7A 0L3
Tel: (204) 728-7364
Fax: (204) 728-4418

DRAWING TITLE:
SUBDIVISION PHASING AND LAND AREAS SUMMARY

PROJECT NUMBER: BMCE-19-194

DRAWING NO: C0.1

MARKED

MINUTES OF THE PLANNING COMMISSION MEETING HELD NOVEMBER 5, 2025 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Ryan Johnston
Dane Kingdon
Keith Edmunds
Colleen Anderson
Garnet Boyd

Administration: Andrew Mok
Jacob Wenger
Lane Quigley

Regrets:

2.0 ADOPTION OF AGENDA

2025-110 EDMUNDS - KINGDON

That the Agenda for the regular meeting of the Planning Commission to be held November 5, 2025 be adopted as amended.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2025-111 BOYD – EDMUNDS

That the minutes of the regular meeting of the Planning Commission held on October 15, 2025 be adopted as read.

CARRIED 5/0

4.0

b. Conditional Use

1520 Highland Avenue
Owner: Rootbeer Holdings Inc.
Applicant: Borderland Real Estate Investments Inc. (Brett Konkin)

Senior Planner, Andrew Mok, introduced the application as presented in the City of Brandon Planning report.

The applicant, Brett Konkin spoke to the development of 1520 Highland Avenue, and noted Borderland has been working closely with the seller who owns the adjacent property.

CARRIED 5/0

2025-112 ANDERSON - KINGDON

That the Public Hearing for Conditional Use at 1520 Highland Avenue (Lot 3, Plan 34502) be concluded.

2025-113 ANDERSON - KINGDON

That Conditional Use Application C-07-25 to allow for recreational vehicle sales in the CHW Commercial Highway Zone be approved at 1520 Highland Avenue (Lot 3, Plan 34502) in accordance with the attached letter of intent "Attachment A", and site plan "Attachment B-3", subject to the following conditions:

1. The owner or successor entering into a development agreement with the City of Brandon with conditions set out in "Attachment D" of this report, and,
2. prior to the issuance of a building or development permit, the successful registration of said development agreement on the site's title.

CARRIED 5/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- Commissioner Anderson noted that this is a good location, and is in favor of their cooperation with their neighbors.
- Commissioner Kingdon expressed that he was happy to get this property developed, and that it's being sold by neighbor who supports this.

a. Street Name

1900 – 34th Street
Owner: Waverly Developments Ltd.
Applicant: City of Brandon

Senior Planner, Andrew Mok, introduced the application as presented in the City of Brandon Planning report.

2025-114 EDMUNDS - BOYD

That the Public Hearing for proposed street names of Sun Dog Drive, Clover Way, Rye Grass Place, Sunflower Way, Bluestem Grass Place, Sweetgrass Place, and Morningstar Bay be concluded.

CARRIED 5/0

2025-115 EDMUNDS - BOYD

That the proposed street names being Sun Dog Drive, Clover Way, Rye Grass Place, Sunflower Way, Bluestem Grass Place, Sweetgrass Place, and Morningstar Bay submitted by Waverly Developments Ltd. for the residential development at 1900

34th Street in the SE 1/4 9-10-19 WPM, be approved and added to the Street Names Registry.

CARRIED 5/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- Commissioner Anderson wanted it on record to oppose to the name Sun Dog Drive.
- Commissioner Edmunds stated that the street names seem appropriate given the existing street names in Brookwood.

Prior to proceeding Commissioner Anderson left the Council Chamber at 7:19 and returned at 7:21 without further discussion.

5.0 GENERAL BUSINESS

a. Tracking Table

b. Administrative Business

c. Absences From Upcoming Meetings

6.0 ADJOURNMENT

2025-116 KINGDON - BOYD

That the meeting do now adjourn 7:23

CARRIED 5/0

Amber Chapil	**Ryan Johnston**
Planning Commission Clerk	**Chairperson**

MINUTES OF THE PLANNING COMMISSION MEETING HELD NOVEMBER 4th AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Ryan Johnston
Garnet Boyd
Keith Edmunds
Dane Kingdon
Kevin Teneycke

Administration: Andrew Mok
Lane Quigley

Regrets:

2.0 ADOPTION OF AGENDA

2026-079 KINGDON-TENEYCKE

That the Agenda for the regular meeting of the November 4th, 2026, Planning Commission be adopted as presented. CARRIED

3.0 CONFIRMATION OF MINUTES

2026-080 BOYD-TENEYCKE

That the minutes of the regular meeting of the Planning Commission held on September 16th, 2026 be adopted as read. CARRIED

4.0 PUBLIC HEARING

a. CONDITIONAL USE EXTENSION: C-07-25
PROPERTY LOCATED AT 1520 HIGHLAND AVENUE (LOT 3, PLAN 34502 BLTO)
OWNER: BORDERLAND ESTATE INVESTMENTS INC.

Senior Planner, Andrew Mok, introduced Conditional Use Application extension C-07-25 as presented in the City of Brandon Planning report. No concerns were raised by administration regarding this application.

2026-081 BOYD-TENEYCKE

That the public hearing for Conditional Use Application Extension C-07-25 be concluded. CARRIED

2026-082 TENEYCKE-KINGDON

That the approval deadline of Conditional Use Decision C-07-25 be extended to November 6, 2027. CARRIED

5.0 GENERAL BUSINESS

a. STREET NAMING
LOCATED AT 1900 34TH STREET
PROPOSED DEVELOPMENT BY WAVERLY DEVELOPMENTS LTD

Senior Planner, Andrew Mok, introduced the application as presented in the City of Brandon Planning report.

2026-083 TENEYCKE-KINGDON
That the proposed street names being Brome Place and Bluegrass Place submitted by Waverly Developments Ltd. for the residential development at 1900 34th Street in the SE 1/4 9-10-19 WPM, be approved and added to the Street Names Registry. CARRIED

b. Tracking Table

c. Administrative Business

d. Absences From Upcoming Meetings

6.0 ADJOURNMENT

2026-084 KINGDON-BOYD
That the meeting do now adjourn (7:19p.m.) CARRIED

Lane Quigley
Planning Commission Secretary

Ryan Johnston
Chairperson