



## CITY COUNCIL REPORT

**TITLE:**

**BY-LAW NO. 7441 TO REZONE PROPERTY LOCATED AT 1445 – 8TH STREET**

**PRESENTER:**

Emmanuel Owusu Ans...

**DEPARTMENT:**

Planning & Buildings

**ATTACHMENTS:****DATE:**

12/4/2025

**CLEARANCE / APPROVALS:**

Ryan Nickel                  General Manager

Dave Wardrop              City Manager

**RECOMMENDATION(S):**

That By-law No. 7441 to rezone property located at 1445 – 8<sup>th</sup> Street (Lots 27/28 and S½ Lot 26, Block 2, Plan 7 BLTO) from RLD Residential Low Density to RMD Residential Moderate Density be read a first time.

**BACKGROUND:*****Request***

The applicant, Shiju Antony of ABH Constructions Ltd., on behalf of the property owner, 10245551 Manitoba Ltd., is applying to rezone property located at 1445 – 8<sup>th</sup> Street from RLD Residential Low Density to RMD Residential Moderate Density. The rezoning 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/8<sup>th</sup> Street intersection. Surrounding uses 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 the structures were removed.

**ANALYSIS:**

Approval of this application will allow for the development of a three-storey six-unit residential building. The site is along an arterial street, and moderate density development of this nature fits within the intended land use framework under the Brandon City Plan.

**LEGISLATIVE REQUIREMENTS:**

Once City Council gives the first reading of By-law No. 7441, the application will proceed to the public hearing process.

**STRATEGIC ALIGNMENT:**

The proposal aligns with Council's Strategic Plan (Strategy #4), which supports infill development citywide by facilitating residential development opportunities in established (infill) areas.

**FINANCIAL IMPACT:**

Property tax increase due to increased assessed value of the site.

**COMMUNICATION STRATEGY:**

The applicant will submit a public outreach report as part of the rezoning application process

**CONCLUSION:**

That By-law No. 7441 be given first reading

**BY-LAW NO. 7441**

**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;**

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

- 1. The land described as the following: Lots 27 And 28 And The S ½ of Lot 26 Block 2 Plan 7 BLTO, commonly known as 1445 – 8<sup>th</sup> Street, and identified on the map attached hereto as Schedule “A” is hereby reclassified:  
  
FROM: RLD Residential Low Density Zone  
TO: RMD Residential Moderate Density Zone**
- 2. Schedule B, Map 4, being part of By-law No. 7124, is hereby amended in accordance with Section 1 of this by-law.**
- 3. This by-law shall come into force when the development agreement required under this By-law is executed with the City and registered in the Brandon Land Titles Office.**
- 4. This By-law will be repealed without coming into force one year after the date of this By-law’s adoption unless the development agreement required under this By-law is executed with the City and is registered in the Brandon Land Titles Office.**

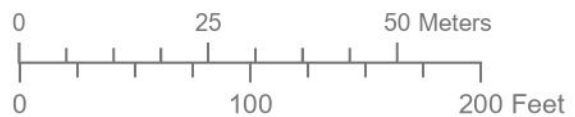
**DONE AND PASSED by the Council of the City of Brandon duly assembled this      day of      A.D. 2026.**

<hr/>	<hr/>
<b>MAYOR</b>	<b>CITY CLERK</b>
Read for a first time this	day of A.D. 2025
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-12-25 By Law No. 7441  
 Amending Schedule "B" By Law No. 7124  
 1445 8th Street  
 LOTS 27 AND 28 AND THE S 1/2 OF LOT 26 BLOCK 2 PLAN 7 BLTO  
 IN SE 1/4 14-10-19 WPM



## LEGEND



Proposed Rezoned Lot from RLD to RMD

RLD - Residential Low Density

RMD - Residential Moderate Density

Planning & Buildings  
 Department



Map Created: 11/07/2025  
 Revised:



2 Oakview st  
Brandon, MB, R7C 0C6

Email: abhconstructionsLtd@gmail.com  
Phone: 204 901 2177

Letter of intent

To,  
City of Brandon Planning and Building safety department  
638 Princess ave, Brandon, MB  
R7A0P3

Re: Application for rezoning

ABH Construction Ltd is applying on behalf of 10245551 Manitoba Ltd to rezone 1445 8<sup>th</sup> st to RMD from RLD in order to allow for a residential development.

The property is designated residential in the Brandon and Area Planning District plan. The Proposed rezoning change from RLD to RMD will for the construction of 6 unit multifamily dwelling on the property to serve the residential needs of central Brandon. This property is closed near to many necessary services in Brandon. The proposed development is located closer to retail stores, High School (Neelin and crocus), elementary school (Mary land) and many other services.

We are still in discussion with the building plan, will provide once it is finalized. The site plan is attached to the application.

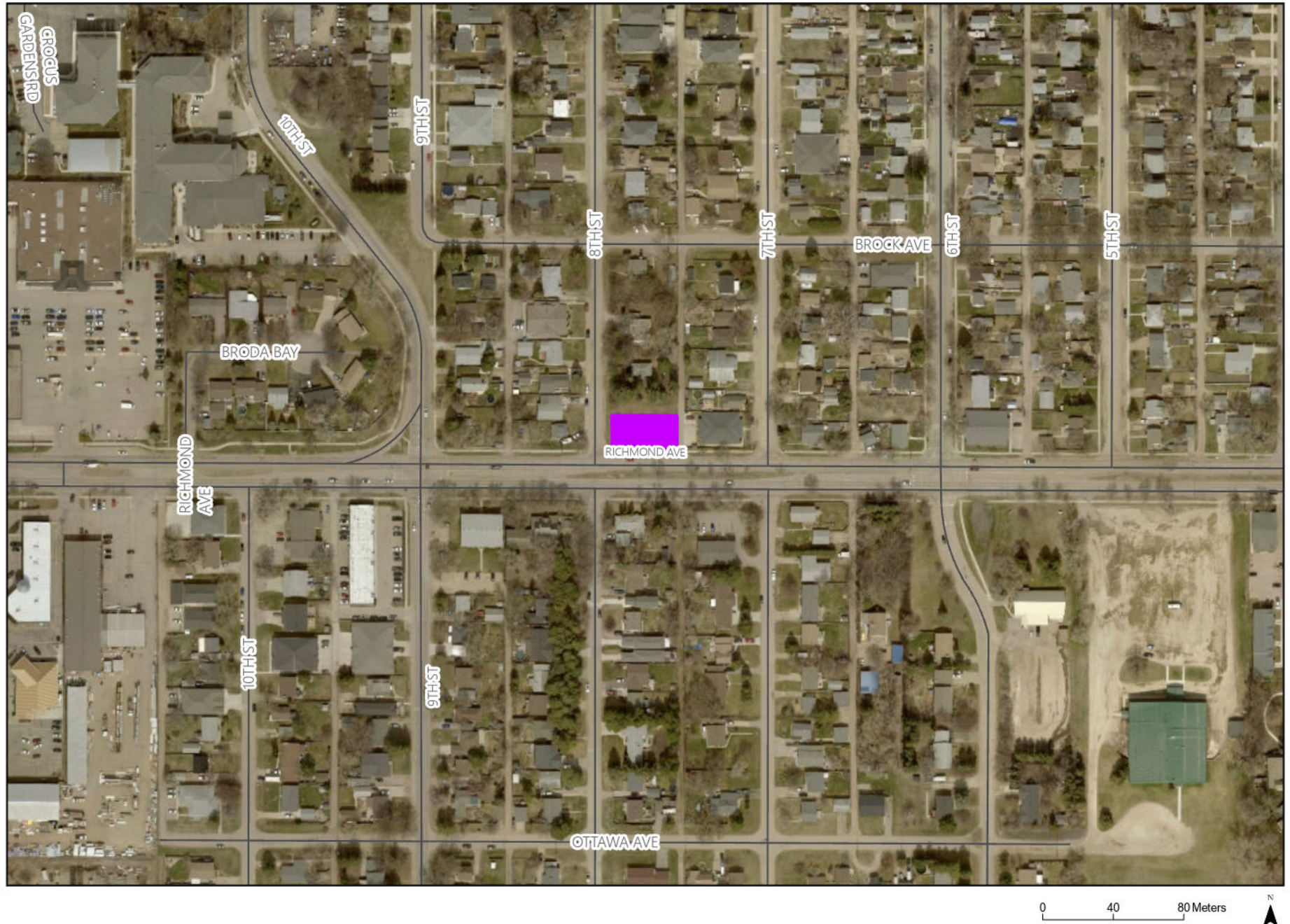
If you require anymore documents will provide upon request.

Sincerely,

Shiju Antony  
Director of ABH Constructin Ltd



# Rezoning Application (Z-12-25) - 1445 8th Street

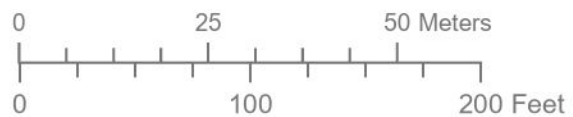




# Rezoning Application (Z-12-25)



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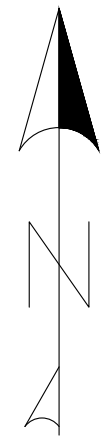
**Planning & Buildings  
 Department**



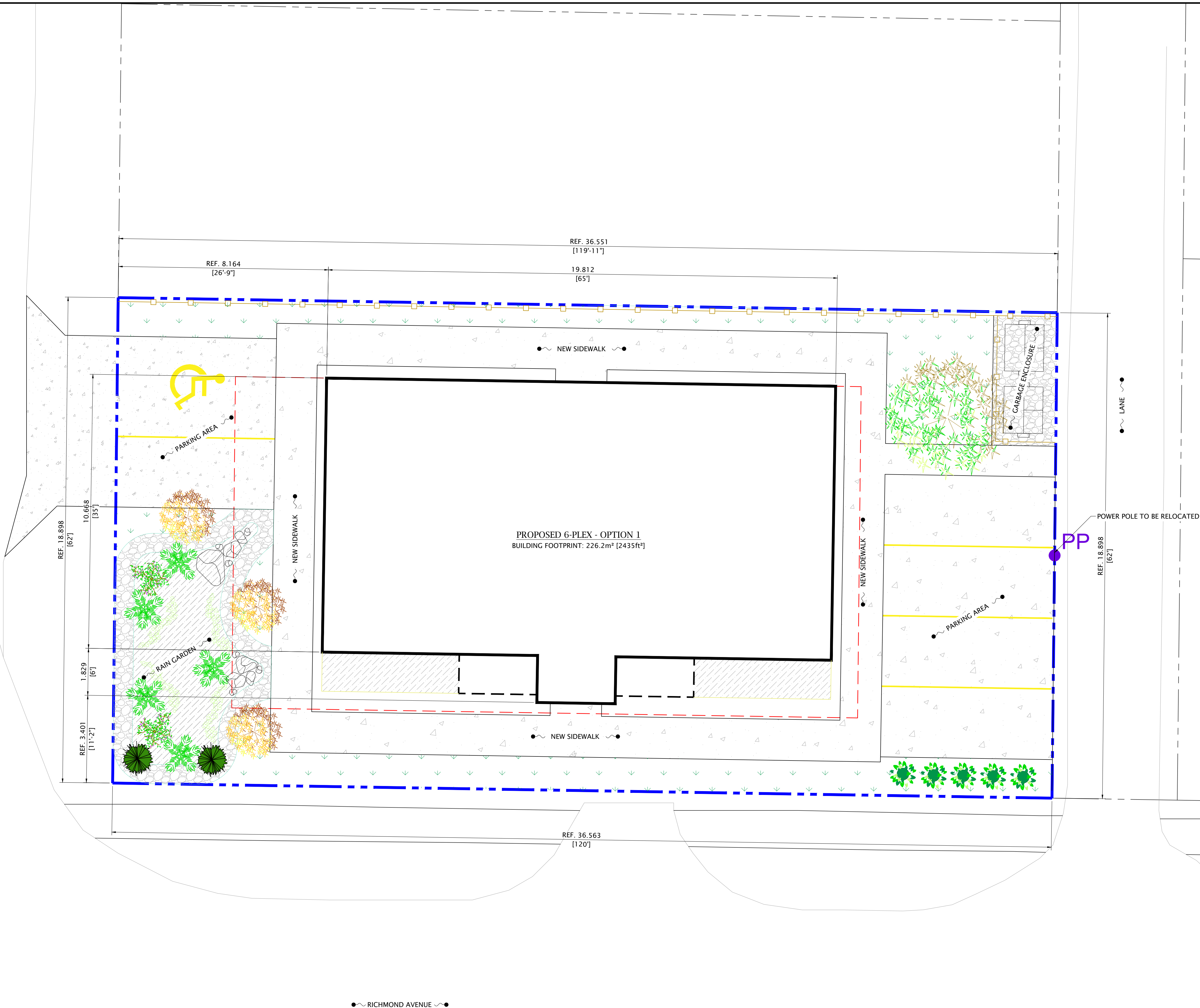
Map Created: 11/07/2025

Revised:





8TH STREET



1875 Middleton Ave. | Brandon, Manitoba | R7C 1A7  
Keller: 204-728-1328 | Premier: 204-573-9600  
info@kellerdevelopments.com | info@premierbuildergroup.ca  
www.kellerdevelopments.com | www.premierbuildergroup.ca

#### GENERAL NOTES

- ALL WORK IN THE PUBLIC RIGHT OF WAY TO BE PERFORMED AS STATED IN THE LATEST VERSION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.
- ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.
- ALL GRASSED LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS TO BE COMPLETED WITH SOD.
- ALL UTILITIES ARE TO BE LOCATED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- RESTORE ALL EXISTING ROADWAYS AFFECTED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER.
- CONCRETE APPROACH TO BE PREPARED BY A BONDED CONTRACTOR WITH THE CITY OF BRANDON.

#### LEGEND

- NEW CONCRETE
- GRASS/SOD
- GRAVEL
- SITE PROPERTY LINE
- ADJACENT PROPERTY LINES/LOT LINES
- MIN. BUILDING SETBACK

#### SITE INFORMATION

CIVIC ADDRESS:  
1445 8th STREET

LEGAL DESCRIPTION:  
LOT 26/28, BLOCK 2, PLAN 7, BLTO

CURRENT ZONE: RLD  
PROPOSED ZONE: RMD  
MIN. FRONT YARD SETBACK: 4.6m  
MIN. SIDE YARD SETBACK (CORNER): 3.0m  
MIN. REAR YARD SETBACK: 7.6m

AREA OF SITE: 689.57 sq.m.  
TOTAL BUILDING AREA: +/- 226.2 sq.m.  
SITE COVERAGE FROM BUILDINGS: +/- 32.8%

PARKING SPACES REQUIRED: 6  
PARKING SPACES PROVIDED: 6

**PRELIMINARY**  
FOR DISCUSSION PURPOSES ONLY

NO.	REVISION	DATE
DESIGNER:		
 1-1875 Middleton Avenue, Brandon, Manitoba, R7C 1A7 email: info@myriadesign.ca phone: 204.728.1328		
PROJECT NAME:		
6-PLEX DEVELOPMENT		
LOCATION:		
1455 8TH STREET, BRANDON, MB.		
SHEET NAME:		
CONCEPT SITE PLAN - OPTION 1		
DATE:	SHEET SIZE:	SHEET
OCTOBER 15, 2025	24" X 36"	
DRAWN BY:	JOB NUMBER:	C-101
ZT	MD101	