



CITY COUNCIL REPORT

TITLE:

BY-LAW NO. 7444 TO REZONE PROPERTIES LOCATED AT 856 & 862 – 1ST STREET

PRESENTER:

Emmanuel Owusu Ans...

DEPARTMENT:

Planning & Buildings

ATTACHMENTS:

DATE:

2/4/2026

CLEARANCE / APPROVALS:

Ryan Nickel General Manager

Dave Wardrop City Manager

RECOMMENDATION(S):

That By-law No. 7444 to rezone properties located at 856 and 862 – 1st Street (Lots 1/4 and the Sly 9 Feet of Lot 5, Block 49, Plan 8 BLTO) from RMD Residential Moderate Density to RHD Residential High Density be read a first time.

BACKGROUND:

The applicant, Kate Mckenzie of Mckenzie Design Solutions, on behalf of the property owner, 10239372 Manitoba Ltd., is applying to rezone properties located at 856 and 862 – 1st Street from RMD Residential Moderate Density to RHD Residential High Density. The rezoning will allow for development of a 20-unit residential building.

Development Context

Both sites are located at the northwest corner of the intersection of Park Avenue and 1st Street. Surrounding uses include low-density residential on all sides, some moderate density further north, and commercial to the east. A public lane provides access to the site.

History

The site contains an existing residential building at 856 – 1st Street, while 862 – 1st Street has remained vacant after demolition of a dwelling unit in 2023.

ANALYSIS:

Approval of this application will allow for the development of a three-storey 20-unit residential building. The site is along both arterial and collector streets, with the arterial street being a residential corridor, and medium scale development of this nature fits within the intended City Plan land use framework for the corridor.

LEGISLATIVE REQUIREMENTS:

Once City Council gives the first reading of By-law No. 7444, 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 areas.

FINANCIAL IMPACT:**CONCLUSION:**

That By-law No. 7444 to rezone 856 and 862 - 1st Street be given first reading.

BY-LAW NO. 7444

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 1/4 And The Sly 9 Feet of Lot 5, Block 49, Plan 8 BLTO, commonly known as 856 & 862 1st Street, and identified on the map attached hereto as Schedule "A" is hereby reclassified:

FROM: RMD Residential Moderate Density
TO: RHD Residential High Density**
- 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 will 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.

MAYOR

CITY CLERK

Read for a first time this day of A.D. 2026

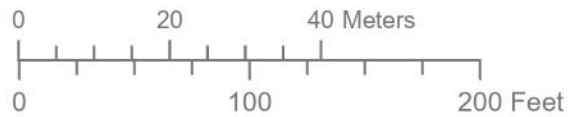
Read for a second time this day of A.D. 2026

Read for a third time this day of A.D. 2026

Schedule A



Rezoning Application Z-02-26
 Amending Schedule 'B' By Law No. 7124
 856 and 862 1st Street
 Lots 1/4 And The Sly 9 Feet Of Lot 5, Block 49,
 Plan 8 BLTO In NE 1/4 14-10-19 WPM



LEGEND

-  Proposed Rezoned Lot from RMD to RHD
- CN - Commercial Neighbourhood
- RLD - Residential Low Density
- RMD - Residential Moderate Density
- RHD - Residential High Density

**Planning & Buildings
 Department**



Map Created: 01/22/2026
 Revised:



January 19, 2026

City of Brandon
Planning & Building Department
638 Princess Avenue
Brandon, MB
R7A 0P3h

Attn: Planning, Property & Building Department

Re: Application for Zoning By-Law Amendment for Rezoning to RHD and for Building Side Yard Variance for a Multi-Residential Building at 856/862 1st Street

McKenzie Design Solutions, on behalf of the owner 10239372 Manitoba Ltd., has prepared this letter of intent as part of our application for amendments to *City of Brandon Zoning By-law 7142* to construct a 3-storey residential multi-plex at 856/862 1st Street in Brandon.

Requested Zoning by-law Amendment 1

This site is currently zoned as Residential Moderate Density (RMD). We are requesting to change the zoning to Residential High Density (RHD) for the purposes of constructing a 20-unit multi-residential building.

Requested Zoning by-law Amendment 2

As per *Table 10: Residential Bulk and Siting Requirements* located in *Division 1: Residential* in the zoning bylaw, the side yard of a RHD site on the corner shall be a minimum of 4.6 meters. We are requesting to reduce this to 4.16 meters.

Existing Property

The property shown in Figure 1 has the following legal description: LOTS 1,2,3,4 & PT LOT 5, BLOK 49, PLAN 8, BLTO . The property is zoned RMD.

The property fronts 1st Street and has a frontage of 43.12 meters (141.5 feet). The South side yard faces Park Avenue and has a length of 36.05 meters (118.25 feet). The property has a total area of 1554.6 square meters (16,734 square feet)

The site currently has an existing residence at 856 1st Street. 862 1st Street previously had a residence, but it has been demolished in recent years. The site is primarily grass now.

The property is serviced by the domestic sewer and water mains that run along 1st Street. There are storm sewer mains running along both 1st Street and Park Avenue should we need to tie in to underground storm drainage.



Figure 1: Property Location



Figure 2: 856 1st Street, view from 1st Street



Figure 3: 862 1st Street, view from lane

Proposed Development

The proposed development is a three-story 20-unit multi-residential building. The main floor and basement level have a footprint of 462.0 square meters (4973 square feet). The upper two floors are larger, overhanging into the parking lot. These two floors are approximately 527.4 square meters (5,677 square feet). The building will have a mix of 1,3 & 4 bedroom apartments.

The parking for the development will be to the North of the building with access off the public lane. A small tree buffer will be between the parking lot and the neighboring property. In the front Southeast corner of the lot there will be a patio with planters around it to use as amenity space.

Please see the attached site plan and renderings included in this application for your reference.

Proposed Development and the Criteria for a Variance set forth in the Planning Act

The proposed development will meet the four criteria for approving a variance application:

- 1) Will it be generally compatible with the nature of the surrounding area?

The property is in a primarily residential neighborhood, although there is commercial property directly across 1st Street. There have been quite a few smaller 2 and 3 story multiplexes built along this stretch of 1st Street in the past few years. We feel that our development will fit in nicely in this area as it is increasing in density. Further, since our property is located on the corner of 1st and Park which are an arterial street and a collector street, it is a suitable location for multi-residential development, providing easier access to transportation and amenities for tenants.

- 2) Will it be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area?

The development will comply with all necessary codes and bylaws and as such there should be no health or safety concerns for people living in the area.

This development will only rejuvenate and improve the look of the existing property and should have no negative effect on properties or future development in the area.

- 3) Is it the minimum modification of the zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property?

We believe it is. The side yard variance is to allow enough room for a buffer to provide separation between the new building and the neighbor on the North side. The rezoning is just to allow for the increase in density to the site.

- 4) Is it generally consistent with the applicable provisions of the development plan by-laws, the zoning by-law and any secondary plan by-law.?

We believe the development is consistent with these plans and by-laws.

If you have any questions or would like further information regarding this application or our proposed design, please do not hesitate to contact myself or the other members of our project team included in this application.

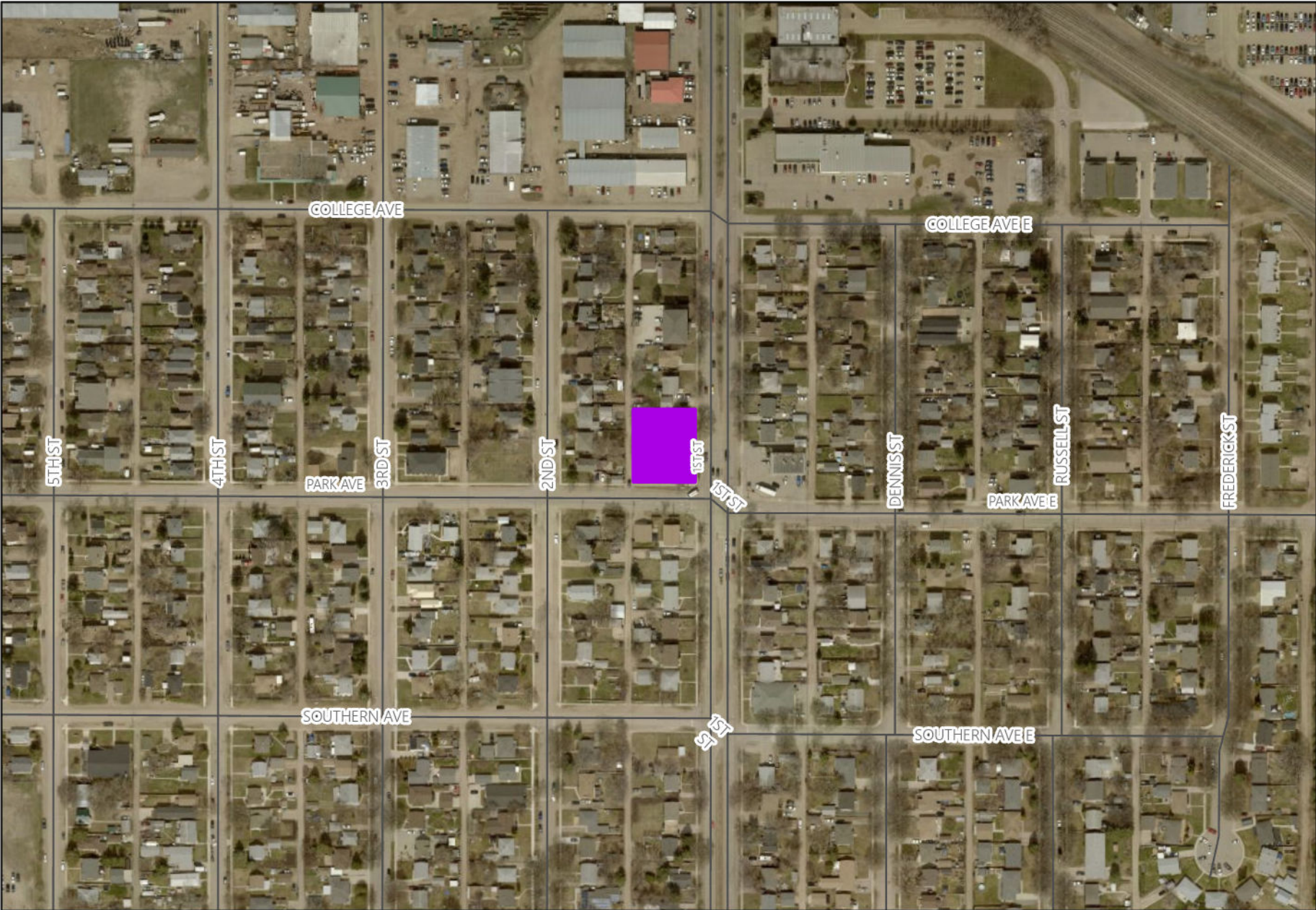
Warm regards,



Kate McKenzie, C.E.T.

MCKENZIE DESIGN SOLUTIONS

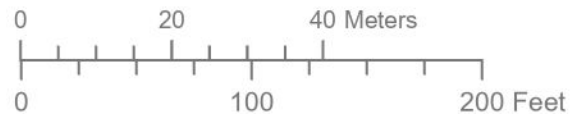
Rezoning Application (Z-02-26) - 856 and 862 1st Street



Rezoning Application (Z-02-26)



Rezoning Application Z-02-26
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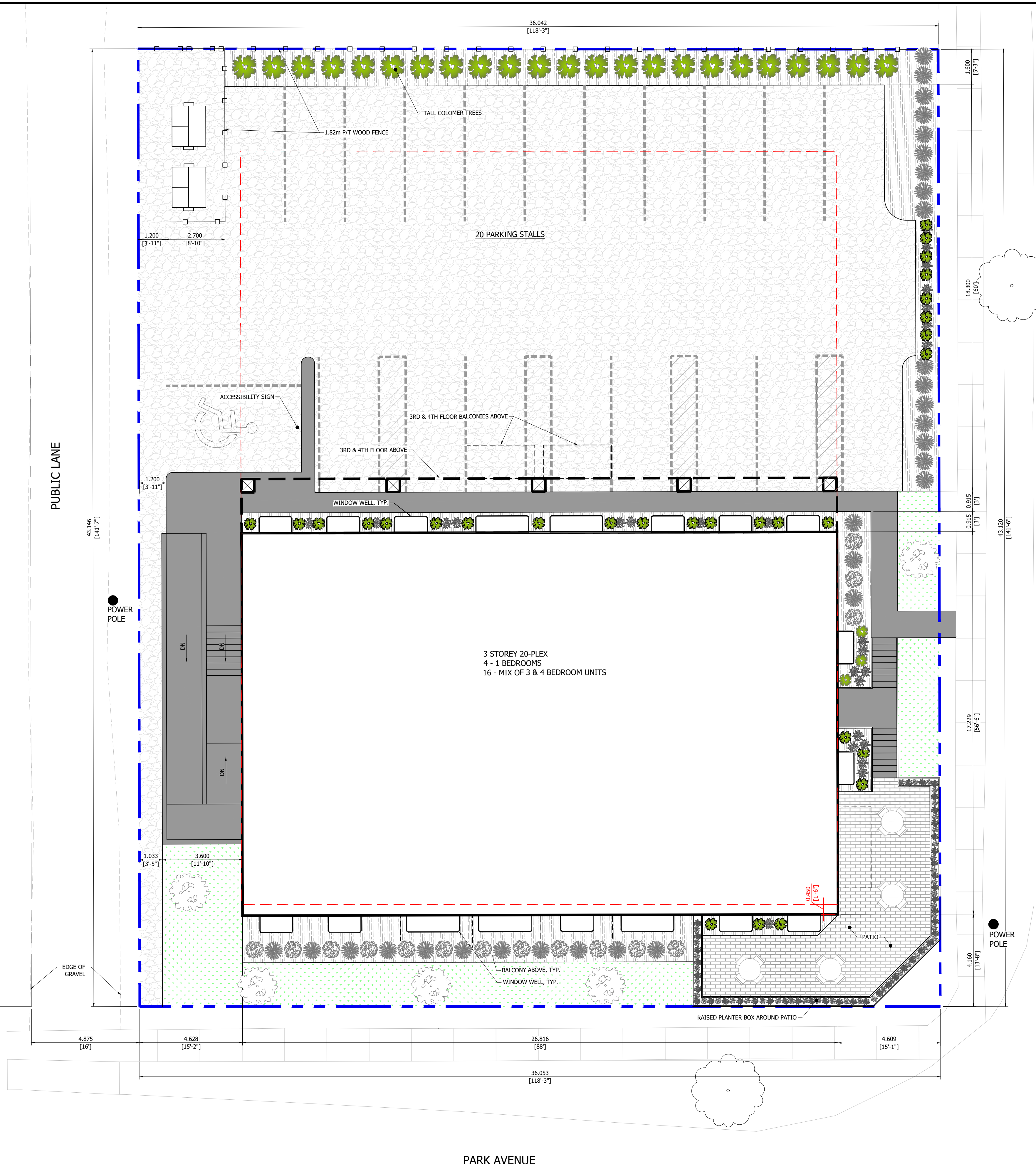
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Planning & Buildings
 Department



Map Created: 01/22/2026
 Revised:



GENERAL NOTES

1. ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.
- 2.
3. DIMENSION IN RED REPRESENTS REQUESTED SIDE YARD SETBACK REDUCTION.

SITE INFORMATION

CIVIC ADDRESS:
856 & 862 - 1ST STREET, BRANDON, MB

LEGAL DESCRIPTION:
LOTS 1/4 & PT 5, BLOCK 49, PLAN 8, BLTO

ZONE: RMD
PROPOSED ZONE: RHD

MIN. SETBACK REQUIREMENTS (RHD):
FRONT YARD: 6.0m (REDUCED: 4.6m)
SIDE YARD (INTERIOR): 4.6m
SIDE YARD (CORNER): 4.6m
REAR YARD (WITH LANE): 4.6m

AREA OF SITE: 1554.6 sq.m. (16,734 sq.ft.)
sq.m. (4,973 sq.ft.)
SITE COVERAGE FROM BUILDINGS: 29.7%

SUITE BREAKDOWN:
3 & 4 BEDROOM UNITS: 16
1 BEDROOM UNITS: 4

REQUIRED PARKING: 18
PROVIDED PARKING: 23

LEGEND

- GRAVEL PARKING AREA
- NEW CONCRETE
- LANDSCAPE (STONE OR MULCH)
- GRASS
- PROJECT PROPERTY LINES
- ADJACENT PROPERTY LINES
- MINIMUM BUILDING SETBACK

PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

NO.	REVISION	DATE

DESIGNER:
MCKENZIE
DESIGN SOLUTIONS
 kate@mckenzieesignsolutions.ca | 204-570-1322
BRANDON, MB

PROJECT NAME: 20-PLEX

PROJECT LOCATION: 856 & 862 - 1ST STREET, BRANDON, MB

SHEET NAME: SITE CONCEPT

ISSUE DATE: NOVEMBER 10, 2025
 SHEET SIZE: ARCH D (24"x36")
 DRAWN BY: KM

C-101

1 SITE CONCEPT PLAN
SCALE: 1:100