



CITY COUNCIL REPORT

TITLE:

BY-LAW NO. 7441 TO REZONE 1445 - 8TH STREET

PRESENTER:

Andrew Mok

DEPARTMENT:

Planning & Buildings

ATTACHMENTS:

DATE:

2/26/2026

CLEARANCE / APPROVALS:

Ryan Nickel General Manager

Dave Wardrop City Manager

RECOMMENDATION(S):

That By-law No. 7441 to rezone 1445 – 8th Street (Lots 27/28 and S ½ Lot 26, Block 2, Plan 7 BLTO) from RLD Residential Low Density to RMD Residential Moderate Density be read a second time.

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

BACKGROUND:

The applicant, Shiju Antony of ABH Constructions Ltd., on behalf of the property owner, 10245551 Manitoba Ltd., is applying to rezone a property located at 1445 – 8th Street from RLD Residential Low Density to RMD Residential Moderate Density. Approval of this application will allow for development of a six-unit residential building.

ANALYSIS:

See the Planning & Buildings Department's report submitted for the February 18, 2026 public hearing (Attachment F) for full analysis.

LEGISLATIVE REQUIREMENTS:

City Council gave first reading to the by-law on December 15, 2025.

The Brandon Planning Commission ("Planning Commission") held a public hearing on February 18, 2026. The report of the Planning & Buildings Department submitted for the February 18, 2026 public hearing contains the full analysis of the development proposal (Attachment F). Legislative Services provided a copy of the draft Planning Commission minutes earlier in this meeting under "Committee Reports" and has provided it under this agenda item. The applicant was the only person who spoke in favor of the application at the public hearing. One person spoke in opposition due to concerns about building height and waste collection

off the rear lane, while the Planning Commission received one letter of objection citing traffic and parking concerns.

CONCLUSION:

That By-law No. 7441 (Z-12-25) to rezone 1445 – 8th Street be given second and third readings.

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 & 28, and the S¹/₂ of Lot 26, Block 2, Plan 7 BLTO, commonly known as 1445 – 8th 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 full 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 Tittles 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 15th day of December A.D. 2025

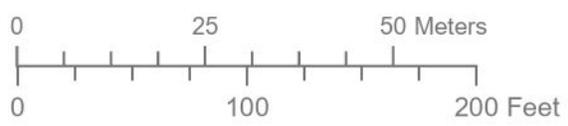
Read for a second time this day of A.D. 2026

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 8th 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.

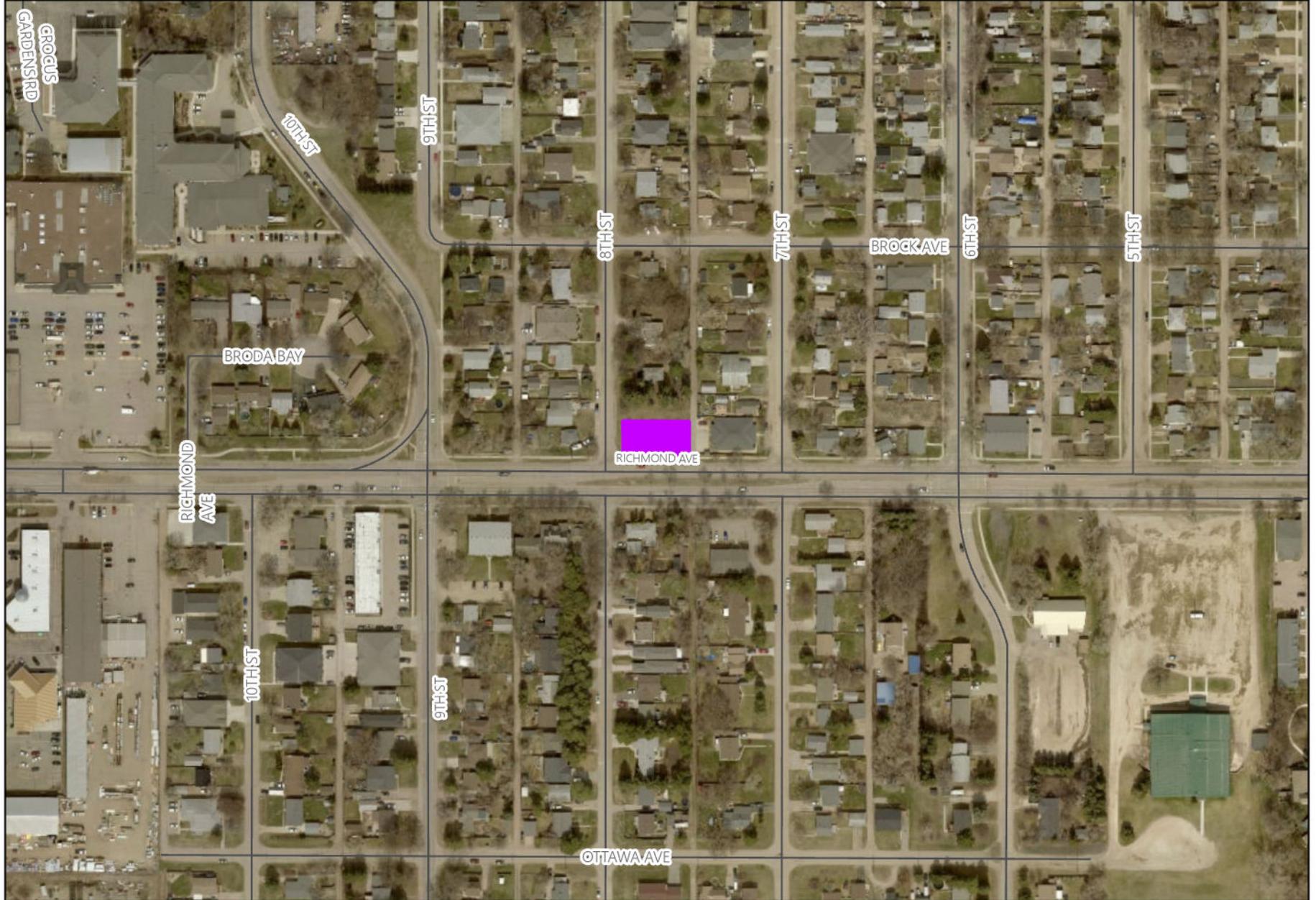
We are still in discussion with the building plan, will provide once it is finalized. The site plan is attached to the application.

If you require anymore documents will provide upon request.

Sincerely,

Shiju Antony
Director of ABH Constructin Ltd

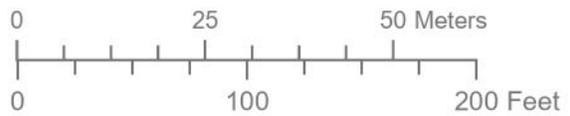
Rezoning Application (Z-12-25) - 1445 8th Street



Rezoning Application (Z-12-25)



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, R7C0C6

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

Date: 14-01-2026

To whom it may Concern.

I would like to provide an update that I have reached out to the neighboring property owners by mail to inform them that I have applied for rezoning of 1445 8th Street. Two neighbors contacted me to inquire about the purpose of the rezoning, which I explained. No restrictions, objections, or concerns were expressed.

Sincerely,
Shiju Antony

Attachment "E"

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: February 4, 2026

RE: REZONING OF 1445 – 8TH STREET (Z-12-25)

It is recommended that the approval of Rezoning No. Z-12-25, 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 building consisting of six (6) 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 remove the existing approach to Richmond Avenue and to restore the curb, gutter, public sidewalk and sod the public boulevard.
3. The Developer agrees to mitigate increased stormwater runoff for a 1-in-100 year post-development rainfall event, limiting runoff to that of 1-in-100 year pre-development rainfall event.
4. The Developer agrees to provide rear parking stall depths of 7.3m to account for access off the narrow rear lane.
5. The Developer agrees to relocate the existing hydro pole and guy wires, to a location that removes conflict with the proposed parking area and does not impede access to any neighbouring property.
6. The Developer agrees to provide financial contribution towards five (5) boulevard trees. Tree pricing to be based on City tree contract pricing at the time of development agreement execution.
7. The Developer agrees to contribute \$509.84 for cash in lieu of land dedication of public reserve.
8. The Developer agrees to make a monetary contribution of \$1,701.00 to the Brandon School Division for cash in lieu purposes.
9. The Developer agrees to provide the City with a Detailed Cost Estimate for all work proposed to be completed within the City's right-of-way. The Detailed Cost Estimate is to be prepared by the Developer's Consulting Engineer and submitted for review and acceptance 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 Letter of Credit 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
Rezoning No. Z-12-25



Topasannah Heuchert
Acting Manager of Land Development



Sonikile Tembo, RPP
Principal Planner

TITLE: BY-LAW NO. 7441 TO REZONE PROPERTY LOCATED AT 1445 – 8TH STREET OWNER: 10245551 MANITOBA LTD. APPLICANT: ABH CONSTRUCTIONS LTD. (SHIJU ANTONY)		
MEETING DATE: February 18, 2026		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. By-law No. 7441 B. Application related documents C. Map, air photo & drawings D. Public outreach report E. Development Review Group report	
PRESENTER: Emmanuel Owusu Ansah, Community Planner	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That the Planning Commission recommend City Council approve By-law No. 7441 (Z-12-25) to rezone 1445 – 8th Street (Lots 27/28 and S ½ Lot 26, Block 2, Plan 7 BLTO) from RLD Residential Low Density to RMD Residential Moderate Density, subject to the owner or successor entering into a development agreement with the City of Brandon with conditions as set out in “Attachment E” of this report.

BACKGROUND:

Request

The applicant, Shiju Antony of ABH Constructions Ltd., on behalf of the property owner, 10245551 Manitoba Ltd., is applying to rezone a property located at 1445 – 8th Street from RLD Residential Low Density to RMD Residential Moderate Density. Approval of this application 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/8th Street intersection. Uses surrounding the site 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 removed the structures.

ANALYSIS:

Approval of this application will allow for the development of a three-storey six-unit residential building, with parking proposed along the rear lane on the east side of the site.

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 to support existing and future residential development
- 7.1.(3)(Residential General Policies)(a)(b)(c)(e) – 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 and promoting infill development within an established area
 - The area primarily consists of detached dwellings with pockets of multi-unit dwellings
- 7.1.(3)(Residential Development)(c) – proposal supports location of medium scale housing on arterial streets and corner lots
 - The site is located on an arterial street and it’s a corner lot
- 7.4.(1)(Corridor General Policies)(a) – support high-density and intensity residential developments

Consistency with the Zoning By-law

- The site is currently zoned RLD and requires rezoning to RMD to allow for the proposed development
- The proposed development generally meets the bulk and siting requirements under the RMD Zone

Commenting Agencies

All comments have been summarized below.

City of Brandon

Administration advises that a development agreement is required, with conditions as identified in “Attachment E” of this report. Some key conditions include the following:

- On-site stormwater mitigation
- Removal of the existing Richmond Avenue approach and restoration of the boulevard
- Provision of rear parking space depth of at least 7.3m due to the existing lane right-of-way width being below today’s traffic engineering standards
- Relocation of the existing hydro pole and guy wires
- Financial contribution for boulevard trees
- Provision of cash-in lieu of land dedication for both parks and school purposes

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 January 29, 2026, and February 5, 2026. Further, in accordance with and exceeding minimum requirements under Subsection 168(4) of The Planning Act, notice was sent to owners of property and residents within 100 metres (328 feet) of the subject property, and also posted on the subject property.

Public Outreach

In accordance with Section 13 of the Zoning By-law, the applicant mailed application information to property owners within 100m of the site. The applicant indicated that two neighbours contacted him to inquire about the purpose of the rezoning. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.