



CITY COUNCIL REPORT

TITLE:

SUBDIVISION - 2940 VICTORIA AVENUE

PRESENTER:

Andrew Mok

DEPARTMENT:

Planning & Buildings

ATTACHMENTS:

DATE:

3/5/2026

CLEARANCE / APPROVALS:

Ryan Nickel General Manager
Dave Wardrop City Manager

RECOMMENDATION(S):

That the application to subdivide (4500-25-752) 2940 Victoria Avenue (Lot 2, Plan 41029 BLTO) to create three (3) bare land condominium lots and a common element in the CAR Commercial Arterial Zone be approved, subject to owner or successor:

1. Entering into a development agreement with the City of Brandon, to be registered in series with this subdivision, with condition as set out in "Attachment C" of this report; and
2. Submitting a written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for addressing of the proposed lots to the satisfaction of the City of Brandon Real Estate Administration.

BACKGROUND:

Request

The applicant, Kate McKenzie of McKenzie Design Solutions, on behalf of the property owner, Sunny Days Enterprises Ltd., is applying to subdivide a property located at 2940 Victoria Avenue to create three (3) bare land condominium units and a common element in the CAR Commercial Arterial Zone.

The applicant has concurrently applied for conditional use and variances to allow the development of a 120-unit residential building on the southern portion of the property. The Planning Commission approved those applications at the March 4, 2026, public hearing. The subdivision application did not go to the Planning Commission as it does not require a public hearing pursuant to The Planning Act.

Development Context

The subject site currently has a commercial building at the northwest portion of the site that accommodates a dental office and denture clinic, a wellness business, and a radio station. The site is located two blocks west of the intersection of Victoria Avenue and McDiarmid Drive. Uses surrounding the site include commercial to the north and west, a high school (Vincent Massey High School) to the south, and a mix of commercial and residential uses to the east. Victoria Avenue provides access to the site.

History

The building initially housed both television and radio studios, though part of the building sat empty for a time after the closure of the television station CKX-TV in 2009. There are no recent records of major development applications affecting the site beyond routine permits related to tenant improvements.

ANALYSIS:

The applicant is proposing to subdivide the property into three (3) bare land condominium units with a common element, consistent mostly of the parking areas, between them (Attachment B-3). The northwestern portion will contain the existing commercial building, the southern portion is proposed for the development of a 120-unit residential building, and the northeastern portion is intended for a future commercial building.

Consistency with the City Plan

- The site is located within the “General Urban Area” and is along a Commercial Corridor under Map 3: Urban Structure
- 7.1(1)(a) – General Urban Area supports existing and future residential and commercial development
- 7.1(3)(Residential General Policies)(a)(b)(c)(e) – 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
- 7.1(3)(Residential Development)(e) and 7.4.(1)(Corridor General Policies)(a) – proposal supports high density intensification of residential and commercial development on corridors
- 7.1(4) Commercial and Institutional General Policies (a)—encourage a variety of commercial and institutional uses, within the General Urban Area
- 7.1(4) Commercial and Institutional General Policies (b), (c), and (d)—support the development of conveniently located commercial and institutional that serve both Brandon and surrounding communities, compatible with nearby residential developments and ideally within walking distance of residential areas

Consistency with the Zoning By-law

The proposed development generally meets the bulk and siting requirements under the CAR Zone.

Commenting Agencies

All comments have been addressed and summarized below.

City of Brandon

Administration advises that a development agreement is required, with conditions as identified in “Attachment C” of this report.

Real Estate

Applicant will need to be in contact with the City’s Real Estate Administration to provide the required unit numbers.

LEGISLATIVE REQUIREMENTS:



STRATEGIC ALIGNMENT:

Council’s Strategic Plan (strategy #4) promotes infill development across the City. Strategy 4 – facilitate development opportunities for residential, commercial, and industrial use types in both established (infill) and emerging (greenfield) areas.



CONCLUSION:

The Planning & Buildings Department recommends that City Council approve the bare land condominium subdivision application at 2940 Victoria Avenue with conditions.



November 22, 2025

City of Brandon
Planning & Building Department
638 Princess Avenue
Brandon, MB
R7A 0P3

Attn: Planning, Property & Building Department

Re: Application for Zoning By-Law Amendment for Building Height Variance and Conditional Use for a Residential Building at 2940 Victoria Avenue

McKenzie Design Solutions, on behalf of the owner Sunny Day Enterprises, has prepared this letter of intent as part of our application for an amendment and conditional use to *City of Brandon Zoning By-law 7142* to construct a 6-storey residential multi-plex at 2940 Victoria Avenue in Brandon.

Requested Zoning by-law Amendment 1

As per *Table 12: Commercial Bulk and Siting Requirements* located in *Division 2: Commercial* in the zoning bylaw, a site greater than 3,500 square meters may have up to four storeys. The amendment requested is to increase the height of our proposed building to six storeys.

Requested Zoning by-law Amendment 2

As per *Table 12: Commercial Bulk and Siting Requirements* located in *Division 2: Commercial* in the zoning bylaw, the rear yard setback with no lane is 7.6 meters. We are requesting an ammendment to reduce this to 6.0 meters.

Requested Conditional Use

As per *Table 11: Commercial Use Table* located in *Division 2: Commercial* in the zoning bylaw, row houses and multiple dwellings as part of a commercial development are permitted with a conditional use. We are applying for this conditional use.

Existing Property

The property shown in Figure 1 has the following legal description: LOT 2, PLAN 41029, BLTO . The property is zoned Commercial Arterial (CAR).

The North property line fronts onto Victoria Avenue. To the West there is a commercial property that shares the entire West property line. To the East there is a commercial property that shares the front portion of the East property line and a residential condo development that shares the back portion of the East property line. To the South is a public lane. Vincent Massy School is on the other side of the lane.

The property has a frontage of 100.89m (331 feet) and is 141.67 meters (465 feet) deep. The overall property is 14,285 square meters (153,762 square feet, or 1.43 hectares) in area.

Located on the site is an existing commercial building which is approximately 1,475 square meters (15,880 square feet). The commercial building contains a dental office and denture clinic, a wellness business, and a radio station.

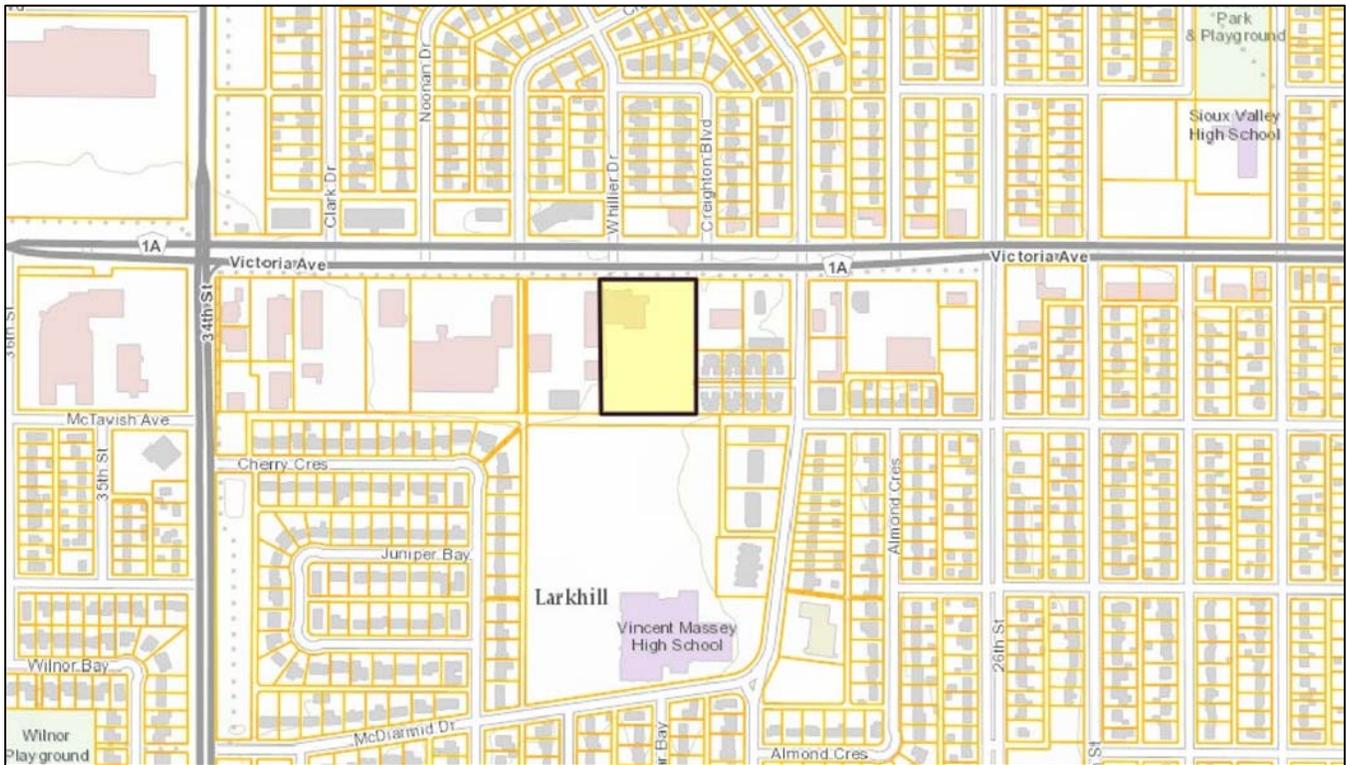


Figure 1: Property Location

The front half of the lot, excluding the existing commercial building, is paved. The back half of the lot is mostly grass, with some long rows of existing trees along the back of the paved area, the back of the lot, and along the East property line.

The property is serviced from the domestic sewer, water, and storm sewer mains that run along Victoria Avenue. Manitoba Hydro power and gas run along the public lane, South of the property.



Figure 2: Current Property, from Victoria Ave.



Figure 3: Current property - East side and Back portion of the property.

Proposed Development

The proposed development is the addition of a 120 residential unit building to the site. A future phase commercial building is also proposed for the front East part of the site.

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

Proposed Building

The proposed building will have 120 residential units. There will be 17 1-bedroom units. The remainder of the units will be 3- or 4-bedroom units. The building footprint will be approximately 2,380.9 square meters. (25,630 square feet). Additionally, to promote community within the building, there will be common areas such as a gym, party room, group workspace, and a large outdoor patio.

Proposed Future Phase Commercial Building

An office type commercial building is proposed for a future phase in the Northeast part of the property. See the site plan for location and size.

Proposed Site Design

Please see the proposed site plan for the site layout. The site will have enough parking to satisfy the city's requirements for the existing commercial building, the proposed multiplex, and the future phase commercial building.

The public lane on the south side of the property between our access in the Southeast corner and McDiarmid Drive will need upgrades as part of this development. This is to provide a secondary access point for emergency vehicles.

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 has quite a mix of property types around it. There are residential lots north of the property across Victoria Ave as well as some condos on the east side of the lot. There is a school to the South across the lane with residential zones around the school. To the east and west of the lot are commercial developments. There are other large multiplexes along Victoria Ave in the surrounding area. We expect our building to fit in nicely amongst this variety of zoning.

Our proposed building is going to be located at the far Southwest corner of the site. It is set back from Victoria Avenue, so it won't look out of place or obstruct views along Victoria Avenue.

We are working with an Architect and Interior Designer to give the building a classy exterior look that will complement the surrounding area and enhance the overall character of the neighborhood.

- 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. We also considered a zoning amendment to rezone the property. We decided our proposed variance and conditional use was less of a modification.

- 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.

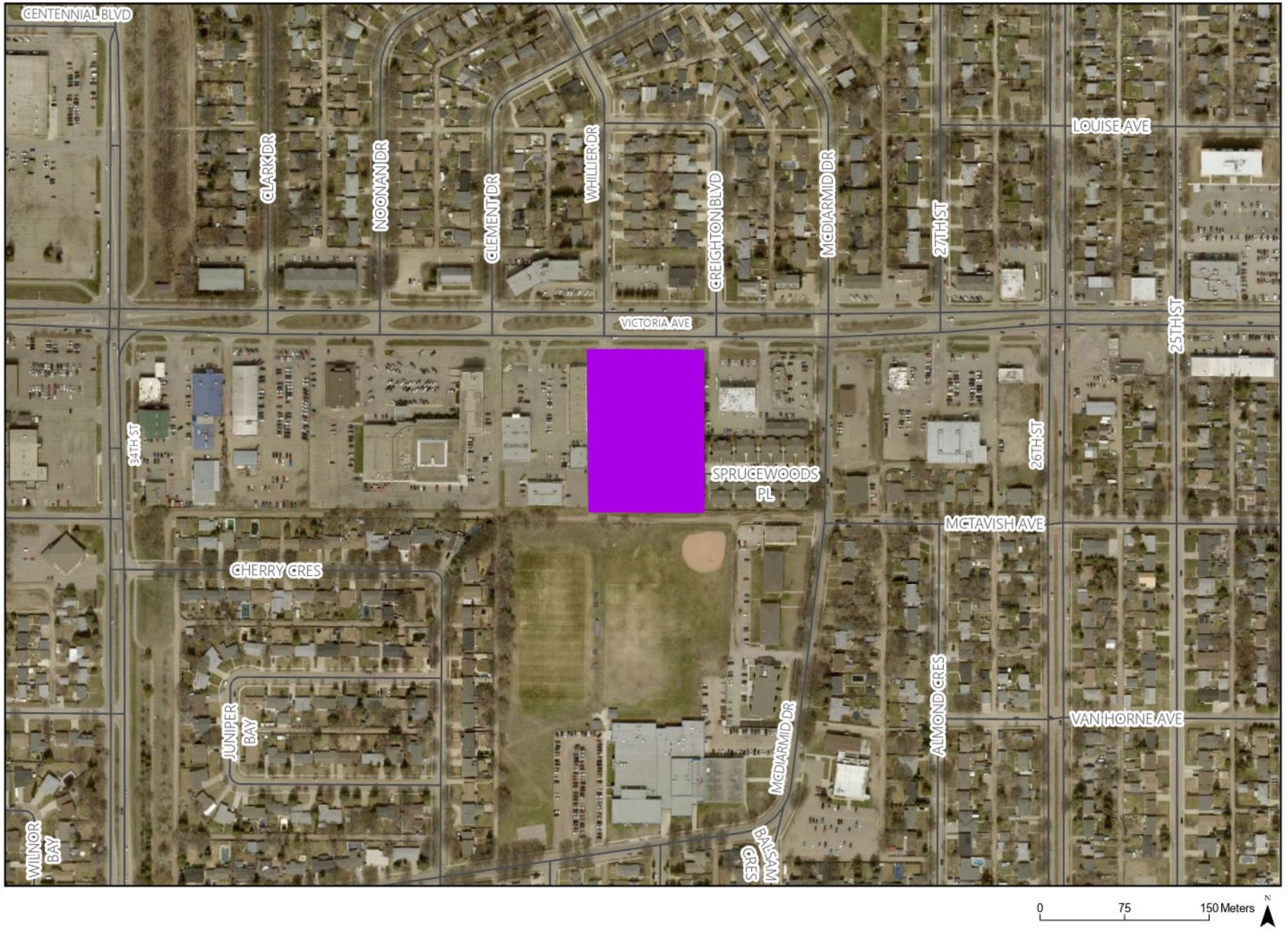
Warm regards,



Kate McKenzie, C.E.T.

MCKENZIE DESIGN SOLUTIONS

Conditional Use (C-09-25) Variance (V-24-25) 2940 Victoria Avenue



Conditional Use and Variance Application



Conditional Use Application C-09-25
 Variance Application V-24-25
 2940 Victoria Avenue
 LOT 2 PLAN 41029 BLTO
 IN NW 1/4 15-10-19 WPM



LEGEND

 Affected Lot

Planning & Buildings
 Department



Map Created: 11/24/2025
 Revised:

SUBDIVISION APPLICATION MAP

OF PART OF
 NW 1/4 SEC. 15, TWP. 10, RGE. 19 WPM
 BEING LOT 2 PLAN 41029
 CITY OF BRANDON

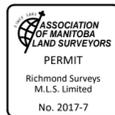
PROPOSED BARELAND CONDOMINIUM
 #2940 VICTORIA AVENUE

All distances are in metres and may be converted to feet by multiplying by 3.28084.
 Survey Monuments found on the ground are shown thus .
 All plans referred to are on record in the Brandon Land Titles Office.
 This drawing is not to scale.

OVERHEAD POWER LINE — OH — OH —
 BURIED POWER LINE — P — P — P —
 BURIED DOMESTIC SEWER — DS — DS — DS —
 BURIED GAS LINE — GAS — GAS —
 BURIED CABLE — C — C — C —

CERTIFICATE OF TITLE NO. 2861953
 DATE OF TITLE SEARCH 2025-11-24
 REGISTERED OWNER(S): Sunny Days Enterprises Ltd.
 LEGAL DESCRIPTION:
 Lot 2 Plan 41029 BLTO
 In NW 1/4 15-10-19 WPM
 ENCUMBRANCES:
 Caveat No. 95-7059 & Mortgage No. 1522474

LOT AREAS	SQ. M.
UNIT 1	2219.0
UNIT 2	3925.0
UNIT 3	929.2
COMMON ELEMENT	7234.2



NOTE:
 FOR PLANNING APPLICATION
 PURPOSES ONLY.
 THIS IS NOT A FINAL SURVEY.

Richmond Surveys File No.	250559
Drawing File No.	250559_R0_MT
Fieldbook Page	68/32

RICHMOND SURVEYS M.L.S. LTD.
 UNIT 5B - 457 - 9TH STREET
 BRANDON, MB R7A 1K2
 TEL: (204) 761-0178
 WWW.RICHMONDSURVEYS.COM

102 SASKATCHEWAN AVENUE EAST
 PORTAGE LA PRAIRIE, MB R1N 0L1
 TEL: (204) 856-0178



METRIC

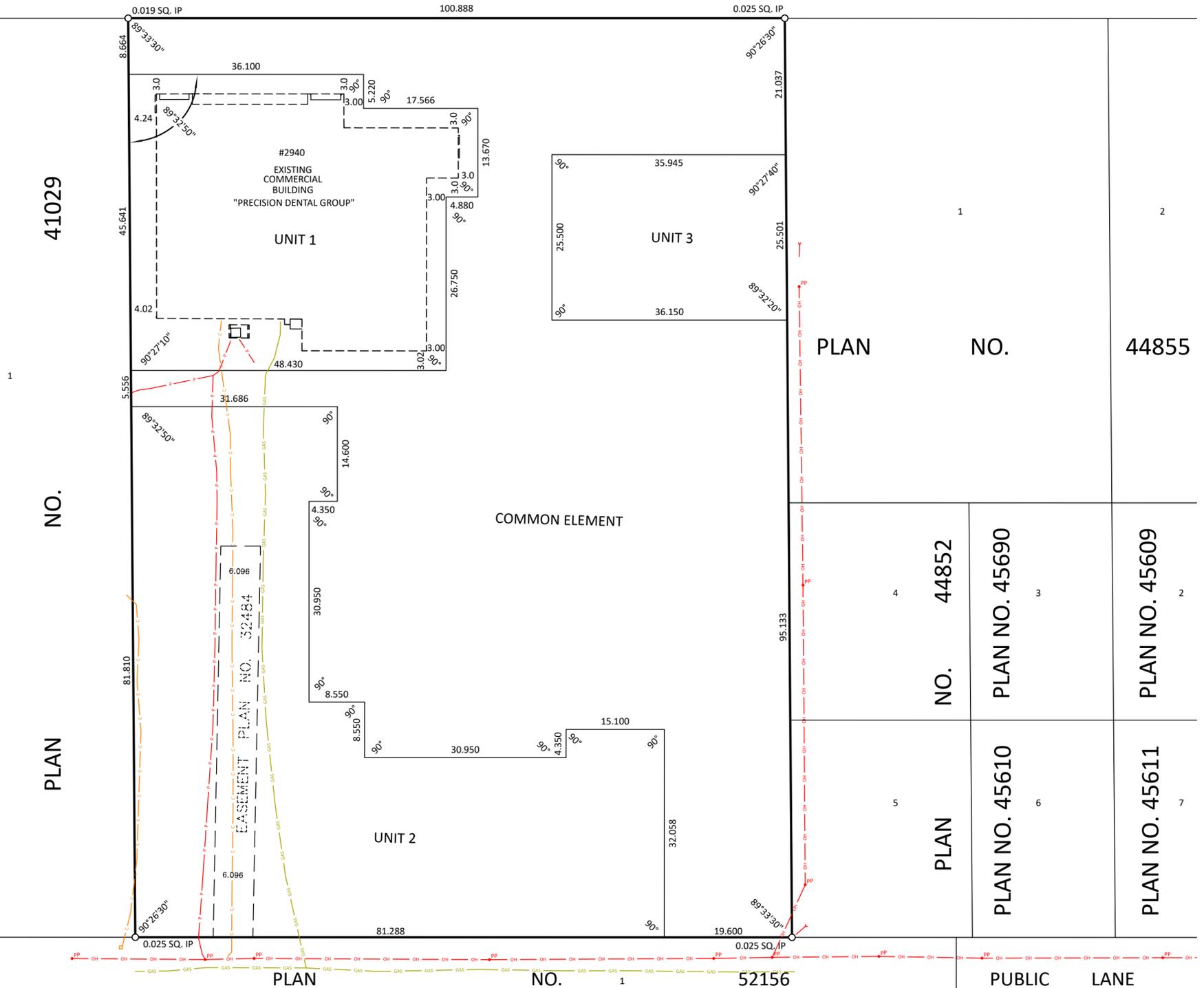


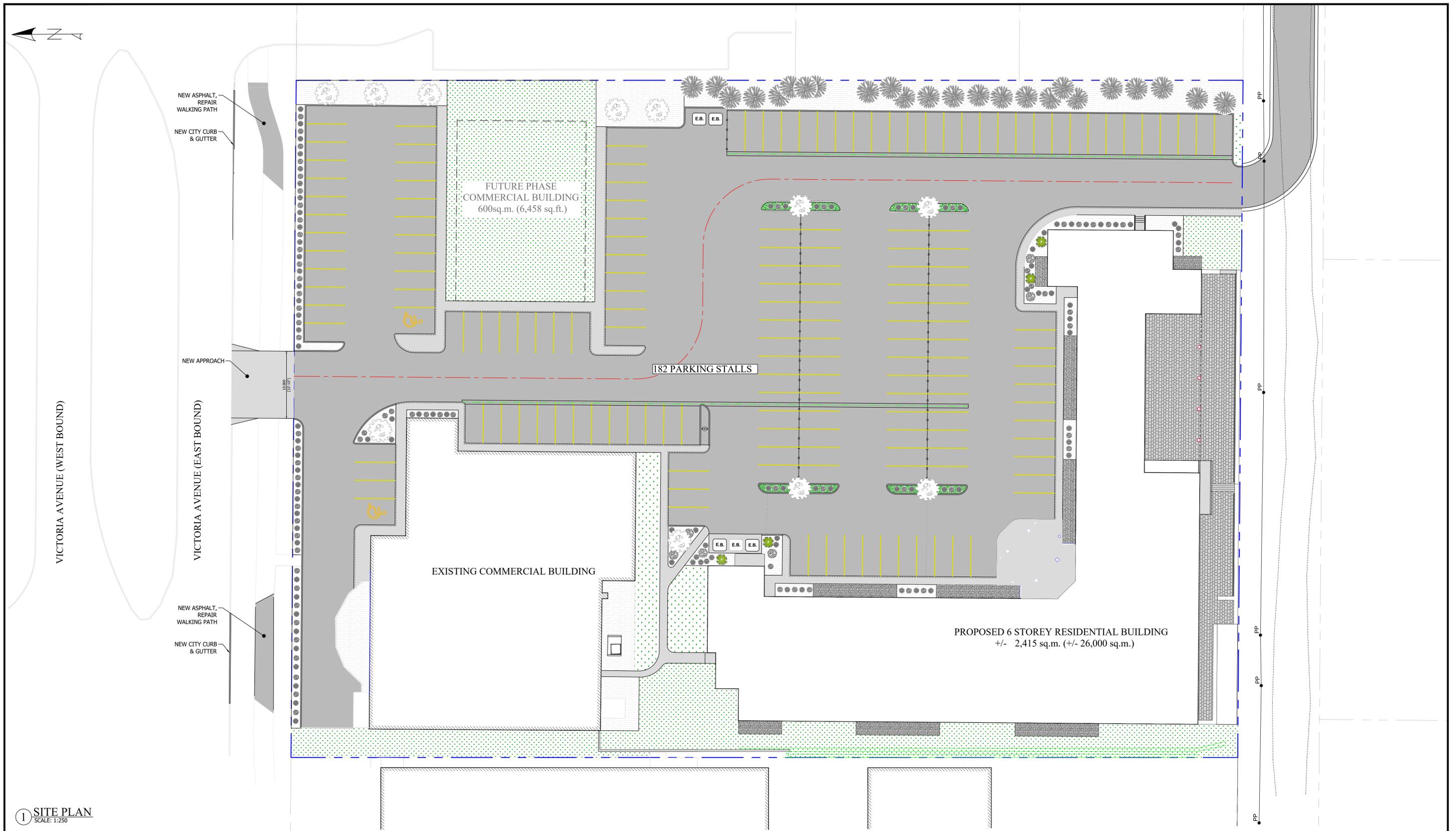
VICTORIA AVENUE ALLOWANCE

15.392

PUBLIC ROAD PLAN NO. 557

15.392





1 SITE PLAN
SCALE: 1:250

NO.	REVISION	DATE
0	ISSUED FOR REVIEW	xxx

PROJECT NAME: SUNNY DAY ESTATES

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

PROJECT LOCATION: 2940 VICTORIA AVENUE, BRANDON, MB

SHEET NAME: SITE PLAN

ISSUE DATE: FEBRUARY 5, 2026

SHEET SIZE: ARCH D (24"x36")

DRAWN BY: KM

JOB #: 25-009

SHEET: C-101







Attachment “C”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: February 25, 2026

RE: SUBDIVISION FOR 2940 VICTORIA AVENUE (4500-25-752)

It is recommended that the approval of Subdivision No. 4500-25-752, if granted, be subject to the Developer entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to construct a mixed-use development consisting of one hundred and twenty (120) residential dwelling units and a commercial building 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 legally open a portion of the public lane to the south of the property, to provide access to the most southeastern corner of the development.
3. The Developer agrees to design and construct a 7.3m wide access/lane from the southeastern corner of the property to McDiarmid Drive. Said lane is to be compliant with BFES P19 Regulation.
4. The Developer agrees that all maintenance of the lane, including snow clearing, from a point 25m east of the eastern property line, up to and including the southeastern approach to the development, shall be the sole responsibility of the Developer and all costs associated with, are also the sole responsibility of the Developer.
5. The Developer agrees to provide stormwater storage for a 1-in-100 year post development rainfall event, limiting the discharge rate to that of a 1-in-5 year pre-development rainfall event.
6. The Developer agrees to enter into a Private Sewer & Water Agreement with the City.
7. The Developer agrees to relocate any existing hydro poles that may impact access to the southeastern access point. All costs associated with relocation, will be the sole responsibility of the Developer.
8. The Developer agrees to remove all existing approaches to Victoria Avenue and restore the curb, gutter, multi-use path and sod the boulevard.

9. The Developer agrees to construct a single central approach to Victoria Avenue in compliance with City standards at the time of development.
10. The Developer agrees to preserve the existing tree buffer located along the eastern property line and the neighbouring property. Should any trees be damaged or destroyed, the Developer further agrees to replace said trees at their sole cost.
11. The Developer agrees to contribute \$10,730.77 for cash in lieu of land dedication of public reserve.
12. The Developer agrees to make a monetary contribution of \$24,300.00 to the Brandon School Division for cash in lieu purposes.
13. The Developer agrees to enter into an Access Agreement with any future subdivided parcels, located within the current boundaries of the lands. Said Agreement shall either be registered by way of Easement or shall be written into the By-law's of the Condominium Corporation to ensure perpetuity. The Developer is further required to provide evidence to the City of either method and its registration on title.
14. 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.
15. 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.

The Engineering Department requests 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. 4500-25-752



Marc Chapin, Eng.L. CET
Manager of Land Development

Sonikile Tembo, RPP
Principal Planner