

TITLE: BY-LAW NO. 7433 TO REZONE PROPERTY LOCATED AT 729 – 17TH STREET OWNER: TIGRIS INVESTMENTS LTD. APPLICANT: PREMIER BUILDER GROUP (KELSEY SWIDNICKI)		
MEETING DATE: August 20, 2025		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. By-law No. 7433 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. 7433 (Z-09-25) to rezone 729 – 17th Street (Lot 1, Plan 21365 BLTO) from CAR Commercial Arterial to CG Commercial General 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, Kelsey Swidnicki of Premier Builder Group, on behalf of the property owner, Tigris Investments Ltd., is applying to rezone a property located at 729 – 17th Street from CAR Commercial Arterial to CG Commercial General. Approval of this application will allow for the Addition of a residential suite in the basement of the existing commercial building.

Development Context

The subject site is currently developed with a commercial building that houses the AMC Surgical office on the main floor and three dwelling units on the second floor. It is located mid-block on the east side of 17th Street between Van Horne Avenue and College Avenue. Uses surrounding the site include commercial to the west and south, and low-density residential to the north and east. 17th Street and a lane provide access to the site.

History

The site is currently developed with a commercial building containing the AMC Surgical office on the main floor and three residential units on the second floor.

ANALYSIS:

Approval of this application will allow for the addition of a residential suite in the basement of the existing building for use by a doctor staffing the clinic on the first storey. This addition within the existing building will not alter the site's overall footprint or function and will support workforce housing needs.

Consistency with the Brandon City Plan

- 4.3(3)(c)—proposal supports enhancement of existing building to facilitate increased residential development
- 7.1(1)(a)—the site is located within the “General Urban Area” under Map 3: Urban Structure, and adjacent to a Commercial Corridor
 - the General Urban Area supports both existing and future residential development
 - the CAR zone, intended for highway-oriented commercial development, is not contextually appropriate
 - Although the site is adjacent to a Commercial Corridor, the CG zone is better suited to support its integration into the surrounding mixed-use and residential context and as a transition between the commercial uses along 18th Street and the lower-density residential area to the east
- 7.1(3)(Residential General Policies)(a) – proposal supports residential development within serviced General Urban Areas, where development has sufficient capacity within the water and wastewater systems

Consistency with the Zoning By-law

- The site is currently zoned CAR and requires rezoning to CG to allow for dwelling units in the basement
- The proposed development generally meets the bulk and siting requirements under the CG 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 E” of this report. Some key conditions include the following:

- Boulevard tree contribution
- Provision of cash-in-lieu of land dedication to the City for public reserve (parks) purposes and to the Brandon School Division for school purposes
- Removal and restoration of existing gravel within the street-right-of-way with sod

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 August 7, 2025 and August 14, 2025. Further, in accordance with and exceeding minimum requirements under Subsection 168(4) of The Planning Act, notice was sent to owners of property 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 out all information to property owners within 100m of the site. The applicant indicated they have not received any comments or feedback to date. As of the writing of this report, the Planning & Buildings Department has not received representation in favour or in opposition to this application.