



Amendment to Zoning By-law 6642

Name of Property Owner: 6410405 Manitoba Ltd.
Name of Applicant: VBJ Developments Ltd.
Civic Address of Property: 1620 Braecrest Drive
Legal Description of Property: Part of Lot 1 Plan 1874 BLTO

References:

BAPD Development Plan By-law No. 95/01/12
Applicable Secondary Plan By-law
City of Brandon Zoning By-Law No. 6642

Prior to submitting a formal application, the Planning & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Proposal:

To rezone part of Lot 1 Plan 1874 BLTO from CG Commercial General Zone to
RLD Residential Low Density Multiple Family Zone.

See letter of intent

I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Owner: Jared Jacobson Digitally signed by Jared Jacobson Date: 2015.12.15 14:44:57 -06'00' Date: December 15, 2015

Address: 2404 Park Avenue R7B0S3 Brandon Manitoba E-Mail: vbj3@jandggroup.ca
Street Address Postal Code City/Province

Home Phone: _____ Cell Phone: _____ Work Phone: 2047282235

Signature of Applicant: Steve McMillan Digitally signed by Steve McMillan Date: 2015.12.15 14:41:50 -06'00' Date: December 15, 2015

Address: 2404 Park Avenue R7B0S3 Brandon Manitoba E-Mail: steve@vbjdevelopments.ca
Street Address Postal Code City/Province

Home Phone: _____ Cell Phone: 2047610904 Work Phone: 2047282235

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:
Community Planner: PLZ/316 Planning File No.: 2-01-16-B CityView No.: PLZBLA2016-8
Date Application Received: 01/26/16 Payment Date: Jan 27/16 Receipt No.: 2016-3529 Amount: \$ 3850.00
Re-Zoning - Application REV01/13

January 25, 2016

Letter of Intent

City of Brandon Planning & Building Safety Department
 638 Princess Avenue
 Brandon Manitoba
 R7A 0P3

Re: Subdivision, Zoning & Conditional Use Applications for 1620 Braecrest Drive (Lot 1 Plan 1874)

VBJ Developments is applying on behalf of the owner 6410105 Manitoba Ltd for multiple planning applications for the development of two 18-unit apartment style buildings and 18 bareland condominium row house units at 1620 Braecrest Avenue. A Site Design Analysis (SDA) was submitted with these applications to comply with policy 16.2.3 of the Brandon and Area Planning District Development Plan and also act as supplementary information to this letter of intent. The Planning Applications required are as follows:

Subdivision:

A previous minor subdivision application (4500-15-623) was given Conditional Approval by the BAPD Board on January 7, 2016 to split 1620 Braecrest Drive (Lot 1 Plan 1874 BLTO) into two separate lots. The new lot being created from this subdivision will be further subdivided into two lots identified as Parcel 1 and Parcel 2, as shown on submitted site plan B. Parcel 2 will then be further subdivided into 18 bareland condominium units and common element as shown on submitted site plan C.

Rezoning:

An amendment to the zoning bylaw is required to rezone Parcel 2 from Commercial General (CG) Zone to Residential Low Density Multiple Family (RLD) Zone to allow for the development of 18 bareland condominium units, consisting of one duplex and four 4plex buildings.

Conditional Use:

Based on our submitted site plan A, we are applying for a Conditional Use Application for a Planned Unit Development to set alternative zoning requirements for the proposed development. These new standards are outlined in the table below.

Residential Bulk and Siting Requirements (Parcel 1)	Zoning Standards as per City of Brandon Zoning Bylaw 7124	New Zoning Standards for
a. Side Yard and Corner Side Yard Setback	4.6 metres	3.0 metres

The side yard and corner side yard reduction request is in line with the requirements for the Residential Moderate Density Multiple Family (RMD) Zone which allows for 3 storey buildings.

Residential Bulk and Siting Requirements (Parcel 2)	Zoning Standards as per City of Brandon Zoning Bylaw 7124	New Zoning Standards for Proposed Parcel 2
a. Corner Side Yard Setback	3.0 metres	1.8 metres
b. Site Width	7.6 metres	6.86 metres
c. Site area	232 square metres	190 square metres

The site originally had the required 3.0 metre side yard for the two corner lots (Units 1 & 8); however due to some grading issues we needed to provide some more space between the emergency access road and the east limit of the property to allow for a more gradual slope to the road. We are also constrained on the west side of the property by the Church parking lot.

The other two alternative standards being requested are for the site width and site areas of the inner two units of each 4plex building (Units 2/3, 6/7, 10/11, 14/15). These lots are 6.86 metres wide because of the absence of side yards as they share common party walls. With the minimum 1.2 metre required side yards included, these lots would have a site width of 9.26 metres; easily conforming to the minimum requirement of 7.6 metres. In addition to site width; the site area is also deficient because of the absence of side yards. With the minimum required side yards included, these lots would have a site area of 256.87 square metres; which conform to the minimum requirement of 232 square metres.

We feel by allowing these alternative standards; the site design of the development is not negatively impacted and would function no differently from the required standards of the City of Brandon Zoning Bylaw 7124.

The proposed plan for the property aligns with the City of Brandon's recent push for infill development. There is no Secondary Plan By-law affecting this area and also no environmental issues.

If there are any questions related to the above information please don't hesitate to contact me for clarification. We hope to receive your support on this development.

Sincerely,

Steve McMillan
VP of Planning Services
VBJ Developments Ltd.

Conditional Use

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 Name of Applicant: VBJ Developments
 Civic Address of Property: 1620 Braecrest Drive
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References:

BAPD Development Plan By-law No. 95/01/12
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 6642

Prior to submitting a formal application, the Planning & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Conditional Use Request:

To allow for a Planned Unit Development in order to allow alternative standards for the development of 54 units at 1620 Braecrest Drive.

I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Owner: Jared Jacobson Digitally signed by Jared Jacobson
Date: 2015.12.15 15:22:27 -06'00' Date: December 15, 2015
 Address: 2404 Park Avenue Brandon Manitoba R7B0S3 E-Mail: vbj3@jandggroup.ca
Street Address City/Province Postal Code
 Home Phone: _____ Cell Phone: _____ Work Phone: 2047282235

Signature of Applicant: Steve McMillan Digitally signed by Steve McMillan
Date: 2015.12.15 15:22:43 -06'00' Date: December 15, 2015
 Address: 2404 Park Avenue Brandon Manitoba R7B0S3 E-Mail: steve@vbjdevelopments.ca
Street Address City/Province Postal Code
 Home Phone: _____ Cell Phone: 2047610904 Work Phone: 2047282235

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FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Robert Galin Planning File No.: _____ CityView No.: PLCV2016-10
 Date Application Received: 1/26/16 Payment Date: Jan 27/16 Receipt No.: 2016-3529 Amount: \$ 775.00
 Conditional Use - Application REV01/13



Letter of Authorization

Date: December 15, 2015

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

RE: 1620 Braecrest Drive (address or legal description of application)

I (We) hereby give authorization to:

VBJ Developments (Applicant's name)

To apply for a Development application for the above address.

Registered Owner(s) on the Current Status of Title or Certificate of Title:

<u>6410405 Manitoba Ltd</u> Name (Print)	 Name (Signed)	<u>December 15, 2015</u> Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date