


TITLE: SUBDIVISION 4500-16-630 PROPERTY LOCATED AT 1620 BRAECREST DRIVE OWNER: 6410405 MANITOBA LTD APPLICANT: STEVE MCMILLAN		
PRESENTER: Ryan Nickel, MCIP	AGENDA NO:	
DEPARTMENT: Planning & Building Safety Department	BOARD MEETING DATE: July 7 th 2016	
CLEARANCES: Principal Planner	ATTACHMENTS: A. Application related documents (# of pages = 4) B. Council Resolution (# of pages = 1) C. Site Design Analysis (# of pages = 16) D. Development Agreement (# of pages = 10)	
APPROVALS:		
<i>Original signed by R. Zilke</i> Community Planner	06/23/16 Date	<i>Original signed by R. Nickel</i> Principal Planner
		06/23/16 Date

REQUEST:

The applicant, Steve McMillan, on behalf of the property owner, 6410405 Manitoba Ltd., is applying to subdivide a property located at 1620 Braecrest Drive to create two parcels (Attachment C-15) from the existing lot. The northern parcel (Parcel 1) is to be developed as two 18-unit apartment buildings and the southern parcel (Parcel 2) is to be subdivided as 18 row-house bareland condominium units.

BACKGROUND:

Development Context

The subject site is located south of Braecrest Drive and is approximately 100m east of 18th Street North. The western portion of the site is currently occupied by a religious institution and the eastern portion is undeveloped. The proposed site is surrounded by public reserve lands to the east and south, and an existing religious institution to the west. The public reserve to the east will serve to provide a 30.0m separation between the proposed development and the adjacent existing detached and semi-detached condo development further east of the public reserve. There is an existing public transit stop located on Braecrest Drive north of the proposed site. Access for both the proposed residential apartments and condo units will be provided by a shared access onto Braecrest Drive.

History

The subdivision application is the second subdivision application on the subject site:

Subdivision #1 - Previously, a minor subdivision was conditionally approved by the BAPD Board on January 7th, 2016 to create two (2) lots. The eastern lot was approved for subdivision to allow for the construction of two (2) 18-unit multi-family dwellings and the residual lot to the west was to provide for the continued use of the Grand Valley Community Church. The conditions of approval, including the execution of a development agreement have not been completed, and the final certificate of approval has not been issued. A recommended condition of approval for the subdivision is that all conditions of the previous subdivision approval, including execution of a development agreement must be completed prior to registering the current subdivision application. The development agreement includes contributions for the future upgrade of Braecrest Drive and the construction of a sanitary lift station to service the north hill.

Subdivision #2 (Current Subdivision) – The current subdivision application is to subdivide the eastern lot (created in the first subdivision) into two parcels (Attachment C-15). The northern parcel (Parcel 1) is to be developed as two 18-unit apartment buildings and the southern parcel (Parcel 2) is to be subdivided as 18 row-house bareland condominium lots (Attachment C-16). A bareland condominium creates separate privately owned lots for each row house unit.

In addition to the subdivision application, City Council also approved the following Development Applications for the site at the June 20th meeting.

- To rezone the southeastern quarter of the property from Commercial General (CG) Zone to Residential Low Density (RLD) Zone; and
- A conditional use in order to establish a Planned Unit Development (PUD) in the Commercial General (CG) Zone.

ANALYSIS:

The northern parcel is proposed for two 18-unit multi-family buildings with underground parking and the southern parcel is proposed to be developed as 18 row-house dwellings. The northern parcel is zoned Commercial General (CG) which allows for the development of multi-family dwellings as a permitted use.

The southern portion must be rezoned to RLD in order to develop the proposed semi-detached or duplex dwellings. Both the northern and southern parcels are part of a conditional use request for a PUD approved by City Council on June 20, 2016 which identifies specific standards for the site.

Consistency with the Development Plan

The proposed site is located on a boundary area of the Development Plan By-law which includes both Commercial and Residential Designations. Section 1.6.7 of the Development Plan states that certain situations may necessitate a degree of flexibility in the application of these standards, provided that it complies with the “General Intent” of the Development Plan. The intent of the Development Plan for this area is to zone properties fronting onto the primary roadways (18th Street and Braecrest Drive) as commercial. The proposed development also implements policy 10.2.3 “...by supporting intensification of infill areas of the city”, and policy 10.2.4 by contributing to the City’s target to “...accommodate 20% of the City’s future population growth within developed areas.

Consistency with the Zoning By-law

The proposed development, along with the proposed standards under the approved planned unit development, conforms to the bulk and siting requirements as identified in the CG and RLD Zones. The approved PUD includes standards for alternative minimum lot width (7.6m to 6.8m) and site area (232m² to 6.8m²) for the row-house portion of the development. The private road to service the development is to be subdivided as a common element (Standard 47.c), owned and operated by the row-house development condominium corporation.

Land Use Analysis

Properties along Braecrest Avenue have predominantly been developed for residential uses, with semi-detached dwellings located across Braecrest Drive to the north (Whistler Landing), single detached and semi-detached dwellings (Horizon Place) across the public reserve to the east of the subject site. The proposal includes three storey apartments, which is compatible with other multi-family developments on Braecrest Drive, including the developing of four storey apartments at 831 Braecrest Drive.

City Council Decision

In accordance with s. 125(1) of The Planning Act, City Council approved this application on June 20th 2016 subject to the following conditions:

- a) Completing all conditions of the previous subdivision approval 4500-15-623, and registering the subdivision with Brandon Land Titles;
- b) Entering into a development agreement with the City of Brandon attached to the report of the Community Planner dated June 3, 2016, and registering the development agreement in series immediately following registration of the subdivision;
- c) Submitting written confirmation to the satisfaction of the City of Brandon Planning & Building Safety Department that arrangements have been made for a cross-access agreement between parcels one and two, and registering the cross-access agreement as an easement in series immediately following registration of the subdivision; and
- d) Submitting written confirmation to the City of Brandon Planning & Building Safety that arrangements have been made for cash-in-lieu for school contributions to the satisfaction of the Brandon School Division; and
- e) Submitting written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for postal service to the satisfaction of Canada Post.

RECOMMENDATION:

That subdivision application 4500-16-630 to subdivide 1620 Braecrest Drive (Lot 1 Plan 1874, Parcel 2) in the City of Brandon be granted Conditional Approval subject to the conditions contained in the City of Brandon resolution dated June 20th 2016;

And further, that subject to meeting all other necessary conditions and requirements of subdivision, that the designated signing officers are authorized to sign and seal the Final Certificate of Approval.