

TITLE: BY-LAW NO. 7150 TO REZONE PROPERTY LOCATED AT 2105 BRANDON AVE OWNER: THE CITY OF BRANDON APPLICANT: AFFINITY ARCHITECTURE BEHALF OF WESTMAN SENIORS CO-OP LTD.											
PRESENTER: Robert Zilke BES		Page 1 of 2									
DEPARTMENT: Planning & Building Safety		ATTACHMENTS: A. Application related documents B. Map, air photo & drawings C. Draft by-law									
CLEARANCES: <i>Original signed by R. Nickel</i> Principal Planner		DATE: June 17, 2016									
APPROVALS: <table border="0" style="width: 100%;"> <tr> <td style="width: 40%;"><i>Original signed by L. Garbo</i></td> <td style="width: 20%; text-align: center;">06/30/16</td> <td style="width: 20%;"></td> <td style="width: 20%;"></td> </tr> <tr> <td>Director of Planning & Building Safety</td> <td style="text-align: center;">Date</td> <td style="text-align: center;">City Manager</td> <td style="text-align: center;">Date</td> </tr> </table>				<i>Original signed by L. Garbo</i>	06/30/16			Director of Planning & Building Safety	Date	City Manager	Date
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REQUEST:

The applicant, Affinity Architecture, on behalf of the Westman Seniors Co-op Housing Ltd, is applying to rezone a property located at 2105 Brandon Ave (Lot 1, Plan 58054 BLTO) from Parks and Recreation (PR) Zone to Residential Moderate Density Multiple (RMD) Zone. Approval of this application will allow for a 63-unit apartment intended to provide affordable units for seniors. Two variance requests are being processed concurrently with the zoning amendment application:

1. A parking variance to reduce the minimum required parking from 95 to 70 stalls; and
2. A density variance increase the maximum allowed density from 61 to 63 dwelling units.

BACKGROUND:

Development Context

The subject site is currently developed as a baseball diamond that is not in used. The site is level with a baseball backstop located in the northern portion of the site and an incomplete sidewalk running along the western edge of the site. There is an existing utility easement (MTS) that runs along the east, north, and west periphery of the site. The site is surrounded by a commercial use to the east and north-west (Source for Sports and Eagle Gymnastics), light industrial use (Horizon Builders) to the north, and residential uses to the west and south. The Canadian National (CN) railway is located approximately 34m to the north of the subject site. The subject site is approximately 300 metres to the west of the commercial development along 18th Street. Access to the site is provided by 22nd Street to the west of the subject site. There is a transit stop located approximately 200m to the east of the subject site along Brandon Ave.

History

In 2014 the City of Brandon and the Province of Manitoba formed a partnership whereby funding and land for the development of new affordable housing rental units on five parcels of municipally owned land. 2105 Brandon Avenue is the third parcel of land to be awarded for development under this partnership. Following the procurement processes that included a formal call for an Expression of Interest and a Request for Proposals, the proposal submitted by Western Manitoba Seniors Non Profit Housing Coop Ltd (WMSHC) to develop a four storey 63-unit senior's housing co-op project was selected.

As the site was used as a public recreation area (baseball diamond) it is deemed public reserve land in accordance with Section 138(2-b) of The Planning Act. On January 6th, 2014, City Council passed a by-law to close the public reserve designation on the site. City Council also requested administration proceed to subdivide the eastern 18.29 metres of the property for eventual consolidation and development with the adjoining commercial parcel (Source for Sports). The above noted subdivision was subsequently completed, and registered in accordance with the certificate of approval issued on June 30, 2015.

DISCUSSION:

The proposed development conforms to the general objective 1.6.2 (1) of the Brandon & Area Planning District Development Plan 2013 (hereinafter "the Development Plan"), which encourages infill development as a priority. The subject site is designated "Residential" in Map One "Urban Land Use" of the Development Plan. The proposed rezoning is in compliance with section 2.2.4 of the Development Plan which intends to "provide for various ranges of housing density in order to promote a diverse urban fabric". The proposal also adheres to policy 2.2.5 by providing an increase in density adjacent to a school/open space, along a transit route, and within close proximity to an arterial street/commercial area. The proposal implements policies 2.2.2 and 2.2.3 and goal #4 in the Affordable Housing Strategy by increasing the diversity of housing options in the market.

The plans attached to the rezoning application require the approval of two variations to parking and density as mentioned earlier in this report. The variation to the number of parking spaces from the required 95 stalls to 70 stalls is supportable when considering the application is for affordable seniors housing and is supported by the Affordable Housing Strategy which recommends that administration generally support all affordable housing projects that request variations up to one stall per unit. The density increase of two units is supportable as the building is a mixture of one and two bedroom units and provides for an additional two affordable units.

The applicant conducted their public consultation by distributing an information pamphlet that outlined the proposed development. According to their public outreach report. There has been no comments received from the public. Once City Council gives first reading of By-Law No. 7150, the application will proceed to the review and the subsequent public hearing processes.

RECOMMENDATION:

That By-law No. 7150 (Z-04-16-B) to rezone property located at 2105 Brandon Ave (Lot 1, Plan 58054 BLTO) from Parks and Recreation (PR) Zone to Residential Moderate Density Multiple (RMD) Zone be read a first time.