

TITLE: BY-LAW NO. 7154 TO REZONE PROPERTY LOCATED AT 660-7th Street & 725 Van Horne Avenue OWNER: VAN BI LEE APPLICANT: VBJ DEVELOPMENTS LTD.											
PRESENTER: Samuel van Huizen, BES		Page 1 of 7									
DEPARTMENT: Planning, Property and Buildings		ATTACHMENTS: A. Application related documents B. Map, air photo & drawings C. Draft by-law D. Public Participation Report									
CLEARANCES: Principal Planner		MEETING DATE: December 21, 2016									
APPROVALS: <table border="0" style="width: 100%;"> <tr> <td style="width: 25%;">original signed by Sam van Huizen</td> <td style="width: 25%;">2 December 2016</td> <td style="width: 25%;">original signed by Ryan Nickel</td> <td style="width: 25%;">13 December 2016</td> </tr> <tr> <td style="text-align: center;">Community Planner</td> <td style="text-align: center;">Date</td> <td style="text-align: center;">Principal Planner</td> <td style="text-align: center;">Date</td> </tr> </table>				original signed by Sam van Huizen	2 December 2016	original signed by Ryan Nickel	13 December 2016	Community Planner	Date	Principal Planner	Date
original signed by Sam van Huizen	2 December 2016	original signed by Ryan Nickel	13 December 2016								
Community Planner	Date	Principal Planner	Date								

REQUEST:

The applicant, Steve McMillian of VBJ Developments Ltd., on behalf of the property owner, Van Bi Lee, is applying to rezone a property located at 660-7th Street and 725 Van Horne Avenue from IR Industrial Reserve to RMD Residential Moderate Density zone. The applicant is also applying for two setback variances:

1. To reduce the minimum required setback for residential development located in the railway protection overlay zone from 30 metres to 18 metres; and
2. To reduce the required minimum front yard setback from 4.6 metres to 3.0 metres.

Approval of this application will allow for the development of a 24-unit residential dwelling.

BACKGROUND:

Development Context

The subject sites are currently vacant, and is located north of Van Horne Avenue between 7th Street and 8th Street. The CN railway borders the site to the northwest. The portion of Van Horne Avenue adjacent to the site not developed to an urban standard with no curb or public sidewalk. The surrounding neighbourhood includes RMD zoned properties to the South of Van Horne Avenue. A day care and commercial units are located on IR zoned property to the east, and multi-unit dwellings are located north of the railway right-of-way. A grocery store, commercial amenities and a school are located within walking distance of the site. Vehicle access to the site is provided by Van Horne Avenue.

History

The site was previously used for an ornamental iron manufacturing and sales business. The shop for the iron manufacturing business (now demolished) was located at the corner of 7th and Van Horne.

A former roadway right-of-way (7th street) is included in the site. The City sold the western 12.2m of the right of-way (row) in 2011 and registered an easement for the water and wastewater line located in the row.

ANALYSIS

The application is to construct a 24-unit residential dwelling. The building will be four storeys in height and located on the southeast corner of the site. Parking is provided on the north face of the building and along the northern property line with two-way traffic access. The proposed development is located adjacent to a railway, and includes the following mitigation:

- Retaining wall along the northwest portion of the parking lot;
- 2.0 m high crash wall along north portion of the site; and
- 2.0m earthen berm along western portion of the site.

Rezoning

Consistency with the Development Plan

The proposed development conforms with the Development Plan:

- The site is located in an area identified as “Residential” in Map One: Urban Land Use of the Development Plan (Policy 2.2.1);
- By contributing to a range of housing density options in a neighbourhood (Policy 2.2.4);
- By providing a variety of development options and affordable housing within existing neighbourhoods (Policies 2.2.2 & 2.2.3)
- By increasing density in close proximity to a major institution (Brandon Regional Health Centre) (Policy 2.2.5)
- By increasing density in close proximity to transit routes.
- By increasing density in close proximity to a shopping centre (Superstore), a school (Betty Gibson) and a community centre (Policy 2.2.5).

Consistency with the Zoning By-law

The proposed development conforms with the Zoning By-law:

- The proposed RMD zone allows for the development of medium rise, moderate density buildings with multiple dwellings;
- The proposed development requires two variance requests:
 - Decrease the minimum required setback for residential development located in the railway protection overlay zone from 30 metres to 18 metres; and
 - Decrease the required minimum front yard setback from 6.0 metres to 3.0 metres.
- The proposed development complies with all other requirements and standards in the Zoning By-law.
- Pedestrian connections are provided within the site and along Van Horne Avenue (ULDS 3.1)
- Parking is located beside and behind the proposed building (ULDS 3.4-f)
- Landscaped outdoor area is provided to the west of the building (ULDS 3.2)
- Rail mitigation included (ULDS 3.14)

Variance

Consistency with Part 6, Section 97(1)(b) of The Planning Act and Demonstration that the Variance:

1. Will be compatible with the general nature of the surrounding area;

The proposed multi-family dwelling is compatible with the nature of the surrounding area which is primarily zoned residential moderate density and includes a range of dwelling unit types, including a 50-unit multi-family development to the north (across the CP railway). The proposed reduction in front yard setback from to 3.0m is similar to other developments in the area, including the single detached dwellings to the east of the site.

2. Will not 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;

Section 71(a) of the Zoning By-law states that the purpose of the Railway Protection Overlay zone is to ensure that development is compatible with railway operations as there is the possibility that the safety, health and welfare of residents could be adversely affected by railway activities. To off-set the reduced setback from the railway, the applicant is required to include mitigating measures (berming, building improvements) to reduce the adverse impact to the residents from the railway. The mitigation measures have been reviewed by Canadian-National (CN) railway and are included as recommended conditions. The reduced front yard setback allows for the building to be placed further away from the railway to decrease adverse impacts from the railway on the residents.

3. Is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

The 30m minimum required setback from the railway row (for residential) and the minimum 4.6m front yard setback significantly reduces the buildable area of the property. Decreasing the required setbacks allows for the property to be developed and relieves the injurious effect of the zoning by-law on the applicant's property.

4. Is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law

The proposed development is consistent with the Development Plan and the Zoning By-law as per the Rezoning analysis (above) in this report. No Secondary Plan is adopted for this area.

SERVICING ANALYSIS

Transportation

The developer has proposed to formalize the approach in the southeast portion of the site with access to Van Horne at the former intersection of Van Horne and former 7th Street. This portion of public right of way was closed and sold to adjoining property owners in 2011. The westerly 12.2 metres to 660-7th Street and the easterly 6.1 metres to 621-7th Street; giving both properties access to Van Horne Avenue. Parking on site will be located against the building and the railway site line.

Sanitary Sewer System

The Residential Moderate Density development proposes to service the property off of existing sanitary lines that run beneath the now closed portion of 7th Street on the applicant's property. An easement agreement is in place on title to prevent the construction of buildings over the existing infrastructure. The applicant has

proposed the development will be serviced by a 150mm connection to the existing 200mm City wastewater service line.

The Engineering Department has reviewed the proposal and available wastewater modelling reports indicate no current capacity issues on the 200mm wastewater service line proposed to be connected to. The Servicing Design is to be submitted to the Engineering Department and subject to approval by the City Engineer. The proponent is required to submit estimated design flow calculations to the City of Brandon's Engineering Department for final review of sufficient capacity within the sanitary sewer system.

Water Distribution System

The Residential Moderate Density development proposes to service the property off of existing sanitary lines that run beneath the now closed portion of 7th Street on the applicant's property. An easement agreement is in place on title to prevent the construction of buildings over the existing infrastructure. The applicant has proposed a connection to the existing 150mm water main by a 150mm connection. Capacity of the City of Brandon's water distribution system has been reviewed and it has been determined the City's water distribution system has adequate capacity to convey the projected increase in water flow rate.

Storm Water Management

The Residential Moderate Density development will discharge all drainage onto Van Horne Avenue by way of a curb and gutter along the north side of Van Horne Avenue connecting to the curb at 8th Street and extending to the southeast corner of 660-7th Street. The City of Brandon, as a part of the 2017 Curb & Sidewalk Plan, will construct curb and sidewalk along the north side of Van Horne Avenue from the southeast corner of 660-7th Street to the catch basin at 6th Street and Van Horne Avenue. The applicant shall demonstrate that drainage will not impact neighbouring properties by submitting a lot grading plan. Such a design is to be submitted by way of a Drainage Plan and is subject to approval by the City Engineer.

Commenting Agencies

All comments have been addressed and summarized below.

Canadian National Railway

The rail right-of-way along the northern property line is owned and operated by CN. The applicant reached out to CN to determine whether a reduction in the required setback was supportable by the rail company. Various design features for noise and vibration mitigation were recommended by CN to the applicant and have been added as recommended supplementary conditions in the development agreement.

Utilities

MTS Inc., Manitoba Hydro and Westman Communications Group will require a blanket easement as a condition of rezoning approval.

Canada Post

Canada Post will require mailboxes to be provided on site for the new multiple dwellings as a condition of rezoning approval.

Notification

In accordance with Section 168 of The Planning Act, notice of the public hearing was sent to owners of property within 100 metres (328 feet) of the subject property. Notice has also been posted on the subject property and advertised in the Brandon Sun on December 1 and 8, 2016.

Public Outreach

In accordance with section 13(g) of the Zoning By-law the applicant submitted a public participation report (Attachment D).

As of the writing of this report, the Planning & Building Safety Department has not received any written comments to this application.

RECOMMENDATIONS:

Public Hearing

That the combined Public Hearing regarding the following applications Z-05-16-B and V-17-16-B be concluded.

Rezoning

That the Planning Commission recommend By-law 7154 (Z-05-16-B) to rezone 660-7th Street and 725 Van Horne Avenue (lot A, block 71, plan 51401 & lot A, block 71, plan 43705) be approved subject to prior to the by-law being given third reading, the owner or successor entering into a development agreement with the City of Brandon subject to the following supplementary conditions:

- a. That the agreement be specific to the site plan submitted for the construction of 24 dwelling units 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;
- b. To provide to the City of Brandon confirmation of payment to Brandon School Division for cash-in-lieu of land dedication. Such confirmation will be required prior to the issuance of any development and/or building permits;
- c. To pay to the City of Brandon cash-in-lieu of public reserve dedication in the amount of \$1,709.35. Such payment will be required prior to execution of this development agreement by the City of Brandon.
- d. To construct a crash wall and berm along the Canadian National Railway rights-of-way property line as per Canadian National Railway Principal Branch Line Requirements. The crash wall and berm must be designed to Canadian National Railway Standard Specifications and is subject to approval by their designated authority.
- e. To install and maintain a chain link fence of a minimum 1.83 meters in height along the mutual property line of the property commonly known as 725 Van Horne Avenue/660 – 7th Street and the Canadian National Railway rights-of-way.
- f. That, as per the requirements of the Canadian National Railway, the following clause be noted by all property owner(s) and/or future property owners and follow with the lands: “Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 meters from the land the subject thereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be

responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

- g. That, should any alterations to the existing drainage pattern affect railway property, the Developer must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the railway.
- h. To provide, as per the Canadian National Railway Principal Branch Line Criteria, noise and vibration mitigation measures including the following:
 - i. A provision for air-conditioning to allow for occupants to close windows during warmer months;
 - ii. An interior layout that locates noise sensitive rooms away from the railway;
 - iii. The installation of 4” rigid insulation within the foundation walls facing the railway;
 - iv. An exterior cladding facing the railway achieving a minimum STC rating of 54 or equivalent;
 - v. The installation of acoustically upgraded windows providing a minimum STC rating of 33 or equivalent; and
 - vi. The construction of a solid noise barrier protecting outdoor living areas.
- i. To provide written confirmation that necessary arrangements have been made for postal service and that the pick-up / drop off location of the community mail box has been determined between the Developer and Canada Post; to the approval of Canada Post. The location of the community mail box must be indicated on the design construction drawings submitted to the City Engineer for review. Such location is to be approved by the City Engineer prior to the issuance of any development and/or building permits.
- j. To provide a fire hydrant adjacent to the site that is in compliance with the Manitoba Building Code. The fire hydrant must be indicated on the design construction drawings and the location of same is to be approved by the Building Safety Department.
- k. To provide evidence of Easement Agreements with Manitoba Hydro, MTS Inc., and Westman Communications Group, being entered into and registered against title of the Lands, prior to the issuance of any development and/or building permits.
- l. To consolidate Certificate of Title No. 2552397 and Certificate of Title No. 2552365 into one sole title prior to the issuance of any development and/or building permit and to provide to the City proof of title consolidation.
- m. To construct a 1.8m boulevard sidewalk in conjunction with curb and gutter and completed with an asphalt road repair to tie into existing asphalt road surface. The Developer is also required to sod the City boulevard. The design of all work proposed within the right-of-way is subject to review and acceptance by the City Engineer and shall be performed as stated in the latest edition of the City of Brandon, Standard Construction Specifications.
- n. To formally establish and construct an approach to the site, as per Schedule “B” complete with concrete construction and curbing along the west side of the approach. The Developer will not be required to curb the east side of the approach as curbing constructed along the east side of the approach will create an obstruction of access for the neighbouring property owner.
- o. To remit a one-time monetary contribution, to the supply, installation, general maintenance and warranty of seven (7) trees to be located on the City’s right-of-way. The amount of payment for such trees will be calculated at the time of execution of this development agreement and based upon the City’s tree contract pricing for the current year. Payment in full will be required prior to the issuance of any development and/or building permit.
- p. Should any hydro poles create an obstruction to vehicle access/function to the site, the Developer will be required to relocate such hydro poles at their sole cost.

- q. The Developer will be required 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 is submit to review and acceptance by the City Engineer.
- r. The Developer will be required to provide to the City a Letter of Credit in the amount of 15% of the total cost of the detailed cost estimate; the total of which must be approved by the City Engineer.

Variance

That the Variance application (V-17-16-B) to vary clause 71(b) of the Zoning By-law to reduce the setback for dwelling units from a railway from 30.0m to 18.0m and to vary Table 10: Residential Bulk and Siting Requirements by reducing the minimum front yard setback from 4.6m to 3.0m be approved at 660 7th Street and 725 Van Horne Avenue (lot A, block 71, plan 51401 & lot A, block 71, plan 43705) in accordance with the letter of intent (Attachment A3 and A4) and the site plan (Attachment B2) subject to the site being rezoned from Industrial Restricted IR Zone to Residential Moderate Density RMD Zone.

Amendment to Zoning By-law 7124

Name of Property Owner: VAN BI LEEF
 Name of Applicant: VBJ DEVELOPMENTS
 Civic Address of Property: 660 7TH STREET + 725 VAN HORNE AVENUE
 Legal Description of Property: SEE LAND TITLES

References:

BAPD Development Plan By-law No. 95/01/12
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 7124

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 FROM INDUSTRIAL RESTRICTED (IR) ZONE TO RESIDENTIAL MODERATE DENSITY (RMD) ZONE.

As applicant, I confirm and verify to the City that the information provided in this application is true and complete, and 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 Applicant:  Date: JULY 22, 2016
 Address: 2404 PARK AVENUE R7B0S3 BRANDON MB E-Mail: STEVE@VBJDEVELOPMENTS.CA
Street Address Postal Code City/Province
 Home Phone: _____ Cell Phone: 204 761 0904 Work Phone: 204 728 2235
 Signature of Owner:  Date: JULY 22, 2016
 Address: _____ E-Mail: LEVANBI99@gmail.com
Street Address Postal Code City/Province
 Home Phone: _____ Cell Phone: 204 573 5663 Work Phone: _____

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: s. van Huizen Planning File No. 2016-83 CityView No.: 2016-83
 Date Application Received July 29/16 Payment Date July 29/16 Receipt No.: 16-4036 Amount: \$ 3100.00
 Re-Zoning - Application REV01/16



Letter of Authorization

Date: _____

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

RE: _____ (address or legal description of application)

I (We) hereby give authorization to:

_____ (Applicant's name)

To apply for a development application for the above address.

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

<u>Le, Jan-Bi</u>		<u>month 22/16</u>
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date

July 22, 2016

Letter of Intent

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

Re: Zoning & Variance Applications for 660-7th Street & 725 Van Horne Avenue

VBJ Developments is applying on behalf of the owner 6320201 Manitoba Ltd to rezone 660-7th Street and 725 Van Horne Avenue from Industrial Restricted (IR) Zone to Residential Moderate Density (RMD) Zone in order to allow for residential development. A Variance application is also required for two amendments to the zoning bylaw. The first variance is to reduce the railway protection overlay zone required setback for residential development from 30 metres down to 18 metres. The second variance is to reduce the required front yard setback from 6 metres down to 3 metres.

Zoning Request

The property is designated Residential in the Brandon & Area Planning District Development Plan 2013. The proposed rezoning change from IR to RMD conforms to the Development Plan.

The zoning change will allow for the construction of a 24-unit multifamily dwelling on the property to serve the residential needs of central Brandon. The property is located close to many necessary services in downtown Brandon. The proposed development is located close to retail (1 block from Superstore), education (3 blocks from Betty Gibson Elementary School), and medical services (6 blocks from Hospital). The property is also located very close the Brandon Police Station.

The exterior of the building is still in the final design process but will meet the exterior design requirements as outlined in the City of Brandon Urban & Landscape Design Standards Manual.

Variance Request

The property falls within the Railway Protection Overlay Zone which doesn't allow residential development within 30 metres of a railway right of way. The first Variance request is to reduce the setback distance from 30 metres down to 18 metres. The proposed site plan incorporates a berm and crash wall to offset the reduced setback. These components are in line with the development of lands near railway corridors as outlined in the City of Brandon Urban Design Guidelines and also the Guidelines for New Development in Proximity to Railway Operations prepared for the Federation of Canadian Municipalities and the Railway Association of Canada.

The second Variance request is to reduce the required front yard setback from 6 metres down to 3 metres. This request is supportable, in our opinion, based on the front yard setback of the adjacent

single family dwellings to the east along Van Horne Avenue. This will also help increase the distance of the building from the railway right-of-way.

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,

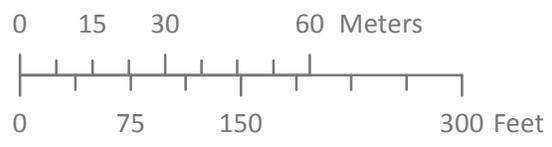


Steve McMillan, MCIP
VP of Planning Services
VBJ Developments Ltd.

Rezoning & Variance Application



Zoning Application Z-05-16-B, By-law No. 7154
 Amending Schedule B of By-law No. 7124
 Variance Application V-17-16-B
 660 7th Street + 725 Van Horne Avenue



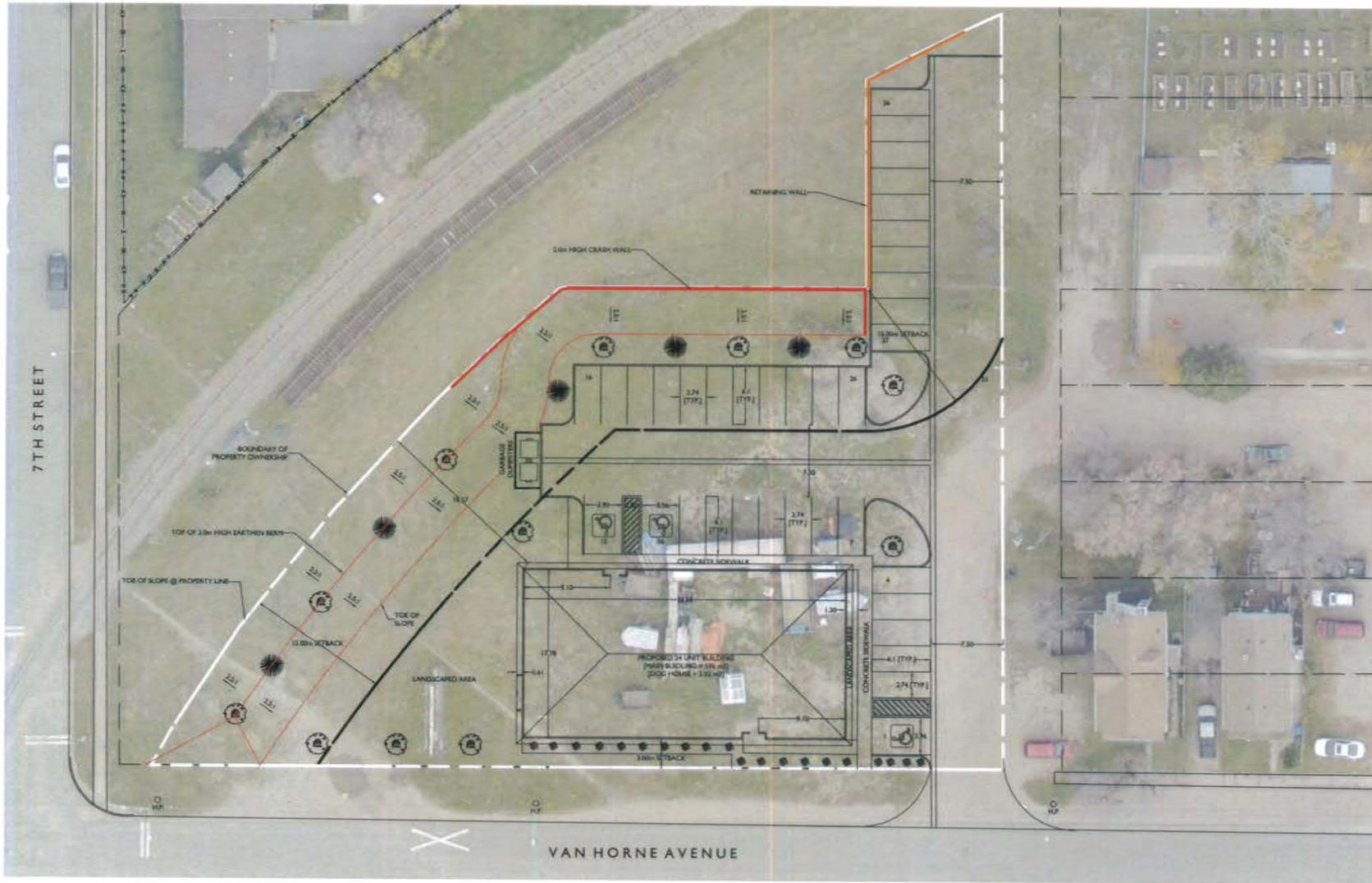
Legend

-  Proposed lots to be varied and rezoned from IR to RMD
- CG - Commercial General
- IR - Industrial Restricted
- RMD - Residential Moderate Density

City of Brandon
 Planning & Building
 Safety Department



Map Created: 08/02/16
 Revised: 08/03/16



LEGEND			
	CONIFEROUS TREE		DECIDUOUS TREE
	SHRUB		



PROJECT NAME:
660 7th Street & 725 Van Horne Ave
SITE PLAN

DATE: 2016.07.22

SCALE: N.T.S.

BY-LAW NO. 7154

BEING A BY-LAW of the City of Brandon to amend Zoning By-law No. 7124.

WHEREAS Section 80(1) of The Planning Act provides that a zoning by-law may be amended;

NOW THEREFORE the Council of the City of Brandon, duly assembled, enacts as follows:

1. The land described:
Firstly: Lots 1 to 5 , both inclusive, Block 71, Plan 8 BLTO in NE 1/4 14-10-19 WPM, Secondly: Parcel 'A' Plan 51401 BLTO excluding all mines and minerals in NE 1/4 14-10-19 WPM, commonly known as 660-7th Street; and

Firstly: All those portions of lots 27 to 30 block 71 plan 8 BLTO which lie SE of a line drawn concentric with and radially distant south-easterly 49.5 feet from centre line of the Canadian Northern Railway right-of-way Plan 265.5 BLTO excluding all mines, minerals, mineral oils, petroleum, gas, coal, gravel and valuable stone as set forth in transfer R73009 in NE 1/4 14-10-19 WPM, Secondly: Parcel 'A' Plan 43705 BLTO excluding all mines and minerals and all matters as set forth in the Crown Lands Act in NEW 1/4 14-10-19 WPM, commonly known as 725 Van Horne Avenue, and identified on the map attached hereto as Schedule "A" is hereby reclassified:

FROM: IR Industrial Restricted Zone
TO: RMD Residential Moderate Density Zone
2. Schedule B, Map 2 being part of By-law No. 7124, is hereby amended in accordance with Section 1 of this by-law.
3. This by-law shall come into full force and take effect on the day following its passage.

DONE AND PASSED by the Council of the City of Brandon duly assembled this day of A.D. 2016.

MAYOR

CITY CLERK

Read for a first time this 15 day of August A.D. 2016
Read for a second time this day of A.D. 2016
Read for a third time this day of A.D. 2016

Public Consultation

RE: Rezoning & Variance Applications for 660-7th Street

As per section 13(g) the City of Brandon Zoning By-law No. 7124; prior to the public hearing being scheduled, the applicant shall provide a community participation report to the Director, and the report shall include the following:

- (I) Method(s) of notification;
- (II) A list of the properties that were notified;
- (III) A summary of comments or concerns;
- (IV) A summary of any efforts made to address those comments or concerns; and
- (V) If a public meeting was held, the date and location of the meeting.

Method(s) of notification:

- Notification was sent by hand delivered mail to properties within 100 metres of the subject lands. Addresses were obtained through the City of Brandon Assessment Map. The notice is attached to this report and included the notification requirements outlined in section 13(f).

A list of the properties that were notified:

- The list of properties notified are attached to this report.

A summary of comments or concerns along with any efforts to address those comments or concerns:

- As of the writing of this report on Friday December 9th, 2016, there have been no comments received.

If a public meeting is held, the date and location of the meeting:

- No public meeting was held for this application.

Additional Information

- The developer met with representatives of the Manitoba Metis Federation (MMF) who own properties located at 656-6th Street, 621-7th Street and 635 Van Horne Avenue on Friday December 9th, 2016 to discuss the application and its possible effects on the neighbouring properties. The developer will be sending the MMF a letter outlining the discussion had at the meeting and will be taking it to their board meeting on Monday December 19th. We will provide feedback from that meeting at the Public Hearing on December 21st, if not sooner.

The information in this report is a true representation of what transpired during the Public Outreach process for this application for the development 660-7th Street.

If there are any questions from the City of Brandon Planning Department in regards to this information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. McMillan', with a long horizontal flourish extending to the right.

Steven McMillan B.Sc., MCIP, RPP
VP of Planning Services
VBJ Developments

Notified Properties

639 Van Horne Avenue

637 Van Horne Avenue

646-6th Street

656-6th Street

702-6th Street

708-6th Street

710-6th Street

712-6th Street

722-6th Street

724-6th Street

726-6th Street

732-6th Street

621-7th Street

701-7th Street

702-7th Street

707-7th Street

711-7th Street

714-7th Street

715-7th Street

716-7th Street

718-7th Street

722-7th Street

725-7th Street

727-7th Street

728-7th Street

731-7th Street

733-7th Street

738-7th Street

740-7th Street

741-7th Street

645 -8th Street

660-8th Street

703-8th Street

713-8th Street

719-8th Street

727-8th Street

737-8th Street