


TITLE: BY-LAW NO. 7135 TO REZONE PROPERTY LOCATED AT 231 ROSSER AVE OWNER: CITY OF BRANDON APPLICANT: GLEN KRUCK					
PRESENTER: Ryan Nickel, RPP	FILE NO: Z-03-15-B				
DEPARTMENT: Planning & Building Safety	ATTACHMENTS: A. Application related documents B. Maps, drawings & air photo C. Draft by-law				
CLEARANCES: <i>Original signed by R. Nickel</i> Principal Planner	DATE: February 01, 2016				
APPROVALS: <i>Original signed by L. Garbo</i> <table border="0" style="width: 100%;"> <tr> <td style="width: 40%;">Director of Planning & Building Safety</td> <td style="width: 10%;">Date</td> <td style="width: 40%;">City Manager</td> <td style="width: 10%;">Date</td> </tr> </table>		Director of Planning & Building Safety	Date	City Manager	Date
Director of Planning & Building Safety	Date	City Manager	Date		

BACKGROUND:

Glen Kruck, applicant on behalf of the owner, City of Brandon, is applying to rezone 231 Rosser Ave (Wly 19.5 ft of Lot 2 and Ely 12.5 ft of Lot 3, Block 37, Plan 4) from MR Industrial Restricted Zone to RLD Residential Low Density Multiple Family Zone. The rezoning along with the proposed minor subdivision will allow the applicant to construct a one storey semi-detached dwelling.

Zoning/Development Context

The subject 14.48 m x 36.57m property is currently undeveloped. The subject property is located midblock between Russell Street and Park Street. The primary access for both units will be provided by the existing gravel public lane to the north. The property is surrounded by primarily RLD zoned properties, and a few MR zoned properties, most of which have remained as single family houses. There is a vehicle service station (Wash n Wrench) 30m to the east of the property and the CP railway 86m to the north of the property.

DISCUSSION:

The City of Brandon is currently in the process of selling the subject property to CMHC for affordable housing. The proposed development is residential which is in compliance with the intent of the “Residential” designation set forth in the Development Plan 2013. The proposal generally meets objective 10.2.3(a) of the Development Plan by supporting the intensification of infill areas.

Once City Council gives 1st reading of By-Law No. 7135, the application will proceed to the public hearing process conducted by the Planning Commission upon completion of the review process by the City.

RECOMMENDATION:

That By-law No. 7135 (Z-03-14-B) to rezone property located at 231 Rosser Ave (Wly 19.5 ft of Lot 2 and Ely 12.5 ft of Lot 3, Block 37, Plan 4 BLTO) from MR Industrial Restricted Zone to RLD Residential Low Density Multiple Family Zone be read a first time.