


TITLE: BY-LAW NO. 7135 TO REZONE PROPERTY LOCATED AT 231 ROSSER AVENUE EAST OWNER: CITY OF BRANDON APPLICANT: CANADIAN MENTAL HEALTH ASSOCIATION			
PRESENTER: Robert Zilke, BES		Page 1 of 3	
DEPARTMENT: Planning & Building Safety		ATTACHMENTS: A. Application related documents B. Map, air photo & drawings C. Draft by-law	
CLEARANCES: Principal Planner		MEETING DATE: March 2, 2016	
APPROVALS:			
<i>Original Signed by R.Zilke</i> Community Planner	<i>02/24/16</i> Date	<i>Original Signed by R. Nickel</i> Principal Planner	<i>02/24/16</i> Date

REQUEST:

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

BACKGROUND:

Development Context

The subject 14.5 m x 36.6.6 site is currently undeveloped. The subject site is located midblock between Russell Street and Park Street. The site is surrounded by primarily RLD zoned properties, and a few MR zoned properties, most of which have remained as single detached dwellings. 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.

History

The site is owned by the City of Brandon which is currently in the process of selling the subject property to CMHC for affordable housing. The site is currently undeveloped and heavily vegetated.

ANALYSIS:

The Canadian Mental Health Association (CMHA) is proposing to construct a semi-detached residence to provide housing for two low income families. The applicant has also applied for a subdivision which will allow each homeowner to have a separate title to their corresponding property. However, the subdivision will be contingent upon a variance approval to accommodate the decrease in the size of the two lots. The property has access to services (i.e. water and wastewater) from Rosser Avenue East, and there are existing walking trails and green space immediately to the north. Parking for the two properties is proposed to be provided by the lane to the north of the subject site.

Consistency with the Development Plan

The industrial restricted zoning in the area exists as a result of previous industrial land uses which have been transitioning out of the area, most notably the Imperial Oil Depot which was decommissioned and redeveloped as Errol Black Park. The proposal is for a residential development which is in compliance with the intent of the “Residential” designation for the site as set forth in the Brandon and Area Planning District Development Plan 2013. The proposal generally meets objective 10.2.3(a) of the Development Plan by supporting the intensification of infill areas.

Consistency with the Zoning By-law

The existing zoning is Industrial Restricted IR which does not allow for residential uses. The rezoning to Residential Low Density RLD will allow for the proposed semi-detached residential use. The proposal complies with the required zoning setbacks and provides yard space for the residence to the rear of the dwellings. The proposal also provides walkway connections to the street and parking in the rear with access off the back lane. The building design adheres to the Urban and Landscape Design Standards by breaking up the front façade with different material and incorporating pitched awnings and a hip roof.

Land Use Analysis

The proposed residential zoning amendment is consistent with the residential designation for the land delineated in the Development Plan. Although, the zoning of dwellings to the east and west of the site is industrial, the vision for the area is that these properties will eventually transition to residential zoned properties. The entire block between Frederick Street and Russell Street, despite being zoned industrial, is currently developed exclusively as single detached dwellings.

The railway right-of-way is 86m to the north of the site which helps mitigate the impact of the noise and vibrations on the residence. The site also has direct access to the nearby public amenities, with a trail located to the north and Errol Black Park located approximately 60m to the west. The inclusion of a semi-detached dwelling also implements the affordable housing strategy, by efficiently using land in an existing neighbourhood for affordable housing.

Commenting Agencies

All comments pertaining to the development of the site will be addressed under the concurrent subdivision application.

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 Feb 11 and Feb 18 2016.

Public Outreach

As of writing this report, the public outreach report has not been submitted. If the public outreach report is not submitted prior to the public hearing, administration will recommend that the application be deferred to a future Planning Commission meeting.

RECOMMENDATIONS:

That the Public Hearing regarding By-law No. 7135 (Z-03-15-B) to rezone 231 Rosser Ave E (from IR Industrial Restricted to RLD Residential Low Density) be concluded.

That the Planning Commission recommend By-law 7135 (Z-03-15-B) be approved.