


TITLE: BY-LAW NO. 7142 TO REZONE PROPERTY LOCATED AT 2335 PATRICIA AVENUE OWNER: P.J.W. HALL INVESTMENTS LTD. APPLICANT: VBJ DEVELOPMENTS										
PRESENTER: Andrew Mok, BES MCIP		Page 1 of 4								
DEPARTMENT: Planning & Building Safety	ATTACHMENTS: A. Application related documents B. Map, air photo & drawings C. Draft by-law D. Public participation report									
CLEARANCES: Principal Planner	MEETING DATE: June 15, 2016									
APPROVALS: <table style="width: 100%; border: none;"> <tr> <td style="text-align: center; width: 33%;"><i>Original signed by A. Mok</i></td> <td style="text-align: center; width: 15%;"><i>June 1, 2016</i></td> <td style="text-align: center; width: 33%;"><i>Original signed by R. Nickel</i></td> <td style="text-align: center; width: 15%;"><i>June 2, 2016</i></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>			<i>Original signed by A. Mok</i>	<i>June 1, 2016</i>	<i>Original signed by R. Nickel</i>	<i>June 2, 2016</i>	Community Planner	Date	Principal Planner	Date
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REQUEST:

The applicant, Steve McMillan of VBJ Developments, on behalf of the property owner, P.J.W. Hall Investments Ltd., is applying to rezone a portion of property located at 2335 Patricia Avenue from DR Development Reserve to RMH Residential Mobile/Modular Home. Approval of this application will allow for the expansion of the existing Brentwood Mobile Home Park.

BACKGROUND:

Development Context

The subject site is generally level and currently undeveloped, and is located on the north side of the Brentwood Mobile Home Park. The site is surrounded by the Brentwood Mobile Home Park to the east and south, the Christian Heritage School to the west, and undeveloped land (former Alternative Landscaping site) to the north. There are commercial developments further east along Currie Boulevard and detached residential dwellings further to the north of Maryland Avenue. Access to the site is provided by an internal private roadway within Brentwood Mobile Home Park, which in turn is accessed by Patricia Avenue to the south.

History

City Council adopted the Southwest Brandon Secondary Plan (hereinafter “the Secondary Plan”) in 2014. Schedule A “Southwest Brandon Land Use Plan” of the Secondary Plan designated this site as Residential Low Density development. Types of low density residential development identified in the Secondary Plan included mobile and modular homes.

ANALYSIS:

Approval of this rezoning will accommodate the expansion of the Brentwood Mobile Home Park. This expansion will accommodate up to forty-one (41) mobile home spaces. In accordance with section 6.3 of the Secondary Plan, the applicant submitted a neighbourhood plan for City Council to adopt in conjunction with this rezoning application (Attachments A-3 through A-21). A recommendation on the neighbourhood plan will be presented to City Council when third reading can be considered for this rezoning application.

Consistency with the Development Plan

The proposal conforms to Policy 2.2.1 of the Brandon & Area Planning District Development Plan 2013 (hereinafter “the Development Plan”), which states that residential development within the City will be required to locate in Residential areas as shown on Map One “Urban Land Use”. The intent of this policy is to ensure that residential developments occur in appropriate areas of the City and not near incompatible uses. The proposed development is located within a Residential area as shown on Map One of the Development Plan.

The proposal also conforms to Policy 2.2.6 of the Development Plan, which states that “mobile home parks will be required to locate in specially zoned residential clusters in appropriate areas of the designated Residential area.” The intent of this policy is to recognize that mobile homes are a unique type of residential development requiring special attention with regards to the configuration of the development and the provision of services. The proposed development expands a cluster of mobile homes that exists in the south end of the City.

Consistency with the Secondary Plan

The proposal conforms to Policy 2.1.2.1 of the Secondary Plan in that Residential Low Density areas should only be developed with a mix of zones including but not limited to the RMH Zone. The subject site is identified as a Residential Low Density area in Schedule A “Southwest Brandon Land Use Plan” of the Secondary Plan, and the applicant is proposing the subject site be rezoned to the RMH Zone.

The proposal also conforms to Policy 3.3.1, which states that development must ensure sufficiency of capacity for wastewater collecting and pumping facilities to serve the Secondary Plan area. Wastewater from this development will be fed to the 1st Street lift station; the lift station has sufficient capacity for the proposed development.

The proposal also conforms to Policies 4.2.1, 4.4.1 and 4.4.2 of the Secondary Plan. These policies require the provision of direct pedestrian accesses connecting to adjacent uses beyond the site, safe pedestrian connectivity and street networks to surrounding future development in undeveloped areas adjacent to the site. The proposed development will provide a link to the existing Brentwood Mobile Home Park to the south of the subject site, and land will also be set aside to accommodate a north link for both vehicles and pedestrians should the lands between the subject site and Maryland Avenue be developed. The north link will facilitate connections to existing transportation links along Maryland Avenue, including the roadway, a multi-use trail, and public transit.

Consistency with the Zoning By-law

The DR Zone provides for the preservation of existing undeveloped sites in an unfragmented state for future development consistent with the Development Plan and any applicable Secondary Plan. The intent of the RMH Zone is to provide for an area for the placement of mobile homes on spaces within a mobile home park which are sold or leased from the mobile home park owner. The RMH Zone is the only zone in the City of Brandon Zoning By-law No. 7124 where mobile homes are permitted. The proposed location to expand the Brentwood Mobile Home Park is appropriate, as the subject site is located between existing residential areas.

Infrastructure Impact

As the proposed expansion is contributing to the existing City of Brandon Sanitary Sewer System, the Department of Engineering requires the applicant to pay a financial contribution calculated on a per unit basis which is to be applied to the reserve account for the City of Brandon's 1st Street Lift Station. This financial levy serves to contribute in the ongoing maintenance and operation of the City's sewer distribution system and the 1st Street Lift Station.

Transportation

Proposed access to the site is to be provided by way of an extension of the existing, private roadway within Brentwood Village located in southwest corner of the proposed expansion and configured to form a conventional "Three (3) Way Stop T Intersection". The proposed right-of-way is 20.51m in width and is to include a 1.5m median separated entrance which will provide one-way traffic lanes 3.81m in width exclusive of roll curb. Roadway design is to be constructed in compliance with the latest edition of the City of Brandon, Standard Construction Specifications and the Transportation Association of Canada Standards.

Sanitary Sewer System

The proposed expansion will be serviced by 200mm private, gravity sewer line and will be conveyed through the existing wastewater sewer system within Brentwood Mobile Homes Park. The proposed connection point to the existing wastewater sewer system will connect to an existing manhole located approximately 40m south of the expansion site.

Both the existing Brentwood wastewater system and the City of Brandon's wastewater system have been reviewed and determined to have sufficient capacity to handle the projected increase in wastewater flow rate.

Water Distribution System

The proposed expansion will be serviced by a 150mm water main which will connect to the existing Brentwood water distribution system which is located approximately 50.0m south of the expansion site. Fire hydrants are to be provided at locations to be determined through the servicing design stage; locations of same which shall be in compliance with Brandon Fire and Emergency Services Standards and the Manitoba Building Code.

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 proposed expansion will utilize curb and gutter to collect and convey runoff from the site towards two detention areas. The eastern area of the site will drain towards a proposed green space/stormwater detention area in the southeast corner of the proposed expansion where the stormwater runoff will soak into the ground. Final design is to be completed in consultation with the City Engineer.

The runoff from the remainder of the site will drain to the proposed entrance of the expansion and enter the existing Brentwood Mobile Home Park. Runoff will flow south along the main north-south street draining towards the Patricia Avenue north ditch and will discharge into the existing drainage infrastructure. The proponent is required to manage all stormwater drainage and retention on site and any discharge into the City's right-of-way is subject to approval by the City Engineer.

The southern limit of Patricia Avenue right-of-way is also the City's southern boundary, and any discharge to the south (RM of Cornwallis) will require approval and licensing by Manitoba Water Stewardship. The proposed drainage facilities are to remain privately held and maintained by the owner of Brentwood Mobile Home Park.

Fire and Emergency Services

Fire and Emergency Services requires two means of access into the development. The short term solution is the establishment of a 20m wide right-of-way into the development which allows for two separated 3.8m wide lanes. The longer term solution is for the developer to provide lands for a future roadway connection to future developable lands to the north of the site. The longer term connection will only be provided when the land to the north of the site is developed. The internal right-of-way-width (15.0m) and roadway width (7.6m) will provide sufficient circulation of emergency vehicles as proposed and are compliant with Fire and Emergency Services policies.

Commenting Agencies

All comments have been addressed and summarized below.

Brandon School Division

The Brandon School Division requires a cash-in-lieu of land dedication of \$11,623.50 for school purposes. This will be addressed in the development agreement.

Utilities

Manitoba Hydro, MTS Inc. and Westman Communications Group require easements to be registered on the subject site to facilitate the provision of services to the proposed mobile homes. This will be addressed in the development agreement.

Canada Post

Canada Post will require mailboxes to be provided on site for the new mobile homes. This will be addressed in the development agreement.

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 May 26, 2016 and June 2, 2016.

Public Outreach

In accordance with section 13 of the Zoning By-law, the applicant conducted a meeting on April 14, 2016. Concerns raised by people who attended the meeting include the potential increase in traffic volume on Patricia Avenue as a result of this development, the number of entrances to the development, and the phasing of the development. As of the writing of this report, the Planning & Building Safety Department has not received any written comments to this application.

RECOMMENDATIONS:

That the Public Hearing regarding By-law No. 7142 (Z-02-16-B) to rezone a portion of property located at 2335 Patricia Avenue (Lot 2, Plan 2041 BLTO exc. Plan 41766 BLTO) from DR Development Reserve to RMH Residential Mobile/Modular Home be concluded.

That the Planning Commission recommend By-law 7142 (Z-02-16-B) be approved, subject to:

1. Prior to the by-law being scheduled for second reading, the owner or successor submitting a site plan with the following revisions:
 - a. Identify lands for a future roadway and active transportation connection to future developable lands to the north of the site; and
 - b. Realignment of the internal intersection to the south of the site to form a conventional three (3) way stop “T” intersection; and

2. Prior to the by-law being given third reading, the owner or successor entering into a development agreement with the City of Brandon, including the following supplementary conditions:
 - a. a future dedication of land to allow for a roadway connection between 2335 Patricia Avenue (Brentwood Mobile Home Park) and 1955 34th Street (Bellafield Neighbourhood);
 - b. a financial contribution to the 1st Street sanitary sewer lift station;
 - c. a cash-in-lieu of land dedication for public reserve purposes;
 - d. a cash-in-lieu of land dedication for school purposes;
 - e. confirmation that arrangements have been made for easements to the satisfaction of Manitoba Hydro, MTS Inc., and Westman Communication Group; and
 - f. confirmation that arrangements have been made for postal service to the satisfaction of Canada Post.