


TITLE: BY-LAW NO. 7149 TO REZONE PROPERTY LOCATED AT 1955-34TH STREET OWNER: 6636251 MANITOBA LTD. APPLICANT: VBJ DEVELOPMENTS			
PRESENTER: Robert Zilke		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: 28 June 2016	
APPROVALS:			
<i>Original signed by L. Garbo</i>		06/30/16	
Director of Planning & Building Safety	Date	City Manager	Date

REQUEST:

The applicant, Steve McMillan of VBJ Developments, on behalf of the property owner, 6636251 Manitoba, is applying to rezone a property located at 1955-34th Street from AG Agricultural General to RLD Residential Low Density Zone. The rezoning, along with the concurrent subdivision application, will result in the creation of seventy-six (76) parcels for the development of row-house type units.

BACKGROUND:

Development Context

The subject site of approximately 3.1 hectares is currently undeveloped, and is located at the northern most portion of a larger 51-hectare property. The subject property is situated on the south side of Maryland Avenue and east of Phase 1 Stage 1 of the Bellafield Neighbourhood Plan. The site is surrounded by single-family dwelling units to the north and west with agricultural lands surrounding the site in the south and east. These lands will eventually be developed into single and multi-dwelling units and greenspace by the developer. Access to the site will be provided by internal streets to be connected to Derlago and Chipperfield to the west and south of the site. Chipperfield Drive will eventually connect to the 26th Street extension on the easterly border of the site. Access within the site will be provided by a private laneway to the proposed condo development.

History

This subject site was part of the two quarter-sections of land (SW10-10-18 & SW10-10-19 WPM) that was annexed into the City of Brandon from the RM of Cornwallis in 2012. Following the annexation, the site was designated as “Residential” in accordance with the Brandon & Area Planning District Development Plan which was adopted in 2013. The Southwest Brandon Secondary Plan established a planning framework,

with direction on land use, infrastructure and transportation for the future subdivision and development of these annexed lands. The Downey Lands Neighbourhood Plan was prepared in accordance with the policies set forth in the Southwest Brandon Secondary Plan adopted by City Council in 2014.

DISCUSSION:

The subject property is designated “Residential Low Density” in Schedule “A” of the Southwest Brandon Secondary Plan. The proposed RLD zone is in compliance with this designation which allows for a variety of low density residential zones (policy 2.1.2.1). The proposed lot and roadway layout in the rezoning and subdivision applications for the first phase and the proposed neighborhood plan are consistent with the overall concept of the Southwest Brandon Secondary Plan for the area. Approval of this rezoning will accommodate the next phase of the Bellafield development for a 76 unit bare-land condominium development.

Once City Council gives first reading of By-Law No. 7149, the application will proceed to the review and the subsequent public hearing processes.

RECOMMENDATION:

That By-law No. 7149 (Z-03-16-B) to rezone property located at 1955-34th Street (Pt. SW ¼ 10-10-19 WPM) from AG to RLD be read a first time.