


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	FILE NO: Z-05-16-B; V-17-16-B	
DEPARTMENT: Planning & Building Safety	MEETING DATE: October 19, 2016	
CLEARANCES: Principal Planner	ATTACHMENTS: N/A	
APPROVALS: <i>Original signed by S. van Huizen</i> October 12, 2016 <i>Original signed by R. Nickel</i> October 12, 2016 Community Planner Date Principal Planner Date		

BACKGROUND:

The applicant, Steve McMillan of VBJ Development 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 Industrial Restricted (IR) zone to Residential Moderate Density (RMD) 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 6.0 metres to 3.0 metres.

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

DISCUSSION:

A public hearing was initially scheduled for September 21, 2016; however, site servicing, drainage and storm water management information had not been submitted for review. This information is required by the City of Brandon Engineering Department as a part of a complete submission. City administration recommended deferral of the public hearing until October 19, 2016 to allow for the applicant to submit the required outstanding information and avoid re-advertising for a public hearing. The information was not received for the Engineering department to review. Administration is recommending that the joint public hearing be postponed.

When all the outstanding required items are submitted to the City of Brandon Engineering Department a public hearing will be re-scheduled and notices re-issued.

RECOMMENDATIONS:

That By-law No. 7154 (Z-05-16-B) to rezone 660-7th Street and 725 Van Horne Avenue from IR Industrial Restricted Zone to RMD Residential Moderate Density Zone, and variance application V-17-16-B, be referred to administration for receipt and review of the required information (site servicing, drainage and storm water management), and that the public hearing be postponed until the review of the required information by administration is complete.