

**Amendment to Zoning By-law 7124**

Name of Property Owner: VAN BI LEE

Name of Applicant: VBJ DEVELOPMENTS

Civic Address of Property: 660 7<sup>TH</sup> STREET + 725 VAN HORNE AVENUE

Legal Description of Property: SEE LAND TITLES


**References:**

BAPD Development Plan By-law No. 95/01/12  
Applicable Secondary Plan By-law  
City of Brandon Zoning By-Law No. 7124

*\*\*Prior to submitting a formal application, the Planning & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**


**Proposal:** TO REZONE FROM INDUSTRIAL RESTRICTED (IR) ZONE TO RESIDENTIAL MODERATE DENSITY (RMD) ZONE.

*As applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.*

Signature of Applicant:  Date: July 22, 2016

Address: 2404 PARK AVENUE R7B0S3 Brandon MB E-Mail: STEVE@VBJDEVELOPMENTS.CA

Home Phone: \_\_\_\_\_ Cell Phone: 204 761 0904 Work Phone: 204 728 2235

Signature of Owner:  Date: July 22, 2016

Address: \_\_\_\_\_ E-Mail: LEVANBI99@gmail.com

Home Phone: \_\_\_\_\_ Cell Phone: 204 573 5663 Work Phone: \_\_\_\_\_

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

**FOR PLANNING DEPARTMENT USE ONLY:**

Community Planner: s. van Huizen Planning File No. 2016-83 CityView No.: 2016-83

Date Application Received July 29/16 Payment Date July 29/16 Receipt No.: 16-4036 Amount: \$ 3100.00

Re-Zoning - Application

REV01/16

**Variance to Zoning By-law No. 7124**

Name of Property Owner: VAN BI LEE  
 Name of Applicant: VBS DEVELOPMENTS  
 Civic Address of Property: 660 7<sup>TH</sup> STREET + 725 VAN HORNE AVENUE  
 Legal Description of Property: SEE LAND TITLES


**References:**


BAPD Development Plan By-law No. 95/01/12  
 Applicable Secondary Plan By-law  
 City of Brandon Zoning By-Law No. 7124

*\*\*Prior to submitting a formal application, the Planning & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

Variance Request(s): REDUCE RAILWAY OVERLAP ZONE SETBACK FOR RESIDENTIAL DEVELOPMENT FROM 30 METRES TO 18 METRES

*As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.*

Signature of Applicant:  Date: JULY 22, 2016  
 Address: 2404 PARK AVENUE BEAMAN MB Postal Code: R7B 0S3  
 Phone No.: (Primary) 204 761 0984 (Secondary) 204 728 2235  
 Email Address: STEVE@VBSDEVELOPMENTS.CA

Signature of Owner:  Date: JULY 22, 2016  
 Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Phone No.: (Primary) 204 573 5663 (Secondary) \_\_\_\_\_  
 Email Address: levanbi99@gmail.com

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

<b>FOR PLANNING DEPARTMENT USE ONLY:</b>			
Community Planner:	<u>Sen Van Horne</u>	Planning File No.:	<u>V-17-16-13</u>
Date Application Received:	<u>July 29/16</u>	CityView No.:	<u>2016-84</u>
Payment Date:	<u>July 29/16</u>	Receipt No.:	<u>2016-4037</u>
		Amount:	<u>\$ 600.00</u>
Variance - Application			REV 01/2016



Letter of Authorization

Date: \_\_\_\_\_

To: City of Brandon  
Planning & Building Safety Department  
638 Princess Avenue  
Brandon, MB  
R7A 0P3

RE: \_\_\_\_\_ (address or legal description of application)

I (We) hereby give authorization to:

\_\_\_\_\_ (Applicant's name)

To apply for a  development application for the above address.

Registered Owner(s) on the Current Status of Title:

<u>Le, Jan-Bi</u>	<u>[Signature]</u>	<u>month 22/16</u>
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date

July 22, 2016

## Letter of Intent

City of Brandon Planning & Building Safety Department  
638 Princess Avenue  
Brandon Manitoba  
R7A 0P3

Re: Zoning & Variance Applications for 660-7<sup>th</sup> Street & 725 Van Horne Avenue

VBJ Developments is applying on behalf of the owner 6320201 Manitoba Ltd to rezone 660-7<sup>th</sup> Street and 725 Van Horne Avenue from Industrial Restricted (IR) Zone to Residential Moderate Density (RMD) Zone in order to allow for residential development. A Variance application is also required for two amendments to the zoning bylaw. The first variance is to reduce the railway protection overlay zone required setback for residential development from 30 metres down to 18 metres. The second variance is to reduce the required front yard setback from 6 metres down to 3 metres.

### *Zoning Request*

The property is designated Residential in the Brandon & Area Planning District Development Plan 2013. The proposed rezoning change from IR to RMD conforms to the Development Plan.

The zoning change will allow for the construction of a 24-unit multifamily dwelling on the property to serve the residential needs of central Brandon. The property is located close to many necessary services in downtown Brandon. The proposed development is located close to retail (1 block from Superstore), education (3 blocks from Betty Gibson Elementary School), and medical services (6 blocks from Hospital). The property is also located very close the Brandon Police Station.

The exterior of the building is still in the final design process but will meet the exterior design requirements as outlined in the City of Brandon Urban & Landscape Design Standards Manual.

### *Variance Request*

The property falls within the Railway Protection Overlay Zone which doesn't allow residential development within 30 metres of a railway right of way. The first Variance request is to reduce the setback distance from 30 metres down to 18 metres. The proposed site plan incorporates a berm and crash wall to offset the reduced setback. These components are in line with the development of lands near railway corridors as outlined in the City of Brandon Urban Design Guidelines and also the Guidelines for New Development in Proximity to Railway Operations prepared for the Federation of Canadian Municipalities and the Railway Association of Canada.

The second Variance request is to reduce the required front yard setback from 6 metres down to 3 metres. This request is supportable, in our opinion, based on the front yard setback of the adjacent

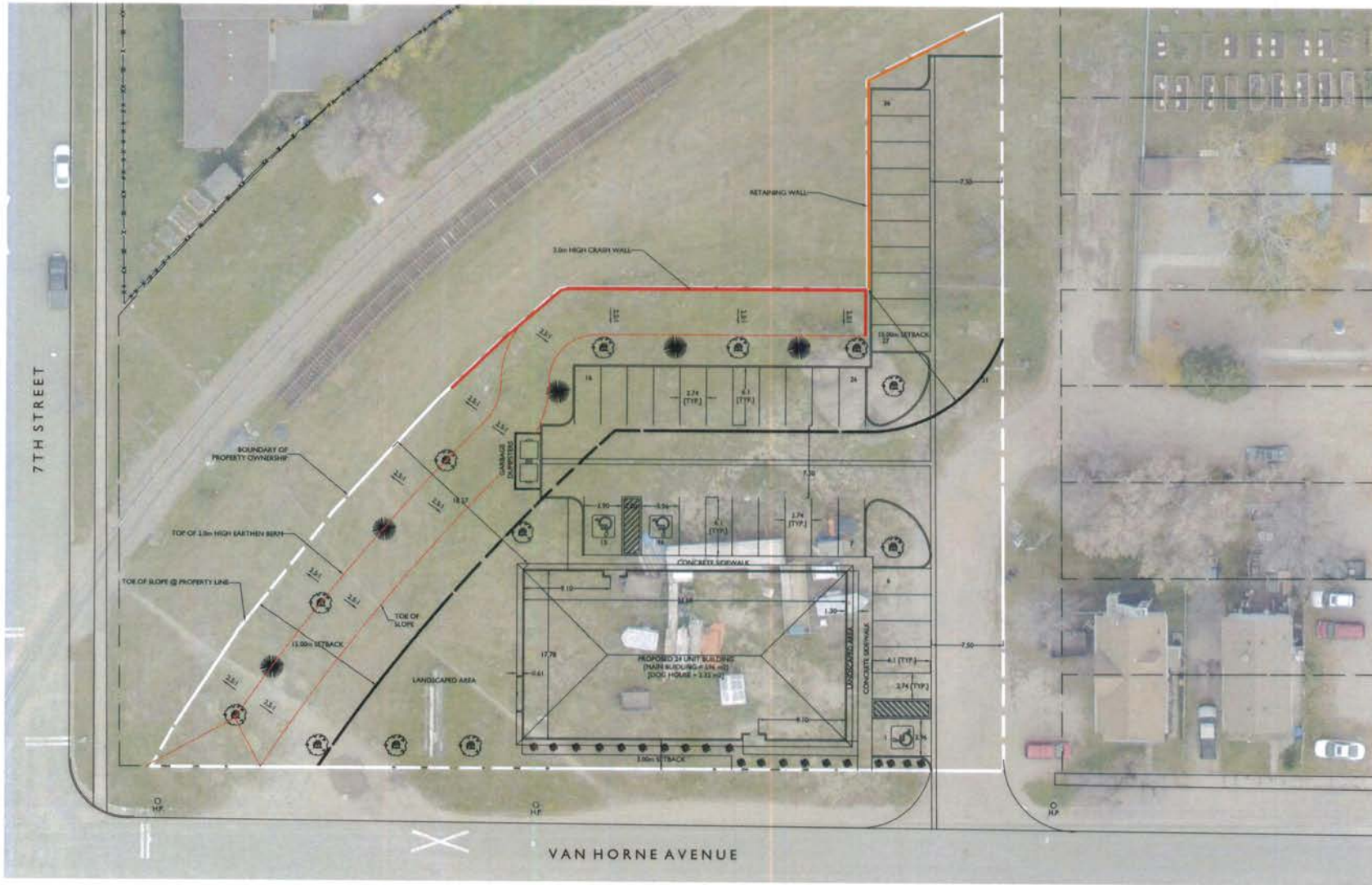
single family dwellings to the east along Van Horne Avenue. This will also help increase the distance of the building from the railway right-of-way.

If there are any questions related to the above information, please don't hesitate to contact me for clarification. We hope to receive your support on this development.

Sincerely,



Steve McMillan, MCIP  
VP of Planning Services  
VBJ Developments Ltd.



LEGEND			
	CONIFEROUS TREE		DECIDUOUS TREE
	SHRUB		



PROJECT NAME:  
660 7th Street & 725 Van Horne Ave  
SITE PLAN

DATE:	2016.07.22
SCALE:	N.T.S.