

Amendment to Zoning By-law No. 7124

Name of Property Owner: Van Bi Le
Name of Applicant: VBJ Developments
Civic Address of Property: 660-7th Street & 725 Van Horne Avenue
Legal Description of Property: Lots 1-5, both inclusive block 71, plan 8 BLTO and Parcel A Plan 51401 BLTO

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, Property & Buildings 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 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: [Signature] Date: August 22, 2018
Address: 2404 Park Avenue Brandon Manitoba Postal Code: R7B0S3
Phone No.: (Primary) 2047610904 (Secondary) 2047282235
Email Address: Steve@VBJDevelopments.ca

Signature of Owner: [Signature] Date: August 22, 2018
Address: 512-A Princess Avenue Postal Code: R7A4K7
Phone No.: (Primary) 2047302661 (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, Property & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Shengyu Li Planning File No.: 2-06-18-B CityView No.: PLZBLA2018-131
Date Application Received: Sept 11/18 Payment Date: Sept 14/18 Receipt No.: 2018006784 Amount: \$ 3,600.00
Re-Zoning - Application

REV 05/2017

September 4, 2018

Letter of Intent

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

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

Zoning Request

VBJ Developments is applying on behalf of the 6320201 Manitoba Ltd to rezone 660-7th Street and 725 Van Horne Avenue from Industrial Restricted (IR) Zone to Residential Moderate Density (RMD) Zone to allow for residential multifamily development. The property is designated Residential in the Brandon & Area Planning District Development Plan 2013. The proposed rezoning change from IR to RMD would conform to the Development Plan.

Major Variance Request(s)

There are two variance requests required for the development of this property. The first variance request is to reduce the required front yard setback in the RMD Zone from 4.6 metres to 3.0 metres. This variance request is required for both development options outlined below. 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.

The second variance request is to reduce the required setback for residential development within the Railway Protection Overlay Zone from 30 metres to 18.5 metres. This variance request would allow the development of a 24 unit building as outlined in development option #2 below. Development option #1 for the 32 unit building, which is the preferred development option, will only require a reduction of the Railway Protection Overlay Zone from 30 metres to 27 metres.

Development Option #1 (Preferred)

The desired development option is for a 32-unit, four storey building. This proposal would require a minor variance to reduce the required Railway Protection Overlay Zone setback from 30 metres to 27 metres. A major Variance would be required to reduce the required front yard setback from 4.6 metres to 3.0 metres.

This development option, as shown in the attached 32-unit site plan, provides shared access for both 660-7th Street and 621-7th Street which is owned by The Manitoba Metis Federation (MMF). The development of this shared access would be fully paid for by the owner of 660-7th Street along with ongoing maintenance. This development option also allows the proposed building to be set back further from the railway right-of-way (ROW), which removes the requirement for a major variance. This also allows for the development of additional parking spaces on the west side of the property to accommodate the additional units proposed for the site.

For this development option, water and sewer lines would need to be relocated further east under the new shared access at the owner's expense. A shared access agreement would also be required between the two properties of 660-7th Street and 621-7th Street.

Development Option #2

Development option #2 is for a 24-unit, 3 storey building. This proposal would require two major variances. First, the reduction of the Railway Protection Overlay Zone setback from 30 metres to 18.5 metres and secondly, the reduction of the required front yard setback from 4.6 metres to 3.0 metres.

This development option, as shown in the attached 24-unit site plan, removes the shared access between the two properties and would only provide access to 660-7th Street. A fence would be constructed along the property line and 621-7th Street would be required to construct their own access at their expense. This development option also pushes the building closer to the Railway ROW requiring a major variance. The additional parking area would also be removed as there would not be enough room due to the building placement.

This development option would not require the relocation of water and sewer lines.

Additional Information

The most recent exterior elevation is attached to the application, but 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.

Each floor level will have 8 apartment units which includes six 2 bedroom and 1 bathroom units that vary in size from 673 square feet to 789 square feet; and two 1 bedroom and 1 bathroom units that are 430 square feet. The unit layouts for both buildings are the same, the only difference being the addition of a 4th storey for the 32 unit option. The floor plans have been carefully designed to allow for the most functionality with the least amount of floor space. This will result in lower building costs and ultimately lower rental rates.

The proposed site plan incorporates a 2 metre high berm with tree plantings to offset the reduced setback to the railway right-of-way. The construction of a berm is in line with the development of lands near railway corridors as outlined in the City of Brandon Urban Design Guidelines and the Guidelines for New Development in Proximity to Railway Operations prepared for the Federation of Canadian Municipalities and the Railway Association of Canada.

Both development options would result in the development of the north half of Van Horne Avenue ROW to an urban standard including curb, grass boulevard and sidewalk from the eastern limit of 660-7th Street all the way to 8th Street. Currently the street has no sidewalk and has a gravel shoulder.

The proposed development is located close to retail (1 block from Superstore), education (3 blocks from Betty Gibson Elementary School), medical services (6 blocks from Hospital), emergency services (4 blocks from police station), and is located less than a block from the CO-OP gas bar and convenience store.

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, B.Sc., MCIP, RPP
VP of Planning Services
VBJ Developments Ltd.