


<b>TITLE:</b> <b>BY-LAW NO. 7047 (APPLICATION Z-09-12-B) TO REZONE PROPERTY LOCATED AT 2405 VICTORIA AVENUE PARCELS A/B &amp; D, PLAN 49547 BLTO OWNER/APPLICANT: 5996067 MANITOBA LTD.</b>		
<b>PRESENTER:</b> Andrew Mok, BES	<b>AGENDA NO:</b>	
<b>DEPARTMENT:</b> Planning & Building Safety	<b>DATE:</b> December 13, 2012	
<b>CLEARANCES:</b>  <i>Original Signed by Ryan Nickel</i>  Acting Senior Planner	<b>ATTACHMENTS:</b> 1. Application related documents 2. Maps, drawings & air photo 3. Draft by-law	
<b>APPROVALS:</b>		
<b>General Manager of Development Services</b>	<b>Date</b>	<b>City Manager</b>
	<b>Date</b>	

**BACKGROUND:**

5996067 Manitoba Ltd. is applying to re-zone 2405 Victoria Avenue (Parcels A/B & D, Plan 49547 BLTO) from EI Educational and Institutional to CAR Commercial Arterial and RMD Residential Moderate Density Multiple Family. The front CAR portion would be developed as two 2,788m<sup>2</sup> (30,009ft<sup>2</sup>) commercial buildings fronting onto Victoria Avenue, the rear RMD portion would be developed as 18 townhouse units and one 24 unit apartment building that includes a day care facility.

***Zoning/Development Context***

The subject site is the former Fleming School site and is currently utilized as soccer fields and a parking lot. Primary vehicle access to the commercial portion of the site is from Victoria Avenue, while primary access to the residential portion is from Louise Avenue. The site is surrounded with Residential Single Family RSF zoned properties to the north and west, Residential Low Density RLD zoned properties to the east, and CAR properties to the east, west, and south fronting onto Victoria Avenue. The existing EI zoned school at 2320 Louse is to remain along with Confederation Park to the north of the subject site.

**DISCUSSION:**

This application along with the corresponding subdivision and Development Plan amendment applications would fulfill the Municipal approvals as outlined in the offer to purchase agreement. The commercial portion is intended to accommodate a medical clinic/office, pharmacy, and a financial institution. The residential portion is intended to provide family living accommodations for Brandon University students. Brandon University facilitated a public consultation in 2011 to help in the design of the residential component of the site before bringing it forward to the land owner to be incorporated into the site's general design.

Once City Council gives 1<sup>st</sup> reading of By-Law No. 7047, the application will proceed to the public hearing process conducted by the Planning Commission.

**RECOMMENDATION:**

That By-law No. 7047 to rezone property located at 2405 Victoria Avenue (Parcels A/B & D, Plan 49547 BLTO) from EI Educational and Institutional Zone to CAR Commercial Arterial Zone and RMD Residential Moderate Density Multiple Family Zone be read a first time.