

<b>TITLE:</b> <p style="text-align: center;"><b>SUBDIVISION 1660 34<sup>TH</sup> STREET OWNER/APPLICANT: WAVERLY DEVELOPMENTS LTD.</b></p>			
<b>PRESENTER:</b> Waleed Albakry, MCP		<b>FILE NO:</b> 4500-14-578	
<b>DEPARTMENT:</b> Planning & Building Safety		<b>DATE:</b> September 16, 2014	
<b>CLEARANCES:</b>  <i>Original signed by R. Nickel</i>  Principal Planner		<b>ATTACHMENTS:</b> 1. Application related documents (Attachment A) 2. Map, air photo & drawings (Attachment B) 3. Planning Commission related information (Attachment C) 4. Development agreement (Attachment D)	
<b>APPROVALS:</b>   			
Director of Planning & Building Safety	Date	City Manager	Date

### **BACKGROUND:**

The representative of Waverly Developments Ltd., John Burgess, is applying to subdivide portion of the subject site to create twenty-five (25) lots and a public road (Meadow Drive). Approval of the subdivision applications, along with the concurrent other subdivision and rezoning application, will allow for the continued development of the Brookwood Park neighbourhood.

### ***History***

The Brookwood Park neighbourhood encompasses the quarter-section south of Richmond Avenue and west of 34<sup>th</sup> Street. The applicant has established three phases of development (see Attachment B-3) as follows:

- Phase 1 - Consisting of six stages and approved in its entirety in November 2009, this includes all single-family development north of the retention pond and drainage channel;
- Phase 2 - Consisting of four stages and approved in its entirety by August 2013, this includes all lands south of Phase I and generally north of Lakeview Drive; and
- Phase 3 - Consisting of six stages, this includes all lands generally south of Lakeview Drive.

### ***Development Context***

The subject site is currently vacant and is located to the south of the developed parts of Brookwood Park neighbourhood. Primary vehicle ingress and egress to the site is by Plateau Drive to the north, Richmond Avenue to the south and Meadow Drive to the west. The site is surrounded with residential single-family development to the north and west, vacant land to the east and south, and agricultural land further to the south of the vacant land.

### **DISCUSSION:**

The applicant proposes to continue the single-family dwelling development pattern with 25 lots fronting on Meadow Drive.

### ***Consistency with the Development Plan***

The Development Plan identifies the designation of the site as “Residential” on the Urban Land Use Map.

### ***Consistency with the Brookwood Park Neighbourhood Plan***

This proposed residential single-family development is consistent with the approved Brookwood Park Neighbourhood Plan, as amended by City Council on February 19<sup>th</sup>, 2014, that relocated the school site.

### ***Consistency with the Zoning By-law***

The existing DR Development Reserve zone does not allow for development without a rezoning to the RSF Residential Single-Family Zone in order to allow for the development of the proposed single-family lots. The proposed subdivision application will be required to demonstrate conformance with the development standards set forth in the Zoning By-law in order to obtain final approval.

### ***Commenting Agencies***

A summary of comments on the applications are summarized below:

#### ***City of Brandon***

A development agreement is required as a condition of subdivision approval to ensure, among other standard items:

- The provision of an irrevocable Letter of Credit;
- A contribution for off-site improvements in accordance with the General Planning Study; and
- A contribution for boulevard trees.

#### ***Brandon School Division***

The Brandon School Division requests a cash-in-lieu of land dedication of \$7,087.50 for school purposes as a condition of subdivision approval.

#### ***Utilities***

MTS Inc., Manitoba Hydro, and Westman Communications Group will require easements as a condition of subdivision approval.

### ***Public Outreach***

The subdivision application is for a property located within an approved Neighbourhood Plan; namely, the Brookwood Park Neighbourhood Plan. As a result, the subdivision application is not subject to the Public Outreach Requirement as set forth in the Appendix D of the Zoning By-law.

### ***Public Hearing Held***

In accordance with Section 36(2) of The Planning Act, the Planning Commission held a public hearing on August 6, 2014 to consider the request; please see attached minutes of the hearing (Attachment C). Two residents spoke on the applications, one in opposition citing concerns over the relocation of the school site, and one requesting more information on the location of the neighbourhood park.

The Planning Commission recommended that City Council approve this application for Meadow Drive subject to the rezoning of the site and the signing of the development agreement.

**RECOMMENDATION:**

That the application to subdivide (4500-14-578) 1660 – 34<sup>th</sup> Street (Pt. NE¼ 9-10-19 WPM) to create 25 lots and a public road in the DR Development Reserve Zone be approved, subject to:

1. the subject site being successfully rezoned from DR Development Reserve to RSF Residential Single Family Zone ; and
2. the owner or successor
  - a. entering into a development agreement with the City of Brandon attached to the report of the Community Planner dated September 16<sup>th</sup> 2014;
  - b. submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$\$7,087.50 as a cash-in lieu contribution for school purposes; and
  - c. submitting written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro, MTS Inc. and Westman Communications Group.