


TITLE: SUBDIVISION 4500-14-583 2 OUTBACK DRIVE LOT 24, PLAN 48868 BLTO OWNER: R&M HOMES LTD. APPLICANT: REKA HOLDINGS LTD.		
PRESENTER: Ryan Nickel, MCIP	AGENDA NO:	
DEPARTMENT: Planning & Building Safety	BOARD MEETING DATE: January 15, 2015	
CLEARANCES: Principal Planner	ATTACHMENTS: 1. Application related documents (# of pages = 5) 2. Map, air photo & drawings (# of pages = 5)	
APPROVALS:		
<i>Original signed by A. Mok</i> Community Planner	January 5, 2015 Date	<i>Original signed by R. Nickel</i> Principal Planner
		January 6, 2015 Date

REQUEST:

The applicant R&M Homes Ltd., on behalf of the property owner, REKA Holdings Ltd., is applying for a subdivision application to create nineteen (19) lots and a common element on a property located at 2 Outback Drive in the RLD Residential Low Density Multiple Family Zone and the DR Development Reserve Zone. This application will allow for the development of nine (9) two-unit semi-detached dwellings as a bare-land condominium.

BACKGROUND:

History

The Oakridge Estates area was rezoned in February 2008, and the first phase of the development was subdivided in May 2010. The subject site is one of the two (2) multi-family parcels in the first phase of Oakridge Estates, which also includes sixty-nine (69) single-family parcels, a storm water detention pond, and land set aside for the future realignment of PTH 10.

Development Context

The subject site of approximately 1.1 hectares is under construction. Primary vehicular access to the site is provided by Outback Drive to the north of the site. The site is abutting a single-family development to the west, a storm water detention pond and a 24-unit multi-family development further north of Outback Drive, commercial developments to the east, a Manitoba Hydro right-of-way and large-lot single-family dwellings to the south.

DISCUSSION:

There are two parts to the applicant's subdivision proposal. First, the applicant proposes to subdivide the site along the existing RLD-DR Zone boundary (see Attachment B-2). Second, the applicant proposes a bare-land condominium subdivision by subdividing the RLD zoned portion of the site into eighteen (18) lots (see Attachments B-3 and B-4). The majority of the lots will be 10.1m in width with a 0.3m wide common element along the rear of those lots. Eighteen (18) semi-detached dwellings as shown on the attached site plan has been proposed on this property (see Attachment B-5).

Consistency with the Development Plan

Policies 2.2.1, 2.2.2 and 2.2.4 of the Development Plan apply to the proposed development. Policy 2.2.1 states that residential development within the City will be required to locate in residential areas as shown on Map One of the Development Plan. The proposed development complies with Policy 2.2.1 as the area in which the development is located is designated “Residential”.

Policy 2.2.2 states that a variety of housing types should be provided within each serviced urban residential area and Policy 2.2.4 states that a range of housing densities are promoted in various locations throughout the City. The proposed development complies with Policies 2.2.2 and 2.2.4 by providing an additional housing type to the area.

Consistency with the Oakridge Estates Neighbourhood Plan

The approved Oakridge Estates Neighbourhood Plan identifies the subject site for low density residential development. The plan proposes developments of higher density to be developed between the single-family dwellings to the west of the subject property and the future realigned PTH 10 to the east. The proposal of semi-detached dwelling construction is consistent with the neighbourhood plan as it meets the intent of the low density zone.

Consistency with the Zoning By-law

The subject site is located in an area with two zoning districts, the western portion of the site is located in the RLD zone and the small easternmost portion of the site is located in the DR zone. The DR zone was in place to ensure there is sufficient land provided to accommodate a future service road as a result of the PTH 10 alignment. As Manitoba Infrastructure and Transportation no longer needs this much land for the service road, the DR will remain undeveloped. However, the proposed residential development will only be within the RLD Zone. The applicant proposes to develop semi-detached dwellings on lots with a minimum of 10.1m wide and between 465m² and 521m² in size. The proposed lot sizes are in compliance with the bulk and siting requirements for the RLD zone as listed in Table 11 under section 35 of the Zoning By-law.

The applicant applied for a variance to provision 36(a)(2) of the Zoning By-law to reduce the minimum setback around the boundary of this bare-land condominium site from 7.6m to 2.4m. The reduced setback applies to Units 1 and 18 and was approved by the City’s Planning Commission on October 15, 2014 under Variance Order V-21-14-B.

City Council Decision

In accordance with s. 125(1) of The Planning Act, City Council approved this application on January 5, 2015 subject to the following conditions:

1. the owner or successor submitting to the City of Brandon Planning & Building Safety Department
 - a. written confirmation that the Brandon School Division has received \$5,103.00 as a cash-in lieu contribution for school purposes;
 - b. written confirmation that arrangements have been made for private water and wastewater agreement to the satisfaction of the City of Brandon Engineering Department, and registering the agreement in series immediately following registration of the subdivision; and
 - c. written confirmation that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro and MTS Inc., and registering the easement agreement along with the easement plan, if required, in series immediately following registration of the subdivision.

RECOMMENDATION:

That subdivision application 4500-14-583 to subdivide 2 Outback Drive (Lot 24, Plan 48868 BLTO) in the City of Brandon be granted Conditional Approval subject to the conditions contained in the City of Brandon resolution dated January 6, 2015;

And further, that subject to meeting all other necessary conditions and requirements of subdivision, that the designated signing officers are authorized to sign and seal the Final Certificate of Approval.