


<b>TITLE:</b> <p style="text-align: center;"> <b>SUBDIVISION</b>  <b>PROPERTY LOCATED AT 1901 &amp; 1955 – 34<sup>TH</sup> STREET</b>  <b>OWNER: 663251 MANITOBA LTD</b>  <b>APPLICANT: VBJ DEVELOPMENTS LTD</b> </p>		
<b>PRESENTER:</b> Ryan Nickel, MCIP	<b>AGENDA NO:</b>	
<b>DEPARTMENT:</b> Planning & Building Safety	<b>BOARD MEETING DATE:</b> April 16, 2015	
<b>CLEARANCES:</b> <b>Principal Planner</b>	<b>ATTACHMENTS:</b> A. Application related documents (# of pages = 4) B. Maps, drawings & air photo (# of pages = 3) C. Council resolution (# of pages = 1)	
<b>APPROVALS:</b>  <div style="display: flex; justify-content: space-between;"> <div> <i>Original signed by A. Mok</i>  <b>Community Planner</b> </div> <div>           Feb. 26, 2015  <b>Date</b> </div> <div> <i>Original signed by R. Nickel</i>  <b>Principal Planner</b> </div> <div>           February 27, 2015  <b>Date</b> </div> </div>		

### **REQUEST:**

The applicant, Steve McMillan of VBJ Developments Ltd., on behalf of the property owner, 663251 Manitoba Ltd., is applying to subdivide 4 hectares of a property of approximately 55 hectares located at 1901 & 1955 – 34<sup>th</sup> Street to create fifty (50) lots and a public road in Residential Single Family RSF Zone. Approval of this application will allow for the development of single-family dwellings within the Southwest Brandon Secondary Plan area.

### **BACKGROUND:**

#### ***Development Context***

The subject site of approximately 4 hectares is currently undeveloped and is located at the northernmost portion of a larger 55-hectare property located within the proposed neighbourhood plan (see Attachment B-2). The entire Downey property is also located within the eastern half of the two quarter sections of land governed by the South West Brandon Secondary Plan. The subject site is located south of existing single-family housing across Maryland Avenue, and is surrounded by undeveloped land to the east, west and south. Proposed primary vehicular ingress and egress to the first phase is provided by Maryland Avenue at the Marquis Drive intersection.

### **ANALYSIS:**

Approval of this subdivision application will allow for the development of the first stage of the first phase of development within the Downey Lands Neighbourhood Plan. All fifty (50) proposed lots will accommodate the development of single-family dwellings on those lots (see Attachment B-3). Vehicle access to this stage of development will be from the intersection of Marquis Drive and Maryland Avenue. Water, sanitary and storm water infrastructure will connect to Marquis Drive to the north.

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

The proposed development conforms to Policy 2.2.1 of the Development Plan, which 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 intent of this policy is to ensure residential developments are not located in areas

of the City where such developments would be incompatible with other uses. The subject site is located within the quarter-section is designated as “Residential” in Map One.

The proposed development also conforms to Policy 10.2.5(IV) of the Development Plan, which states that a secondary plan will be required for all new development in greenfield areas identified in Reference Map 11 of the Development Plan prior to the subdivision and rezoning of lands. The intent of this policy is to ensure a framework is created for all future greenfield developments. The Southwest Brandon Secondary Plan area is identified as one of the secondary plan areas in Reference Map 11, and the Southwest Brandon Secondary Plan (Secondary Plan hereinafter) was adopted by City Council in 2014.

#### ***Consistency with the Southwest Brandon Secondary Plan***

The proposed development conforms to the following policies of the adopted Secondary Plan:

- Policy 2.1.1.1, which states that Residential Low Density and Moderate Density developments shall be developed in the general locations as shown in Schedule A: Southwest Brandon Land Use Plan;
- Policy 2.1.2.1, which states that Residential Low Density areas should only be developed with a mix of zones including the RSF Zone, the RMH Residential Mobile/Modular Home Zone, and the RLD Residential Low Density Multiple Family Zone; and
- Policy 2.1.2.2, which states that single detached, semi-detached and duplex dwellings should be the prominent residential types within Residential Low Density areas.

The intent of these policies is to provide for a range of housing options throughout the Secondary Plan area and to provide flexibility to accommodate a range of housing types. The area proposed to be rezoned is designated Residential Low Density in the Secondary Plan, and the proposed RSF zone is allowed within the designation.

#### ***Consistency with the Downey Lands Neighbourhood Plan***

The proposed subdivision roadway layout connecting to Marquis Drive is consistent with the Downey Lands Neighbourhood Plan. The proposed subdivision is consistent with the range of lot sizes proposed in the neighbourhood plan by including lots ranging from 12.2m to 15.2m in width and 30.5m to 36.5m in depth. The proposed right-of-way width of 18.0m is consistent with the proposed right-of-way for local streets as shown in Subsection 4.1 of the neighbourhood plan.

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

The applicant proposes to develop single-family dwellings on lots that exceed the minimum lot width (12.1m) and area (372m<sup>2</sup>) requirements in the RSF Zone. The RSF Zone is an appropriate zone for the proposed development of single-family detached dwellings. City Council approved the rezoning of the subject site from the DR Development Reserve Zone to the RSF Zone on April 7, 2015.

#### ***City Council Decision***

In accordance with section 125(1) of The Planning Act, City Council approved this application on April 7, 2015, subject to the following conditions:

1. the owner or successor
  - a. entering into a development agreement with the City of Brandon attached to the report by the Community Planner dated March 13, 2015;
  - b. providing written confirmation to the City of Brandon Planning & Building Safety Department that taxes for the property to be subdivided, for the current year plus any penalty, interest and arrears, have been paid in full or arrangements satisfactory to Council have been made;
  - c. submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$14,175.00 as a cash-in lieu contribution for school purposes;

- d. 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; and
- e. submitting written confirmation to the City of Brandon Planning & Building Safety Department that a Water Rights Act License has been obtained from Manitoba Conservation and Water Stewardship. The permit will not be required should servicing drawings demonstrate that drainage from the site is accommodated into the existing City drainage network to the north and east of the site.

**RECOMMENDATION:**

That the application to subdivide (4500-14-595) 1901 & 1955 – 34<sup>th</sup> Street in the City of Brandon to create fifty (50) lots and a public road in the Residential Single Family RSF Zone be granted Conditional Approval subject to the conditions contained in the City of Brandon resolution dated April 8, 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.