


TITLE: SUBDIVISION 4500-14-596 2105 BRANDON AVENUE Lot 52, Block 2, Plan 148 BLTO OWNER: CITY OF BRANDON APPLICANT: 4538481 MANITOBA Ltd.			
PRESENTER: Ryan Nickel, MCIP	AGENDA NO:		
DEPARTMENT: Planning & Building Safety	BOARD MEETING DATE: April 16, 2015		
CLEARANCES: Principal Planner	ATTACHMENTS: A. Application related documents (# of pages = 4) B. Map, air photo & drawings (# of pages = 4) C. Council resolution (# of pages = 1)		
APPROVALS:			
<i>Original signed by R. Zilke</i> Community Planner	April 8, 2015 Date	<i>Original signed by R. Nickel</i> Principal Planner	April 8, 2015 Date

REQUEST:

The applicant, 4538481 Manitoba Ltd, on behalf of the owner, City of Brandon, is applying to subdivide part of the property located at 2105 Brandon Avenue (Lot 52, Block 2, Plan 148 BLTO) to create two (2) parcels which will then be consolidated with 2025 Brandon Ave and 1040 20th Street respectively for expansion of commercial uses.

BACKGROUND:

Development Context

Located at 2105 Brandon Avenue, previously used for a softball field, the subject property is situated directly northeast of the 22nd Street and Brandon Avenue. The portion of the property (subject site) proposed to be subdivided is located along the easterly portion of 2105 Brandon Avenue, directly west of existing developed commercial and industrial properties on Brandon Avenue. The residual parcel of 2105 Brandon Avenue will be used for affordable housing.

ANALYSIS:

Approval of this subdivision application, along with the concurrent rezoning application, will result in the creation of two (2) similarly sized parcels for commercial uses.

Consistency with the Development Plan

The subject site is designated “Commercial” in Map: 1 Urban Land Use of the Development Plan 2013. The proposed rezoning is in compliance with section 3.2.1 of the Development Plan 2013 which states that “All new commercial development will be directed to appropriately designate Commercial areas of the City of Brandon”.

Consistency with the Zoning By-law

The intent of the CG Commercial General Zone as set forth in the City of Brandon Zoning By-law section 38(B) is to provide land adjacent to the central business area and at appropriate locations adjacent to residential zones, for a variety of commercial uses. The proposed rezoning will allow two existing

businesses to expand, the proposed expansion will continue to demonstrate compliance with all requirements set forth in the Zoning By-law, including building setbacks and parking.

Land Use Analysis

The proposed rezoning will allow the expansion of the existing uses to be established, the indoor storage and retail are generally consistent with other existing commercial uses to the north of Brandon Avenue and east of 18th Street. The proposed uses will provide an appropriate transition from the Commercial Arterial CAR Zoned properties along 18th street to residential zoned uses in the surrounding area. The proposed expansion of the two existing uses will not likely generate adverse impact on any future residential development to be established on the remaining area of the subject properties due to the nature of the existing uses as indoor storage and retail. To ensure compatibility with future residential development, a minimum 3.0m landscaped buffer along the west property line of each property will be required. The developer will also be required to extend the existing public sidewalk along Brandon Avenue for the length of the site to ensure pedestrian access to the commercial property.

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 27, 2015;
 - b. that the City of Brandon Planning & Building Safety Department has received \$736.32 as a cash-in lieu contribution for public reserve;
 - 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 Westman Communications Group;

RECOMMENDATION:

That the application to subdivide (4500-14-596) 2105 Brandon Avenue (Lot 52, Block 2, Plan 148 BLTO) to create two (2) parcels and to consolidate these lots with 2025 Brandon Ave and 1040 20th Street respectively in the City of Brandon be granted Conditional Approval subject to the conditions contained in the City of Brandon resolution dated April 7, 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.