


TITLE: <p style="text-align: center;"> VARIANCE 1010 VICTORIA AVENUE APPLICANT: BRANDON POLICE SERVICE OWNER: CITY OF BRANDON </p>				
PRESENTER: Robert Zilke, BES	FILE NO: V-03-15-B			
DEPARTMENT: Planning & Building Safety	MEETING DATE: May 20 th 2015			
CLEARANCES: Principal Planner	ATTACHMENTS: A. Application related documents B. Map & Site Plan			
APPROVALS: <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"> Original signed by Robert Zilke Apr 24, 2015 Community Planner Date </td> <td style="width: 50%;"> Original signed by Ryan Nickel Apr 29, 2015 Principal Planner Date </td> </tr> </table>			Original signed by Robert Zilke Apr 24, 2015 Community Planner Date	Original signed by Ryan Nickel Apr 29, 2015 Principal Planner Date
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BACKGROUND:

The applicant, Brandon Police Service, on behalf of the owner, the City of Brandon, is applying to decrease the corner side yard setback from 3.0m to 0m and to decrease the required distance from main building from 2.4m to 0m in order to construct two 9.2 sq.m sheds on the existing police station site located at 1010 Victoria Ave and zoned CG Commercial General Zone.

Development Context

The subject site is developed as the City of Brandon police station and is located on the corner of Victoria Ave and 10th Street. The immediate surrounding area consists of properties largely zoned RMD; these areas have been developed with a mixture of single and multi-family dwellings to the south and west. The Brandon Armory Field Regiment museum archives and library is located west of the Police Station across from 11th Street. Properties that are zoned Commercial General within the vicinity has been developed with commercial uses such as Superstore located immediately to the east across from 11th Street and the Liquor Mart located to the north across from McTavish Avenue.

History

The subject site is currently occupied by the police station which was built in 2012. Final occupancy for the new police station has not been issued as the requirement for screening the garbage bins has not yet been completed.

DISCUSSION:

The intent of the CG zone is to allow for the development of commercial and service uses adjacent to residential uses. The purpose of the storage sheds is to temporarily store items and/or exhibits for the Brandon Police Service. These proposed sheds are considered accessory buildings and will not require a building permit as they are less than 10m². The proposed sheds will not be located on a foundation and therefore will be portable. The police department is proposing to erect an opaque fence that will extend from the wall of the station running south along the eastern property line. This proposed fence will screen

the two sheds and the existing garbage containers, thereby satisfying the outstanding occupancy requirement.

Consistency with Part 6, Section 97(1)(b) of The Planning Act and Demonstration that the Variance:

1. Will be compatible with the general nature of the surrounding area;

The proposed accessory buildings are consistent with the accessory buildings in the surrounding area. The provision of opaque fencing will minimize any potential visual impact of the storage material exposed to public view. The screening of the existing garbage containers will also minimize the visual impact on the surrounding area.

2. Will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area;

The required screening and provision of an opaque fence will mitigate any potentially negative visual impact that the two sheds may generate. The requested variances as proposed, will not likely be detrimental to the surrounding area.

3. Is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

The site is already developed, with parking of vehicles to the south of the building which results in limited space for additional structures. The placement of the sheds as proposed intends to ensure maximum clearance from the existing exit door while allowing the garbage containers to remain at their current location. The proposed location of the sheds will also allow for easier snow clearing for the southern portion of the site.

4. Is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law

The subject site is designated “Institutional” in the Development Plan, and the development complies with policy 5.2.1 which states that institutional uses should be located in central areas of the city to provide services to residents. The police station is centrally located within the City and the creation of the two proposed sheds will allow for the police service to expand its storage capacity.

Commenting Agencies

A summary of comments on the application are summarized below. All other comments received have been addressed.

City of Brandon

- Engineering requests that the corner SE access onto the site be closed.

Public Hearing Requirements

As required under section 169 of The Planning Act, notice of this Public Hearing regarding this application was sent to owners of property within 100 metres (328 feet) of the subject property; notice posters were posted on the property.

Public Outreach Requirement

Since this application does not result in an increase density or intensity of the use public outreach is not required. As of the writing of this report, the Planning & Building Safety Department has not received any written comments in favour of or in opposition to the proposal.

RECOMMENDATIONS:

1. That the Public Hearing for Variance Application V-06-15-B at 1010 Victoria Ave be concluded.
2. That Variance Application V-06-15-B to reduce the setback from the eastern property line from the required side yard setback of 3m to 0m and to reduce the setback from the main building from 2.4m to 0m to allow for 2 sheds (3m x 3m) for Parcel A & B, Plan 1751 BLTO located at 1010 Victoria Avenue in accordance with the intent of the application “Schedule A- 1”, the attached letter of intent “Schedule A- 2” and the attached site plan “Schedule B- 2”.