

Amendment to Zoning By-law No. 7124

Name of Property Owner: J&G Homes Ltd.
 Name of Applicant: J&G Homes Ltd.
 Civic Address of Property: 2605 & 2611 Rosser Avenue
 Legal Description of Property: Parcels B & C Plan 54708, Lots 1 & 2, BLock 82, Plan 15 BLTO

References:

BAPD Development Plan By-law No. 95/01/12
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 7124

Prior to submitting a formal application, the Planning & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Proposal: Rezone from Residential Low Density (RLD) Zone to Residential Moderate Density (RMD) Zone.

As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Applicant: _____ Date: _____

Address: _____ Postal Code: _____

Phone No.: (Primary) _____ (Secondary) _____

Email Address: _____

Signature of Owner:  _____ Date: January 7, 2019

Address: 2404 Park Avenue Brandon Manitoba Postal Code: R7B0S3

Phone No.: (Primary) 2047282235 (Secondary) 2047610904

Email Address: Steve@VBJDevelopments.ca

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: S. Tumbao Planning File No: Z-01-19-B CityView No.: PLZBLA2019-09
 Date Application Received: Feb 17 / 19 Payment Date: Feb 12 / 19 Receipt No.: 2019007216 Amount: \$ 4000.00



Planning, Property & Buildings Department
638 Princess Avenue. Brandon MB. R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.brandon.ca/planning

Variance to Zoning By-law No. 7124

Name of Property Owner: J&G Homes Ltd.
Name of Applicant: J&G Homes Ltd.
Civic Address of Property: 2605 & 2611 Rosser Avenue
Legal Description of Property: Parcels B & C Plan 54708, Lots 1 & 2, BLock 82, Plan 15 BLTO

References:

BAPD Development Plan By-law No. 95/01/12
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City of Brandon Zoning By-Law No. 7124

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Variance Request(s):

See letter of intent

As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Applicant: Date:

Address: Postal Code:

Phone No.: (Primary) (Secondary)

Email Address:

Signature of Owner: [Signature] Date: Feb 6 2019

Address: 2404 Park Avenue Brandon Manitoba Postal Code: R7B0S3

Phone No.: (Primary) 2047282235 (Secondary) 2047610904

Email Address: Steve@VBJDevelopments.ca

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning, Property & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:
Community Planner: S. Keulba Planning File No.: V-01-19-B CityView No.: PLVA2019-10
Date Application Received: Feb 18/19 Payment Date: Feb. 12/19 Receipt No.: 2019007217 Amount: \$ 750.00
Variance - Application REV 05/2017



2404 Park Avenue | Brandon, MB | R7B 0S3
Office: 204.728.2235 | Fax 204.728.5036
www.jandghomes.ca

February 6, 2019

City of Brandon Planning & Building Safety Department
638 Princess Avenue
Brandon, Manitoba
R7A 0P3

Re: Letter of Intent for Zoning & Variance Applications for 2605 & 2611 Rosser Avenue, Brandon MB

J&G Homes Ltd. is applying to rezone 2605 & 2611 Rosser Avenue from Residential Low Density (RLD) Zone to Residential Moderate Density (RMD) Zone to allow for the construction of an 8 dwelling unit residential building.

The property is designated “Residential” as per *Map 1: Urban Land Use* in the Brandon & Area Planning District (BAPD) Development Plan (DP) 2013 [By-law 95/01/12]. The construction of an 8plex conforms with the Development Plan designation.

Policies in the BAPD DP 2013 that support added density are:

- 2.2.2 Housing Mix – Intent to provide a mix of housing options in each neighbourhood;
- 2.2.3 Housing Affordability – To provide for housing affordability for various income levels in a variety of geographical areas of the City of Brandon;
- 2.2.4 Density – To provide for various ranges of housing density in order to promote a more diverse urban fabric.

The building will have 8 dwelling units, each with 2 bedrooms and 1 bathroom. Each unit will also have a balcony or patio area and interior storage. The required parking will be accommodated off the rear lane with 9 parking spaces, including 1 accessible parking space. As part of this application J&G Homes has applied for an Affordable Housing grant from the City of Brandon, so that four of the units can rent at the affordable levels as defined by the City of Brandon. The properties of 2605 & 2611 Rosser Avenue will be consolidated onto one title at the Land Titles Office as part of this application.

The property is situated at the NW corner of the 26th Street and Rosser Avenue intersection. Both streets are collector streets and carry heavy traffic volumes. The property has access to public transportation with a bus stop located on the north side of Rosser Avenue. It is good planning practice to situate higher density development near higher traffic streets with good access to public

transportation. The property is in close proximity to Brandon University and Valleyview Elementary School. The area has a good mix of single family detached housing, low density 2-4 dwelling unit buildings, and medium density apartment buildings. There is a Neighbourhood commercial convenience store 2 blocks to the west along with many other commercial businesses on Victoria Avenue, 4 blocks to the south. The property is close to green space and recreation facilities that include: Valleyview School grounds, Valleyview and West End Community Centre's, the Brandon Recreation and Sports Centre and Queen Elisabeth Park.

Two variances will be required for this project. A parking variance will be required to reduce the required parking spaces from 12 spaces to 9 spaces. A reduction in parking can be supported based on four units in this project being set aside as affordable units. This will also allow for the needed space for commercial garbage and recycling containers. A variance is required to reduce the reverse corner side yard from 4.6 metres to 3.3 metres. We believe this variance is supportable based on creating as much space between the new building and the neighbours property to plant a treed buffer. Also, the lot to the north is currently undeveloped and used for overflow parking for the apartment complex located next to it. Thus, the increased setback of 4.6 metres is not required.

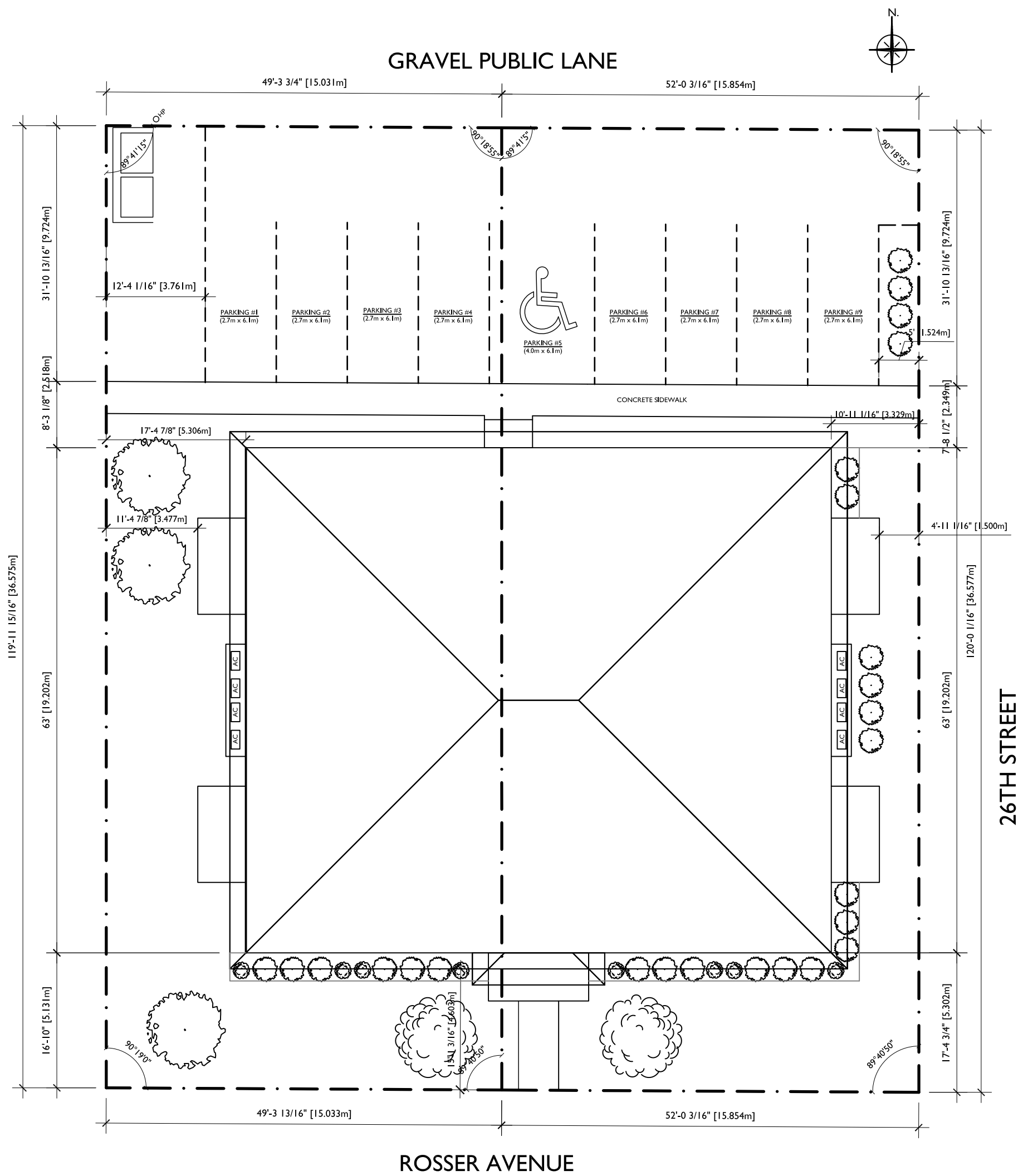
Prior to a Public Hearing being scheduled for this application, we will be conducting a Public Consultation process with area residents and will provide a report to the City, in accordance with the Zoning bylaw.


We look forward to working with the Planning Department through the application process and hope to receive a supportive recommendation as we continue to try to provide infill housing options in the city.

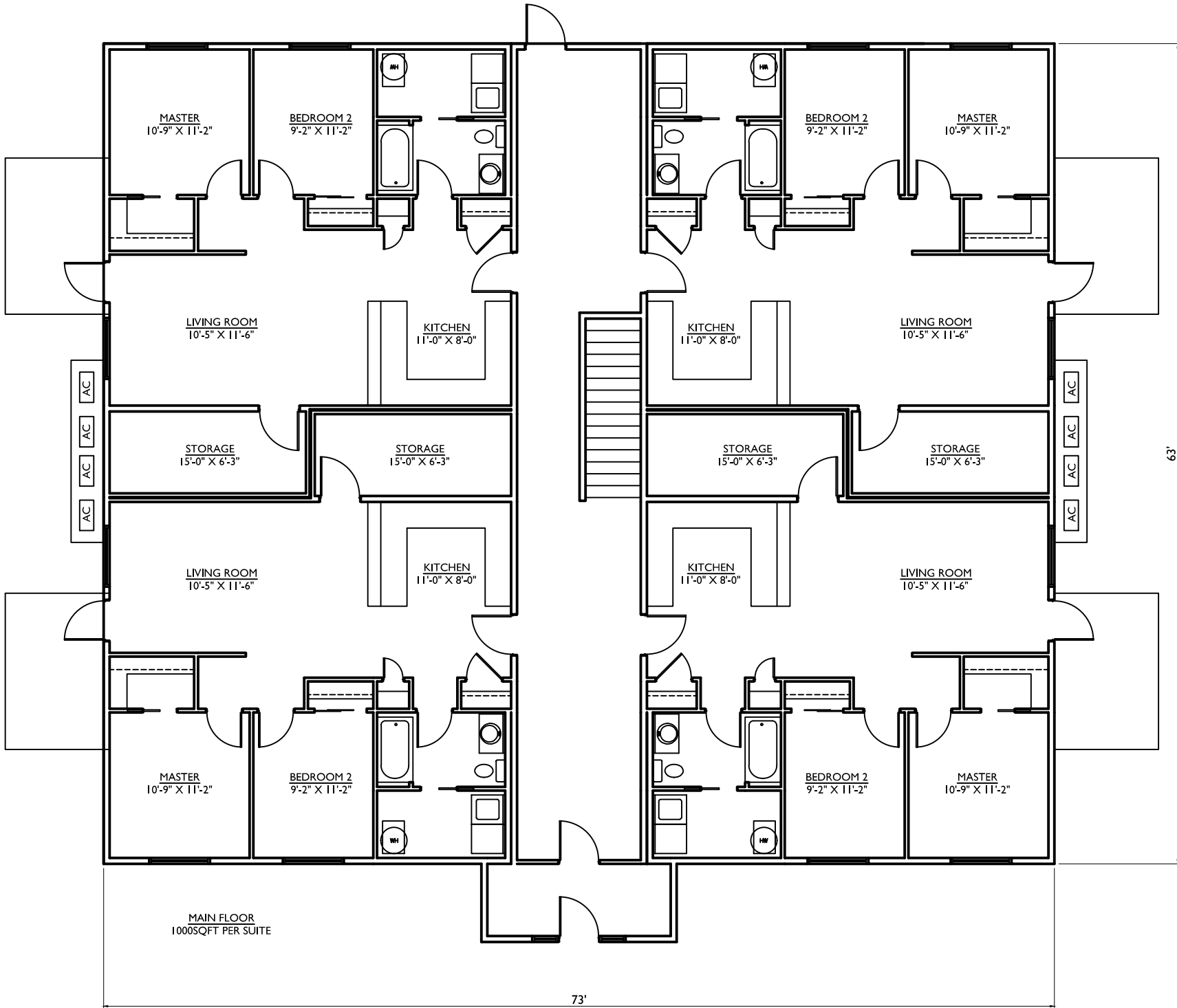
Sincerely,



Steve McMillan, MCIP, RPP
VP of Planning Services
J&G Homes Ltd.



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|---|--|----------------------------|
|  | PROJECT NAME: 2605 & 2611 ROSSER AVENUE SITE PLAN | DATE: 2019.02.06 |
| | | SCALE: N.T.S. |



MAIN FLOOR
10005QFT PER SUITE

73'

63'



| | | |
|---|--|---------------|
|  | PROJECT NAME: | DATE: |
| | 2605 & 2611 ROSSER AVENUE SITE PLAN | 2019.02.07 |
| | | SCALE: N.T.S. |