


<b>TITLE:</b> <b>CONDITIONAL USE</b> <b>1053 8<sup>TH</sup> STREET</b> <b>OWNER: TRENT EDWARD BARTLETT</b> <b>APPLICANT: SAHIL NAYAK</b>		
<b>MEETING DATE:</b> June 5, 2019		<b>Page 1 of 3</b>
<b>DEPARTMENT:</b> Planning & Buildings	<b>ATTACHMENTS:</b> A. Application related documents B. Map, air photo & drawings C. Community Participation Report	
<b>PRESENTER:</b> Shengxu Li, Community Planner	<b>MANAGER:</b> Ryan Nickel, Chief Planner	

**RECOMMENDATIONS:**

That Conditional Use Application C-03-19-B to allow for a fourplex on an interior site in the Residential Low Density (RLD) Zone be approved at 1053 8<sup>th</sup> Street (Lots 35/37, Block 34, Plan 7 BLTO) in accordance with the letter of intent “Attachment A-2”, the site plan “Attachment B-2” and elevation plan “Attachment B-3”, subject to the owner or successor, prior to the issuance of Final Occupancy, submitting a written confirmation to the City of Brandon Planning & Buildings Department confirming that Lots 35, 36 and 37 Block 34 Plan 7 BLTO on the title (No. 1588523) have been consolidated by way of a Plan of Survey.

**BACKGROUND:**

***Request***

The applicant, Sahil Nayak of Keller Developments Ltd., on behalf of the property owner Trent Edward Bartlett, is applying for a conditional use for a site located at 1053 8<sup>th</sup> Street. Approval of this application will allow for the development of four (4) dwelling units on an interior site.

***Development Context***

The site is currently vacant and is located on the east of 8<sup>th</sup> Street and north of Brandon Avenue, as shown on Attachment B-1. Current vehicle access to the site is from 8<sup>th</sup> Street, and future vehicle access will be from the public lane after the development. The surrounding area is mostly single detached homes with a mixture of other low-density residential uses along 7<sup>th</sup> Street and 9<sup>th</sup> Street. The site is within walking distance (400m) of a community centre, a high school, two churches and three transit routes.

***History***

The site was previously occupied by a one-storey single detached house built in 1921. The developer demolished the house in 2018.

**ANALYSIS:**

The applicant is proposing to develop a bi-level style fourplex building on the site. Two dwelling units will be facing 8<sup>th</sup> Street, and the other two units will face the public lane. Six parking spaces will be provided on site on rear yard off the public lane.

***Consistency with Part 7, Section 106(1)(b) of The Planning Act and Demonstration that the Use:******1. Will be compatible with the general nature of the surrounding area;***

The site is located in a neighbourhood that includes a mixture of residential low-density housing types (detached housing, duplex, fourplex). The rear lane access to the site is consistent with most of other sites in this area. The proposed development continues the recent trend of increasing density in the general 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 proposed fourplex will be compatible with mixture of residential densities in the surrounding area. The proposed building form and site layout (e.g. bi-level style, hipped roof, parking at rear yard) will be consistent with most of the existing residential developments in the surrounding area. To ensure the minimum parking requirements are met, administration is recommending that the lots are consolidated by a plan of survey to prevent any future title split.

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

The proposed development conforms to the following policies in the Brand & Area Planning District Development Plan (Development Plan) 2013:

- The subject site is within an area identified as “Residential” in Map One: Urban Land Use of the Development Plan (2.2.1);
- The surrounding residential area already consists of a mix of detached dwellings and multiple dwellings (2.2.2); and
- The development will contribute to a range of housing density options in the neighbourhood and increase density in close proximity to major institutions, schools, transit routes, open space areas and major collector streets (2.2.4, 2.2.5).

The proposed development complies with all other applicable requirements in the Zoning By-law.

**LEGISLATIVE REQUIREMENTS:**

***Notification***

In accordance with 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 site and notice posters were posted on the site.

***Public Outreach***

In accordance with Section 13 of the Zoning By-law, the applicant talked to the residents in surrounding area to discuss about this development proposal. The applicant has not received any concerns or comments at the time when the community participation report was prepared. As of the writing of this report, the Planning, Property & Buildings Department has not received representation in favour of or in opposition to this application.