


TITLE: <p style="text-align: center;">CONDITIONAL USE 1534 10TH STREET OWNER: KPJ HOLDING LTD APPLICANT: R & M HOMES LTD</p>		
MEETING DATE: May 16, 2018		Page 1 of 3
DEPARTMENT: Planning, Property & Buildings	ATTACHMENTS: A. Application related documents B. Map, air photo & drawings C. Community Participation Report	
PRESENTER: <i>Original signed by R. Zilke</i> Robert Zilke, Community Planner	MANAGER: <i>Original signed by R. Nickel</i> Ryan Nickel, Chief Planner	

RECOMMENDATIONS:

That Conditional Use Application C-05-18-B to allow for the development of a fourplex dwellings in the Residential Low Density (RLD) Zone be approved at 1534 10th Street (Lots 15/16, Block 1, Plan 289 BLTO) in accordance with the intent of the application “Attachment A-1”, the letter of intent “Attachment A-2” the site plan “Attachment B-2” and elevation plan “Attachment B-2”.

BACKGROUND:

Request

The applicant, Amanda Wiebe of R & M Homes Ltd, on behalf of the property owner, KPJ Holding Ltd, is applying for a conditional use to allow for the development of a fourplex on an interior lot for the property located at 1534 10th Street in the Residential Low Density (RLD) Zone.

Development Context

A single detached house located on the site was demolished in 2017 on 1500 block of west side of 10th Street. The site is surrounded by Industrial Restricted zoned properties on the west across a public lane, Residential Moderate Density zoned properties with semi-detached and multiple dwelling units developments to the east across 10th Street, and single detached dwelling units in the Residential Low Density (RLD) Zone on the same block. Both 10th Street and the public lane off the rear yard provide access to the site.

ANALYSIS:

The applicant proposes to construct a single story fourplex building on the site. Two dwelling units will be facing 10th Street, and the other two units would face the rear lane. Six parking spaces will be provided on site including two attached garages fronting 10th Street.

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 area where the site is located includes a mix of different residential development types, including single detached, semi-detached, and multiple dwelling units. Given the densification and development in the area, the proposal will be compatible with the general nature of 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 proposed fourplex density will be compatible with mixture of residential densities in the surrounding area. The proposed single-storey building will resemble a side-by-side semi-detached dwelling from the street, which is similar to existing semi-detached dwellings along the street. The proposed single storey building height is compatible with the surrounding single storey detached and multiple dwellings; therefore, the proposed development will not be detrimental to the health or welfare of people living nearby or have negative effect on future development in the surrounding area.

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 with the Brandon & Area Planning District 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);
- Contributes to a range of housing density options in a neighbourhood (Policy 2.2.4); and
- Increases density adjacent to a school, along a transit route and within close proximity to an arterial street (Policy 2.2.5).

The proposed development complies all other applicable provisions of the Zoning By-law.

Commenting Agencies

All comments have been addressed and summarized below.

City of Brandon

- The developer will be required to work with the City’s Property and Land Development section to establish the civic addressing for the proposed development.
- Front access for required parking stalls is permitted in this location due to a majority of properties on this block having front access. This allows the proposed fourplex to fit in with the nature of the existing neighbourhood.

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 has notified the neighbouring residents about the conditional use application for the proposed fourplex development (Attachment C). 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.