

TITLE: CONDITIONAL USE 1824 COLLEGE AVENUE OWNER: MIKE MARTIN APPLICANT: PRO-FIT RENOVATIONS & PROPERTY MANAGEMENT LTD		
MEETING DATE: June 6 th , 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 S. Li</i> Shengxu Li, Community Planner	MANAGER: <i>Original signed by R. Nickel</i> Ryan Nickel, Chief Planner	

RECOMMENDATIONS:

That Conditional Use Application C-08-18-B to allow for the development of a fourplex in the Residential Low Density (RLD) Zone be approved at 1824 College Avenue (Lots 1 to 4 Block 32 SS Plan 720, Exc. Wly 45 feet) in accordance with the intent of the application “Attachment A-1”, the letter of intent “Attachment A-2” and the site plan “Attachment B-2”, subject to:

1. The owner or successor, prior to the issuance of a building permit for the fourplex, submitting written confirmation to the City of Brandon Planning, Property, and Buildings Department that the Brandon School Division has received a cash in lieu contribution for school purposes.
2. The owner or successor, prior to the issuance of a building permit for the fourplex, submitting written confirmation to the City of Brandon Planning, Property, and Buildings Department that an blanket statutory easement agreement for BellMTS has been registered on the Title to the subject property.

BACKGROUND:

Request

The applicant, Bruce Kahler of Pro-fit Renovations & Property Management Ltd, on behalf of the property owner, Mike Martin, is applying for a conditional use for a property located at 1824 College Avenue in the RLD zone. Approval of this application will allow for the development of a fourplex building on the site.

Development Context

A single detached house is located on the site, which is near the corner of 18th Street and College Avenue. The site is mainly surrounded by Residential Low Density zoned properties with single detached dwellings and duplex dwellings on the same block and to the north and west across the streets, Commercial Arterial zoned properties to the east across a public lane and along 18th Street. The public lane to the east will provide access to the site.

ANALYSIS:

The applicant proposes to construct a two-storey fourplex building on the site. Two dwelling units will face College Avenue, and the other two units will face south. Seven parking spaces will be provided on site, including two attached garages fronting 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 area where the site is located includes a mix of residential and commercial development types, including single detached, duplex, and commercial developments. Given the diversity of development types 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 building are located and designed to reduce any detrimental impact on neighbouring residential property owners including:

- Building height – The two storey height will resemble previously demolished single detached house height
- Parking – Seven parking stalls are provided for the development to accommodate on-site parking
- Site coverage – 39% of building coverage on the site with large part of greenspace surrounding the proposed building will alleviate impact on the adjacent property

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 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 (Policy 2.2.1);
- Contributes to a range of housing density options in a neighbourhood (Policy 2.2.4); and

- Increase 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.

Brandon School Division

- The Brandon School Division requires \$283.50 cash in lieu of land dedication for the conditional use application.

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 conducted a meeting with area residents on January 17, 2018 to discuss the proposal to demolish existing older two-storey house and to build a two-storey fourplex building. As of the writing of this report, the Planning, Property & Buildings Department has received one letter of opposition to this application (Attachment D). The letter of opposition stated concerns about inadequate parking, inadequate greenspace, neighbour's encroachment on the property, and lacking spaces for snow and garbage storage.