

TITLE: <p style="text-align: center;">CONDITIONAL USE 2534 MCTAVISH AVENUE OWNER: MARNIE THOMPSON APPLICANT: WESTMAN PREMIER HOMES</p>		
MEETING DATE: July 18, 2018		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents B. Map, air photo & drawings C. Community Participation Report	
PRESENTER: Shengxu Li, Community Planner	MANAGER: Ryan Nickel, Chief Planner	

RECOMMENDATIONS:

That Conditional Use Application C-09-18-B to allow for special needs housing for six (6) residents in the Residential Single Detached (RSD) Zone be approved at 2534 McTavish Avenue (Lots 1/3, Block 9, Plan 720 BLTO) 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” and elevation plan “Attachment B-3”, subject to the owner or successor, prior to the issuance of a development permit, submitting a site plan identifying that the parking spaces be hardsurfaced.

BACKGROUND:

Request

The applicant, Scott Bromley of Westman Premier Homes, on behalf of the property owner, Marnie Thompson, is applying for a conditional use for a property located at 2534 McTavish Avenue in the RSD Residential Single Detached Zone. Approval of this application will allow for a special need housing use with six (6) residents on the property.

Development Context

The site is currently vacant, and is located on the corner of 26th Street and McTavish Avenue. A sidewalk is located along the City’s right-of-way boulevard to the west site line. The site is surrounded by predominantly lower density residential dwellings.

Uses surrounding the site are mixed with residential and commercial developments. A driveway from 26th Street currently provides access to the site and parking for the proposed development will come off the public lane along the east site line.

History

The site was previously occupied by a one-storey single detached house built in 1956. The developer demolished the house with the issuance of demolition permit in early 2018.

ANALYSIS:

The applicant is proposing to develop a single-storey building to house up to six (6) special needs residents

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 is predominantly lower density residential dwellings with commercial developments to the north along Victoria Avenue. The development is similar in height (one storey), lot coverage (35%) and setbacks (3m interior) as other dwellings in the area. The development 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 building's form and massing will be consistent with many of the existing residential buildings in the surrounding area (one storey, hipped roof). The special needs housing will be staffed 24 hours a day to provide care for the residents. A hard-surfaced parking area off the rear lance is required given the accessible requirements of the residents as well as mitigating nuisance such as dust generation associated with gravel parking.

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 proposal conforms to the Brandon & Area Planning District Development Plan (2013):

- Special needs housing is a residential use as indicated on Map One and Policy 2.2.1;
- Special needs housing complies with Policy 2.2.2 to provide a mix of housing options;

The proposed development complies with all other applicable provisions of the City of Brandon Zoning By-law No. 7124, including bulk, siting, and parking.

Commenting Agencies

All comments have been addressed and summarized below.

City of Brandon

- The existing access off 26th Street shall be restored to City's current standards, including but not limited to sidewalk, curbing and sodding.
- As per the Adequate Public Facilities By-law No. 7299, the applicant will be required to provide Engineering with pre and post-development drainage calculations when applying for a development permit.
- The applicant shall contact the Planning & Buildings Department for new addresses for the proposed building.

- The site is located in Zone 4 of the City’s Methane Gas Site Policy. As such, the applicant must adhere to the conditions for Zone 4 as outlined in the Methane Gas Site Policy.

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 sent sixty-two project memos to the neighbouring properties to inform the conditional use application. A phone call from one of the neighbours was received by the applicant to express concerns regarding no crosswalk at the intersection of 26th Street and McTavish Avenue. The neighbor who made the phone call was in support the application. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.