


TITLE: CONDITIONAL USE 1334 7TH STREET OWNER: DUSTIN BRESKY APPLICANT: ERIC OLSON		
MEETING DATE: July 17, 2019		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents B. Map, air photo & drawings C. Community Participation Report	
PRESENTER: Sonikile Tembo, Community Planner	MANAGER: Ryan Nickel, RPP, Chief Planner	

RECOMMENDATIONS:

That Conditional Use Application C-04-19-B to allow for two 3 dwelling unit buildings on an interior site in the Residential Low Density (RLD) Zone be approved at 1334 7th Street (Lots 12, 13 and 14 and N1/2 of lot 11, Block 15, Plan 7 BLTO) in accordance with the letter of intent “Attachment A-2”, and the site plan “Attachment B-2”.

BACKGROUND:

Request

The applicant, Eric Olson, on behalf of the property owner Dustin Bresky, is applying for a conditional use for a site located at 1334 7th Street. Approval of this application will allow for the development of two-three (3) dwelling unit buildings on an interior site in the Residential Low Density (RSD) zone.

Development Context

The site is currently vacant and is located on the east of 8th Street and north of Brandon Avenue, as shown on Attachment B-1. The surrounding area is mostly single detached homes with a mixture of duplex, triplex and fourplex dwellings on interior lots in the same block along 7th, 8th and 9th Streets. The site is within walking distance (500m) of a community centre, a high school, two religious institutions and three transit routes.

History

The site has a one-storey single detached house built in 1921. The developer plans to demolish the house once the proper approvals are in place.

ANALYSIS:

The applicant is proposing to develop two bi-level style triplex buildings on the site (Attachment B-2). For each building, two dwelling units will be facing the lane, and one unit will face 7th Street.

Ten parking spaces will be provided on site, eight spaces from the rear lane and two garage spaces from 7th 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 site is located in a neighbourhood that includes a mixture of residential low to medium density housing types (single detached housing, duplex, triplex, fourplex). The proposed building form and site layout (e.g. bi-level style, hipped roof, parking primarily at rear yard, similar front yard setback, 43% lot coverage) is intended to look similar to a large detached home and will be consistent with most of the existing residential developments in the surrounding area. The combination of rear lane and front access to the site is consistent with other sites in the 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 two triplex buildings will be compatible with the mixture of residential densities in the surrounding area. The bi-level style development with increased rear yard setback and hipped roof will minimize the visual and privacy impacts of the density on the neighborhood. The proposed ten on-site parking space comply with City standards and the proposal includes an outdoor amenity area for each of the rear facing units.

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 schools, transit routes, open space areas and major collector streets (2.2.4, 2.2.5).
- Infill development is a growth priority in the City of Brandon (10.2.3).

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 this development proposal. The applicant had not received any concerns or comments at the time 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.