


TITLE: <p style="text-align: center;">CONDITIONAL USE 448 DOUGLAS STREET OWNER & APPLICANT: KELLER DEVELOPMENTS</p>		
MEETING DATE: April 15, 2020		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, Director	

RECOMMENDATIONS:

That Conditional Use Application C-02-20 to allow for a duplex on an interior lot in the Residential Single Detached (RSD) Zone be approved at 448 Douglas Street (Lot 3 Block 1 Plan 4 BLTO) in accordance with the letter of intent “Attachment A” and the site plan “Attachment B-2”.

BACKGROUND:

Request

The applicant, Kate McKenzie of Keller Developments, is applying for a conditional use for a site located at 448 Douglas Street. Approval of this application will allow for the construction of a duplex in the RSD zone.

Development Context

The site has a detached dwelling on it and is located on the west of Douglas Street, north of Victoria Avenue East (Attachment B-1). Primary vehicle access to the site is proposed from Douglas Street. The site is surrounded by single detached dwellings with low-density multiple-dwelling units along Victoria Avenue East. The site is within average walking distance (500m) to Assiniboine Community College, King George and Riverview Schools, a transit route, and other community amenities.

History

The city issued a permit to demolish a detached dwelling in January 2020.

ANALYSIS:

A duplex in the RSD zone requires conditional use approval. The intent of the conditional use process is to allow for a greater variety of residential development types in the RSD Zone while ensuring that development is an appropriate “fit” in a neighborhood.

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 has predominantly detached dwellings with some duplex and triplex dwellings within 200m. The one-storey building type and front yard driveway is compatible with the general nature of buildings in 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 will be consistent with most of the existing residential developments in the surrounding area (e.g. one and two storeys, hipped roof, parking in the front).

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 (Development Plan):

- The subject site is within the 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, duplex and multiple dwellings (2.2.2)
- 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 the top growth priority in the City of Brandon (10.2.3).

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

Commenting Agencies

The City did not receive any comments of significant concern.

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with Section 169 of The Planning Act, Notice of Public Hearing regarding this application was sent to owners of property within 100 meters (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 written notifications to neighbouring residents to inform them of the application. The applicant had not received any concerns at the time the community participation report was submitted to the Planning & Buildings Department. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.