


TITLE: CONDITIONAL USE 922 – 8TH STREET OWNER: RODNEY ALLEN WHETTER APPLICANT: KATE MCKENZIE		
MEETING DATE: July 15, 2020		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-04-20-B to allow for the development of a duplex dwelling on an interior site with a minimum site width less than 15.2m in the Residential Low Density (RLD) Zone be approved at 922 – 8th Street (Lots 6 & 7, Block 41, Plan 8 BLTO) in accordance with the attached letter of intent “Attachments A-1 and A-2”, the attached site plan “Attachment B-2” and elevation plan “Attachment B-3”.

BACKGROUND:

Request

The applicant, Kate McKenzie of Keller Developments Ltd., on behalf of the property owner, Rodney Allen Whetter, is applying to allow for a conditional use for a property located at 922 – 8th Street in the RLD Zone. Approval of this application will allow for the development of a duplex dwelling on this site.

Development Context

A detached house occupies the northern portion of the site located in the middle of the 900-block of 8th Street between Park Avenue and Southern Avenue. The site is surrounded with lower density residential developments, except for the higher density residential development to the west across the public lane. The site is within walking distance (400m) of commercial and social amenities, including a convenience store, a gym, two schools, and two transit routes. The public lane provides access to the site.

History

The detached house on the site was built in the 1900’s, and is one of the oldest houses on the block. The applicant has split the title of the site to build the duplex building on the newly-separated south lot.

ANALYSIS:

The applicant is proposing to develop a duplex dwelling with pedestrian entrances to the dwelling units in the front and rear of the building. Two parking spaces will be off the rear 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 site is located in an area where low-density development is predominant, with the exception of one higher density residential site on the same block. The proposed building is designed to resemble a detached dwelling from the front to fit in the neighbourhood and 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 will be consistent with most of the existing residential buildings in the surrounding area, including but not limited to a hipped roof, covered front porch, window shutters, and parking in the rear yard. Those features, together with a reduced building footprint allowing for green space amenities in both front and rear yards, help the development fit in the neighbourhood, which will not negatively affect the health of people and potential development in 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 to the Brandon & Area Planning District Development Plan 2013 (Development Plan):

- Policy 2.2.1—the subject site is within the area identified as “Residential” in Map One: Urban Land Use of the Development Plan
- Policies 2.2.4 and 2.2.5—the development will contribute to a range of housing density options in the neighbourhood, and increase density in close proximity to major institutions, schools, transit routes, open space areas, and major collector streets
- Policy 10.2.4—to accommodate part of the population growth within developed areas while ensuring contextually appropriate infill development

The proposed development also complies with other applicable requirements in the Zoning By-law, such as setbacks and parking.

Commenting Agencies

The City did not receive significant comments regarding this 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 mailed the public outreach package to all addresses of non-resident property owners and did a door to door visit to provide the packages to residents within 100m. The applicant received a comment about the compatibility of a slender two-storey building in this area. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.