

TITLE: <p style="text-align: center;">CONDITIONAL USE 2505 MCDONALD AVENUE OWNER: NATHAN EDWARD HENRY FORTIN APPLICANT: WESTMAN PREMIER HOMES LTD. /MATTHIAS WINKLER</p>		
MEETING DATE: September 16, 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, Director of Planning & Buildings	

RECOMMENDATIONS:

That Conditional Use Application C-06-20-B to allow for a duplex dwelling on an interior site with site width less than 15.2m in the Residential Low Density (RLD) Zone be approved at 2505 McDonald Avenue (Lot 1 and the Ely 25 Feet of Lot 2 Block 106 Plan 15 BLTO) in accordance with the letter of intent “Attachment A-1”, site plan “Attachment B-2”, and elevation plan “Attachment B-3.

BACKGROUND:

Request

The applicant, Matthias Winkler of Westman Premier Homes Ltd., on behalf of the property owner, Nathan Edward Henry Fortin, is applying to allow for a duplex dwelling for a property located at 2505 McDonald Avenue, a site less than 15.2m wide in the RLD Zone.

Development Context

An existing detached dwelling occupies the western portion of the site located on the north side of McDonald Avenue, east of 26th Street. Part of the site is in Zone 3 of the City of Brandon Methane Gas Sites Policy. The site is surrounded with lower density residential uses to the east and the south, the water treatment plant to the west across 26th Street, and a greenspace to the north. The public lane to the north will provide access to the site.

History

The existing detached dwelling on the site was built in 1920. In 2018, a semi-detached dwelling was built on the neighbouring site at 2515 McDonald Avenue. In 2020, for the Planning Commission approved a conditional use application to build a four-unit multiple dwelling on the neighbouring site at 2513 McDonald.

ANALYSIS:

The applicant is proposing to develop a duplex dwelling with dwelling unit entrances in the front and rear of the building. Two parking spaces will be off the public lane to the north.

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 with predominantly low-density residential development. With the site sloping downhill northwards by as much as two to three metres, the proposed building takes advantage of the elevation change to resemble a single detached home from the front, which fits 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 site layout will be consistent with most of the existing residential developments in the surrounding area (e.g. two storey, hipped roof, parking in the rear yard). The walkout style allows for one of the dwelling units to be located in the basement, and results in a shorter building with additional front and rear yard space.

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):

- The subject site is within the area identified as "Residential" in Map One: Urban Land Use of the Development Plan (Policy 2.2.1)
- 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 area and major collector streets (Policies 2.2.4 and 2.2.5)
- To accommodate part of the population growth within developed areas while ensuring contextually appropriate infill development (Policy 10.2.4)

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 any comments of significant concern.

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 reached out to the neighbouring property owners to inform the development proposal and ask for the feedback, and has not received concerns when submitting the community participation report. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.