


TITLE: <p style="text-align: center;">CONDITIONAL USE 2513 MCDONALD AVENUE OWNER: NATHAN EDWARD HENRY FORTIN APPLICANT: KELLER DEVELOPMENTS LTD. (KATE MCKENZIE)</p>		
MEETING DATE: June 6, 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-01-20 to allow for a four-unit multiple dwelling on an interior site in the Residential Low Density (RLD) Zone be approved at 2513 McDonald Avenue in accordance with the letter of intent “Attachments A-3 and A-4” and the attached site plan “Attachment B-2”.

BACKGROUND:

Request

The applicant, Kate McKenzie of Keller Developments Ltd., on behalf of the property owner, Nathan Edward Henry Fortin, is applying to allow for a four-unit multiple dwelling for a property located at 2513 McDonald Avenue in the RLD Zone.

Development Context

An existing detached dwelling and garage occupies the western portion of the site located north of McDonald Avenue to the 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. McDonald Avenue and the public lane to the north provide access to the site.

History

The existing detached dwelling on the site was built in 1924. In 2018, a semi-detached dwelling was built on the neighbouring site to the west. In 2019, an applicant applied for a conditional use to build a duplex building on the site. The Planning Commission approved the application, but that applicant did not proceed due to a change of property ownership.

ANALYSIS:

The applicant is proposing to develop a four-unit multiple dwelling with pedestrian entrances to the dwelling units in the front and the back of the building. Four parking spaces will be off the back lane, and the other two parking spaces will be in attached garages accessed directly from McDonald Avenue. The applicant is also concurrently applying to subdivide the subject site to create a new lot for the proposed building.

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 residential development is predominant. With the site sloping downhill northwards by as much as three metres, the proposed building takes advantage of the elevation change to resemble a duplex building 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. single storey, hipped roof). The walkout style allows two dwelling units to be located at the lower level of the building, resulting in a shorter building with additional amenity space in the rear yard, mitigating the visual impact of increased density on the 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):

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

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

Commenting Agencies

All comments have been addressed and summarized below.

City of Brandon

The City requires relocation of the existing shed located at the northwest corner of the site to remove the encroachment onto the neighbouring property (2517 McDonald Avenue) and conform to 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 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.