


<b>TITLE:</b> <p style="text-align: center;"><b>CONDITIONAL USE  1928 MCDONALD AVENUE  LOTS 29, 30, AND 31 BLOCK 7 PLAN 48 BLTO  OWNERS &amp; APPLICANTS: TRAVIS &amp; KARI TANNAS</b></p>		
<b>MEETING DATE:</b> June 1, 2022		<b>Page 1 of 4</b>
<b>DEPARTMENT:</b> Planning & Buildings	<b>ATTACHMENTS:</b> A. Application related documents, including public outreach report B. Map, air photo & drawings	
<b>PRESENTER:</b> Bernice Leyeza, Community Planner	<b>MANAGER:</b> Ryan Nickel, Director Planning & Buildings	

**RECOMMENDATIONS:**

That Conditional Use Application C-04-22 to allow for a duplex in an interior lot with a minimum site width of less than 15.2m in the Residential Low Density (RLD) Zone be approved at 1928 McDonald Avenue (Lots 29/31, Block 7, Plan 48 BLTO) in accordance with the attached letter of intent “Attachment A-1” site plan “Attachment B-3”, and elevation plan “Attachment B-4”.

**BACKGROUND:**

***Request***

The applicants, Travis and Kari Tannas, are applying to allow for a duplex in an interior lot with a minimum site width of less than 15.2m in the RLD Zone. Approval of this application will allow for the construction of a duplex dwelling on the proposed lot under an associated subdivision application.

***Development Context***

An existing detached dwelling occupies the western portion of the subject site that is located on the south side of McDonald Avenue, between 19<sup>th</sup> and 20<sup>th</sup> Streets North. A hydro pole is located between the site and rear lane. The site is predominantly surrounded by low-density residential uses, with a fire station further to the north and commercial uses along 18<sup>th</sup> Street North. McDonald Avenue and a parallel rear lane provide access to the site.

***History***

The existing detached dwelling on the site was built in 1922.

**ANALYSIS:**

The applicant is proposing to subdivide the property to create one (1) lot to develop a duplex dwelling with three parking spaces accessed from the lane. Council will be reviewing the associated subdivision application at its June 6, 2022 meeting.

***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. The proposed building elevation resembles a detached dwelling from the street, which fits 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 the majority of the existing residential developments in the surrounding area (e.g. two-storey, hipped roof, and parking in the rear yard), therefore the proposal will not negatively affect other properties in 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 proposal also conforms to the bulk and siting requirements of the City of Brandon Zoning By-law.

***Commenting Agencies***

The City did not receive any comments pertaining to this 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 their proposal to owners of nearby properties on April 20, 2022 and did not receive 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.