


TITLE: CONDITIONAL USE 2145 MCDONALD AVENUE SP LOT 7, PLAN 49597 BLTO APPLICANT: KATE MCKENZIE (MYRIA DESIGN) OWNER: EVAN AND JILL KELLER		
MEETING DATE: December 21, 2022		Page 1 of 4
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents, including public outreach report B. Map, air photo & drawings	
PRESENTER: Bernice Leyeza, Community Planner	MANAGER: Ryan Nickel, Director Planning & Buildings	

RECOMMENDATIONS:

That Conditional Use Application C-08-22 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 2145 McDonald Avenue (SP Lot 7, Plan 49597 BLTO) in accordance with the attached letter of intent “Attachment A-1” and site plan “Attachment B-3”.

BACKGROUND:

Request

The applicant, Kate McKenzie of Myria Design, on behalf of the property owners, Evan and Jill Keller, is applying to allow for a duplex in an interior lot with a minimum site width of less than 15.2m subdivide a property located at 2145 McDonald Avenue to create one (1) lot in the Residential Low Density (RLD) Zone. Approval of this application will allow for the construction of a duplex dwelling on the proposed subdivided lot under 15.2m site width. The applicant also applied for an associated conditional use subdivision application scheduled for a Planning Commission public hearing on December 21, 2022 to create the lot for the proposed duplex. Council will consider the subdivision application at its December 19, 2022 meeting.

Development Context

An existing detached dwelling occupies the western portion of the subject site located on the north side of McDonald Avenue, between 21st and 22nd Streets North. A hydro pole is located on the front yard between the residual and proposed lots. The site is predominantly surrounded by low-density residential uses, with a fire station further to the northeast and commercial uses along 18th Street North. McDonald Avenue and a rear lane provide access to the site.

History

The existing detached dwelling on the site was built in 1913.

ANALYSIS:

The applicant is proposing to build a duplex dwelling on a proposed lot to be 8.23m wide.

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 bi-level duplex and parking in the rear yard are 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 design and layout are consistent with the existing residential developments in the neighbourhood (e.g. one-storey, parking in the rear yard), and therefore will not have negative impacts or effects on other properties or potential development 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.