


TITLE: CONDITIONAL USE 225 QUEENS AVENUE EAST (LOTS 1/2, PLAN 70615 BLTO) OWNER: CON COR HOMES LTD. APPLICANT: MEGAN CHOUINARD		
MEETING DATE: June 21, 2023		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents B. Map, air photo & drawings	
PRESENTER: Bernice Leyeza, Community Planner	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That Conditional Use Application C-04-23 to allow for a semi-detached dwelling in the Residential Single Detached (RSD) Zone be approved at 225 Queens Avenue East (Lots 1/2, Plan 70615 BLTO) in the attached letter of intent “Attachment A-1” and the attached site plan “Attachment B-3”, subject to the applicant or property owner:

- a. Mitigating increased stormwater runoff from the site for both 5-year and 100-year pre- and post-development stormwater events; and
- b. Removing the existing approach on Queens Avenue East and restoring the boulevard pursuant to City standards;

BACKGROUND:

Request

The applicant, Megan Chouinard, on behalf of the property owner, Con Cor Homes Ltd., is applying to allow for a semi-detached dwelling on property located at 225 & 227 Queens Avenue East in the Residential Single Detached (RSD) Zone.

Development Context

The subject site is currently vacant, and is located on the north side of Queens Avenue East. Uses surrounding the site include a mixture of low- to moderate-density dwellings. A church is located to the west on the corner of Queens Avenue East and Dennis Street and a school is located to the east. Access is available along Queens Avenue East and by a rear lane right-of-way.

History

The site had a single-detached residential dwelling, built in 1974, until demolished in 2020. The site was subdivided in 2020 into two lots.

ANALYSIS:

The applicant is proposing to construct a semi-detached dwelling in the RSD Zone. The intent of the conditional use process is to ensure that the development is an appropriate fit in the neighbourhood.

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 a mixture of low- to high-density housing types (single-detached, multiple dwellings). The proposed building elevation is intended to look similar to the existing multiple residential developments in the surrounding area. Having rear lane access to the site is consistent with other sites in the 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 will be compatible with the mixture of residential densities in the surrounding area. The proposed building elevation will minimize the visual and privacy impact of the density on the neighbourhood.

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 following policies in the Brandon & Area Planning District Development Plan (Development Plan) 2013:

- Policy 2.2.1: The subject site is within an area identified as “Residential” in Map One: Urban Land Use of the Development Plan,
- Policy 2.2.2: The surrounding residential area already consists of a mix of detached dwellings and multiple dwellings,
- 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 schools, transit routes, open space areas and major collector streets, and
- Infill development is a growth priority in the City of Brandon (10.2.3).

The proposed development complies with all 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

- Developer to mitigate increased stormwater runoff from development site, to be condition of the conditional use application
- Remove existing approach on Queens Avenue and restore the boulevard as per City's standard, to be condition of the conditional use application
- Existing services to be disconnected as per the Water and Wastewater By-law. Any new services are to be a minimum of 3m from any existing boulevard tree
- Separate sewer and water services are required for each unit
- Grade on side property lines should meet a minimum of 2% grade to either the front or rear of the property
 - Required berms/retaining walls are need to be submitted in details during the building permit stage
- Established Area Development Charges will be applicable at the time of building permit
 - Credit will be applied for the previous dwelling in accordance with the Development Charges By-law
- Separation wall between each dwelling unit should be constructed in the centre property line with a 1-hr fire separation
- This property will need to purchase additional cart sets
- Refuse collection for both units will be in the back lane

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 performed door-to-door and mailout outreach with nearby properties. The applicant identified that some of the nearby neighbours are in favour of their proposed development. As of writing of this report, the Planning & Buildings Department not received representation in favour of or in opposition to this application.