


TITLE: CONDITIONAL USE 125 – 24 <sup>TH</sup> STREET OWNER/APPLICANT: CONCEPT HOMES CONSTRUCTION LTD. (JOEL CARDINAL-SCHULTZ)		
MEETING DATE: August 16, 2023		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents B. Map, air photo & drawings C. Public engagement report	
PRESENTER: Andrew Mok, BES RPP MCIP	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That Conditional Use Application C-07-23 to allow for a four-unit multiple dwelling on an interior site in the Residential Low Density (RLD) Zone be approved at 125 – 24<sup>th</sup> Street (Lots 17/18 and N½ of Lot 16, Block 20, Plan 15 BLTO) in accordance with the attached letter of intent “Attachment A” and the attached site plan “Attachment B-3”, subject to the developer providing stormwater storage to mitigate increased stormwater runoff from pre- to post-development conditions.

BACKGROUND:

*Request*

The applicant, Joel Cardinal-Schultz of Concept Homes Construction Ltd., is applying to allow for four-unit multiple dwelling on an interior site for a property located at 125 – 24<sup>th</sup> Street in the Residential Low Density (RLD) Zone.

*Development Context*

The subject site currently has a detached dwelling, is generally flat, and is located on the east side of 24<sup>th</sup> Street, south of the 24<sup>th</sup> Street/Rosser Avenue intersection. Uses surrounding the site include low-density residential on all four sides, with a neighbourhood commercial use immediately to the north, a community centre further to the southeast, and moderate-density residential further to the north. 24<sup>th</sup> Street and two lanes provide access to the site.

*History*

The site has a detached dwelling built in 1946.

ANALYSIS:

The applicant is proposing to build a four-unit multiple dwelling on the site. Two units each will face the front and the rear, and the building will be two storeys in height. Parking will be off the rear (east) lane.

*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 surrounding area is predominantly zoned RLD, and has a mix of detached, semi-detached, and four-unit multiple dwellings on properties of varying widths. The proposed new four-plex therefore will be 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 intent of classifying multiple dwellings on interior sites (i.e. not corner sites) in the RLD Zone as conditional uses is to allow the City to verify such proposals are compatible with the area and would not significantly negatively affect the surrounding area. Mitigating factors to accommodate a four-unit dwelling on this site include the site being wider than average on this block and being adjacent to two lanes instead of one, providing more flexibility to access the site from nearby streets.

With the applicant proposing a development that reduces permeable surface area on the site, the City wants to ensure the proposal does not create any problems to nearby sites by increasing stormwater runoff from the site. The City therefore recommends, as a condition of approval, that the developer provide on-site stormwater storage to mitigate increased stormwater runoff from pre- to post-development conditions.

The proposal therefore, subject to the recommended condition, should not have any detrimental effects to the people or 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*

*Brandon & Area Planning District Development Plan 2013*

- 2.2.1—site located in “Residential” area under Map 1: Urban Land Use
- 2.2.2—providing a mix of housing options in the neighbourhood
- 2.2.4—providing a mix of housing forms and densities within the RLD Zone in the neighbourhood

Zoning By-law

- Proposal complies with bulk and siting requirements, such as required yards, and parking requirements

Commenting Agencies

All comments have been addressed and summarized below.

City of Brandon

- Concerns stormwater runoff from this site already addressed earlier in this report
- City suggests the applicant provide more clearance between on-site parking spaces and the Hydro pole in the lane to minimize potential vehicular conflicts

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 hand-delivered and mailed information to nearby residents and property owners on July 31, 2023 and August 4, 2023 respectively. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.