


TITLE: CONDITIONAL USE 134 – 20 TH STREET OWNER: 6160204 MANITOBA LTD.; LOGAN MARTIN APPLICANT: CHAD MARTIN		
MEETING DATE: January 3, 2024		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents B. Map, air photo & drawings C. Public outreach report	
PRESENTER: Andrew Mok, BES MCIP RPP	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That Conditional Use Application C-12-23 to allow for a duplex dwelling on a site with a site width less than 15.2m in the RLD Residential Low Density Zone be approved at 134 – 20th Street (Lot 34, Block 23, Plan 15 BLTO) in accordance with the attached letter of intent “Attachment A-1”, site plan “Attachment B-3”, and elevation plans “Attachments B-4 and B-5”, subject to the owner or successor, prior to the issuance of a building permit, providing mitigation for increased stormwater runoff from the site to the City of Brandon Engineering Department’s satisfaction.

BACKGROUND:

Request

The applicant, Chad Martin, on behalf of the property owners, 6160204 Manitoba Ltd. and Logan Martin, is applying to allow for a duplex dwelling on a site with a site width less than 15.2m in the RLD Residential Low Density Zone for a property located at 134 – 20th Street.

Development Context

The subject site currently is part of a property with a detached dwelling, and is located on the west side of 20th Street, about halfway between Rosser and Princess Avenues. Uses surrounding the site include mostly lower-density residential, with a higher-density residential site to the northeast and Brandon University further to the south. 20th Street provides pedestrian access to the site, while a lane on the west side of the site provides vehicular access to the site.

History

The detached dwelling, located on the north half of the property, was built in 1912. The property recently went through a title split with the site now being legally separate from the part of the property with the detached dwelling, though no separate civic address exists yet for this site.

ANALYSIS:

The applicant is proposing to build a duplex on the 25'-wide site, with each dwelling unit having three bedrooms. The building will be two storeys in height, and parking will be off the rear 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 lower- and high-density residential uses. Several of the lower-density residential buildings in the area, including three immediately north of the site, are two storeys in height. Several properties in the area with lower-density residential developments are also on narrow lots (~25-30'). Furthermore, the duplex is designed to appear like a detached dwelling from the front, with the second dwelling unit being in the rear half of the building. Therefore, the proposal 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 proposed building's design is consistent with the existing residential developments in the neighborhood as noted under the first criterion above. Further, the site has rear lane access, allowing all required parking to be in the rear of the site, consistent with most of the properties on this block and in this area, maintaining maximum ability of our City streets to accommodate public on-street parking for everyone in the area.

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 mitigation for increased stormwater runoff from site to the Engineering Department's satisfaction.

Subject to the recommended condition, the proposal 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 within an area identified as “Residential” in Map One: Urban Land Use of the Development Plan
- 2.2.4 and 2.2.5—proposal will contribute to a range of housing density options in the neighborhood and increase density in close proximity to major institutions, such as Brandon University
- 10.2.4—accommodating part of the population growth within developed areas while ensuring contextually appropriate infill development

Zoning By-law

- The proposal conforms to all applicable Zoning By-law provisions, such as bulk and siting requirements and parking

Commenting Agencies

The City did not receive any comments of significant concern.

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 did door-to-door canvass and delivered their proposal to owners of nearby properties before the City accepted the application on November 28, 2023. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.