


TITLE: CONDITIONAL USE 821 DENNIS STREET OWNER: 6160204 MANITOBA LTD. 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 D. Letter of support	
PRESENTER: Andrew Mok, BES MCIP RPP	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That Conditional Use Application C-13-23 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 821 Dennis Street (Lot 9, Block 31 Plan 9) in accordance with the 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 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 owner, 6160204 Manitoba Ltd. 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 821 Dennis Street.

Development Context

The subject site is currently vacant, and is located on the east side of Dennis Street. Uses surrounding the site include a mix of lower-density residential on all four sides, with some Industrial lands along the CN railway further to the north. Dennis Street and a lane provide access to the site.

History

The site was originally part of a larger property that includes today's 823 and 825 Dennis Street. One duplex dwelling was built on each of those two other properties, all properties created by title split. Those two duplex dwellings were built before 2021, after which the City amended the Zoning By-law requiring conditional use approval for duplex dwellings on narrow lots (less than 15.2m/50') in the RLD Zones to better ensure the proposals were an appropriate fit for the area.

ANALYSIS:

The applicant is proposing to build a duplex on the site. The building will be two storeys in height with three bedrooms in each unit. 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 zone RLD, and has a mix of lower-density residences, varying in height between one and two storeys. The residential buildings in the area also sit on properties of varying widths, including several narrower properties within a couple of blocks, not including the two duplex dwellings at 823 and 825 Dennis Street built beginning 2017. The proposal 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 proposed building's design is consistent with the existing residential developments in the neighborhood as noted under the first criterion above. Further, the proposal calls for parking off the rear lane, and therefore will not reduce the amount of on-street parking available for everyone in the area due to the presence of a driveway for parking off the front.

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—property in question is within area identified as “Residential” in Map One: Urban Land Use of Development Plan
- 2.2.2—provide wider variety of housing types in a neighbourhood
- 10.2.4—accommodate part of 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 a door-to-door canvass and delivered their proposal to owners of nearby properties before the City accepted the application on November 28, 2023, and received concerns about parking and too much densification from three homeowners (Attachment C). As of the writing of this report, the Planning & Buildings Department has received one letter of support to this application.