


TITLE: CONDITIONAL USE 336 – 6 <sup>TH</sup> STREET OWNER: WILLIAM DUNCAN AND DONNA JEAN MCTAVISH APPLICANT: BRANDON HOUSING FIRST MMF SOUTHWEST (SAMANTHA SHUPE)		
MEETING DATE: May 15, 2024		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents B. Map, air photo & drawings C. Public outreach report ***	
PRESENTER: Emmanuel Owusu Ansah	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That Conditional Use Application C-03-24 to allow for special needs housing for up to seven (7) people in the RLD Residential Low Density Zone be approved at 336 – 6<sup>th</sup> Street (Lots 8/9, Plan 13 BLTO) in accordance with the attached letter of intent “Attachment A-1”.

BACKGROUND:

*Request*

The applicant, Samantha Shupe of Brandon Housing First MMF Southwest, on behalf of the property owners, William Duncan McTavish and Donna Jean McTavish, is applying to allow for special needs housing for up to seven (7) people for a property located at 336 – 6<sup>th</sup> Street in the RLD Residential Low Density Zone. The intent is to establish a women’s safe house.

*Development Context*

The subject site currently has a temporarily vacant residential building that previously accommodated multiple residents in their individual rooms, located mid-block between Lorne and Louise Avenue on the west side of 6<sup>th</sup> Street. Uses surrounding the site include predominately low-density residential on all sides, higher-density residential further to the north and south, and a school on the east side of 6<sup>th</sup> Street. A lane and 6<sup>th</sup> Street provide vehicular and pedestrian access respectively to the site.

*History*

The house on the site was built in 1909. It has been previously used as a boarding house.

ANALYSIS:

The applicant is proposing to establish a safe house for up to seven older Indigenous female-identifying persons, filling a gap in the housing continuum in the City. The use will have staff on site 24 hours/day to ensure on-site residents have necessary supports that promote independent living, with additional security for the first few months.

Regarding gaps in the housing continuum in the City, according to the City's Housing Needs Report from July 2023, shelter usage doubled in 2020 from 2019 and has increased since, and individuals using services on the Homeless Individuals and Families' Information System increased by over 500 people since 2019. The report further notes that the City needs additional transitional housing units to stabilize people currently living in emergency living situations and the 863 clients receiving various services on the Homeless Individuals and Families' Information System.

*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 proposed use is residential in nature in a predominately residential area, therefore, the proposed use is compatible with the general nature of the surrounding area. There are no proposed changes to the exterior of the building.

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 applicant is proposing to have a full-time staff on site, along with security for the first few months, ensuring someone will be on site to address any incidents promptly directly or by calling for assistance or additional resources. Further, with transitional housing, staff rather than residents typically have the ability to drive to and from the site, reducing the risk of traffic or parking being issues in the surrounding area. The proposed use therefore should not have any detrimental effects to 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 a "Residential" designated area under Map 1: Urban Land Use
- 2.2.2—providing a mix of housing options in each neighbourhood
- 2.2.3—encouraging alternative housing types that facilitate affordability in each neighbourhood
- 2.2.7—provide supportive housing

City of Brandon Zoning By-law

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

Commenting Agencies

The Planning & Buildings Department did not receive any comments of significant concern.

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with Section 169 of The Planning Act, notice of 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

We are yet to receive public outreach report from the applicant (Attachment C). As of the writing of this report, the Planning and Buildings Department did not received representation in support or in opposition to this application.