


TITLE: CONDITIONAL USE 332/338 – 10TH STREET OWNER: GPC MANITOBA LTD. APPLICANT: CONCEPT HOMES CONSTRUCTION (JOEL CARDINAL-SCHULTZ)		
MEETING DATE: February 19, 2025		Page 1 of 4
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents B. Map, air photo & drawings C. Public outreach report	
PRESENTER: Emmanuel Owusu Ansah, Community Planner	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That Conditional Use Application C-04-25 to allow for the construction of a multi-unit building in the DMU Downtown Mixed Use Zone, with dwelling units on the first storey adjacent to a Commercial Corridor as identified in The Downtown Brandon Secondary Plan, be approved at 332 & 338 – 10th Street (Lots 5/6, Block 25, Plan 2 BLTO) in accordance with the attached letter of intent “Attachment A-1”, subject to the owner or successor:

1. Prior to issuance of a development permit, submitting a Status of Title to the City of Brandon Planning & Buildings Department confirming that 332 and 338 – 10th Street have been consolidated as a single property;
2. Mitigating increased run off from the property, limiting run off to that of pre development condition; and
3. Submitting a written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for addressing of the consolidated property and proposed dwelling units to the satisfaction of the City of Brandon Real Estate Administration.

BACKGROUND:

Request

The applicant, Joel Cardinal-Schultz of Concept Homes Construction, on behalf of the property owner, GPC Manitoba Ltd., is applying to allow for the development of a three-storey, 12-dwelling-unit building in the DMU Downtown Mixed Use Zone, with dwelling units on the first storey adjacent to a Commercial Corridor as identified in The Downtown Brandon Secondary Plan.

Development Context

The subject site currently contains a detached dwelling on the north portion (332 – 10th Street, while the southern portion (338 – 10th Street) remains vacant. It is located on the west mid-block of 10th Street, between Lorne and Louise Avenues. Uses surrounding the site include commercial developments to the north and south, low-density residential to the west, and a mix of commercial and residential uses to the east. 10th Street provides pedestrian access to the site while, a lane on the west of the site provides vehicular access to the site.

History

The subject property consist of two separate properties. 332 – 10th Street currently has a detached dwelling, while 338 – 10th Street had a commercial building that was demolished in 2019.

ANALYSIS:

The applicant proposes to construct a three-storey residential building with 12 dwelling units. Conditional use application is to permit first floor residential on a commercial corridor. The proposal includes eight parking spaces, accessed from the rear lane to the west of the site.

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 building form is similar to existing structures in the area. The subject site is located in an area with a mix of stand-alone residential and mixed use buildings making the proposal compatible with the general nature of the surrounding area. The development aligns with the downtown vision by increasing the residential population and increasing pedestrian traffic to support neighboring commercial uses.

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;

Unlike other areas of the city, the downtown area has no minimum on-site parking requirements, however, this development includes eight on-site parking spaces to cater for the proposed residential units. The area has a mix of personal care services and restaurants, so increased foot traffic would likely positively affect existing and potential development 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*

Consistency with the Development Plan

- Site is designated “the HUB” under the Map 1: Urban Land Use of the Brandon & Area Planning District Development Plan
- 2.2.2 & 2.2.4. – proposed development offers a mix of housing options and increased density in this area which is primarily characterized by low-density developments. The block mostly has single detached homes that have been converted into businesses on main floor and residences on upper floors. The proposal provides more housing options for the area.
- 10.2.4 – the proposal supports population growth within developed areas while ensuring contextually appropriate infill development
 - Also maximizes the use of existing roadways, services, and infrastructure while contributing to the revitalization and redevelopment of the downtown area. This site has been vacant for 5 years and the block has not had new development in over a decade.

Consistency with the Downtown Brandon Secondary Plan (DBSP)

- The site is located within the “Mixed Use Character Area” under the DBSP
- The DBSP identifies 10th Street as a Commercial Corridor that serves as a primary connection to the edges of the downtown area and promotes pedestrian activities and street vibrancy along the streets
- 6.2.2(b) – the proposed standalone residential development is compatible with the surrounding context, contributing to the increasing number of residents, which is crucial to support the growth of local business and promoting a safe and pedestrian-friendly environment along the commercial corridor

The proposed development also complies with the following design policies under the DBSP:

- 5.3.1(b) – by ensuring that the principal building is oriented towards and near the site line edge, with primary entry points clearly defined and directly accessing the sidewalk
- 6.2.2(g) – by locating on-site parking behind the building, ensuring that it is not visible from the street

Consistency with the Zoning By-law

The proposed development meets the bulk and siting requirements under Section 59, Table 14 of the City of Brandon Zoning By-law except for the side yard and lot coverage

- A minor variance will be required to reduce the side yard and increase the lot coverage.

Commenting Agencies

All comments have been addressed and summarized below.

City of Brandon

City Administration advises that the following be included as conditions of conditional use approval

- Stormwater mitigation
- Consolidation of the two properties prior to construction
- Providing new address with the required unit numbers within the proposed building

LEGISLATIVE REQUIREMENTS:***Notification***

In accordance with and exceeding minimum requirements under Subsection 169(3) of The Planning Act, notice was sent to owners of property within 100 metres (328 feet) of the subject property, and also posted on the subject property.

Public Outreach

In accordance with Section 13 of the Zoning By-law, the applicant mailed information to all residents within 100m of the site (Attachment C). The applicant identified that the outreach did not result in any comments or concerns. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.