

TITLE: CONDITIONAL USE 1328 ROSSER AVENUE & 115 – 14TH STREET OWNER: 6347470 MANITOBA LTD. APPLICANT: BURNS MAENDEL CONSULTING ENGINEERS LTD. (DANIEL BURNS)		
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 D. Development Review Group report	
PRESENTER: Emmanuel Owusu Ansah, Community Planner	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That Conditional Use Application C-01-25 to allow for the development of a three-storey, 24-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, be approved at 1328 Rosser Avenue and 115 – 14th Street (Lots 21/25, Block 56, Plan 2 BLTO) in accordance with the attached letter of intent “Attachment A-1 to A-2”, site plan “Attachment B-3”, and elevation plan “Attachment B-4”, subject to the owner or successor:

1. Entering into a development agreement with the City of Brandon with conditions set out in Attachment D of this report;
2. Prior to issuance of a development permit, submitting a Status of Title to the City of Brandon Planning & Buildings Department confirming that 1328 Rosser Avenue and 115 – 14th Street have been consolidated into a single property; 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, Daniel Burns of Burns Maendel Consulting Engineers Ltd., on behalf of the property owner, 6347470 Manitoba Ltd., is applying to allow for the development of a three-storey, 24-dwelling unit building in the Downtown Mixed Use (DMU) 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 is currently vacant and used as a gravel parking lot, and is located on the southeast corner of the Rosser Avenue/14th Street intersection. Surrounding uses include moderate-density residential to the southeast and south, low-density residential to the southwest, and commercial to the east and north. 14th Street and a public lane provide access to the site.

History

The property originally had a commercial building. Since the building's demolition in 2015, the site has had a gravel parking lot.

ANALYSIS:

The applicant is proposing to construct a three-storey residential building with 24 dwelling units, fronting on Rosser Avenue. The site consists of two separate parcels that will be consolidated to facilitate the development. The development will include 22 parking spaces, accessed from 14th Street along the west side 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 subject site is situated in a well-established area that features a blend of low- to moderate-density residential developments alongside commercial uses, reflecting the diverse urban fabric of the downtown area. The proposed development aligns with the existing built environment by being adjacent to other multiple-dwelling buildings. Additionally, the proposal complements the downtown vision in increasing the number of residents living in downtown, and is therefore 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 building height and form aligns with other developments in the area, which already feature multi-storey residential buildings. While the downtown area is exempt from parking requirements, the proposal includes 22 parking spaces, closely aligning with the parking requirements in the rest of the City. This provision should help mitigate potential parking-related concerns in the area. With access from 14th Street instead of Rosser Avenue, the development will likely not cause significant traffic disruptions. The proposal should not have any detrimental effects to 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 Map 1: Urban Land Use of the Brandon & Area Planning District Development Plan
- 2.2.2 and 2.2.4 – proposed development encourages provision of mix of housing options and housing densities. This block has a mix of single detached housing, duplex and multi-unit buildings
- 10.2.3 and 10.2.4 – the proposed development supports the City’s commitment to intensifying infill areas by making efficient use of existing roadways, services, and infrastructure while contributing to the revitalization and redevelopment of the downtown area

Consistency with the Downtown Brandon Secondary Plan (DBSP)

- The site is located within the “Mixed Use Character Area” under the DBSP.
- The DBSP also identifies Rosser Avenue 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.
- In alignment with Section 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 lot coverage

- A minor variance will be required to increase the lot coverage.

Commenting Agencies

All comments have been addressed and summarized below.

City of Brandon

City Administration advises that a development agreement is required, with conditions as identified in “Attachment D” of this report. Some key conditions include

- Stormwater mitigation
- Removal and restoration of existing 14th Street approaches
- Removal and restoration of existing hardsurfacing within the 14th Street boulevard with sod

City Administration further advises the applicant to be in contact with Real Estate to provide new address with the required unit numbers, be a condition of conditional use approval.

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.