TITLE:		
SUBDIVISION 4500-14-588 **718, 726, 730, 734, 738, 721, 725 AND 729 FRANKLIN STREET;** **735 AND 753 PERCY STREET** **LOTS 21/32, BLOCK 22, PLAN 9 BLTO, LOTS 11/17, BLOCK 23, PLAN 9 BLTO and LOTS 15/18, BLOCK 24, PLAN 9 BLTO** **OWNER/APPLICANT: WINNIPEG HABITAT FOR HUMANITY INC.**		Brandon Area Planning District
PRESENTER: Ryan Nickel, MCIP	**AGENDA NO:**	
DEPARTMENT: Planning & Building Safety	**BOARD MEETING DATE:** February 5, 2015	
CLEARANCES: **Principal Planner**	**ATTACHMENTS:** A. Application related documents (# of pages = 5) B. Map, air photo & drawings (# of pages = 6) C. Council resolution (# of pages = 1)	

APPROVALS:			
Original signed by A. Mok	Jan. 20, 2015	*Original signed by R. Nickel*	Jan. 22, 2015
Community Planner	**Date**	**Principal Planner**	**Date**

REQUEST:

The applicant, Steve Krahn, on behalf of the property owner, Winnipeg Habitat for Humanity Inc., also known as Habitat for Humanity Manitoba, is applying to subdivide a property located at 718, 726, 730, 734, 738, 721, 725 and 729 Franklin Street, and 735 and 753 Percy Street to create nineteen (19) lots in the RMD Residential Moderate Density Multiple Family Zone. Approval of this application, along with the associated site width and site area variance application (V-22-14-B), will allow for the development of single-family housing.

BACKGROUND:

Development Context

The application includes three separate portions of land totaling 0.6ha in area which are currently undeveloped as shown on "Attachment B-1". The three portions include land located on both sides of Franklin Street between Van Horne Avenue East and College Avenue East, and land located on the east side of Percy Street north of College Avenue East. These properties were previously subdivided into lots with 15.2m wide frontages.

The proposed subdivided properties are currently undeveloped, and all have access to existing developed streets, namely Franklin Street and Percy Street. The subject lots are in an area generally surrounded by a mix of single-family and multi-family housing to the north and east, and undeveloped properties to the south and west; a railway line is located further south from these undeveloped properties. The two lots on Percy Street are surrounded by industrial developments to the east. The five subject lots west of Franklin Street are located near a parking area for the Brandon Regional Health Centre and a playground to the west.

History
A previous affiliate of Habitat for Humanity Manitoba, Habitat for Humanity Brandon, acquired a few parcels of land from the City in 2001 on both sides of Franklin and Percy Streets between Van Horne Avenue East and College Avenue East. Habitat for Humanity Brandon entered into a development agreement as part of the land deal, and it began developing single-family dwellings since 2001 along the 700-block of Percy Street. In 2007, Habitat for Humanity Brandon applied to subdivide lands along Franklin Street as well as lands at the northwest corner of the Percy Street/College Avenue East intersection to continue development, but the applications expired due to outstanding conditions of approval not being satisfied.

In 2009, Habitat for Humanity Brandon submitted applications to subdivide the same lands again. The application to create three (3) lots for a three-unit row-house development at 732, 734 and 736 Percy Street was approved in 2011, while the application to create a mix of 11.4m- and 15.2m-wide lots for single-family and two-unit semi-detached development expired due to outstanding conditions of approval not being satisfied. Also in 2009, Habitat for Humanity Brandon sold lands at the southeast corner of Franklin Street and Van Horne Avenue East intersection which were developed as multi-family dwellings by the new owner.

In 2012, Habitat for Humanity Brandon ceased operations, and Habitat for Humanity Manitoba succeeded as the owner of the undeveloped parcels. A variance application reducing site width and site area requirements has also been processed to facilitate this subdivision proposal. The variance application was approved by the Planning Commission on December 3, 2014.

ANALYSIS:

The subdivision application will allow the lots to be developed in the following manner. For lots on Franklin Street:

- One (1) lot 11.0m wide and 397m^2 in area;
- One (1) lot 10.1m wide and 370m^2 in area;
- Seven (7) lots 9.8m wide and 358m^2 in area; and
- Seven (7) lots 7.9m wide and 291m^2 in area (see Attachment B-2); and

For lots on 735 and 753 Percy Street:

- Three (3) lots 10.0m wide and 373m^2 in area (see Attachment B-3).

Each of the proposed lots will accommodate a bi-level single-family dwelling with a typical building footprint of 76.2m^2, creating a total of nineteen (19) new single-family dwellings (see Attachments B-5 and B-6). Vehicular access will be from the rear of the site by way of lanes parallel to Franklin and Percy Streets. The lots will be connected to water and wastewater services from the front and gas and electricity from the lane.

Consistency with the Development Plan
Policies 2.2.1, 2.2.2, 2.2.3, 10.2.3(a) and 10.2.4(I) of the Development Plan apply to this proposal. Policy 2.2.1 states that residential development within the City will be required to locate in residential areas as shown on Map One of the Development Plan. The proposed development complies with Policy 2.2.1 as the area in which the development is located is designated “Residential”.

Policy 2.2.2 states that a variety of housing types should be provided within each serviced urban residential area in an environmentally pleasing residential setting. The proposed development complies

with Policies 2.2.2 by providing a smaller form of single-family dwellings in an area where currently there are a mix of single-family, semi-detached and multi-family dwellings.

Policy 2.2.3 states that alternative housing types, styles, sizes and tenures are encouraged to facilitate affordability in each neighbourhood. The proposed development complies with Policy 2.2.3 by providing a form of single-family dwelling and lot that is smaller than what typically exists in the surrounding area.

Policy 10.2.3(a) states that the City shall prioritize growth through supporting intensification of infill areas, and policy 10.2.4(I) states that the City shall strive to accommodate 20% of the City's future population growth within developed areas. The proposed development complies with Policies 10.2.3(a) and 10.2.4(I) by locating narrower-lot single-family development on an undeveloped site within an established area of the City.

Consistency with the Zoning By-law

The proposed use complies with Table 10: Residential Use Table under section 34 of the Zoning By-law, as single-family dwellings are permitted in the RMD Zone. The applicant also proposes to develop the new properties with parking for each property and buildings with compliant setbacks from property lines (see Attachment B-5). However, the proposed widths and site areas in this subdivision are less than the required minimums of 12.1m and 372m^2 respectively. The Planning Commission approved on December 3, 2014 a variance to reduce the minimum site width to 7.9m and the minimum site area to 291m^2.

Affordable Housing Strategy

The City of Brandon adopted an Affordable Housing Strategy that outlines different methods of achieving a greater base of affordable dwelling units within the city. Action item 3b recommends exploring reducing the minimum lot width requirements down from 12.1m to accommodate a greater supply of single-family infill lots within established neighbourhoods.

Land Use Analysis

The proposed development is in an appropriate location in that it is adjacent to a residential area consisting mostly of single-family dwellings. The proposed dwellings' heights will be consistent with the surrounding area as existing single-family dwellings are generally single-storey or bi-level buildings. Though narrower than the more recently built single-family dwellings in the surrounding area, the sizes of the proposed single-dwellings are similar to the existing smaller single-family dwellings in the area. Like most of the existing residential properties, the proposed lots will have vehicular access only from the rear lanes.

City Council Decision

In accordance with s. 125(1) of The Planning Act, City Council approved this application on January 19, 2015 subject to the following conditions:

1. the owner or successor
    a. entering into an amended development agreement with the City of Brandon as attached to the report by the Community Planner dated November 25, 2014, and registering the development agreement in series immediately following registration of the subdivision;
    b. submitting to the City of Brandon Planning & Building Safety Department $2,864.11 as a cash-in lieu contribution for public reserve purposes;
    c. submitting to the City of Brandon Planning & Building Safety Department written confirmation that the Brandon School Division has received $5,386.50 as a cash-in lieu contribution for school purposes; and
    d. submitting to the City of Brandon Planning & Building Safety Department written confirmation that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro and MTS Inc., and registering the

easement agreement along with the easement plan, if required, in series immediately following registration of the subdivision.

RECOMMENDATION:

That subdivision application 4500-14-588 to subdivide 718, 726, 730, 734, 738, 721, 725 and 729 Franklin Street, and 735 and 753 Percy Street (Lots 21/32, Block 22, Plan 9 BLTO, Lots 11/17, Block 23, Plan 9 BLTO and Lots 15/18, Block 24, Plan 9 BLTO) in the City of Brandon be granted Conditional Approval subject to the conditions contained in the City of Brandon resolution dated January 20, 2015;

And further, that subject to meeting all other necessary conditions and requirements of subdivision, that the designated signing officers are authorized to sign and seal the Final Certificate of Approval.