TITLE: **CONDITIONAL USE** **19 13TH STREET** **OWNER: 697720 MANITOBA ASSOCIATION INC.** **APPLICANT: GLEN KRUCK**	
MEETING DATE: August 21, 2019	**Page 1 of 3**
DEPARTMENT: Planning & Buildings	**ATTACHMENTS:** A. Application related documents B. Map, air photo & drawings C. Community Participation Report
PRESENTER: Shengxu Li, Community Planner	**MANAGER:** Ryan Nickel, Chief Planner

RECOMMENDATIONS:

That Conditional Use Application C-07-19-B to allow for special needs housing for six (6) residents in the Downtown Mixed Use (DMU) be approved at 19 13th Street in accordance with the letter of intent "Attachment A-2 and A-3" and the site plan "Attachment B-2".

BACKGROUND:

Request

The applicant, Glen Kruck, on behalf of the property owner, 697720 Manitoba Association Inc. (Community Health and Housing Association), is applying to allow for a conditional use for a property located at 19 13th Street in the Downtown Mixed Use (DMU) Zone. Approval of this application will allow for a special needs housing use with up to six (6) residents established on the first storey of the existing building.

Development Context

The site occupied by an existing one-storey building is located on the east side of 13th Street between Pacific Avenue and Rosser Avenue in Brandon downtown. Uses surrounding the site include commercial and multifamily residential uses to the west, office and multifamily residential uses to the south, warehouse and indoor storage use to the east and north. Both the 13th Street and public lane provide access to the site.

History

The building was previously used for commercial office space and warehouse. In 2019, the applicant has made a building permit application to renovate the building into a two storey, 17-units multifamily building with the intention to provide affordable housing.

ANALYSIS:

The applicant is proposing to establish a special needs housing use with up to six (6) residents on the first story of the existing building.

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 (residential withdrawal management services) is considered as special needs housing use according to the Zoning By-law. There are a few multiple residential buildings located in the surrounding area (1300 Pacifica Avenue, 1241 Rosser Avenue, and 1301 Rosser Avenue). Therefore, the proposal 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 special needs housing use is considered a type of residential housing and is similar to other residential developments in the area. The special needs housing use only generates the need for two parking stalls for staff that can be accommodated within the seven on-site parking stalls shared between the residential use and the mixed use building at 1233 Rosser Avenue. Therefore, the proposal will not negatively affect people and other 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***

   The proposed development is located in the Downtown Brandon Secondary Plan (Downtown Plan) area. Recognizing social services are a necessary downtown resource, the Downtown Plan supports social service providers to provide services that meet the needs of vulnerable populations in downtown. The development complies with the social service provisions to achieve the Downtown Plan's vision.

   The proposal conforms to applicable provisions in the Zoning By-law.

Commenting Agencies

All comments have been addressed and summarized below.

City of Brandon

- Currently 1233 Rosser Avenue and 19 13th Street are in one title. In order to maintain the current addresses, the title should be split so that Lots 19 to 21 are on one title (19 13th Street) and portion of Lots 24, 25, and 26 as well as Lots 23 and 24 are on the

other title (1233 Rosser Avenue), If any of the properties changes ownership and is for redevelopment for other uses.

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 has contacted the property owners in adjacent area to introduce the proposal and solicit comments. No comments are received during the process. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.