


TITLE: <p style="text-align: center;">SUBDIVISION 4500-13-565 1637 8TH STREET LOT 2, PLAN 26296 BLTO OWNERS/APPLICANTS: DARRELL ENNS & JOHN FEHR</p>										
PRESENTER: Angie Veilleux	AGENDA NO:									
DEPARTMENT: City of Brandon Planning & Building Safety Department	BOARD MEETING DATE: March 6, 2014									
CLEARANCES: <i>Original signed by A. Veilleux</i> Principal Planner	ATTACHMENTS: 1. Application related documents (# of pages = 5) 2. Map, air photo & drawings (# of pages = 2)									
APPROVALS: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><i>Original signed by A. Mok</i></td> <td style="width: 15%; text-align: center;">Feb. 13, 2014</td> <td style="width: 33%;"><i>Original signed by A. Veilleux</i></td> <td style="width: 15%; text-align: center;">Feb. 14/14</td> </tr> <tr> <td>Community Planner</td> <td style="text-align: center;">Date</td> <td>Principal Planner</td> <td style="text-align: center;">Date</td> </tr> </table>			<i>Original signed by A. Mok</i>	Feb. 13, 2014	<i>Original signed by A. Veilleux</i>	Feb. 14/14	Community Planner	Date	Principal Planner	Date
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SUMMARY OF HISTORY/DISCUSSION:

Darrell Enns and John Fehr are applying to subdivide 1637 8th Street (Lot 2, Plan 26296 BLTO) to create 1 new lot in the RSF Residential Single Family Zone. The subdivision would allow for the development of two new single-family dwellings, one on the new lot created as a result of the subdivision, and one built on the residual parcel.

Development Context

The subject property is currently used for a single-family dwelling, although the existing dwelling has been vacant for some time. The property is located on 8th Street, north of Aberdeen Avenue, and primary access to the property is by 8th Street. The property is surrounded with single-family dwellings, and is bordered on the east by a public lane.

The applicants propose to subdivide the existing 18.29m x 36.56m lot into two identical 9.15m x 36.56m lots to accommodate the construction of the aforementioned two new single-family dwellings. The proposal includes vehicle access exclusively from the rear lane. The rear lane is legally open but is not maintained by the City. The applicants will be required to enter into a development agreement with the City of Brandon that requires the landowners to maintain their portion of the rear lane should it continue to be used.

Affordable Housing Strategy

The City of Brandon has recently adopted an Affordable Housing Strategy that outlines different methods of achieving a greater base of affordable dwelling units within the city. Goal #3 of the Strategy is to retain and rejuvenate the existing housing stock through adjusting existing zoning by-law regulations to facilitate the development of affordable housing. Action item 3b recommends exploring amending the minimum lot size in the RSF zone to 9.1m, down from the currently required 12.1m, to accommodate a greater supply of single-family infill lots within established neighbourhoods.

Development Plan

The subject site is designated “Residential” in the Development Plan and the proposal is consistent with the following policies:

- 2.2.1 – locating all new residential development within “Residential” designated areas;

- 2.2.3 – providing housing affordability through different styles and sizes within neighbourhoods; and
- 2.2.4 – providing a range of densities within serviced areas to promote a diverse urban fabric.

Zoning By-law

The proposal does not meet the minimum site width and minimum site area requirements for RSF zoned parcels, however as mentioned, the City of Brandon has the mandate to explore reducing the required site width as a part of the Affordable Housing Strategy. The proposal has been submitted ahead of any changes being made to the zoning by-law to reflect this; therefore the applicant has applied for the necessary variances to accommodate the proposal under the current regulations. Obtaining variance approvals is a condition of approval for this subdivision. The proposal meets all other requirements in the Zoning By-law, including all setbacks, height and parking.

City Council Decision

In accordance with s. 125(1) of The Planning Act, City Council approved this application on February 3, 2014 subject to the following conditions:

1. The owner or successor
 - a) obtaining a variance to reduce the minimum required site width from 12.1m to 9.1m;
 - b) obtaining a variance to reduce the minimum required site area from 372m² to 334m²;
 - c) entering into a development agreement with the City of Brandon as attached to the report by the Community Planner dated January 20, 2014, and registering the development agreement in series immediately following registration of the subdivision; and
 - d) submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$283.50 as a cash-in lieu contribution for school purposes.

RECOMMENDATION:

That subdivision application 4500-13-565 to subdivide 1637 8th Street (Lot 2, Plan 26296 BLTO) in the City of Brandon be granted Conditional Approval subject to the conditions contained in the City of Brandon resolution dated February 4, 2014;

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.