

TITLE: CONDITIONAL USE 1670 8th STREET OWNER & APPLICANT: ERIC OLSON		
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: Sonikile Tembo, Community Planner	MANAGER: Ryan Nickel, Chief Planner	

RECOMMENDATIONS:

That Conditional Use Application C-08-19-B to allow for a duplex on a corner lot in the Residential Single Detached (RSD) zone be approved at 1670 8th Street (Lots 25 and 26 Block 8 Plan 289 BLTO in NE ¼ 11-10-19 WPM) in accordance with the letter of intent “Attachment A-2”, subject to the owner or successor prior to the issuance of a development permit:

1. Submitting updated plans to the satisfaction of the Planning and Buildings department removing any vehicle access from Aberdeen Avenue; and
2. Entering into a maintenance agreement with the City of Brandon for the portion of the rear lane that they will use to access their parking.

BACKGROUND:

Request

The applicant, Eric Olson, is applying for a conditional use for a site located at 1670 8th Street. Approval of this application will allow for the construction of a duplex in the RSD zone.

Development Context

The site is currently vacant and is located at the northwest corner of Aberdeen Avenue and 8th Street as shown on Attachment B-1. Primary vehicle access to the site is proposed from Aberdeen Avenue (Attachment B-2). The site is surrounded by residential single detached dwellings with some higher density north of the site closer to Richmond Ave. The site is within walking distance (500m) to Shoppers Mall, Kin Park, Crocus Plains Secondary School, a transit route and other community amenities.

History

The lot was initially part of 1660 8th Street until a title split in 2018.

ANALYSIS:

A duplex in the RSD zone requires a conditional use order. The intent of the conditional use process is to allow for a greater variety of residential development types in the RSD zone while insuring community involvement and the development is a good “fit” and adds value to the neighborhood.

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 site is located in a neighbourhood that has predominantly single detached houses with some duplexes within 100m (1609 7th St, 604 Aberdeen Ave, 14 Balmoral Bay). The one storey building type and front yard setback of 4.8m is compatible with the general nature of buildings in the surrounding area. The conditional requiring rear access to the site is unique in the area but more favourable in order to maintain on-street parking availability on 8th street and safe traffic flow on Aberdeen Avenue.

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 building’s form will be consistent with most of the existing residential developments in the surrounding area (e.g. one and two storeys, hipped roof). Providing rear access is the best option for this site to avoid interruption to the trail, potential safety hazard with side access since Aberdeen is a busy collector street, and possible reduction of on-street parking on 8th street (which came up as a concern from residents). This development with the necessary site revisions (rear lane access and parking), will not be detrimental to the general welfare of people in the 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 proposal conforms to the Brandon & Area Planning District Development Plan 2013 (Development Plan):

- The subject site is within the area identified as “Residential” in Map One: Urban Land Use of the Development Plan (2.2.1);
- The surrounding residential area already consists of a mix of detached dwellings, duplex and multiple dwellings (2.2.2);
- The development will contribute to a range of housing density options in the neighbourhood and increase density in close proximity to schools, transit routes, open space areas and major collector streets (2.2.4, 2.2.5).
- Infill development is the top growth priority in the City of Brandon (10.2.3).

The proposed development complies with all other applicable requirements in the Zoning By-law.

Commenting Agencies

All comments have been addressed and summarized below.

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with Section 169 of The Planning Act, notice of 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 met with the neighbours and sent written notifications to neighbouring residents to inform them of the application. The applicant received some comments and reservations that are detailed in the Community Participation Report (Attachment C). As of the writing of this report, the Planning & Buildings Department has received reservations to this application because of the risk of reducing on-street parking available to residents. The applicant is willing to provide more parking spaces to mitigate this.