


TITLE: CONDITIONAL USE 840 – 4TH STREET NORTH OWNER: COREY PETERS APPLICANT: TREVOR KEHLER (ALAIR HOMES)		
MEETING DATE: June 1, 2022		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents, including public outreach report B. Map, air photo, drawings	
PRESENTER: Justin Quigley, Community Planner	MANAGER: Ryan Nickel, Director of Planning & Buildings	

RECOMMENDATIONS:

That Conditional Use Application C-03-33 to allow for the construction of a duplex in the Residential Single Detached (RSD) Zone be approved at 840 – 4th Street North (Lot 2, Plan 66925 BLTO) in accordance with the attached letter of intent “Attachment A-1”, site plan “Attachment B-3”, building plans “Attachment B-4”, and elevations “Attachment B-5”.

BACKGROUND:

Request

The applicant, Trevor Kehler of Alair Homes, on behalf of the property owner, Corey Peters, is applying for conditional use approval to convert an existing build from a single detached dwelling with attached secondary suite to a duplex.

Development Context

The subject site is bound by 4th Street North to the east, and low-density housing to the north, west, and south. Low-density residential uses surround the site in all directions. 4th Street North provides access to the site.

History

The applicant has previously applied for a building permit, approved on October 5, 2021, to construct a single detached dwelling with attached secondary suite. The applicant proposed converting the property to a duplex in January 2022, citing the property owner has moved out of the city but wishes to retain the property. No changes have been made to the plans approved in the 2021 building permit.

ANALYSIS:

The applicant is applying for conditional use approval to develop a duplex within the RSD Zone.

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 situated in a neighbourhood that predominantly contains detached dwellings, with semi-detached and four-unit dwellings along Kirkcaldy Drive. The proposed duplex is designed as a detached dwelling with a second unit located in the basement of the building, which does not add bulk to the site that is incompatible with the surrounding neighbourhood. The proposed duplex will therefore 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 building's use and design is consistent with the general nature of uses within the neighbourhood. The building proposes a single-detached garage and front entrance to face 4th Street North, which is consistent with many nearby residential units. The proposed duplex will therefore not provide an intensification that is beyond what exists in the neighbourhood and is not expected to negatively impact other properties or potential development 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***Brandon & Area Planning District Development Plan 2013***

- Site designated "Residential" (Map 1)
- Proposal provides a mixture of housing options in the neighbourhood (2.2.2)
- Proposed development will contribute to a range of housing density options in the neighbourhood, and increase density in close proximity to major institution, transit routes, open space areas and major collector streets (2.2.4 & 2.2.5)
- Infill development is one of the top growth priorities in the City of Brandon (10.2.3)

City of Brandon Zoning By-law

- Proposed duplex complies with all provisions of the Zoning By-law

Commenting Agencies

The City did not receive any comments of significant concern.

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 performed door-to-door outreach with nearby properties. The applicant identified that the consultation 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.