

TITLE: CONDITIONAL USE 450 – 12TH STREET OWNER/APPLICANT: BRANDON FRIENDSHIP HOUSING AUTHORITY INC. (RICHARD GREER)		
MEETING DATE: September 16, 2026		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents B. Map, air photo & drawings C. Public outreach report	
PRESENTER: Emmanuel Owusu Ansah, Community Planner	MANAGER: Andrew Mok, RPP MCIP, A/Principal Planner	

RECOMMENDATIONS:

That Conditional Use Application C-04-26 to allow for an assembly area in the RLD Residential Low Density Zone be approved at 450 – 12th Street (Lot 3 and Part Lot 2, Block 12, Plan 2 BLTO) in accordance with the attached letter of intent “Attachment A”.

BACKGROUND:

Request

The applicant, Richard Greer of Brandon Friendship Housing Authority Inc., is applying to allow for an assembly area on property located at 450 – 12th Street in the RLD zone. Approval of this application will allow for the continuation of a 24-hour youth safe space originally approved for a year under Conditional Use Decision (C-02-24).

Development Context

The subject site currently contains a detached dwelling operating as transitional housing, an overnight shelter, and an assembly area, and is located on the west side of 12th Street, one property north of Victoria Avenue. Uses surrounding the site include low-density residential on all sides, with some institutional uses further northwest and southeast, and some moderate-density residential further northwest. 12th Street and the lane between 12th and 13th Streets provide access to the site.

History

The building on the site appears to have been constructed in 1954 and was used as a detached dwelling until its use was changed to transitional housing in 2025. In the same year, the Planning Commission approved a variance and conditional use for an overnight shelter and assembly area.

ANALYSIS:

The applicant is proposing to continue operating a 24-hour safe space for youth, providing access to support and services at any time of the day. The building is currently operating as a transitional housing overnight shelter as well as the 24-hour youth safe space, of which the Planning Commission approved the safe space for a one-year term. The Planning Commission granted one-year approval to allow the applicant an opportunity to implement the program and demonstrate its impact on the surrounding neighbourhood, returning with operational experience to apply for permanent conditional use approval.

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 has been operating at the site since receiving conditional use approval in 2024 and an associated building permit in 2025, and remains contained in the existing building. The site continues to maintain the appearance and character of a detached dwelling, preserving the residential nature. Like the original approval, the scale of the assembly area is limited by the size of the existing building and remains compatible with the surrounding low-density residential neighbourhood. As the approval will facilitate continuation of an existing use rather than the introduction of a new use or expansion of operations, the proposed development is 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;

Since receiving approval in 2024 and a building permit in 2025, the 24-hour youth safe space has operated in conjunction with the transitional housing and overnight shelter uses on the site. City administration is not aware of any land use or nuisance concerns resulting from the operation of the assembly area use. The use remains limited in scale, operates within an existing building, and continues to be staffed on site. The proposal does not involve any building additions, site alterations, or increases in capacity that would adversely affect neighbouring properties or future development opportunities. Therefore, the continued operation of the assembly area is not expected to be detrimental to the health, safety or general welfare of people living or working 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*

City Plan

- 4.1(5) – proposal supports and responds to the diverse needs of Brandon’s population by providing appropriate services
- 7.1(4) – Commercial and Institutional General Policies (b), (c), and (d) – support the operation of Youth Safe space that serve both Brandon and the surrounding communities, compatible nearby residential developments and ideally within walking distance of residential areas.

Zoning By-law

- “Assembly area” defined as “a use consisting of a gathering of persons for civic, political, travel, religious, social, educational, recreational, or similar purposes”
 - o The proposed 24-hour safe space would fit under this definition
- The applicant proposes to continue the use in the existing building with no additions
- The proposal generally meets the bulk and siting and parking requirements

Commenting Agencies

No concerns or major comments were received.

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with and exceeding minimum requirements under Subsection 169(3) of The Planning Act, notice was sent to owners of property within 100 metres (328 feet) of the subject property, and also posted on the subject property.

Public Outreach

In accordance with Section 13 of the Zoning By-law, the applicant delivered a newsletter to addresses within 100 m of the site highlighting the Lodge's activities, programming, services, and accomplishments. The applicant also hosted a community BBQ during the second week of July to discuss the Lodge and its activities and indicated that the feedback received was generally positive. As of the writing of this report, the Planning & Buildings Department has not received any representations in support of or in opposition to this application.