

REGULAR COUNCIL MEETING

MONDAY, FEBRUARY 6, 2017 AT 7:00 PM

COUNCIL CHAMBER, CIVIC ADMINISTRATION BUILDING

AGENDA

RECOMMENDATIONS

Please note that all recommendations contained in this agenda have been put forward by members of City Council or the Administration for City Council's consideration and debate.

1. Roll Call
2. Adoption of Agenda
3. Presentations
4. Confirmation of Minutes

REGULAR

JANUARY 23, 2016

- [Minutes - January 23, 2017.pdf](#)

5. Hearing of Delegations

(A) PATRICK PULAK, DIRECTOR OF ENGINEERING - WATER TOWER STRUCTURAL ASSESSMENT

That the presentation by Patrick Pulak, Director of Engineering, with respect to the Water Tower Structural Assessment be received.

- [Delegation Request - Patrick Pulak, Director of Engineering - Water Tower.pdf](#)
- [Water Tower Structural Assessment.pptx](#)

6. Public Hearing
7. Community Question Period

The public is invited to come forward to the podium to ask questions on any item appearing on the agenda for this evening's meeting. A total of 15 minutes will be allowed for this question period.

8. Committee Reports

- 9. Enquiries
- 10. Announcements
- 11. General Business

(A) 2016 ENVIRONMENTAL UPDATE

That the report of the Environmental Initiatives Section dated January 23, 2017, providing an update on environmental initiatives being addressed in Brandon be received as information.

- [2016 Environmental Update report.pdf](#)

(B) SOUTH BRANDON ANNEXATION

Should Council conclude that they wish to initiate an annexation proposal for the property Council can propose a motion as follows:

That Administration be directed to commence an annexation process with respect to the property located southwest of Patricia Avenue and 18th Street as shown on Attachment A-2, in accordance with Section 35 of The Municipal Act and that details or proposed inter-municipal agreements come back to Council for consideration.

- [South Brandon Annexation Information.pdf](#)

(C) APPLICATION TO SUBDIVIDE 1955 – 34TH STREET (BELLAFIELD DEVELOPMENT)

Subdivision

That the application to subdivide 1955-34th Street (Pt. SW1/4 10-10-19 WPM), Phase I, Stage II to create one lot and a public right-of-way (Chipperfield Drive) to establish a 76 unit bareland condominium development (Attachment B-2) be approved subject to the owner or successor:

1. submitting written confirmation to the City of Brandon Planning, Property and Buildings Department that the Brandon School Division has received a cash-in lieu contribution for school purposes.
2. submitting written confirmation to the City of Brandon Planning, Property and Buildings Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro and Centra Gas Inc. and registering the easement agreement along with the easement plan, if required, in series with the plan subdivision.

3. entering into a development agreement with the City of Brandon subject to the following supplementary conditions:

- a. That the agreement be specific to the site plan (Attachment B-3) submitted for the construction of 76 bare land condominium units and any variation of the plan may require the Developer to obtain approval from Brandon City Council who may request additional public input and amendment to the agreement.
- b. To provide written confirmation that necessary arrangements have been made for postal service and that the pick-up / drop off location of the community mail box has been determined between the Developer and Canada Post; to the approval of Canada Post. The location of the community mail box must be indicated on the design construction drawings submitted to the City Engineer for review. Such location is to be approved by the City Engineer prior to the issuance of any development and/or building permits. The Developer also agrees to design for an appropriately sized sidewalk section and/or concrete pad as per municipal and Canada Post Corporation Supplementary Report (4500-16-637) REV 02/2016 Standards, to place the Community Mailbox on. The developer must contact Canada Post for concrete pad specifications. Any required curb depression for wheelchair access must have a 1.6m wide opening and no more than a 20-degree grade per site.
- c. To remit a one-time monetary contribution, to the supply, installation, general maintenance and warranty of twelve (12) trees to be located on the City's right-of-way. The amount of payment for such trees will be calculated at the time of execution of this development agreement and based upon the City's tree contract pricing for the current year. Payment in full will be required prior to the issuance of any development and/or building permit.
- d. To contribute \$1,800.00 per unit for 76 units as proposed to be developed as per Phase 1, Stage 2 totaling \$137,349.00. This contribution will be held in a Reserve Account and applied to sanitary sewer upgrades required for the downstream domestic sewer.
- e. To contribute \$384.00 per unit for 126 units as per Phase 1, Stage 1.a, Stage 1.b and Phase 1, Stage 2 totaling \$48,384.00. This contribution will be held in a Reserve Account and applied towards the upgrade of Maryland Avenue from 26th Street to Marquis Drive. This contribution is taken as per requirements of Phase 1, Stage 2 as well as retroactively from Phase 1, Stage 1a. & b. as per the agreement between the City of Brandon and the Developer.
- f. Should the Southwest Secondary Plan be amended by Council to include the extension of Maryland Avenue west of Marquis, the Developer will provide an update to the Bellafield Traffic Impact Study dated December, 2014. The update will be required to be submitted to and approved by the City Engineer upon application for development of Phase 1, Stage 3 of the Bellafield neighborhood. The update to the Traffic Impact Study will be required to reflect the extension of Maryland Avenue west to 34th Street and calculate the total

volume of traffic generated from the Bellafield neighborhood on Maryland Avenue. At such time as the contribution for Maryland Avenue is required for Phase 1, Stage 3, the Developer will be required to pay, retroactively, any additional contributions to the Maryland Avenue west extension for all units built in Phase 1, Stage 1.a, Stage 1.b and Phase 1, Stage 2 of the Bellafield neighborhood.

- g. To legally open, extend and construct the public right-of-way commonly known as Chipperfield Drive and as such extend all below and above ground municipal services. The Developer will be required to submit design drawings as prepared by a professional engineer; such design is subject to review and acceptance by the City Engineer.
- h. To construct a temporary turnaround at the dead end extension of Chipperfield Drive. Such turnaround must be designed according to TAC Standards and Brandon Fire and Emergency Services requirements. Such turnaround will be required to exist until such time as the public right of-way is extended.
- i. The Developer will be required to submit a Site Servicing Plan to the City Engineer indicating how the Developer wishes to service the condominium development. The Site Servicing Plan will be subject to review and acceptance by the City Engineer. Should the Developer wish to service the Supplementary Report (4500-16-637) REV 02/2016 site by way of private services, the Developer will be required to enter into a Private Sewer and Water Agreement with the City of Brandon.
- j. That should any servicing within the condominium development be held privately by the condominium corporation, the Developer acknowledges and agrees that those above and below ground improvements are the sole responsibility of the condominium corporation. The Developer also agrees to have City owned water metres installed in a location approved by the City Engineer.
- k. That should any private hydrants be installed on private property, that all costs associated with the general maintenance and up keep are the sole responsibility of the condominium corporation. The Developer further agrees that only City employees and those people with written authorization from the City Engineer, will operate said hydrant(s).
- l. That should the Developer propose to jointly drain any residential lots, the Developer will be required to provide evidence of all joint drainage easements registered on the property.
- m. That should the Developer wish to drain the west side of the development by way of split drainage to the rear of the lots, the Developer will be required to amend the existing drainage easement registered on affected titles of Phase 1, Stage 1.
- n. To provide evidence of receipt of a License to Construct Water Control Works with Manitoba Conservation and Water Stewardship for Phase 1, Stage 2. The Developer is to

provide cumulative runoff calculations for the entire development as per the required drainage plan.

- o. To provide the City with a Detailed Cost Estimate for all work proposed to be completed within the City's right-of-way. The Detailed Cost Estimate is to be prepared by the Developer's Consulting Engineer and is submit to review and acceptance by the City Engineer.
- p. To provide to the City a Letter of Credit in the amount of 15% of the total cost of the detailed cost estimate; the total of which must be approved by the City Engineer.

- [Supplementary Report Subdivision 4500-16-637 By-Law 7149.pdf](#)

12. By-Laws

NO. 7149

TO REZONE PART OF 1955 – 34TH STREET FROM AG AGRICULTURAL GENERAL ZONE TO RLD RESIDENTIAL LOW DENSITY ZONE
3RD READING

That By-law No. 7149 to rezone 1955-34th Street (Pt. SW1/4 10-10-19 WPM) from AG Agricultural General Zone to RLD Residential Low Density Zone be read a third and final time.

- [By-Law 7149 - Application to Subdivide and Rezone Part of 1955 - 34th Street.pdf](#)

13. Giving of Notice

14. Adjournment

Original Signed By
N. Peto

N. Peto
Acting City Clerk