

MINUTES OF THE PLANNING COMMISSION MEETING HELD OCTOBER 1, 2014 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

Commissioners: Colleen Anderson
Leo Boivin
Garnet Boyd
Calvin Coey
Andrew Sieklicki

Administration: Ryan Nickel
Waleed Albakry
Brenda Rosset

2. ADOPTION OF AGENDA

2014-143

Boyd-Sieklicki

That the Agenda for the regular meeting of the Planning Commission to be held Oct 1, 2014 be adopted as presented.

CARRIED 4/0

3. CONFIRMATION OF MINUTES

2014-144

Boivin-Boyd

That the minutes of the regular meeting of the Planning Commission held on Sept 17, 2014 be adopted as presented.

CARRIED 4/0

4.0 PUBLIC HEARING

a. VARIANCE

2200 1st Street

Owner & Applicant: VBJ Developments Ltd.

Mr. Albakry indicated that the applicant, who is also the representative of VBJ Developments Ltd and the owner of the property, is applying to vary Table 11: Residential Bulk and Siting Requirements under section 35 of the City of Brandon Zoning By-law for the property located at 2200 1st Street by:

- Reducing the required site width from 7.6m to 6.8m; and
- Reducing the required site area from 232m² to 203m².

The applicant proposes to develop townhome units where every four units are attached. As a result, the site width and the site area for the two interior units do not meet the minimum requirements set forth in Table 11: Residential Bulk and Siting Requirements of the Zoning By-law. In total, the reduced site width variance applies to 46 lots and the reduced site area variance applies to 20 lots as shown on "Schedule B-2". Approval of this application, along with the concurrent subdivision application, will

allow for the development of 122 bare-land condominiums consisting of twenty-nine (29) 4-unit buildings and two (2) 3-unit buildings.

Upon presentation by staff, Commissioners questioned the review process for addressing drainage in the development.

Steve McMillan (applicant and rep for VBJ) was in attendance to answer any questions. Commissioners questioned the variety of unit types and styles, the ownership structure of the dwellings and the common greenspace, pedestrian connections, snow clearing and street lighting.

AGAINST

Mike Draho (area resident), questioned if the number of lots would be reduced if the variance was not supported.

Tracy Draho (area resident), questioned why the lots were being made smaller and the common area larger and if the residents and high school students were considered in the design.

2014-145

Boivin-Boyd

That the Public Hearing for Variance Application V-20-14-B at 2200 1st Street be concluded.

CARRIED 4/0

2014-146

Boivin-Sieklicki

That Variance Application V-20-14-B to vary Table 11: Residential Bulk and Siting Requirements under section 35 of the City of Brandon Zoning By-law by reducing the minimum required site width from 7.6m to 6.8m and reducing the minimum required site area from 232m² to 203m² be approved at 2200 1st Street (Block 8, Plan 56250) in accordance with the intent of the application "Schedule A-1", the attached letter of intent "Schedule A-2 & A-3" and the attached site plan "Schedule B-2", subject to:

- a. The subdivision as shown on the attached site plan being registered with the Brandon Land Titles Office.

CARRIED 3/1

FOR

Commissioner Anderson
Commissioner Boyd
Commissioner Boivin

AGAINST

Commissioner Sieklicki

ABSTAIN

Prior to the above motion being voted on, the following comments were made:

Commissioners stated there is a market for this type of development and the design is compatible with the location of the area. Commissioner Sieklicki stated the variance will result in increased unit counts in the development and reduce the privacy of dwellings.

b.

VARIANCE

2929 McDonald Avenue

Owner: Fotina Kokonas
Applicant: Horizon Builders Ltd.

Mr. Albakry indicated that the applicant who is also the representative of Horizon Builders Ltd., on behalf of the owner, Fotina Kokonas, is applying to vary Table 11: Residential Bulk and Siting Requirements under section 35 of the City of Brandon Zoning By-law by reducing the west corner side yard setback from 3.0m to 1.2m for a property located at 2929 McDonald Avenue in the RLD Residential Low Density Multiple Family Zone. Approval of this application will allow for the construction of a two-storey single family dwelling with a 1.2m western side yard setback.

Upon presentation by staff, Commissioners asked if there were any plans to develop the street going north towards the river, if the trees on the west side of the property were to be maintained, the location of the proposal in proximity to the floodplain, and if the 1.2 m setback is the same for both single and two story dwellings.

Ross Sumner (owner and applicant), stated there was positive feedback from surrounding neighbors.

2014-147 Sieklicki-Boyd
That the Public Hearing for Variance Application V-17-14-B at 2929 McDonald Avenue be concluded.
CARRIED 4/0

2014-148 Sieklicki-Boyd
That Variance Application V-17-14-B to vary Table 11: Residential Bulk and Siting Requirements under section 35 of the City of Brandon Zoning By-law by reducing the west corner side yard setback from 3.0m to 1.2m be approved at 2929 McDonald (Parcels "A" and "B" Plan 53707 BLTO) in accordance with the intent of the application "Schedule A-1", the attached letter of intent "Schedule A-3" and the attached site plan "Schedule B-2" and elevation plans "Schedule B-3 & B-4 & B-5".
CARRIED 4/0

<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Commissioner Anderson		
Commissioner Boyd		
Commissioner Boivin		
Commissioner Sieklicki		

Prior to the above motion being voted on, the following comments were made: Commissioners stated the proposed development fits nicely within the neighborhood, there are no concerns with the vacant roadway and the proposal meets all setback and parking requirements.

5.0 GENERAL BUSINESS
a. Tracking Tables

Mr. Nickel advised of two upcoming items for October 15th meeting.

b. Administrative Business

Mr. Nickel stated that the Planning and Building Safety Department along with Engineering and Community Services have moved to 638 Princess Ave.

c. Absences from upcoming meetings

6.0 ADJOURNMENT

2014-149

Boyd-Sieklicki

That the meeting does now adjourn. (8:01 p.m.)

CARRIED 4/0

Original signed by Ryan Nickel

Ryan Nickel
Principal Planner

Original signed by Calvin Coey

Calvin Coey
Chairperson