

MINUTES OF THE PLANNING COMMISSION MEETING HELD AUGUST 5, 2015 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

Commissioners: Colleen Anderson
Garnet Boyd
Andrew Sieklicki
Leo Boivin

Administration: Louisa Garbo
Ryan Nickel
Waleed Albakry
Brenda Rosset

2. ADOPTION OF AGENDA

2015-069

Anderson-Sieklicki

That the Agenda for the regular meeting of the Planning Commission to be held August 5, 2015 be adopted as presented.

CARRIED 4/0

3. CONFIRMATION OF MINUTES

2015-070

Anderson-Sieklicki

That the minutes of the regular meeting of the Planning Commission held on July 15, 2015 be adopted as presented.

CARRIED 4/0

4.0 PUBLIC HEARING

a. CONDITIONAL USE

701 12th Street

Owner/Applicant: Brandon School Division

Mr. Albakry indicated The Brandon School Division, owner and applicant, is applying for a conditional use to allow for a Temporary Portable Structure for one (1) portable classroom for a property located at 701 12th Street in the EI Educational & Institutional Zone.

Greg Malazdrewicz (BSD Superintendent) on behalf of applicant, stated the Brandon School Division is experiencing a significant enrollment growth which is forecast to continue within the next five to ten years. Facilities are funded 100% by the province of MB who decide which facilities are added and when.

Commissioners asked if the school board inquired about the BSD intentions regarding purchasing the single family parcel internal to the site.

2015-071 Anderson-Boivin
That the Public Hearing for Conditional Use Application C-10-15-B at 701 12th Street be concluded.

CARRIED 4/0

2015-072 Anderson-Boivin
That Conditional Use Application C-10-15-B to allow for a temporary portable structure for one (1) classroom be approved at 701 12th Street (Lots 1/28, Block 33, Plan 16 BLTO) in accordance with the intent of the application (A-1), the attached letter of intent (A-3) and the attached site plan (B-2), subject to:

a) The approval being valid for up to five (5) years from the date of approval.

CARRIED 4/0

FOR

Commissioner Anderson
Commissioner Boivin
Commissioner Boyd
Commissioner Sieklicki

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made:
Commissioners stated portables are necessary until more schools are built.

b. VARIANCE

832 19th Street
Owner: Agelo Kokonas
Applicant: Horizon Builders Ltd.

Mr. Albakry indicated Ross Sumner, a representative of the applicant, Horizon Builders LTD., on behalf of the property owner, Agelo Kokonas, is applying to vary note 7 to Table 11: Residential Bulk and Siting Requirements under section 35 of the City of Brandon Zoning By-law to allow front vehicle access for a site that abuts a public lane for a property located at 832 19th Street in the RLD Residential Low Density Multiple Family Zone. Approval of this application will allow for the development of a two-storey semi-detached dwelling with front vehicle access.

Upon presentation by staff, Commissioners questioned the application of lawful non-conformity provisions for driveways and provisions in the Urban and Landscape Design Standards Manual related to vehicle and pedestrian access.

Ross Sumner (on behalf of the owner/applicant), stated the previous two (2) storey home had front street vehicle access, and when the neighborhood was canvassed the residents stated that parking on the southern end of the street is a concern, otherwise positive feedback was received.

Commissioners inquired about the size of the approach for the proposed driveway.

IN FAVOUR

Chad Martin, (area property owner), stated the proposal is a good design and the size of the rear yard is increased with front street access.

OPPOSED

Tristan Lepichak (property neighbor), stated that there are no existing two (2) storey homes in the neighborhood with front street garages, the proposed duplex does not fit with the design and scale of the existing homes in the neighborhood, the duplex will reduce the amount of on-street parking and a boulevard tree will have to be taken down to make the driveway wider.

Ryan Lapoint (area resident), stated that parking is a concern in the area, and will be worsened by the development of the duplex.

2015-073

Sieklicki-Boivin

That the Public Hearing for Variance Application V-16-15-B at 832 19th Street be concluded.

CARRIED 4/0

2015-074

Sieklicki-Boivin

That Variance Application V-16-15-B to vary note 7 to Table 11: Residential Bulk and Siting Requirements under section 35 of the City of Brandon Zoning By-law to allow front vehicle access for a site that abuts a public lane in the RLD Residential Low Density Multiple Family Zone be approved at 832 19th Street (Lots 29 & 30, Block 31, Plan 720 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-3" and the attached site plan "Attachment B-2" and elevation plan "Attachment B-4."

CARRIED 4/0

FOR

AGAINST

ABSTAIN

Commissioner Anderson
Commissioner Boivin
Commissioner Boyd
Commissioner Sieklicki

Prior to the above motion being voted on, the following comments were made:
Commissioners said that front accesses are common in the area, and the proposed garages and driveway should provide additional parking in the area.

c.

VARIANCE

38 16th Street

Owner: Kevin Hiebert

Applicant: Nathan Beswitherick

Mr Albakry indicated that Nathan Beswitherick, applicant on behalf of the owner, Kevin Hiebert, is applying to vary the following:

Table 13.2: The Hub Bulk and Siting Requirements:

- Increase the maximum allowed density from 6 to 12 units;
- Reduce the minimum corner side yard setback from 3m to 0m; and

Table 4: Required Parking and Loading Spaces:

- Reduce the minimum required parking spaces from 18 to 12.

The subject property is located at 38, 16th Street (Lot 1/3, Block 84 Plan 2 BLTO) in the HTR HUB Transitional Zone. Approval of this variance application will allow for the development of a three-storey 12-plex multi-family dwelling.

Received 1 letter of opposition.

Upon presentation by staff, Commissioners requested clarification on the location of the no parking sign and the definition of a small vehicle.

Nathan Beswitherick (applicant), stated because of the vicinity to Brandon University they hope to attract students, they don't believe each resident will own a vehicle, and a six (6) foot fence will be built to separate the properties.

Commissioners inquired about the placement of the interior walkway, bicycle parking and options for lower density on the site.

IN FAVOUR

Kevin Hiebert (owner), confirmed the No Parking sign will be close to the corner of 16th and Rosser Ave to increase the sightline, two feet was added to the laneway width for access purposes, the increase in density in proximity to community services and infrastructure is beneficial, and recent studies demonstrate that vehicle ownership is in decline.

Commissioners inquired about ownership of the property, on-site traffic movement and snow removal.

Chad Martin, stated he is supportive of progressive development and he believes there is a market for smaller suites.

OPPOSED

Brad Johnson (area business owner), stated the parking variance will reduce the amount of available parking and have a negative impact on the area. Commissioners asked who owns the parking spots on 16th Street, and if the owner has enquired to the City regarding two hour parking on the east side of 16th Street.

Brent Fines (property owner in the area), stated he supports development to increase residential suites within the city, but the proposed development does not fit the lot or meet City of Brandon bylaws. The area is saturated during the school year, 95% of his clientele are students and 95% of their two bedroom suites have two vehicles. The proposed suites are too small, a four or six plex on this lot with adequate square footage makes more sense, the development will decrease the value of the surrounding

properties, garbage collection will be difficult through the tight laneway, and there is no greenspace provided.

2015-075 Boivin-Anderson

That the Public Hearing for Variance Application V-15-15-B at 38 16th Street be concluded.

CARRIED 4/0

2015-076 Sieklicki-Anderson

That Variance Application V-15-15-B at 38 16th Street to reduce the minimum required side yard setback from 3m to 0m, to increase the maximum density from 6 units to 12 units, and to reduce the minimum required parking spaces from 18 spaces to 12 spaces for a property located at 38 16th Street (Lot 1/3, Block 84 Plan 2 BLTO) be approved in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachments A2, A3 & A4" and the attached site plan "Attachment B-2", subject to the owner or successor, prior to the issuance of a building permit:

- a. entering into a development agreement with the City of Brandon as attached to the report by the Community Planner dated July 23rd 2015, and submitting written confirmation to the City of Brandon Planning & Building Safety Department that the development agreement has been registered on the Title to the subject property;
- b. prior to the issuance of a building permit, submitting \$310.00 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes; and
- c. prior to the issuance of a building permit, submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$1,701.00 as a cash-in lieu contribution for school purposes.

DENIED 1/3

2015-077 Boivin-Anderson

That Variance Application V-15-15-B at 38 16th Street to reduce the minimum required side yard setback from 3m to 0m, to increase the maximum density from 6 units to 12 units, and to reduce the minimum required parking spaces from 18 spaces to 12 spaces for a property located at 38 16th Street (Lot 1/3, Block 84 Plan 2 BLTO) be denied.

CARRIED 3 /1

FOR

Commissioner Anderson
Commissioner Boivin
Commissioner Boyd

AGAINST

Commissioner Sieklicki

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners Sieklicki stated he is impressed with the building design and believes that one parking spot per unit should be adequate. Commissioner Anderson, Boivin and Boyd voted not in favour stating that parking and the size of the lot and building is a concern.

5.0 GENERAL BUSINESS

a. **EXTENSION—VARIANCE**

1035 – 10th Street

Owner/Applicant: Robert & Candace Chandler

The property owners, Robert and Candace Chandlers, are requesting a deadline extension to Variance Order V-12-14-B to vary Table 11 of the Zoning By-law to increase the maximum number of dwelling units from two (2) to three (3) for a property located at 1035 – 10th Street in the RLD Residential Low Density Multiple Family Zone.

2015-078

Boivin-Sieklicki

That the approval deadline of Variance Order V-12-14-B be extended to August 13, 2016.

CARRIED 3/0

FOR

Commissioner Boivin

Commissioner Boyd

Commissioner Sieklicki

AGAINST

ABSTAIN

Commissioner Anderson

Commissioner Anderson excused herself from the vote stating she had removed herself from the original variance approval.

b. **STREET NAMES**

Part of 1901 & 1955 – 34th Street (SW 10-10-19 WPM)

Proposed Development of 50 Lots Located South of Maryland Avenue & East of 34th Street

VBJ Developments Ltd.

VBJ Developments Ltd. have submitted proposed street names for Phase 1, Stage 1 of their development of the area known as Bellafield, being 50 lots located south of Maryland Avenue and east of 34th Street in the SW 1/4 10-10-19 WPM (please refer to the attached Map #1 for reference to this location).

2015-079

Anderson-Boivin

That the proposed street names submitted by VBJ Developments Ltd. for their development of Phase 1, Stage 1 at 1901 & 1955 - 34th Street located south of Maryland Avenue and east of 34th Street in the SW 1/4 10-10-19 WPM, be approved.

CARRIED 4/0

FOR

Commissioner Anderson

Commissioner Boyd

Commissioner Sieklicki

Commissioner Boivin

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners said the Wheat Kings are a part of the City and are supportive of the proposed names.

c. **Tracking Tables**

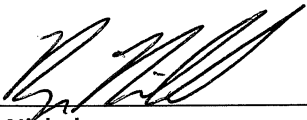
Mr. Nickel advised there will be three items for the August 19th meeting.


- d. Administrative Business
- e. Absences from upcoming meetings

6.0 ADJOURNMENT

2015-080 Anderson-Sieklicki
That the meeting does now adjourn. (8:54 p.m.)

CARRIED 4/0



Ryan Nickel
Principal Planner

Garnet Boyd
Vice Chairperson