

**CITY OF BRANDON PLANNING COMMISSION**

***REGULAR MEETING***

**Wednesday, August 17, 2016 - 7:00 p.m.**

**Council Chambers - City Hall**

# **AGENDA**

**1.0 Roll Call**

**2.0 Adoption of Agenda**

**3.0 Confirmation of Minutes**

**4.0 Public Hearing**

**a) By-Law 7150 & Variance**

2105 Brandon Ave

Owner: City of Brandon

Applicant: Westman Seniors Co-op Housing Ltd.

Following receipt of all representation, it is the recommendation of the Planning & Building Safety Department:

1. That the combined Public Hearing regarding the following applications Z-04-16-B and V-12-16-B be concluded.
2. That the Planning Commission recommend By-law 7150 (Z-04-16-B) be approved, subject to prior to the by-law being given third reading, the owner or successor entering into a development agreement with the City of Brandon, including but not limited to the following supplementary conditions:
  - a) that the agreement be specific to the site plan submitted for the construction of 63 dwelling 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) A cash-in-lieu of land dedication for school purposes;
  - c) A cash-in-lieu of land dedication for public reserve purposes;
  - d) Confirmation that arrangements have been made for easements to the satisfaction of Manitoba Hydro, MTS Inc., and Westman Communication Group;
  - e) Confirmation that arrangements have been made for postal service to the satisfaction of Canada Post;
  - f) The Developer is required to construct a new Boulevard Sidewalk for the entire length of the Lands fronting Brandon Avenue and 22nd Street. Should any combined curb and sidewalk exist within the right-of-way, such sidewalk shall be removed. In conjunction with the sidewalk design, the Developer is required to install wheelchair ramps at

the northeast corner of the intersection of Brandon Avenue and 22nd Street. Such sidewalk shall conform to the latest edition of the City of Brandon, Standard Construction Specifications and the work shall be completed by a bonded contractor with the City of Brandon;

- g) The Developer is required to restore the curb and sod the boulevard for the entire length of the property fronting onto 22nd Street. Such work shall conform to the latest edition of the City of Brandon, Standard Construction Specifications and the work shall be completed by a bonded contractor with the City of Brandon;
  - h) The Developer is required to construct 22nd Street for the entire length of the lands to a full Urban Section complete with curb and gutter. Such work shall conform to the latest edition of the City of Brandon, Standard Construction Specifications and the work shall be completed by a bonded contractor with the City of Brandon;
  - i) The Developer will be required to submit a Detailed Cost Estimate outlining all work and associated costs to be completed as per the Development Agreement. This DCE shall be prepared by the Developers Engineering Consultant;
  - j) The Developer will be required to provide to the City a Letter of Credit in the amount of 15% of the total cost of the DCE; such total to be reviewed and accepted by the City of Brandon;
  - k) The Developer will be required to contribute towards City boulevard trees; trees in which shall be located within the boulevard along Brandon Avenue and 22nd Street. The total number of trees and location of same shall be determined by the Landscaping Plan to be submitted by the Developer;
  - l) The Developer will be required to enter into an Easement Agreement with the City of Brandon for City services located within the private property running adjacent to 22nd Street. Such Easement Agreement will be prepared the City of Brandon and forwarded to the Developer for signing; and
  - m) Should any hydro poles create an obstruction to vehicle access/function to the site, the Developer will be required to relocate such hydro poles at their sole cost.
3. That the Planning Commission recommend Brandon City Council approve the variance application (V-12-16-B) 2105 Brandon Avenue (Lot 1, Plan 58054 BLTO) to vary the minimum required parking stall count from 95 to 70 and to increase maximum allowable units from 61 to 63, subject to the site being rezoned from PR Parks and Recreation Zone to RMD Residential Moderate Family Zone.

## **5.0 General Business**

- a. Tracking Table
- b. Administrative Business
- c. Absences From Upcoming Meetings

## **6.0 Adjournment**