

MINUTES OF THE PLANNING COMMISSION MEETING HELD February 21, 2018 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Garnet Boyd
Andrew Sieklicki
Mary Jo Abbott
Jack Lindsay

Administration: Ryan Nickel
Shengxu Li
Tyson Fisher

2.0 ADOPTION OF AGENDA

2018-009

Sieklicki-Lindsay

That the Agenda for the regular meeting of the Planning Commission to be held February 21, 2018 be adopted as presented.

CARRIED 4/0

3.0 CONFIRMATION OF MINUTES

2018-010

Lindsay-Abbott

That the minutes of the regular meeting of the Planning Commission held on January 21, 2018 be adopted as presented.

CARRIED 4/0

4.0

a. By-Law No. 7195

602 1st Street, 222 McTavish Avenue
Southwest Brandon Secondary Plan
Infrastructure Amendments

Community Planner, Shengxu Li, and Manager of Strategic Infrastructure, Doug Ramage, introduced the application as presented in the City of Brandon Planning report.

The City of Brandon is applying to amend Southwest Secondary Plan By-law No. 7080 (South West Secondary Plan) to facilitate the long term planning of infrastructure in southwest Brandon.

Administration held two public engagement sessions (March 1, 2017 and October 10, 2017) and completed transportation and servicing studies to inform the recommended changes. The proposed changes provide clarity regarding:

- phasing of development
- funding of off-site infrastructure
- infrastructure oversizing
- infrastructure standards

Opposition

Steve McMillan, VBJ Developments, presented concerns with the oversizing of storm water retention ponds policy, distribution of design and construction costs related to oversizing, and the small size of the wastewater servicing area being directed to the north.

More Information

Lloyd Curtis, area resident, requested clarification of the location of the lift station, location of the storm water retention ponds, and direction of storm water outflows.

Lorraine Winters, area resident, requested information on what will be developed behind her property.

2018-011

Abbott-Lindsay

That the Public Hearing for By-Law No. 7195 be concluded.

CARRIED 4/0

2018-012

Lindsay-Abbott

That the Planning Commission recommend City Council approve By-law No. 7195 (SP-01-17-B) to amend the Southwest Secondary Plan By-law No. 7080, subject to the following alterations:

- a) by deleting subsection 3.5.5 in its entirety and substituting it with the following therefore:
“subsection 3.5.5: The City and developers shall together consult with the R.M. of Cornwallis and the provincial agency having jurisdiction to ensure the RM of Cornwallis is not adversely affected by storm water from the Secondary Plan area into the RM of Cornwallis”;
- b) by deleting subsection 6.3.6(a) in its entirety and substituting it with the following therefore:
“subsection 6.3.6 (a): Detailed site assessment of all features that affect development including but not limited to, topography, ground and surface water evaluation, preliminary geotechnical investigation, phase 1 environment site assessment, shallow utilities and street rights-of-way, and integration with existing development.”;
- c) by adding subsection 6.5.3:
“subsection 6.5.3: The City reserves the right to request new or updated information to support the Neighbourhood Plan to demonstrate compliance with Section 6.3.6 at the time of subdivision application.”;
- d) Include a policy clarifying costs and contributions as a result of development oversizing requirements.

CARRIED 4/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- The oversizing recommendation is intended to capture concerns of the developer.
- Requiring a detailed site assessment is beneficial to address drainage concerns.

b. Conditional Use

4151 McTavish Avenue

Owner: 4123239 Manitoba Ltd.

Applicant: Evan Keller

Community Planner, Shengxu Li, introduced the application as presented in the City of Brandon Planning report.

The applicant, Evan Keller of 4123239 Manitoba Ltd., is applying to modify the planned unit development approved under Conditional Use Decision C-08-15-B for a property located at 4151 McTavish Avenue in the Residential Moderate Density (RMD) Zone. Approval of this application will allow for the development of a utility closet on the exterior of each building on the site.

Evan Keller presented on behalf of Keller Developments and was available for questions.

2018-013

Lindsay-Sieklicki

That the Public Hearing for Conditional Use application C-01-18-B at 4151 McTavish Avenue be concluded.

CARRIED 4/0

2018-014

Sieklicki-Lindsay

That Conditional Use Application C-01-18-B to modify the planned unit development approved under Conditional Use Decision C-08-15-B in the RMD Residential Moderate Density Zone be approved at 4151 McTavish Avenue (Units 1/6, Condominium Plan 59689 BLTO) in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachments A-2 through A-5", the site plan "Attachment B-2", and the following alternative Zoning By-law development standards:

- Section 35 (Table 11) – Reducing the minimum required front yard from 6.0m to 1.7m
- Section 35 (Table 11) – Reducing the minimum required rear yard from 9.1m to 3.0m
- Section 35 (Table 11) – Reducing the minimum required side yard from 3.0m to 2.7m
- Section 22(h) - All accessory off-street parking and loading spaces of the bare land condominium shall be located within the common element of the bare land condominium.

CARRIED 4/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- Appreciated hearing applicants reasoning for conditional use application.
- Minor change was made at job site accommodating MB Hydro's request
- Correct procedures should be followed in the future

c. By-Law No. 7201

1209 & 1035 Richmond Avenue

Owner: 3921574 Manitoba Ltd. & Federated Cooperatives Ltd.

Applicant: 3921574 Manitoba Ltd.

Community Planner Shengxu Li introduced the application as presented in the City of Brandon Planning report.

The applicant, 3921574 Manitoba Ltd, on behalf of the property owner, 3921574 Manitoba Ltd. and Federated Cooperative Ltd., is applying to rezone a property located at 1209 & 1035 Richmond Avenue from Educational and Institutional (EI) Zone to Commercial Arterial (CAR) Zone. Approval of this application will allow commercial uses to occupy a multi-tenant building currently under construction.

Steve McMillan, presented on behalf of 3921574 Manitoba Ltd., presented to the commission and was available for questions.

2018-015

Lindsay-Abbott

That the Public Hearing for By-Law No. 7201 (Z-04-17-B) at 1209 & 1035 Richmond Avenue be concluded.

CARRIED 4/0

2018-016

Abbott-Sieklicki

That the Planning Commission recommend City Council approve By-law No. 7201 (Z-04-17-B) to rezone 1209 & 1035 Richmond Avenue (Lot 8, Plan 944 BLTO & Pt. Parcel E & F, Plan 40179 BLTO) from Educational and Institutional (EI) Zone to Commercial Arterial (CAR) Zone.

Prior to the above motion being voted on commissioners provided the following supportive comments:

- This is a logical clean-up and it makes sense to continue commercial development along Richmond Ave.

CARRIED 4/0

5.0 GENERAL BUSINESS

a. Tracking Table

Mr. Nickel spoke about upcoming applications.

b. Administrative Business

c. **Absences From Upcoming Meetings**

Commissioner Abbott will not attend the March 7, 2018 meeting.

6.0 ADJOURNMENT

2018-017 Sieklicki-Abbott

That the meeting does now adjourn. (8:20 p.m.)

CARRIED 4/0

Original signed by R. Nickel

Ryan Nickel
Chief Planner

Original signed by G. Boyd

Garnet Boyd
Chairperson