

REGULAR COUNCIL MEETING

MONDAY, NOVEMBER 1, 2021 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. Recognitions
4. Confirmation of Minutes

REGULAR

OCTOBER 18, 2021

- [Minutes - October 18, 2021.pdf](#)

5. Hearing of Presentations
6. Community Comments/Feedback
7. Hearing of Delegations
8. Public Hearings
9. Communications & Petitions
10. Committee Reports

(A) KEYSTONE CENTRE

VERBAL

NOVEMBER 1, 2021

11. Enquiries
12. Announcements
13. General Business

(A) AMENDMENT TO DEVELOPMENT AGREEMENT FOR 2210 MARYLAND AVENUE

That Council Resolution No. 1200 relating to the conditions of a development agreement for 2210 Maryland Avenue adopted at the October 4, 2021 meeting of City Council be amended by deleting clause "i" in its entirety and substituting therefor the following:

"i. The Developer agrees that development charges at rezoning and subdivision as per clause 14(a) of The Development Charges By-law are due prior to the issuance of a development or building permit in accordance with the current fee schedule at the time of application. Additional development charges as per clause 14(b) of the Development Charges By-law will be charged against any future buildings and will be applied at the time of issuance of a building permit."

- [Amendment to Development Agreement for 2210 Maryland Avenue.pdf](#)

(B) QUOTATION - WINDOW COVERINGS FOR COUNCILLORS' MEETING ROOM

That the bid submitted by Infinity Blinds for the supply and installation of window coverings in the Councillors' Meeting Room, as per the Quotation and Specifications at a cost of \$7,092.43 (net of GST) be approved.

- [Quotation Window Coverings for Councillors Meeting Room.pdf](#)

(C) APPLICATION TO SUBDIVIDE 1910 BELL AVENUE

That the application to subdivide a portion of 1910 Bell Avenue (Lot 6, Plan 66744 BLTO) to create thirty-one (31) lots and public roads in the Residential Low Density (RLD) zone be approved subject to the owner or successor:

1. Providing written confirmation to the City of Brandon Planning & Buildings Department that taxes for the property to be subdivided, for the current year plus any penalty, interest and arrears, have been paid in full or arrangements must be made satisfactory to Brandon City Council;

2. Submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro, BellMTS, and Westman Communication Group, and registering the easement agreement along with the easement plan, if required, in series with the plan of subdivision; and
3. Entering into a development agreement with the City of Brandon, to be registered in series with the subdivision, with the following conditions:
 - a. The Developer agrees to construct 31 residential units and public right-of-ways as per the proposed site plan 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. The Developer agrees to legally open, extend and construct the new public right-of-way of Outback Drive and Onyx Cove as proposed on the plan of subdivision and to extend all below and above ground municipal services for the right of way. 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;
 - c. The Developer agrees all proposed 15.0m wide street right-of-ways proposed under this subdivision will be signed as no parking on both sides of the street;
 - d. The Developer agrees to construct a secondary emergency access to the Lands by way of Bell Avenue in accordance with Brandon Fire and Emergency Services Street Development / Access Road Policy. The Developer will be required to submit design drawings as prepared by a professional engineer with such design is subject to review and acceptance by the City Engineer;
 - e. The Developer agrees to provide confirmation that there is sufficient capacity in the downstream land drainage system network to accept additional proposed drainage prior to the acceptance of the engineered drawings;
 - f. The Developer agrees to pay a contribution towards boulevard trees. The amount of trees will be determined at the time of detailed design taking into consideration the City's Urban and Landscape Design Standards. Payment of such trees will be based upon the City's tree contract pricing for the current year;

- g. The Developer agrees that should any private lots be designed to convey shared drainage with the use of swales, easements are to be registered on all affected private lots. Such easements will be required to be registered in series with the Plan of Subdivision;
- h. Within one year of executing the development agreement or prior to application for the next subdivision/rezoning in the Oakridge Estates Neighbourhood Plan, whichever comes first, the developer agrees to submit an updated Neighbourhood Plan, including public reserve dedications for all of phase 2 (including the current stage) and all supporting servicing and traffic engineering studies for review by City administration and approval by City Council;
- i. The Developer agrees 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;
- j. The Developer acknowledges the site will be subject to development charges. Network Infrastructure charges of \$101,359.26 (2021 rate) are due upon the execution of the development agreement in accordance with Schedule B-3 of the Development Charges By-law. Additional development charges will be charged against any future buildings and will be applied at the time of issuance of a building permit;
- k. The Developer agrees, prior to the issuance of the subdivision certificate of approval, to contribute to the Brandon School Division in lieu of land dedication. Payment of receipt will be required prior to issuance of the subdivision certificate of approval;
- l. The Developer agrees 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; and
- m. The Developer will be responsible to submit an Irrevocable Letter of Credit totaling 15% of the Detailed Cost Estimate. Submission of the Letter of Credit is required prior to the issuance of a development permit;

And that Administration be authorized to prepare a Development Agreement containing all conditions and requirements to protect the City's interests in accordance with any procedures, policies, by-laws and Acts.

- [Application to Subdivide 1910 Bell Avenue.pdf](#)

(D) APPLICATION TO MITIGATION AND PREPAREDNESS PROGRAM

Whereas the Province of Manitoba Municipal Relations Mitigation and Preparedness Program allows municipalities with a DFA claim to use their claim deductible for mitigation of/preparedness for future disasters;

And Whereas, the City of Brandon was approved through the DFA program for the June 28 to July 5, 2021 severe weather event;

Therefore, be it resolved that the City of Brandon submit an application to the Mitigation and Preparedness Program for the Flood Protection Subsidy Program for 2022.

- [Mitigation and Preparedness Program.pdf](#)

(E) TENDER - AIRPORT SNOW REMOVAL EQUIPMENT

That the highest scored submission from Airport Technologies Inc., for the purchase of snow removal equipment at a cost of \$470,629.87 (net of GST) be accepted;

and further that additional funds in the amount of \$30,379.87 be expended from the Airport Improvement Reserve.

- [Tender - Airport Snow Removal Equipment.pdf](#)

14. By-Laws

NO. 7296 TO REZONE PROPERTY LOCATED AT 1528 & 1534 PRINCESS AVENUE AND 211 – 16TH STREET FROM RESIDENTIAL LOW DENSITY AND COMMERCIAL GENERAL ZONES TO DOWNTOWN MIXED USE ZONE
3RD READING

That By-law No. 7296 to rezone properties located at 1528 & 1534 Princess Avenue and 211 - 16th Street (Ely 80 feet of Lots 21 to 24 both inclusive and Lot 25 Exc the Sly 13 feet, Block 49, Plan 2 BLTO) from Residential Low Density (RLD) and Commercial General (CG) zones to Downtown Mixed Use (DMU) zone be read a third and final time.

- [By-law No. 7296 - to Rezone 1528 and 1534 Princess Avenue and 211 - 16th Street.pdf](#)

NO. 7316 TO REZONE PROPERTY AT 1910 BELL AVENUE FROM RESIDENTIAL SINGLE DETACHED AND PARKS AND RECREATION ZONES TO RESIDENTIAL LOW DENSITY ZONE
2ND & 3RD READINGS

That By-law No. 7316 to rezone part of 1910 Bell Avenue (Lot 6, Plan 66744 BLTO) from Residential Single Detached (RSD) and Parks and Recreation (PR) zones to Residential Low Density (RLD) zone be read a second time.

That the by-law be read a third and final time.

- [By-law No. 7316 - Rezone 1910 Bell Avenue.pdf](#)

15. Giving of Notice

16. Adjournment

Original Signed By
H. Ewasiuk

H. Ewasiuk
City Clerk