

MINUTES OF THE PLANNING COMMISSION MEETING HELD MARCH 20, 2013 AT 7:30 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1. ROLL CALL

Commissioners: Calvin Coey
Leo Boivin
Colleen Anderson
Don Jessiman
Garnet Boyd

Administration: Ryan Nickel
Ryan Eidick
Brenda Rosset

2. ADOPTION OF AGENDA

2013-027

Jessiman-Anderson

That the Agenda for the regular meeting of the Planning Commission to be held March 20, 2013 be adopted as presented.

CARRIED 5/0

3. CONFIRMATION OF MINUTES

2013-028

Boivin - Boyd

That the minutes of the regular meeting of the Planning Commission held on February 6, 2013 be adopted as presented.

CARRIED 5/0

4.0 PUBLIC HEARING

Bylaw No. 7053 (Application Z-01-13-B)
To Rezone Property Located at 1508 – 13th Street
Lots 43/45, Block 5, Plan 227 BLTO Excl. Nly 15' of Lot 45
Owner: 4391471 Manitoba Ltd.
Applicant: Kit Harrison

Mr. Eidick indicated on behalf of the applicant Kit Harrison, and owners 4391471 Manitoba Ltd., are applying to re-zone 1508 – 13th Street from RLD Residential Low Density Multiple Family Zone to CAR Commercial Arterial Zone. Approval of this rezoning would allow the construction of a multi-unit commercial development.

Kit Harrison, owner and applicant, was present to answer any questions. Commissioner Boivin inquired about the potential traffic congestion as a result of the drive-thru option. Mr. Harrison advised the study was done specifically for a drive-thru operation but the application is for this structure and design. Commissioner Boivin inquired to the Planners if the drive-thru is in the plan. Mr. Eidick advised that the applicant is no longer pursuing the drive thru option. It is strictly a commercial strip mall proposal now.

2013-029

Boivin-Anderson

That the Public Hearing regarding By-law No. 7053 to rezone 1508 – 13th Street from RLD Residential Low Density Multiple Family Zone to CAR Commercial Arterial Zone be concluded.

CARRIED 5/0

2013-030

Boivin-Boyd

That the Planning Commission recommend By-law 7053 be given second reading, and further, that the Planning Commission recommend third reading be held in abeyance pending the execution of a development agreement between the City of Brandon and the owner/successor pursuant to Section 150 of The Planning Act.

CARRIED 5/0

Prior to the above motion being voted on, the following comments were made: Commissioner Boivin believes the zoning is appropriate and will improve vehicle access to the property. Commissioner Boyd believes it is an improvement to the area. Commissioner Anderson believes the landscaping will improve the design of the site and the development will fit in the area. Commissioner Jessiman believes it is consistent with the development plan and will improve the area. Commissioner Coey believes it meets all four tests and supports it.

- b. VARIANCE V-01-13-B
841 Rosser Avenue East
(Lot ½, Block 33, Plan 21 BLTO)
Owner: 6160204 Manitoba Ltd & 6408380 Manitoba Ltd.
Applicant: Chad Martin

Mr. Eidick indicated on behalf of the applicant Chad Martin, and the owner, 6160204 Manitoba Ltd. & 6408380 Manitoba Ltd., is applying for a variance to reduce the side yard setback for a reversed corner site from 4.6m to 1.8m in the RLD Residential Low Density Multiple Family Zone. This would allow the applicant to construct a two-storey two family dwelling on the site.

Upon presentation by staff, Commissioner Anderson requested clarification on the definition of a reverse corner and if the 10th St East will be closed off. Mr. Eidick clarified a reverse corner is when a rear property line of one property is adjacent to a side property line of an adjacent property, and 10th St East will remain open. Commissioner Boyd wondered why the access is necessary off of Rosser Avenue East and not 10th St East. Mr. Eidick clarified the Engineering Department had no concerns with that access.

Mr. Chad Martin (owner and applicant) advised he spoke with the neighbors in the area. The duplex is designed with equal halves and will be sold as such. Commissioner Anderson inquired whether a fence would be put down the middle of the backyard. Mr. Martin advised he will discuss that option with the purchaser(s). Commissioner Boivin inquired if there is any requirement to do any improvements to the back lane? Mr. Martin advised that with no requirements from Engineering it will probably stay the way it is. Commissioner Boyd inquired whether sanitation would be affected with the garage facing onto Rosser East. Mr. Martin advised it will likely remain on Rosser East.

In Favour

David Vasconcelos (area resident), stated he appreciated Mr. Martin meeting with the residents in the area and supports the development. His only concern is the drainage. He is aware that there is a curb at the front and side of 10th St East so that will assist drainage. Commissioner Boyd wanted clarification on Mr. Vasconcelos's privacy concern. Mr. Vasconcelos advised there were no longer any privacy concerns with the property

facing onto Rosser Ave East. Commissioner Coey inquired how a developer deals with drainage. Mr. Martin advised he will work with an engineer to ensure the runoff will not affect any of the neighbors.

2013-031 Boyd-Anderson
That the Public Hearing for Variance Application V-01-13-B at 841 Rosser Avenue East be concluded.

CARRIED 5/0

2013-032 Anderson-Boyd
That Variance Application V-01-13-B to reduce the side yard setback for a reversed corner site from 4.6m to 1.8m in the RLD Residential Low Density Multiple Family Zone be approved at 841 Rosser Avenue East (Lot ½, Block 33, Plan 21 BLTO) in accordance with the intent of the application dated January 24, 2013, the attached letter of intent dated January 7, 2013 and the attached site plan and elevations, subject to the following condition:

- a) The owner or successor constructs a boulevard curb along 10th Street East, from Rosser Avenue East to the public lane to the north to the satisfaction of the City of Brandon Engineering Department.

CARRIED 5/0

Prior to the above motion being voted on, the following comments were made: Commissioner Anderson believes this home will blend in, and is close to schools and bus routes. The property is currently vacant so the development will help the neighborhood and city. Commissioner Boyd stated the development is well laid out, the privacy concern has been dealt with and it is a good fit for the area. Commissioner Boivin stated he appreciates the efforts of Mr. Martin speaking with the neighbors as well as the presentation by Mr. Vasconcelos.

5.0 GENERAL BUSINESS

a. Tracking Table

Mr. Nickel advised of a second rezoning public hearing for the development at 1406 Lorne Ave. Also upcoming will be a rezoning and conditional use for 2405 Victoria Avenue, a subdivision and rezoning for Goldenrod Dr., and a conditional use for 1701 Moreland Ave.

b. Administrative Business

Mr. Nickel advised of hosting a urban design guidelines and standards workshop at the Discovery Centre, March 21st, 2013. Congratulations were extended to both Commissioner's Anderson and Boivin for being voted in for a second term on the Planning Commission.

c. Absences from the April 3, 2013 meeting

None to report

6.0 ADJOURNMENT

2013-033

Anderson-Jessiman

That the meeting does now adjourn. (8:10 p.m.)

CARRIED 5/0

Original signed by R. Nickel

Ryan Nickel
Acting Sr. Planner

Original signed by C. Coey

Calvin Coey
Chairperson