

**MINUTES OF THE PLANNING COMMISSION MEETING HELD MAY 1, 2013 AT 7:30 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

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**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**

2013-051

Jessiman-Boivin

That the Agenda for the regular meeting of the Planning Commission to be held May 1, 2013 be adopted as presented.

CARRIED 5/0

**3. CONFIRMATION OF MINUTES**

2013-052

Anderson - Boivin

That the minutes of the regular meeting of the Planning Commission held on April 17, 2013 be adopted as presented.

CARRIED 5/0

**4.0 PUBLIC HEARING**

**a. VARIANCE V-02-13-B**

831 Braecrest Drive  
Lot 2, Plan 46323 BLTO  
Owner: Braecrest Village Inc.  
Applicant: Paul Johnstone

Mr. Eidick indicated on behalf of the applicant Paul Johnstone, and the owner, Braecrest Village Inc., is applying for a variance to increase the maximum building height from three (3) storeys to four (4) storeys and 14m to 16.2m for the southern portion of the proposed 56 units apartment building located at 831 Braecrest Drive in the RMD Residential Moderate Density Multiple family zone.

Upon presentation by staff, Commissioner Anderson inquired if there are any rules regarding the height of the building and air traffic. Mr. Eidick clarified that air traffic is regulated federally.

Paul Johnstone (applicant) advised that the intent of the fourth floor is to maximize the use the view. He provided an overview of the open house he facilitated for eight (8) area residents, mentioning that all attendees were in favour of the proposal.

Commissioner Boyd inquired whether the units are for sale or rent and if there are any age restrictions. Mr. Johnstone advised they will be sold as condos with no age

restrictions. Commissioner Boivin questioned whether there is an area provided for a playground. Mr. Johnstone advised although there is no dedicated area for a playground on the property there is a park across the street. Commissioner Boivin inquired what the size of the units were and if there is underground parking. Mr. Johnstone advised the units range from 1100 sq. ft. to 1600 sq. ft., and underground parking is provided. Commissioner Jessiman inquired if there is an elevator in the building. Mr. Johnstone advised there are two elevators. Commissioner Boyd questioned if there are any ground water concerns with the underground parking. Mr. Johnstone advised there is not.

2013-053

Boivin-Boyd

That the Public Hearing for Variance Application V-02-13-B at 831 Braecrest Drive be concluded.

CARRIED 5/0

2013-054

Boyd-Anderson

That Variance Application V-02-13-B to increase the maximum building height from three (3) storeys to four (4) storeys and 14m to 16.2m for the southern portion of the proposed 56 units apartment building in the RMD Residential Moderate Density Multiple family zone be approved at 831 Braecrest Drive (Lot 2, Plan 46323 BLTO) in accordance with the intent of the application dated March 8, 2013, the attached letter of intent dated March 7, 2013 and the attached site plan and elevations.

CARRIED 5/0

Prior to the above motions being voted on, the following comments were made: Commissioner Boyd stated that the open house was beneficial, and the site has a good location and design. Commissioner Anderson stated it develops the North Hill and is close to ACC, and meets the objectives of the development plan bylaw. Commissioner Coey stated it meets the four tests for considering variance approval.

**b. VARIANCE V-03-13-B**

1145 Lorne Avenue East

Lots 21/25, Block 20, Plan 332 BLTO

Owner/Applicant: Ebenezer Christian Church

Mr. Eidick indicated on behalf of the Applicant and Owner, Ebenezer Christian Church, is applying to reduce the minimum required number of parking spaces from 29 to 15 for a site located at 1145 Lorne Avenue East in the CN Commercial Neighbourhood Zone. This would accommodate the occupancy for a place of worship in the existing building.

Upon presentation by staff, Commissioner Boyd requested clarification on the location of the entrance to the parking lot. Mr. Eidick advised access will be from the back lane. Commissioner Boivin asked that if parking was developed to the north of the building, could a fence be required to alleviate vehicle lights shining into the property to the north. Mr. Eidick advised that a fence could be required, however parking to the north of the building is not possible due to insufficient space, and grade issues.

Landis Benitez (applicant) stated the congregation is approximately 130 people, comprised of 50% adults, 30% children, and 20% teenagers, with an average attendance of 80 to 90 people for the Sunday meetings. Approximately 20 people use public transit and approximately 12 walk which would lessen parking requirements. Weekday meetings have a smaller attendance so the parking lot is sufficient. The applicant has met with residents in the area.

Commissioner Boivin wanted to know if daycare is being considered and if so would the play area be fenced in. Ms. Benitez said they have considered a daycare program and if a play area is built in the future it would be fenced in.

IN FAVOUR

Edward Moore (neighbor), stated he is in support of the church locating within the neighbourhood and is happy with the improvements that will be completed to the public right of way. Commissioner Boivin asked Mr. Moore if the building has always been a convenience store. Mr. Moore advised it has been for the last 25 years that he has lived there. Commissioner Coey asked if Mr. Moore has ever been concerned with parking in the past 25 years. Mr. Moore advised he has not.

2013-055

Jessiman-Boyd

That the Public Hearing for Variance Application V-03-13-B at 1145 Lorne Avenue E be concluded.

CARRIED 5/0

2013-056

Jessiman-Boivin

That Variance Application V-03-13-B to reduce the minimum required number of parking spaces from twenty-nine (29) parking spaces to fifteen (15) parking spaces in the CN – Commercial Neighbourhood Zone be approved at 1145 Lorne Avenue East (Lots 21/25, Block 20, Plan 332 BLTO) in accordance with the intent of the application dated March 14, 2013, the attached letter of intent dated March 12, 2013 and the attached site plan, subject to the following condition:

1. That the owner or successor enters into a development agreement with the City of Brandon.

CARRIED 5/0

Prior to the above motions being voted on, the following comments were made: Commissioner Jessiman stated that the church would be an improvement over previous uses. Commissioner Boivin stated the repairs that will be made to the building and site will improve the area. Commissioner Boyd stated the church will improve the area and it does not appear that parking will be a problem. Commissioner Anderson stated that the church will enhance the neighborhood, and should not cause traffic or parking concerns.

**5.0 GENERAL BUSINESS**

**a. Tracking Table**

Mr. Nickel advised of an upcoming Conditional Use application for 620 34<sup>th</sup> St.

**b. Administrative Business**

Mr. Nickel advised of the upcoming Conflict of Interest Workshop on May 15<sup>th</sup> at 6:30 p.m. in the Councilors Meeting Room. The City's lawyer, Bob Paterson will be attending.

**c. Absences from the May 15, 2013 meeting**

None to report

**6.0 ADJOURNMENT**  
2013-057 Boyd-Anderson

That the meeting does now adjourn. (8:21 p.m.)

CARRIED 5/0

Original signed by R. Nickel

**Ryan Nickel**  
**Acting Sr. Planner**

Original signed by C. Coey

**Calvin Coey**  
**Chairperson**