

MINUTES OF THE PLANNING COMMISSION MEETING HELD July 17, 2013 AT 7:30 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1. **APPOINTMENT OF CHAIRPERSON**
2013-099 Boyd - Jessiman
That Commissioner Leo Boivin be appointment Chairperson
CARRIED 3/0
2. **ROLL CALL**
Commissioners: Leo Boivin
Don Jessiman
Garnet Boyd

Administration: Ryan Nickel
Ryan Eidick
Brenda Rosset
3. **ADOPTION OF AGENDA**
2013-100 Jessiman-Boyd
That the Agenda for the regular meeting of the Planning Commission to be held July 3, 2013 be adopted as presented.
CARRIED 3/0
4. **CONFIRMATION OF MINUTES**
2013-101 Boyd - Jessiman
That the minutes of the regular meeting of the Planning Commission held on July 3, 2013 be adopted as presented.
CARRIED 3/0
- 5.0 **PUBLIC HEARING**
a. **VARIANCE**
553 & 563 2nd Street
Owner: Brian Baker
Applicant: R&M Homes Ltd.
- Mr. Eidick indicated on behalf of the applicant, R&M Homes Ltd., on behalf of the owner, Brian Baker, is applying for a variance to allow for stairways above 1.5m in height between the principal building and front and corner site lines, and to reduce the minimum required number of parking spaces from twelve (12) parking spaces to eight (8) parking spaces for properties located at 553 & 563 2nd Street (Lots 27/30, Block 80, Plan 8 BLTO exc. Nly 17' of Lot 27) in the RMD Residential Moderate Density Multiple Family Zone.
- Mr. Eidick advised that two letters of objection were received and both mentioned the on street parking as an issue.
- Upon presentation by staff, Commissioner Jessiman inquired if the city has established no parking on McTavish Avenue yet. Mr. Eidick advised they have not. Commissioner Boivin asked if there is a sidewalk entry to the south side yard entrance. Mr. Eidick confirmed

that rear access to the units is via the garages, however a connection could be provided to the sidewalk.

Mark Bailey (applicant, R&M Homes), advised the units are designed for seniors, and they like the security that garages offer. Parking is proposed in a tandem arrangement to allow for additional parking spaces behind the garages. Guest parking is also available on the two adjacent street frontages. One letter of support was received and circulated at the meeting. Commissioner Boyd asked how the housing accommodates the elderly with two storey suites. Mr. Bailey advised they accommodate the elderly with over-sized entrances and hallways. Commissioner Boyd stated if the garages are used for storage instead of parking it would take away the second stall for guests behind the garage. Mr. Bailey advised parking is not regulated within owner occupied units. Commissioner Boivin asked how many bedrooms are in each unit and what the square footage is. Mr. Bailey advised the main floor is 1164 sq. ft., the second floor is 1260 sq. ft., and all units have two bedrooms.

OPPOSED

Mr. Bill John (area resident), stated concerns over parking in the area caused by the hospital and the credit union, and truck traffic along 2nd street to serve the commercial uses.

Mr. Thiffeault (area resident) advised of congestion in the area, and in particular commercial traffic along the rear lane.

Sharon Frederickson (area resident), advised of parking concerns in the area caused by the hospital, lions manor, and other businesses in the area.

The proposed front yard setback does not fit in with the neighborhood and the aesthetics and safety of the building are also a concern. A CPTED Crime Prevention Through Environmental Design analysis was requested prior to development. Commissioner Boyd asked how she would feel if the garages were gone and twelve stalls put in. Ms. Frederickson stated it would depend if this resulted in shifting the building back to comply with the neighbourhood.

MORE INFORMATION

Brad Munn (project partner), asked if they were to remove the garages and go to twelve rear parking stalls, would they comply with the building bylaw. He also inquired if they could build two four unit multi-family buildings on the site.

Mr. Eidick advised that the site would comply with the parking regulations if the garages were removed and twelve rear parking stalls were provided. Providing two, four dwelling unit buildings would be contingent to how the site would be designed and subject to further review. Mr. Nickel advised that the City Engineering Department did not require a traffic study for this project. A CPTED analysis, is not required due to the scale of the proposal. To meet minimum required setbacks the building would need to be shifted further back on the site to comply. Ownership considerations such as condo vs rental is not part of the planning analysis. Tandem parking does not count towards the minimum parking requirements as the zoning bylaw specifies that each required parking stall needs direct access to an aisle. Commissioner Boyd asked why residents at single family dwellings can park tandem but those at a four plex or condo unit cannot. Mr. Nickel advised they do not prohibit someone from providing tandem parking, but tandem stalls do not count towards meeting the minimum parking requirements.

2013-102

Jessiman-Boyd

That the Public Hearing for Variance Application V-10-13-B at 553 & 563 2nd Street be concluded

CARRIED 3/0

2013-103

Jessiman-Boyd

That Variance application V-10-13-B to allow for stairways above 1.5m in height between the principal building and front and corner site lines, and to reduce the minimum required parking spaces from twelve (12) parking spaces to eight (8) parking spaces be rejected.

CARRIED 3/0

Prior to the above motion being voted on, the following comments were made:

Commissioner Jessiman stated the parking variance does not meet the four tests. Commissioner Boyd stated that 2nd Street appears to be busy with parking at all times of the day. The proposed parking and building placement does not meet the requirements. Commissioner Boivin advised that parking is at a shortage in the area at all times of the day and evening.

b. VARIANCE

139 5th Street

Owner: 6519599 MB Ltd

Applicant: Brandon and Area Youth For Christ

Mr. Eidick indicated on behalf of the applicant Westman Youth For Christ, on behalf of the owner, 6519599 MB LTD, is applying for a variance to reduce the minimum required number of parking spaces from eight (8) to three (3) parking spaces and to reduce the

minimum required dwelling unit area from 38m² to 22m² for the property located at 139 5th Street (Lots 30, 31 and the NLY 10 feet Lot 32, Block 65, Plan 2 BLTO in the SE1/4 23-10-19 WPM) in the HMU HUB Mixed Use Zone.

Dwayne Dyck (Executive Director - Youth For Christ), advised he spoke with the businesses in the area regarding the project and was met with approval. Neighbors in the area were also canvassed with no feedback.

Commissioner Boyd asked if notices were sent out to the residents to the east of the property. Mr. Dyck advised they delivered flyers and knocked on doors to residents in the 300 – 400 blocks on 3rd and 4th Street with no negative feedback. Commissioner Jessiman asked on the average length of tenure in the building. Mr. Dyck advised there is no set minimum and the maximum stay is three years. Commissioner Boivin asked if there is supervision on site. Mr. Dyck advised there is 24 hour video surveillance on site. Staff supervise but do not live on site.

2013-104

Boyd-Jessiman

That the Public Hearing for Variance Application V-11-13-B at 139 5th Street be concluded.

CARRIED 3/0

2013-105

Boyd-Jessiman

That Variance Application V-11-13-B to reduce the minimum required number of parking spaces from eight (8) to three (3) parking spaces and to reduce the minimum required dwelling unit area from 38m² (409.00') to 22m² (236.00') be approved at 139 5th Street (Lots 30, 31 and the NLY 10 feet Lot 32, Block 65, Plan 2 BLTO in the SE1/4 23-10-19 WPM) in accordance with the intent of the application, the attached letter of intent dated (A-3&A-4) and the attached site (B-2) and elevation (B-3) plans, subject to the owner or successor:

- a) prior to the issuance of a building permit, providing construction plans for a privacy screen along the southern facing exterior passageway to the Planning and Building Safety Department for review and approval.

CARRIED 3/0

Prior to the above motion being voted on, the following comments were made:

Commissioner Boyd stated this project meets density and set-back requirements, the proposed landscaping meets the City of Brandon landscaping design standards. Parking meets the proposed boarding house parking requirements which is similar to the proposed use. Commissioner Jessiman stated the proposal meets the four tests and received no objection from neighbors.

c. VARIANCE

1733 Pacific Avenue

Owner: The Big Warehouse Ltd.

Applicant: Brandon Wheat Kings

Mr. Eidick indicated on behalf of the applicant The Brandon Wheat Kings, on behalf of the owner, The Big Warehouse Ltd., is applying to allow for an Advertising Fascia Sign for a property located at 1733 Pacific Avenue (Parcel A, Plan 1470 BLTO exc. Road Plan 26922 BLTO) in the HMU HUB Mixed Use Zone.

Matt McNish (Visual Media Marketing for The Wheat Kings), stated the signs will be branding signs with logos. The old signage will be covered up completely. Commissioner Boivin asked what material the sign is made of. Mr. McNish advised it will be vinyl.

2013-106

Jessiman-Boyd

That the Public Hearing for Variance Application V-12-13-B at 1733 Pacific Avenue be concluded.

CARRIED 3/0

2013-107

Jessiman-Boyd

That Variance Application V-12-13-B to allow for an Advertising Fascia Sign be approved at 1733 Pacific Avenue (Parcel A, Plan 1470 BLTO exc. Road Plan 26922 BLTO) in accordance with the intent of the application, the attached letter of intent (A-3) and the attached elevation plans (B-2 & B-3).

CARRIED 3/0

Upon presentation by staff, Commissioner Jessiman stated that the Wheat Kings are a large part of the City of Brandon and the sign is appropriately located. Commissioner Boyd advised it is a great location to advertise the home of the Wheat Kings and will improve the look of the building. Commissioner Boivin stated he believes the sign fits the proposed location.

6.0 GENERAL BUSINESS

a. Tracking Table

Mr. Nickel advised of three upcoming Conditional Uses for portable classrooms at school sites and three Variance applications at 659 Rideau, The Landing and 1129 Assiniboine Ave.

b. Administrative Business

c. Absences from the August 7, 2013 meeting

Commissioner Boivin

7.0 ADJOURNMENT
2013-108 Jessiman-Boyd

That the meeting does now adjourn. (8:49 p.m.)

CARRIED 3/0

Original signed by R. Nickel
Ryan Nickel
Acting Sr. Planner

Original signed by C. Coey
Calvin Coey
Chairperson