

**MINUTES OF THE PLANNING COMMISSION MEETING HELD JUNE 19, 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  
Andrew Mok  
Brenda Rosset

**2. ADOPTION OF AGENDA**

2013-081

Jessiman-Anderson

That the Agenda for the regular meeting of the Planning Commission to be held June 19, 2013 be adopted as presented.

CARRIED 5/0

**3. CONFIRMATION OF MINUTES**

2013-082

Boivin - Boyd

That the minutes of the regular meeting of the Planning Commission held on June 5, 2013 be adopted as presented.

CARRIED 5/0

**4.0 PUBLIC HEARING**

a.

Subdivision  
2200 1st Street  
Owner/Applicant: VBJ Developments Ltd.

Mr. Mok indicated on behalf of the owner/applicant, VBJ Developments Ltd. is applying to subdivide 2200 1st Street (Pt. SE¼ 11-10-19 WPM) to create 121 lots, public reserve, and a public road in the RSF Residential Single Family, RLD Residential Low Density Multiple Family, RMD Residential Moderate Density Multiple Family and PR Parks and Recreation Zones. The subdivision would allow for the development of 119 single-family lots and two multi-family lots.

Upon presentation by staff, Commissioner Boivin inquired why there is a pathway on the north side of Patricia and west side of 1<sup>st</sup> Street without any access points. Mr. Mok advised access will be from Portola and 9<sup>th</sup> Street. Commissioner Boyd inquired about the application process for the development of the higher density blocks. Mr. Nickel advised that the zoning for the multi-family blocks would be dealt with under a future application. Commissioner Anderson inquired if there will be traffic lights along Portola Drive to 1<sup>st</sup> Street. Mr. Mok advised that intersection requirements will be determined following a detailed site analysis prior to the multi-family sites being developed. Mr. Mok advised Block 8 is zoned both RLD and RMD, Block 7 is part RMD, RLD and public reserve. Both Blocks will have to be rezoned. Commissioner Jessiman inquired regarding the lift station

contribution. Mr. Mok advised the contribution will cover the cost of the recently built sewage lift station on 1<sup>st</sup> Street. Commissioner Jessiman asked if the retention pond will be able to handle all of the water. Mr. Mok advised that the pond must be engineered as per the approval process. Commissioner Boivin inquired if Portola Dr will connect directly to 1<sup>st</sup> Street before Blocks 7 & 8 are rezoned. Mr. Mok advised Portola Dr will be developed to 1<sup>st</sup> Street before rezoning of Blocks 7 & 8.

Mr. McMillan (on behalf of owner and applicant), stated no pedestrian access was planned to Patricia Ave from the Bays. Access points will be provided through the multi-family developments in Blocks 7 & 8. Traffic lights are not planned for the intersection of Portola Dr and 1<sup>st</sup> Street but contributions are required for lights at 1<sup>st</sup> Street and Patricia Ave. Pond size has been increased with an outlet on 1<sup>st</sup> Street. Commissioner Boyd asked if there will be street lights in the area. Mr. McMillan advised there will be street lighting in both the proposed subdivision and Blocks 7 & 8.

#### OPPOSED

Mr. Lapensee (area resident), stated concerns regarding limited green space and increased traffic. He stated it would be preferable that the big trucks use Patricia Ave or 1<sup>st</sup> Street and not 9<sup>th</sup> Street during construction. Commissioner Anderson inquired where Mr. Lapensee lived in the area. Mr. Lapensee stated he lives on 9<sup>th</sup> Street. Mr. McMillan stated that access road plans for the MFD blocks have not yet been submitted but there will be access roads on Patricia. Green space will be provided within the multi-family sites and contributions for parks have been made with previous subdivisions.

2013-083

#### Anderson-Jessiman

That the Public Hearing for subdivision application 4500-13-555 at 2200 1st Street be concluded.

CARRIED 5/0

2013-084

#### Anderson-Boyd

That the Planning Commission recommends Brandon City Council approve the application to subdivide (4500-13-555) 2200 1st Street (Pt. SE¼ 11-10-19 WPM) to create 121 lots, public reserve and a public road in the RSF Residential Single Family, RLD Residential Low Density Multiple Family, RMD Residential Moderate Density Multiple Family and PR Parks and Recreation Zones, subject to:

1. the owner or successor:
  - a. entering into a development agreement with the City of Brandon as attached to the report by the Community Planner dated June 19, 2013;
  - b. submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$33,178.39 as a cash-in lieu contribution for school purposes;
  - c. submitting written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro, MTS Inc. and Westman Communications Group; and
  - d. submitting written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for an easement agreement for drainage purposes 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 Boyd stated the proposal meets all recommendations and requirements.

**b. CONDITIONAL USE**

335 18th Street

Owner: Achla Dhalla

Applicant: Medsafe Pharmacy Ltd.

Mr. Mok indicated on behalf of the applicant, Medsafe Pharmacy Ltd., and owner, Achla Dhalla, is applying to allow for a commercial establishment under 2,790m<sup>2</sup> to accommodate a pharmacy for a property located at 335 18th Street in the CR Commercial Restricted Zone.

Upon presentation by staff, Commissioner Boyd asked if there were any studies done on traffic and parking. Mr. Mok advised a traffic analysis was not required or done. Commissioner Jessiman voiced concerns about congestion in the parking lot and if the conditional use could be revoked. Mr. Nickel advised the conditional use is for the use of the building. Commissioner Coey asked what the minimum parking requirements are. Mr. Mok advised the previous medical clinic use required more parking than the pharmacy.

Abdalla Salih (applicant), stated that there are 14 parking spots. Customers will require a spot for 15 min or 1/2hr for prescriptions. The pharmacy will have a delivery service for patients. Commissioner Boivin asked if more signage will be put on 18<sup>th</sup> Street. Mr. Salih advised that they have no immediate plans for further signage.

**IN FAVOUR**

Marlon Kirton (area business landowner) stated the use is consistent with the neighborhood and compatible with the other businesses in the building. He believes the impact on the neighborhood will be minimal as the majority of customers will also be patients to the doctors in the building using the same parking area.

Samy Mikhail (physician in the building), stated he believes the traffic congestion will decrease with the pharmacy in the building. Commissioner Boivin inquired if there is any thoroughfare between 17<sup>th</sup> Street and the parking lot. Mr. Mikhail advised there is access from the staff parking lot on 17<sup>th</sup> Street.

2013-085

Jessiman-Boivin

That the Public Hearing for Conditional Use Application C-03-13-B at 335 18th Street be concluded.

CARRIED 5/0

2013-086

Jessiman-Boivin

That Conditional Use Application C-03-13-B to allow for a commercial establishment under 2,790m<sup>2</sup> in the CR Commercial Restricted Zone be approved at 335 18th Street (Unit 1, Plan 35923 BLTO) in accordance with the intent of the application (A-1), the attached letter of intent (A-2) and the attached floor plan (B-2).

CARRIED 5/0

Prior to the above motion being voted on, the following comments were made: Commissioner Jessiman stated parking layout was not a concern and it is just a change of use. Commissioner Boivin stated the use fits very well in the area. Commissioner Anderson would like to see some of the restrictions lifted in the commercial restricted zone. Commissioner Boyd stated it's a good fit in area and all concerns have been addressed.

c. **STREET NAMES**

(Chinook Way)

Proposed Development Located South of Richmond Avenue and East of Rainbow Bay in the NE ¼ 9-10-19 WPM

Owner/Applicant: VBJ Developments Ltd.

Mr. Nickel indicated on behalf of Waverly Developments Ltd. is applying to name a street Chinook Way within a condominium development located south of Richmond Avenue and east of Rainbow Bay in the NE ¼ 9-10-19 WPM.

Mr. McMillan (on behalf of applicant and owner), advised the street name is consistent with the theme of weather. Commissioner Boivin asked if signs will be posted. Mr. McMillan advised they will be posted.

2013-087

Boivin-Jessiman

That the Public Hearing for Street Names Application located south of Richmond Avenue and East of Rainbow Bay in the NE¼ 9-10-19 WPM be concluded.

CARRIED 5/0

2013-088

Boivin-Jessiman

That the proposed street name of "Chinook Way" submitted by VBJ Developments Ltd., be approved for their condominium development located south of Richmond Avenue and East of Rainbow Bay in the NE ¼ 9-10-19 WPM.

CARRIED 5/0

**5.0 GENERAL BUSINESS**

a. **Tracking Table**

Mr. Nickel advised of two upcoming conditional use applications. One is for an agricultural chemical storage facility at 925 49<sup>th</sup> Street, and the second one is for an electronic sign at 1539 Princess Ave.

b. **Administrative Business**

Louisa Garbo asked the Commissioners if they had any further questions for a second Conflict of Interest training session on July 3<sup>rd</sup>. Having no further questions, the meeting was canceled.

c. **Absences from the July 3, 2013 meeting**

Commissioner Boivin

**6.0 ADJOURNMENT**  
2013-089 Anderson-Jessiman

That the meeting does now adjourn. (8:51 p.m.)

CARRIED 5/0

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

*Original signed by C. Coey*  
**Calvin Coey**  
**Chairperson**