

MARKED

MINUTES OF THE PLANNING COMMISSION MEETING HELD AUGUST 17, 2016 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

Commissioners: Corinne Robinson
Jack Lindsay
Andrew Sieklicki
Mary Jo Abbott
Garnet Boyd

Administration: Andrew Mok
Sam van Huizen
Tyson Fisher

2. ADOPTION OF AGENDA

2016-061

Lindsay-Abbott

That the Agenda for the regular meeting of the Planning Commission to be held August 17, 2016 be adopted as presented.

CARRIED 5/0

3. CONFIRMATION OF MINUTES

2016-062

Sieklicki-Robinson

That the minutes of the regular meeting of the Planning Commission held on August 3, 2016 be adopted as presented.

CARRIED 5/0

4.0 PUBLIC HEARING

a. By-Law 7150 & Variance

2105 Brandon Avenue

Owner: City of Brandon

Applicant: Westman Seniors Co-op Housing Ltd.

Mr. van Huizen indicated that the applicant, Westman Seniors Housing Ltd., is applying to rezone a property located at 2105 Brandon Avenue (Lot 1, Plan 58054 BLTO) from Parks and Recreation (PR) Zone to Residential Moderate Density (RMD) Zone. The applicant is also applying for two variances concurrently, a density variance to increase the maximum number of dwelling units from 61 to 63, and a parking variance to reduce the minimum required number of parking stalls from 95 to 70 stalls. Approval of these applications will allow for the development of a 63-unit apartment building.

Upon presentation by staff, Commissioners asked if CN was contacted for comments and the age range of the building's tenants.

Andrew Wilkinson, Affinity Architecture, presented to the commission. Commissioners questioned the increase in units from 61 to 63, the height of the building, the reduction of parking spaces by 25, the number of elevators, building code requirements for a chair lift, and applicant awareness of the conditions set by administration.

Daniel Serhal, Affinity Architecture, spoke to the parking concerns brought up by the Commissioners.

Harvey Douglas, Westman Seniors Housing Co-op, presented to the commission.

Marie Hamilton, President of Westman Seniors Housing Co-op, presented to the commission.

2016-063

Robinson-Abbott

That the combined Public Hearing regarding the following applications Z-04-16-B and V-12-16-B be concluded.

CARRIED 5/0

2016-064

Sieklicki-Lindsay

That the Planning Commission recommend By-law 7150 (Z-04-16-B) be approved, subject to prior to the by-law being given third reading, the owner or successor entering into a development agreement with the City of Brandon, including but not limited to the following supplementary conditions:

- a) That the agreement be specific to the site plan submitted for the construction of 63 dwelling units 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) A cash-in-lieu of land dedication for school purposes;
- c) A cash-in-lieu of land dedication for public reserve purposes;
- d) Confirmation that arrangements have been made for easements to the satisfaction of Manitoba Hydro, MTS Inc., and Westman Communication Group;
- e) Confirmation that arrangements have been made for postal service to the satisfaction of Canada Post;
- f) The Developer is required to construct a new Boulevard Sidewalk for the entire length of the Lands fronting Brandon Avenue and 22nd Street. Should any combined curb and sidewalk exist within the right-of-way, such sidewalk shall be removed. In conjunction with the sidewalk design, the Developer is required to install wheelchair ramps at the northeast corner of the intersection of Brandon Avenue and 22nd Street. Such sidewalk shall conform to the latest edition of the City of Brandon, Standard Construction

Specifications and the work shall be completed by a bonded contractor with the City of Brandon;

- g) The Developer is required to restore the curb and sod the boulevard for the entire length of the property fronting onto 22nd Street. Such work shall conform to the latest edition of the City of Brandon, Standard Construction Specifications and the work shall be completed by a bonded contractor with the City of Brandon;
- h) The Developer is required to construct 22nd Street for the entire length of the lands to a full Urban Section complete with curb and gutter. Such work shall conform to the latest edition of the City of Brandon, Standard Construction Specifications and the work shall be completed by a bonded contractor with the City of Brandon;
- i) The Developer will be required to submit a Detailed Cost Estimate outlining all work and associated costs to be completed as per the Development Agreement. This DCE shall be prepared by the Developers Engineering Consultant;
- j) The Developer will be required to provide to the City a Letter of Credit in the amount of 15% of the total cost of the DCE; such total to be reviewed and accepted by the City of Brandon;
- k) The Developer will be required to contribute towards City boulevard trees; trees in which shall be located within the boulevard along Brandon Avenue and 22nd Street. The total number of trees and location of same shall be determined by the Landscaping Plan to be submitted by the Developer;
- l) The Developer will be required to enter into an Easement Agreement with the City of Brandon for City services located within the private property running adjacent to 22nd Street. Such Easement Agreement will be prepared the City of Brandon and forwarded to the Developer for signing; and
- m) Should any hydro poles create an obstruction to vehicle access/function to the site, the Developer will be required to relocate such hydro poles at their sole cost.

CARRIED 5/0

FOR

Commissioner Lindsay
Commissioner Robinson
Commissioner Sieklicki
Commissioner Abbott
Commissioner Boyd

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made:
Commissioners stated the application is well thought out, meeting a need in the community, is compatible with the area. Commissioners had concerns with increasing the density near a rail line.

2016-065

Sieklicki-Lindsay

That the Planning Commission approve the variance application (V-12-16-B) 2105 Brandon Avenue (Lot 1, Plan 58054 BLTO) to vary the minimum required parking stall count from 95 to 70 and to increase maximum allowable units from 61 to 63, subject to the site being rezoned from PR Parks and Recreation Zone to RMD Residential Moderate Family Zone.

CARRIED 5/0

FOR

Commissioner Lindsay
Commissioner Robinson
Commissioner Sieklicki
Commissioner Abbott
Commissioner Boyd

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made:
Commissioners stated the application meets the four criteria under The Planning Act.

5.0 GENERAL BUSINESS

- a. **Tracking Table**
Mr. Mok spoke about upcoming applications.
- b. **Administrative Business**
- c. **Absences From Upcoming Meetings**

6.0 ADJOURNMENT

2016-066

Sieklicki-Abbott

That the meeting does now adjourn. (7:38 p.m.)

CARRIED 5/0

Ryan Nickel
Principal Planner

Garnet Boyd
Chairperson