

TITLE: BY-LAW NO. 7310 TO AMEND SECONDARY PLAN BY-LAW NO. 7080 SOUTHWEST BRANDON SECONDARY PLAN		
MEETING DATE: September 15, 2021		Page 1 of 4
DEPARTMENT: Planning, Property & Buildings	ATTACHMENTS: A. By-law No. 7310 B. By-law No. 7310 (Annotated) C. Change comparison table D. Letter of intent E. Letters of objection	
PRESENTER: Andrew Mok, BES MCIP RPP	MANAGER: Ryan Nickel, Director of Planning & Buildings	

RECOMMENDATIONS:

That the Planning Commission recommend City Council approve By-law No. 7310 (SP-02-21) to amend the Southwest Brandon Secondary Plan By-law No. 7080.

BACKGROUND:

Request

The applicant, Andrew Mok of the City of Brandon, is applying to amend the Southwest Brandon Secondary Plan By-law No. 7080 (“Secondary Plan”) in light of new and recent information the City recently obtained. The amendments include updates to greenspace and infrastructure policies, as well as land designation updates to accommodate a new school proposal for which the City received rezoning and subdivision applications in July 2021, and the Planning Commission will address in a separate public hearing later this evening.

History

First adopted in 2014, the Secondary Plan was amended in 2018 to provide further clarity on infrastructure policies and direction of growth as development progressed since the Secondary Plan's adoption. To date, development has only occurred within an area along Maryland Avenue between 26th Street and the western leg of Prelude Bay.

ANALYSIS:

It is typical for municipalities with secondary plans to update them every few years as new information comes to light and new situations arise requiring policy changes. Attachment B is an annotated version of the amending by-law, while Attachment C outlines the proposed changes to the Secondary Plan. The intents of the proposed amendments are as follows:

- Ensuring consistent terminology on
 - Land use policies to allow for flexibility for certain development, consistent with the Southeast Brandon Secondary Plan (adopted this past July) and the North Brandon Gateway Secondary Plan (last amended in 2020)
 - Infrastructure policies in light of work done to date on the Southeast Brandon Secondary plan, which also affects this Secondary Plan
 - Greenspace policies in light of the City adopting a more recent version of the Greenspace Master Plan in 2015
- Accommodate a new school proposed within the Secondary Plan area
 - The City is exercising their privilege to amend the Secondary Plan due to other amendments not associated with the school proposal
 - The school proposal must include an amendment to the Secondary Plan's land use designations for the applications to proceed

Consistency with the Development Plan

- 2.2.12 and 2.2.13—schools permitted in Residential areas
 - Secondary plan amendment necessary to add third school site icon at proposed location
- Proposed Mixed Use site east of third school site consistent with Map 1: Urban Land Use, as area is within boundary between Residential and Commercial areas in Map 1
 - Mixed Use allows for commercial or residential development, or a mix of both
- 10.2.5(II-IV)
 - Existing Secondary Plan being updated to have more consistent infrastructure policies with the new Southeast Brandon Secondary Plan and recently updated North Brandon Gateway Secondary Plan
 - Infrastructure policies also being updated based on latest assessments of the City's infrastructure network

Commenting Agencies

The Planning & Buildings Department did not receive any comments of significant concern.

LEGISLATIVE REQUIREMENTS:***Notification***

In accordance with Section 168 of The Planning Act, notice of the public hearing was sent to owners of property within 100 metres (328 feet) of the subject property. Notice was also posted on the subject property and advertised in the Brandon Sun on August 26, 2021 and September 2, 2021.

Public Outreach

Public outreach for the school was completed by the applicant concurrently with their rezoning applications process. Other amendments are housekeeping related to ensure the Secondary Plan is consistent with engineering studies and city master plans (e.g. greenspace), therefore public outreach was not required for those components. As of the writing of this report, the Planning & Buildings Department received four letters of opposition to this application. All stress traffic from new developments using Durum Drive as a concern, and request that Maryland Avenue be extended west from its current terminus at Marquis Drive/Derlago Drive to 34th Street to alleviate traffic from Durum Drive. One of the letters also raised concerns about future development between 34th Street and Durum Drive, south of Aberdeen Avenue, where current deeper-lot residential sites exist.

City Response—Maryland Avenue Extension from 26th Street to 34th Street

City administration proposed extending Maryland Avenue westwards to 34th Street as part of the Phase 1, Stage 2 subdivision/rezoning request in the Bellafield Neighbourhood in 2016. Due to objections from the developer and area residents the item was deferred pending a traffic study to be completed with future infrastructure updates to the Secondary Plan. The traffic study completed in 2017 demonstrated that the extension of Maryland Avenue to 34th was not required from a traffic volume perspective and the extension was not included in the amendment.

STRATEGIC ALIGNMENT:

The proposed amendments meet two of the current City Council's strategic priorities.

Economic Development

- Community amenities and facilities, such as schools, are necessary to accommodate population growth and to make the City more welcoming to new business opportunities and the associated employees

Infrastructure

- More consistent policies on infrastructure means a more consistent direction on infrastructure investments across the City