

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, April 7th, 2021 - 7:00 p.m.

Council Chambers - City Hall

AGENDA

1.0 Roll Call

2.0 Adoption of Agenda

3.0 Confirmation of Minutes

4.0 Public Hearing

a. By-law No. 7296 Rezone

1528 & 1534 Princess Avenue and 211 – 16th Street

Owner: KPJ Holdings Ltd. Fro-Fit Renovations and Property Management; City of Brandon

Applicant: Kate McKenzie

Following receipt of all representation, it is the recommendation of the Planning & Buildings Department:

1. That the combined Public Hearing for By-law No. 7296 (Z-02-21) and Conditional Use C-01-21 to rezone 1528 and 1534 Princess Avenue and 211 – 16th Street (Ely 80 feet of Lots 21 ro 24 and Lot 25, Exc the Sly 13 feet, Block 49, Plan 2 BLTO) from Residential Low Density and Commercial General zones to Downtown Mixed Use zone, be concluded.
2. That Planning Commission recommend City Council approve By-law No. 7296 (Z-02-21) to rezone 1528 and 1534 Princess Avenue and 211 - 16th Street (Ely 80 feet of Lots 21 to 24 and Lot 25, Exc the Sly 13 feet, Block 49, Plan 2 BLTO) from Residential Low Density (RLD) and Commercial General (CG) zones to Downtown Mixed Use (DMU) zone, subject to the owner or successor entering into a development agreement with the City of Brandon with the following conditions:
 - i. The Developer agrees to develop 14 residential units in general consistency with the attached site and elevation plans.
 - ii. The Developer agrees that services are to be no closer than 3.0m to the adjacent building foundation and a minimum of 3.0m from the south site line of 211 – 16th Street. Should the water service

exceed 50mm, water servicing is to be obtained by way of water main extension within Princess Avenue.

- iii. The Developer agrees to provide the City with evidence of an Easement Agreement being registered on all affected titles should it be required to facilitate water and domestic sewer services by way of a proposed service corridor. Prior to the issuance of a development permit, the Developer agrees to have their Consulting Engineer provide a plan for excavation and installation of services within the service corridor.
- iv. The Developer agrees to enter into a Conforming Construction Agreement with the City of Brandon and the property owner of 1540 Princess Avenue for the continual access of 1540 Princess Avenue off 16th Street.
- v. The Developer agrees to contribute \$623.03 for cash in lieu of land dedication of public reserve. This contribution is due in full upon execution of the development agreement.
- vi. The Developer agrees to contribute to the Brandon School Division in lieu of land dedication in the amount of \$2,835.00.

And that administration be authorized to prepare a Development Agreement containing all conditions and requirements to protect the City's interests in accordance with any procedures, policies, by-laws and Acts.

b. Conditional Use

1528 & 1534 Princess Avenue and 211 – 16th Street

3. That Conditional Use (C-01-21) to allow for the development of a building with fourteen (14) dwelling units in the Downtown Mixed Use (DMU), with dwelling units on the first storey adjacent to a Commercial Corridor as Identified in The Downtown Brandon Secondary Plan, be approved at 1528 and 1534 Avenue and 211 – 16th Street (Ely 80 feet of Lots 21 to 24 and Lot 25, Exc the Sly 13 feet, Block 49, Plan 2 BLTO) in accordance with the letter of intent "Attachment B", the site plan "Attachment C-2" and elevation plans "Attachment C-3 and C-4".

- c. **Variance**
722, 726, 730, 734, 738, 742, 746, 750, and 754 Franklin Street
Owner: Winnipeg Habitat for Humanity Inc.
Applicant: Kevin Hiebert

Following receipt of all representation, it is the recommendation of the Planning & Buildings Department:

1. That the Public Hearing for Variance Application V-03-21 at 722, 726, 730, 734, 738, 742, 746, 750, and 754 Franklin Street (Lots 2/10, Plan 58381 BLTO) be concluded.
2. That Variance Application V-03-21 to vary the following in Table 10 under Section 51 of the Zoning By-law in the Residential Moderate Density (RMD) zone:
 - Decreasing the minimum site width from 7.6m to 6.1m; and
 - Decreasing the minimum site area from 232.0m² to 244.0m²,be approved at 722, 726, 730, 734, 738, 742, 746, 750, and 754 Franklin Street (Lots 2/10, Plan 58381 BLTO) in accordance with the letter of intent "Attachment A", site plan "Attachment B-3", and subdivision application map "Attachment B-4", subject to the subdivision as shown on the subdivision application map (Attachment B-4) being registered with Teranet Manitoba.

d. **Amendment to Motion No. 2021-007**

1. That Motion No. 2021-007 be amended by deleting the words: "Planning Commission recommend City Council add" and substituting the word: "approve" and adding the following words: "addition of the" immediately before the word: "following".

5.0 General Business

- a. Tracking Table
- b. Administrative Business
- c. Absences From Upcoming Meetings

6.0 Adjournment