

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, August 4, 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. Conditional Use

3409 Victoria Avenue

Owner: 6825738 Manitoba Ltd.

Applicant: McGowan Russell Group Inc. (Jackie Wilkie)

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

1. That the Public Hearing for Conditional Use Application C-06-21 at 3409 Victoria Avenue (Part of Block 7, Plan 1517 BLTO) be concluded.
2. That Conditional Use Application C-06-21 to allow for commercial establishments—4,645.0m² gross floor area and over in the Commercial Arterial (CAR) Zone be approved at 3409 Victoria Avenue (Part Block 7, Plan 1517 BLTO) in accordance with the attached letter of intent “Attachment A-1 through A-3” and the attached site plan “Attachment B-2”, subject to the owner or successor entering into a development agreement, to be registered prior to the issuance of a development permit, with the following conditions:
 - i. The Developer agrees to develop the site in general consistency with the attached site plan. The development will consist of numerous phases as identified on the attached phasing plan;
 - ii. The Developer agrees to contribute \$38,000.00 towards the construction of the westbound deceleration/right turn lane on the north side of Victoria Avenue and the west side of 34th Street with such contribution representing 100% of the boundary

- improvement total cost to the development. Payment shall be required in full upon execution of the development agreement;
- iii. The Developer agrees to contribute \$7,800.00 towards the construction of the median on 34th Street north of Victoria Avenue with such contribution representing 19.5% of the total costs of the median construction. Payment shall be required in full upon execution of the development agreement;
 - iv. In addition to the construction of either Building A or E, which ever comes first, the Developer agrees to construct a sidewalk along the 34th Street right-of-way adjacent to the entire easterly site line of 3409 Victoria Avenue as identified in the attached site plan;
 - v. The Developer agrees to enter into a Private Sewer and Water Agreement with the City of Brandon for the private internal servicing within the development. The agreement is to be executed prior to the issuance of any development and/or building permits;
 - vi. The Developer agrees to maintain existing shared vehicle access with the adjacent property to the west, being 3635 Victoria Avenue, as per the attached site plan, until the owners of both properties agree to alternative measures;
 - vii. The Developer agrees to provide the City with a detailed cost estimate for all work proposed to be completed within the City's right-of-way. The detailed cost estimate is to be prepared by the developer's consulting engineer and is submit to review and acceptance by the City Engineer; and
 - viii. The Developer will be responsible to submit either an irrevocable letter of credit or a certified cheque totalling 15% of the detailed cost estimate. Determination of the type of security will be determined upon receipt and acceptance of the detailed cost estimate. Submission of the security is required prior to the issuance of a development permit;

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. By-laws No. 7304 and 7305 – Update Zoning By-law
Applicant: City of Brandon

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

1. That the combined Public Hearing for By-laws No. 7304 and 7305 to update the Zoning By-law be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7304 (Z-06-21) to update the Zoning By-law to increase efficiency of land uses and processing development approvals, subject to the following amendments:
 - i. Adding the following immediately after Subsection 1(b)(7) of this by-law:
“1. (b) (8) Amending the term “Office” by deleting the words “and travel agencies” and substituting therefor the words “, travel agencies, and community resource centres”;”
 - ii. Amending Subsection 2(g) of this by-law by adding immediately after the words: “except within the required”, the following, “corner or”; and
 - iii. Amending Subsection 3(a)(2) of this by-law by deleting the word: “principle” and substituting therefor the word: “principal”.
3. That the Planning Commission recommend City Council approve By-law No. 7305 (Z-06-21) to rezone multiple properties across the City of Brandon, subject to the deletion of Subsection 1(s) (rezoning of 1515 – 6th Street) in its entirety.

5.0 General Business

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

6.0 Adjournment