

**MINUTES OF THE PLANNING COMMISSION MEETING HELD AUGUST 21, 2019 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

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**1.0 ROLL CALL**

Commissioners: Jack Lindsay  
Garnet Boyd  
Colleen Anderson  
Kate Hill

Administration: Ryan Nickel  
Sonikile Tembo  
Amber Chapil

Regrets: Andrew Sieklicki

**2.0 ADOPTION OF AGENDA**

2019-073

**ANDERSON - HILL**

That the Agenda for the regular meeting of the Planning Commission to be held August 21, 2019 be adopted as amended.

CARRIED 4/0

**3.0 CONFIRMATION OF MINUTES**

2019-074

**HILL – ANDERSON**

That the minutes of the regular meeting of the Planning Commission held on August 7, 2019 be adopted as read.

CARRIED 4/0

**4.0**

**a. Conditional Use**

1670 – 8<sup>th</sup> Street  
Owner: Eric Olson  
Applicant: Eric Olson

Community Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report.

The applicant, Eric Olson spoke to the application to build a duplex, and addressed parking concerns raised, by changing the design of the building with no attached garage, and making the access through the back lane. There is additional space in the back to provide additional gravel parking spaces to a maximum of four instead of the minimum requirement of two. The outside would be similar to those in the area, and

is agreeable to the maintenance agreement with the City to ensure that the rear back lane access is maintained to the City's standards.

### **In Opposition**

Neil Wallace, area resident, spoke to concerns for vehicles driving across the pathway at Aberdeen. Inquired into each residence of the duplex having the requirement of only one parking spot? Concerns with the zoning, why a duplex is now being allowed in this area, as it wasn't allowed in the past. Would not want a duplex in the area, and has concerns still with the parking even if additional spots are provided. If the design is changed, will the public have a chance to speak to the new design and any concerns they might have?

2019-075

#### BOYD - ANDERSON

That the Public Hearing for Conditional Use Application C-08-19-B at 1670 – 8<sup>th</sup> Street (Lots 25/26, Block 8, Plan 289 BLTO in NE ¼ 11-10-19 WPM) be concluded.

CARRIED 4/0

2019-076

#### HILL - ANDERSON

That Conditional Use Application C-08-19-B to allow for a duplex on a corner lot in the Residential Single Detached (RSD) zone be approved at 1670 – 8<sup>th</sup> Street (Lots 25/26, Block 8, Plan 289 BLTO in NE ¼ 11-110-19 WPM) in accordance with the letter of intent "Attachment A-2", subject to the owner or successor prior to the issuance of a development permit:

- i.) Submitting updated plans to the satisfaction of the Planning and Buildings department removing any vehicle access from Aberdeen Avenue;
- ii.) Entering into a maintenance agreement with the City of Brandon for the portion of the rear lane that they will use to access their parking;
- iii.) A requirement to provide a minimum of two parking stalls per unit, for a total of four parking stalls; and
- iv.) The building be a maximum of one storey height.

CARRIED 3/1

Prior to the above motion being voted on commissioners provided the following supportive comments:

- This is a good design, with the additional parking spaces and access from the rear address the safety concerns raised
- Commissioner Boyd will be voting against as this is a small lot and a duplex does not fit the surrounding area

2019-077

#### ANDERSON - BOYD

That the Public Hearings for Conditional Use Application C-06-19-B at 1233 Rosser Avenue and Conditional Use Application C-07-19-B at 19 – 13<sup>th</sup> Street be combined.

CARRIED 4/0

**b. Conditional Uses**

1233 Rosser Avenue and 19 – 13<sup>th</sup> Street  
Owner: 697720 Manitoba Association Inc.  
Applicant: Glen Kruck

Community Planner, Sonikile Tembo, introduced the applications as presented in the City of Brandon Planning report.

The applicant, Glen Kruck spoke to both conditional use applications for special needs housing which they received Provincial funding for. Due to Government funding, they need to start this program sooner, and that is why they are requesting the temporary use at 1233 Rosser until the other permanent location at 19 – 13<sup>th</sup> Street building is completed. The conditional use will allow them to have housing for six resident, and there will be 8.5 full time staff positions, as there will be two staff on at all times.

2019-078

ANDERSON - HILL

That the Public Hearings for Conditional Use Application C-06-19-B at 1233 Rosser Avenue and Conditional Use Application C-07-19-B at 19 – 13<sup>th</sup> Street be concluded.

CARRIED 4/0

2019-079

ANDERSON - HILL

That Conditional Use Application C-06-19-B to allow for special needs housing for six (6) residents in the Downtown Mixed Use (DMU) zone be approved at 1233 Rosser Avenue in accordance with the letter of intent “Attachment A-2 and A-3” and the floor plan “Attachment B-2”, subject to the use being valid for up to 30 days following the occupancy of an equivalent use at 19 – 13<sup>th</sup> Street or within two (2) years of approval, whichever comes first.

CARRIED 4/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- In order for this organization to obtain their funding this conditional use is required

2019-080

HILL - BOYD

That Conditional Use Application C-07-19-B to allow for special needs housing for six (6) residents in the Downtown Mixed Use (DMU) zone be approved at 19 – 13<sup>th</sup> Street in accordance with the letter of intent “Attachment A-2 and A-3” and the site plan “Attachment B-2”.

CARRIED 4/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- Special needs housing is needed, and is contingent on them obtaining funding

- c. **Conditional Use**  
2513 McDonald Avenue  
Owner: Thomas Commer  
Applicant: Sahil Nayak (Keller Developments)

Community Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report.

The applicant, Evan Keller, of Keller Developments, spoke to the application to build a duplex. He canvassed the neighbourhood and there were no concerns raised for this development of a duplex in this area.

- 2019-081 **BOYD - ANDERSON**  
That the Public Hearing for Conditional Use Application C-09-19-B at 2513 McDonald Avenue be concluded.

CARRIED 4/0

- 2019-082 **BOYD - ANDERSON**  
That Conditional Use Application C-09-19-B to allow for a duplex on a site with a minimum site width less than 15.2m in the Residential Low Density (RLD) zone be approved at 2513 McDonald Avenue in accordance with the letter of intent "Attachment A-1", the site plan "Attachment B-2" and elevation plans "Attachments B-3 and B-4".

CARRIED 4/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- This is a good fit for this size lot in this area

- 5.0 GENERAL BUSINESS**  
a. **Tracking Table**  
b. **Administrative Business**  
c. **Absences From Upcoming Meetings**

**6.0 ADJOURNMENT**

- 2019-083 **ANDERSON - BOYD**  
That the meeting do now adjourn (8:11 p.m.)

CARRIED 4/0

Original Signed by A. Chapil  
**Amber Chapil**  
**Planning Commission Clerk**

Original Signed by J. Lindsay  
**Jack Lindsay**  
**Chairperson**