

MINUTES OF THE PLANNING COMMISSION MEETING HELD APRIL 7, 2021 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Jack Lindsay
William Majcher
Lashawnda Hobson

Administration: Andrew Mok
Amber Chapil

Regrets: Colleen Anderson
Kate Hill

2.0 ADOPTION OF AGENDA

2021-009

HOBSON - MAJCHER

That the Agenda for the regular meeting of the Planning Commission to be held April 7, 2021 be adopted as presented.

CARRIED 3/0

3.0 CONFIRMATION OF MINUTES

2021-010

HOBSON – LINDSAY

That the minutes of the regular meeting of the Planning Commission held on March 17, 2021 be adopted as read.

CARRIED 2/0

4.0

a. By-law No. 7296

1528 & 1534 Princess Avenue and 211 – 16th Street

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

Applicant: Kate McKenzie

Senior Planner, Andrew Mok, introduced the application as presented in the City of Brandon Planning report.

The applicant, Kate McKenzie spoke to application to rezone the property and build a 14-unit Multiplex with deck parking providing one parking spot for each residential unit.

The co-applicant, Evan Keller, spoke to the time length of the application, extensive communication with the City of Brandon, and addressed concerns raised from area residents over parking. The corporation will look at including within the rental agreement a one only vehicle to each rental unit. They will be putting up a fence to discourage tenants from parking on 16th Street.

The co-applicant, Darren Gilck spoke to the community outreach regarding this application, and indicated the main issues raised were regarding parking on the street and private property.

In Favour

Sam van Huizen, area resident spoke to his initial opposition to the application based on lack of site plan and parking concerns with the public outreach process. He changed his view based on the applicant's response to concerns raised and how they plan to mitigate them.

Richard Wittmeier, retired Pastor of Christian Life Church, initially raised concerns regarding the single parking space per residential unit, as some of the units will be two or three bedrooms. Concerns regarding visitor parking, with parking on the street within the one block radius.

Jason Pascal, area residential property owner, not in favour or opposed to this development, raised questions regarding limited street parking, and side space between the two buildings while performing building maintenance.

In Opposition

Arnold van Santen, area owner, raised concerns regarding the heavy rain event in 2020 and the current concerns regarding drainage infrastructure for this area.

2021-011

MAJCHER - HOBSON

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 to 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.

CARRIED 3/0

2021-012

HOBSON - MAJCHER

That the 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.

CARRIED 3/0

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

- Commissioner Hobson indicated there are no concerns with the development and will suit the area
- Commissioner Majcher the issues raised are long standing regarding street parking or land drainage and not the development
- Commissioner Lindsay is in support of this development as applicant has addressed all three issues, parking, drainage and side yard for building maintenance

b. Conditional Use

1528 & 1534 Princess Avenue and 211 – 16th Street

2021-013

HOBSON - MAJCHER

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 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) in accordance with the letter of intent “Attachment B”, the site plan “Attachment C-2” and elevation plans “Attachment C-3 and C-4”.

CARRIED 3/0

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

- It is compatible with other buildings within the area

c. Variance

722, 726, 730, 734, 738, 742, 746, 750, and 754 Franklin Street

Owner: Winnipeg Habitat for Humanity Inc.

Applicant: Kevin Hiebert

Senior Planner, Andrew Mok, introduced the application as presented in the City of Brandon Planning report.

The applicant, Kevin Hiebert, construction manager Habitat for Humanity spoke to the application and building on this type of lot.

2021-014

HOBSON - MAJCHER

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.

CARRIED 3/0

2021-015

MAJCHER - HOBSON

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 224.0m²,

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

CARRIED 3/0

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

- In accordance with the area

d. Amendment to Motion No. 2021-007

2021-016

HOBSON - MAJCHER

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".

CARRIED 3/0

5.0 GENERAL BUSINESS

a. Tracking Table

b. Administrative Business

c. Absences From Upcoming Meetings

Commissioner Jack Lindsay – April 21, 2021

Commissioner Colleen Anderson – April 21, 2021

6.0 ADJOURNMENT

2021-017

MAJCHER - HOBSON

That the meeting do now adjourn (8:41 p.m.)

CARRIED 3/0

Original Signed by Amber Chapil

Amber Chapil

Planning Commission Clerk

Original Signed by Colleen Anderson

Jack Lindsay

Chairperson