

**MINUTES OF THE PLANNING COMMISSION MEETING HELD SEPTEMBER 15, 2021 AT 7:00 P.M. IN
THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

1.0 ROLL CALL

Commissioners: Jack Lindsay
Colleen Anderson
Lashawnda Hobson
William Majcher
Kate Hill – Attended via TEAMS

Administration: Andrew Mok
Amber Chapil
Bernice Leyeza

2.0 ADOPTION OF AGENDA

2021-091 MAJCHER - HOBSON

That the Agenda for the regular meeting of the Planning Commission to be held September 15, 2021 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2021-092 HOBSON – MAJCHER

That the minutes of the regular meeting of the Planning Commission held on September 1, 2021 be adopted as read.

CARRIED 4/0

4.0

a. By-law No. 7310 Amend By-law No. 7080 Southwest Brandon Secondary Plan

City of Brandon

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

In Favour

Bob Patterson, area resident on Durum Drive, spoke to traffic concerns on Durum Drive and contemplation of extending Maryland Avenue to 34th Street. He noted the extension of Maryland was not included in the Secondary Plan adopted by Council in 2014 nor in the amendments made to the Secondary Plan in 2018. The extension of Maryland Avenue is not simple, there is opposition to it, there is room for a multi-use trail, to put a road in would require acquisition of land. Mr. Patterson indicated there is a natural area in the middle of the right-of-way, which serves as a drainage retention pond in the spring of over land drainage. He suggested one or two stop signs at either Durum Drive and Prelude Bay or Durum Drive and Marquis Drive to

slow traffic. He also suggested making Aberdeen a one-way or exit only to address traffic concerns. He indicated as a resident of Durum Drive the traffic concerns and extension of Maryland Avenue should be addressed at a ward meeting.

In Opposition

Scott Smith, area resident on Durum Drive, spoke to his presentation in opposition to part of the amendments to the Southwest Brandon Secondary Plan, and indicated he was opposed to Schedule 5 regarding collector roads and greenspace changes. He indicated concerns with safety, increased traffic, road conditions and road closures for construction. He stated the developer's original plan at some point was to extend Maryland Avenue from 26th Street to 34th Street. With the development of properties within the area, they will require West-East access, and enquired as to why the extension of Maryland Avenue is not depicted in future development within the Secondary Plan? He explained the pictures provided in his presentation material, with the first couple showing Lakeview Drive as a large collector street with meridian and sidewalks on each side. The damage done to Aberdeen Avenue, damage to Marquis Drive, intersections around Bellafield Development, and the unfinished gravel portion of Maryland Avenue extending to approximately 31st Street. He concluded by indicated Maryland Avenue should be extended from 26th Street to 34th Street and is opposed to the park area identified on Schedule 5.

2021-093

MAJCHER - HOBSON

That the Public Hearing for By-law 7310 to amend Secondary Plan By-law No. 7080 Southwest Brandon Secondary Plan be concluded.

CARRIED 4/0

2021-094

MAJCHER - ANDERSON

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.

CARRIED 5/0

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

- Commissioner Majcher, this is a trying situation with presentations in favour and in opposition. As presented this is what we have to work with.
- Commissioner Anderson a ward meeting to discuss the issues raised tonight is the best option for the residents of the area.

b. By-law No. 7311 Rezone; Subdivision

2210 Maryland Avenue

Owner: R. G. M. Holdings Ltd. & Patricia Mazer Holdings Ltd.

Applicant: Landmark Planning & Design Inc. (Andrei Friesen)

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

The applicant, Andrei Friesen spoke to the rezoning and subdivision application to build a school at 2210 Maryland Avenue. He provided a conceptual site plan to illustrate how a school and associated amenities could be configured on the proposed 10-acre parcel of land. 10 acres is typically the recommended site area for a modern school facility in the Province of Manitoba.

In Favour

Bob Mazer, owner of the property, spoke to keeping the 2 acres as Development Reserve. He indicated there is no water retention on the site, as it flows through to 18th Street.

2021-095

ANDERSON - HOBSON

That the combined Public Hearing for By-law No. 7311 (Z-07-21) to rezone part of 2210 Maryland Avenue and Subdivision Application 4500-21-715 be concluded.

CARRIED 5/0

2021-096

ANDERSON - MAJCHER

That the Planning Commission recommend City Council approve By-law No. 7311 (Z-07-21) to rezone **part of** 2210 Maryland Avenue (Pt. SE¼ 10-10-19 WPM) from Development Reserve (DR) zone to Educational & Institutional (EI) and Parks and Recreation (PR) zones, subject to the following conditions:

- i. The PR Zone shall coincide with the proposed public reserve dedication under subdivision application 4500-21-715 along the west side of the site; and
- ii. The owner or successor entering into a development agreement with the City of Brandon with the following conditions:
 - a. The Developer agrees to develop the site and construct an elementary school in general consistency with the attached site plan;
 - b. The Developer agrees to dedicate 15m of land along the west property line for the entire length of the lands for the purposes of a multi-use trail connection and for future drainage network improvements. The land shall be dedicated as public reserve and identified on the Plan of Subdivision;
 - c. The Developer agrees to develop the 15m public reserve land by constructing the multi-use trail, planting trees and laying sod. The design and landscaping of the public reserve is to be reviewed and

- accepted by the City Engineer prior to the issuance of a development permit;
- d. The Developer agrees to dedicate 4m of land along the north property line for the entire length of the lands for the purposes of a constructing a 1.8m sidewalk. The land shall be dedicated as right-of-way and identified on the Plan of Subdivision;
 - e. The Developer agrees to construct the 1.8m sidewalk along the north property line for the entire length of lands. The design of all work proposed in the right-of-way is subject to review and acceptance of the City Engineer prior to the issuance of a development permit, and shall be performed as stated in the latest edition of the City of Brandon's Standard Construction Specifications;
 - f. The Developer agrees to pay a contribution towards fourteen (14) boulevard trees. The amount of payment for such trees will be calculated at the time of execution of this development agreement and based upon the City's tree contract pricing for the current year. Payment in full will be required at the time of execution of the development agreement;
 - g. The Developer agrees to submit a Traffic Impact Study prior to the issuance of the development permit. Should the Traffic Impact Study recommend any required improvements necessary for the development of the school, an amendment to the development agreement will be required;
 - h. The Developer agrees to construct a crosswalk on Maryland Avenue. Crosswalk enhancements shall include hardsurfaced approaches and culverts from the multi-use trail and sidewalk to roadways, rectangular rapid flashing beacons and required signage. The design of all work proposed in the right-of-way is subject to review and acceptance of the City Engineer prior to the issuance of a development permit, and shall be performed as stated in the latest edition of the City of Brandon's Standard Construction Specifications;
 - i. The Developer acknowledges the site will be subject to development charges. Network Infrastructure charges of \$260,610.49 (2021 rate) are due upon the execution of the development agreement in accordance with Schedule B-3 of the Development Charges By-law. Additional development charges will be charged against any future buildings and will be applied at the time of issuance of a building permit;
 - j. 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
 - k. 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.

CARRIED 5/0

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

- Commission Anderson, it is a good thing to get a new school in this area

Subdivision

2021-097

HOBSON - MAJCHER

That the Planning Commission recommend City Council approve the application to subdivide (4500-21-715) 2210 Maryland Avenue (Pt. SE¼ 10-10-19 WPM) to create one (1) lot, a public road, and public reserve in the Educational & Institutional (EI), Parks and Recreation (PR), and Development Reserve (DR) Zones, subject to the following conditions:

- i. The plan of subdivision including the following dedications:
 - a. A public road dedication taking the northernmost 4.0m of the site, to be incorporated into the Maryland Avenue right-of-way; and
 - b. A public reserve dedication taking the westernmost 15.0m of the site; and
- ii. The owner or successor providing written confirmation to the City of Brandon Planning & Buildings Department that taxes for the property to be subdivided, for the current year plus any penalty, interest and arrears, have been paid in full or arrangements must be made satisfactory to Brandon City Council.

CARRIED 5/0

5.0 GENERAL BUSINESS

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

Commissioner Hill – October 6, 2021

6.0 ADJOURNMENT

2021-098

Majcher - Hobson

That the meeting do now adjourn (8:39 p.m.)

CARRIED 5/0

Original signed by Amber Chapil
Amber Chapil
Planning Commission Clerk

Original signed by Jack Lindsay
Jack Lindsay
Chairperson