

MINUTES OF THE PLANNING COMMISSION MEETING HELD MARCH 16, 2022 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Lashawnda Hobson
Colleen Anderson
Jack Lindsay
William Majcher

Administration: Andrew Mok
Amber Chapil

Regrets: Kate Hill

2.0 ADOPTION OF AGENDA

2022-001 MAJCHER - ANDERSON

That the Agenda for the regular meeting of the Planning Commission to be held March 16, 2022 be adopted as presented.

CARRIED 4/0

3.0 CONFIRMATION OF MINUTES

2022-002 LINDSAY – MAJCHER

That the minutes of the regular meeting of the Planning Commission held on December 15, 2021 be adopted as read.

CARRIED 3/0

4.0

a. Conditional Use/Variance

1147 – 4th Street

Owner: Geoff Gregoire

Applicant: Geoff Gregoire

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

The applicant, Geoff Gregoire spoke to the application to add an addition to the current detached building to create a duplex on the site.

For Information

Kathy Christiansen spoke in regards to her mother’s residence at 1167 – 4th Street, the property to the south of 1147 – 4th Street and maintaining the 50’ frontage.

2022-003 MAJCHER - ANDERSON
That the combined Public Hearing for Conditional Use Application C-09-21 and Variance Application V-23-21 at 1147 – 4th Street (Lot 38, Block 27, Plan 7 BLTO) be concluded.

CARRIED 4/0

2022-004 MAJCHER - LINDSAY
That Conditional Use Application C-09-21 to allow for a duplex in an interior site with a width less than 15.2m in the Residential Low Density (RLD) Zone be approved at 1147 – 4th Street (Lot 38, Block 27, Plan 7 BLTO) in accordance with the attached letter of intent “Attachment A-1” and site plan “Attachment B-3”.

CARRIED 4/0

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

- Commissioner Majcher, it is consistent with the neighbourhood
- Commissioner Lindsay, this addition will increase the usable density

2022-005 MAJCHER - ANDERSON
That Variance Application V-23-21 to vary Table 10 under Section 59 of Zoning By-law No. 7124, as amended, to reduce the required north interior side yard from 1.2m to 1.0m in the Residential Low Density (RLD) Zone be approved at 1147 – 4th Street (Lot 38, Block 27, Plan 7 BLTO) in accordance with the attached site plan “Attachment B-3”.

CARRIED 4/0

b. By-law No. 7324 and Conditional Use

309 Princess Avenue
Owner: 6482661 Manitoba Ltd.
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 the application to build a three-storey residential building with 16 smaller more affordable units.

In Favour

Darren Gilck, spoke to community outreach with regarding this application.

2022-006

LINDSAY - MAJCHER

That the combined Public Hearing for By-law No. 7324 to rezone and Conditional Use Application C-01-2-B at 309 Princess Avenue (Lots 1/3 and Part Lot 4, Block 66, Plan 2 BLTO) be concluded.

CARRIED 4/0

2022-007

LINDSAY - MAJCHER

That the Planning Commission recommend City Council approve By-law No. 7324 (Z-01-22) to rezone 309 Princess Avenue (Lots 1/3 and Part Lot 4, Block 66, Plan 2 BLTO) from Commercial General (CG) to Downtown Mixed Use (DMU), 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 16 residential units in general consistency with the attached site plan.
- ii. The Developer agrees to contribute \$714.67 for cash in lieu of land dedication of public reserve. This contribution is due in full upon execution of the development agreement.
- iii. The Developer agrees to contribute to the Brandon School Division in lieu of land dedication in the amount of \$3,240.00.
- iv. The Developer agrees to mitigate increased runoff for both 5-year, pre and post development and 100-year, pre and post development, storm water events. The Developer will be required to submit design drawings as prepared by a professional engineer with such design being subject to review and acceptance by the City Engineer.
- v. The Developer agrees that should a boulevard tree need to be removed on Princess Avenue, a replacement tree will be planted in the boulevard along 3rd Street.

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 4/0

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

- Commissioner Lindsay, great use of the land
- Commissioner Majcher, great design
- Commissioner Anderson, great project for downtown
- Commissioner Hobson, more affordable housing in the area

2022-008

LINDSAY - MAJCHER

That Conditional Use Application C-01-22 to allow for the development of a standalone residential building adjacent to a Commercial Corridor as identified in the Downtown Brandon Secondary Plan in the Downtown Mixed Use (DMU) Zone be approved at 309 Princess Avenue (Lots 1/3 and Part Lot 4, Block 66, Plan 2 BLTO) in accordance with the letter of intent "Attachment B-1", site plan "Attachment C-3", and elevation plan "Attachment C-4".

CARRIED 4/0

5.0 GENERAL BUSINESS

a. Tracking Table

b. Administrative Business

c. Absences From Upcoming Meetings

Commissioner Majcher may be absent for June 1st & 15, 2022

6.0 ADJOURNMENT

2022-009

LINDSAY - MAJCHER

That the meeting do now adjourn (7:55 p.m.)

CARRIED 4/0

Original Signed by Amber Chapil

Amber Chapil

Planning Commission Clerk

Original Signed by Lashawnda Hobson

Lashawnda Hobson

Chairperson