

MINUTES OF THE PLANNING COMMISSION MEETING HELD NOVEMBER 1, 2023 AT 7:00 P.M. IN
THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: William Majcher
Colleen Anderson
Ryan Johnston
Garnet Boyd
Keith Edmunds

Administration: Andrew Mok
Amber Chapil
James Maxon

2.0 ADOPTION OF AGENDA

2023-092 EDMUNDS - ANDERSON

That the Agenda for the regular meeting of the Planning Commission to be held November 1, 2023 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2023-093 BOYD – JOHNSTON

That the minutes of the regular meeting of the Planning Commission held on October 18, 2023 be adopted as read.

CARRIED 5/0

4.0

a. Variance

817 Rosser Avenue

Owner: Etruscan Holdings Ltd.

Applicant: Brandon Neighborhood Renewal Corporation (Rushana Newman)

Senior Planner, Andrew Mok, introduced the application as presented in the City of Brandon Planning report. He noted the Planning & Buildings Department had received three letters of objection to the variance application, from property owners of the area being Jordan Ludwig, Robyn Sneath, and Steve Baker.

The applicant, Rushana Newman, Director of the Brandon Neighborhood Renewal Corporation (BNRC), spoke to the application to allow The Blue Door to operate at all hours of the day as a safe and warm drop-in center. She provided an overview of The Blue Door program the services it provides, and that the Federal Government funds this program. She noted they had received Provincial Government funding to operate

a winter nighttime drop-in center from October 2023 to March 31, 2024. There is a growing need within Brandon for these services particularly during the winter season, this location is substantially larger and capable of accommodating more clients, and is in close proximity to the Safe and Warm Shelter, providing an additional place when the shelter exceeds its capacity. She spoke to community outreach performed, and how they have addressed concerns raised regarding unhoused individuals using entrances of buildings in the downtown as temporary shelters, potential line-ups or loitering of patrons, garbage, public-urination, and safety concerns of pedestrians and staff of businesses in the area. She highlighted the main entrance off the north side through the alley, implementation of safety measures, fully staffed, with staff monitoring both indoor and outdoor areas to address any concerns that may arise.

In Favour

Susan Spring, representative of BNRC Reaching Home program, noted the quadrupling of homeless people in the Brandon area, the increased need for this program, with plans for BNRC to operate in the front of this building, and The Blue Door activities taking place in the back of the building, with access through the parking lot.

Fred Wood, client and volunteer of The Blue Door program, supports the program that helps people who live on the streets to stay safe and warm.

Margaret McKay, a client of The Blue Door program, indicated her support for the location downtown, the safety of clients, and what this program this program provides for the community.

Florence Halcrow, representative of BNRC Ask Auntie coordinator, spoke of her support of this very important project in our community. She noted The Blue Door has given homeless people a safe place to get supports to get them jobs and housed. She spoke to positive outcomes the program provides regarding safety, crimes, and garbage within the downtown area.

Alex Wilking, security professional in the downtown area, spoke in support to this application, noting the need for this program and the temporary funding will provide a temporary solution.

Rebecca Anhalt, representative of BNRC HFIS Coordinator, shared some statistics regarding homelessness in Brandon, with 608 people living unhoused downtown Brandon. She asked the commission to consider the safety of those 608 people, and their need for a safe and warm place to stay.

Selena Harrison-Greco, business professional and area resident, spoke in support to this application, those displaced downtown, who want to better themselves and their

lives. She confirmed I live downtown what the Blue Door clients do to clean up the downtown with garbage in the area.

In Opposition

Mike Maendel, on behalf of the Brandon Downtown Biz, spoke in opposition to the relocation of The Blue Door to 817 Rosser, as it would deteriorate the downtown. He noted The Blue Door brings a host of issues such as verbal threats to pedestrians, public urination and defecation, drug use, and increased littering of garbage. He stated concerns regarding property values for small local businesses in the downtown area. He concluded by noting the City needs The Blue Door and our local businesses, and with proper planning, we could find a suitable location that works and supports everyone.

Neil Cristall, downtown business owner, spoke in opposition to the application stating concerns with location, downtown businesses, and precedent setting allowing this temporary one-year use on a business corridor.

Daniel Burns, downtown business owner, spoke in opposition to the application stating concerns with community outreach, location, public safety, security patrols to the area, program funding, and detrimental impact on downtown businesses. He noted there is a need for The Blue Door program within the City of Brandon. He stated he received first notification last week and questioned the public engagement within the area. He noted the variance to allow for a 24-hour drop-in center is not compatible to the commercial corridor area. This will negatively affect the businesses within this area. This is not consistent, nor does conform to the area, and is not a minimum modification as occupancy for a community center is very different from an office space. He noted that if the application is approved, that 24-hour security, cleaning services for garbage pick-up in the area are imposed.

Miles Crossman, business owner, spoke in opposition to the application, noting concerns for personal safety when leaving his business while The Blue Door is in operating. He noted he feels safer to leave work after clientele from The Blue Door disburse, and safety will decrease if the application is approved with the program being open 24-hours per day.

Steve Baker, via TEAMS, property owner, spoke in opposition to the application, citing concerns beyond those raised in his letter of opposition. This application will have a negative effect on businesses and properties within this area. He raised concerns regarding limited visibility with having the main entrance from the rear of the property. Concerns with use of the main entrance from the rear of the property, with limited visibility. He also raised concerns regarding sufficient notification, public engagement, property values, and the decline and demise of the Downtown HUB.

For Information

Robert Fotheringham, property owner, spoke to affirm what Mr. Baker had stated, with The Royal Bank of Canada having closed access to their ATMS at night, as well as, safety concerns of staff of downtown businesses about leaving their building at night.

Bee Allan, spoke to indicate she is the owners of building The Blue Door is currently operating within.

2023-094

ANDERSON - BOYD

That the Public Hearing for Variance Application at 817 Rosser Avenue be concluded.
CARRIED 5/0

2023-095

ANDERSON - BOYD

That Variance Application V-14-23 under Clause 97(2) of The Planning Act to allow for a 24-hour drop-in centre as a use similar to a community centre in the Downtown Mixed Use (DMU) Zone be approved for one year at 817 Rosser Avenue (Part Lots 1/5, Block 76, Plan 2 BLTO) in accordance with the attached letter of intent "Attachment A-1 and A-2".

DEFEATED 0/5

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

- Commissioner Anderson, will be voting against this application, businesses in the downtown will be negatively affected by this, and this is not in compliance with the downtown secondary plan.
- Commissioner Boyd, will be voting against this application, as there are concerns with the application being extended beyond the one year.
- Commissioner Edmunds, stated this is a vital service for our community, but would be voting against this application as this is not the best location for this service, and this one-year variance could have detrimental effects for the area.
- Commissioner Johnston, will not be supporting this application, as it is not compatible with the area as it is not commercial, and it will have a detrimental effect on businesses.
- Commissioner Majcher, noted the stray from property type issues to that of social issues, and that it is very difficult to distinguish between the two. As a member of the Planning Commission the issue is in regards to the variance and powers under The Planning Act, as this is a commercial area, and this application is not commercial, I will be voting in opposition to this application.

- b. Variance
501 Rosser Avenue
Owner: FPCN General Partner Inc.
Applicant: Dingu Inc. (Mit Patel)

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

The applicant, Mit Patel, spoke to the variance to allow for the manufacturing of wholesale envelopes, There will not be a need to change the infrastructure of the building, and it is an ideal location for this business.

2023-096 JOHNSTON - EDMUNDS
That the Public Hearing for Variance Application at 501 Rosser Avenue be concluded.
CARRIED 5/0

2023-097 JOHNSTON - EDMUNDS
That Variance Application V-15-23 to vary Subsection 37.1(a) of the ZBL by increasing the gross floor area of manufacturing goods for sale from 465.0m² to 1,830m², and Subsection 37.1(b) of the ZBL by decreasing the minimum amount of gross floor area dedicated to an associated commercial use from 10% to 0.0% to allow for the manufacturing of stationery in the Downtown Mixed Use (DMU) Zone be approved at 501 Rosser Avenue (Lots 1/8 and 19/26 and Closed Lane, Block 73, Plan 2 BLTO; Parcel A, Plan 24831 BLTO) in accordance with the attached letter of intent "Attachment A-1".
CARRIED 5/0

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

- Commissioner Johnston, this is very similar to the use of this building
- Commissioner Edmunds, good to see this building being used

- 5.0 Street Names
1901 – 1st Street (SE Brandon)
Applicant: VBJ Developments Ltd.

2023-098 EDMUNDS - JOHNSTON
That the proposed street names submitted by VBJ Developments Ltd. (Attachment C) for their development of 1901 1st Street located south of Richmond Avenue East and east of 1st Street in the W ½ 12-10-19 WPM, be approved and added to the Street Names Registry.
CARRIED 5/0

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

7.0 ADJOURNMENT

2023-099 EDMUNDS - BOYD
That the meeting do now adjourn (9:22 p.m.)

CARRIED 5/0

Original Signed by Amber Chapil
Amber Chapil
Planning Commission Clerk

Original Signed by William Majcher
William Majcher
Chairperson