

MINUTES OF THE PLANNING COMMISSION MEETING HELD OCTOBER 4, 2023 AT 7:00 P.M. IN
THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Colleen Anderson
Ryan Johnston
Garnet Boyd
Keith Edmunds

Administration: Sonikile Tembo
Amber Chapil
Debbie Nelson

Regrets: William Majcher

2.0 ADOPTION OF AGENDA
2023-070 JOHNSTON - EDMUNDS

That the Agenda for the regular meeting of the Planning Commission to be held October 4, 2023 be adopted as presented.

CARRIED 4/0

3.0 CONFIRMATION OF MINUTES
2023-071 BOYD – JOHNSTONE

That the minutes of the regular meeting of the Planning Commission held on September 20, 2023 be adopted as read.

CARRIED 4/0

4.0

a. Conditional Use

2211 Rosser Avenue

Owner: Candace Elaine Sigurdson

Applicant: Brandon Housing First & Brandon Maintenance Services

Principal Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report. She noted they had received two letters of opposition.

The applicants, Sam Shupe Brandon Housing First, and Dana Jenkins Brandon Maintenance Services spoke to the application to allow for special needs housing with 24/7 care provided for up to seven people.

In Opposition

David Wall, area resident, asked several questions regarding maintenance of the property, qualifications of staff, key-in entrance system, and security of the building. He raised concerns regarding the condition of the residents, and the people who come to visit them.

Josh Church, area resident, sent in a letter of opposition with concerns a majority of them being answered tonight. He raised concerns regarding increased foot traffic to the area, the past conditional use for the building as a boarding house, as well as staff requirements for the special needs housing request.

Johnny Hamm, area resident, spoke to increase in density and inquired into what low-density means from a zoning perspective. The implications of this being a business instead of a family dwelling unit.

Administration and the applicants addressed all questions raised.

2023-072

BOYD - EDMUNDS

That the Public Hearing for Conditional Use C-09-23 at 2211 Rosser Avenue (Lots 1/3, Block 13, Plan 15 BLTO) be concluded.

CARRIED 4/0

2023-073

BOYD - JOHNSTON

That Conditional Use Application C-09-23 to allow for special needs housing for up to seven (7) people in the Residential Low Density (RLD) Zone be approved at 2211 Rosser Avenue (Lots 1/3, Block 13, Plan 15 BLTO) in accordance with the attached letter of intent "Attachment A-1".

CARRIED 4/0

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

- Commissioner Boyd indicated concerns raised which were not regarding the land use application, but about safety which was not within the preview of the Planning Commission. He indicated he would be voting in favor of this application.
- Commission Johnston spoke to the evaluation according to the requirements as set out in the Planning Act on the land use application, and agreed concerns raised were outside of this scope. He would be supporting this application, as it would be a good fit for this site.
- Commissioner Edmunds spoke to the concerns raised were regarding the history of the property being a boarding house. He indicated there is a need for this kind of housing, with staff provided 24/7, the partnership between the two organizations would ensure the safety of the staff and residents as well as maintenance of the property.
- Commissioner Anderson agreed with all of the above.

- b. Variance
759 – 6th Street
Owner: Jeffrey Ross & Jennifer Ross
Applicant: Stone & Sky Developments (Eric Olson)

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

The applicant, Eric Olson spoke to the variance application in decreasing the front yard, reverse corner side yard to work with the existing building and fit an 8-plex beside it.

In Favour

Darren Gilck spoke to the public outreach performed for this application.

- 2023-074 EDMUNDS - JOHNSTON
That the Public Hearing for Variance Application V-10-23 at 759 – 6th Street (Lots 28/30, Block 60, Plan 8 BLTO) be concluded.

CARRIED 4/0

- 2023-075 EDMUNDS - JOHNSTON
That Variance Application V-10-23 to vary Note 9 of Table 10 under Section 51 of the Zoning By-law by decreasing the required reverse corner side yard from 4.6m to 3.0m and the required front yard from 4.6m to 3.0m, and to vary Subsection 22(b) by decreasing the required distance between two principal buildings in one site from 4.2m to 2.9m in the Residential Moderate Density (RMD) Zone be approved at 759 – 6th Street (Lots 28/30, Block 60, Plan 8 BLTO) in accordance with the letter of intent “Attachment A” and attached site plan and elevation plan “Attachment B”, subject to the owner or successor entering into a development agreement with the City of Brandon with the following conditions:

- i. Upgrade the boulevard (e.g. installing curb and gutter) and construct a public sidewalk along the north side of College Avenue for the entire length of the site. The design and construction shall conform to City’s standard construction specifications and to the satisfaction of the City Engineer;
- ii. Provide mitigation measures to the pre- and post-development drainage runoff from the site that is equivalent to both 5-year and 100-year events; and
- iii. Indicate relocated hydro pole location on the site related plans, subject to Manitoba Hydro approval prior to issuance of a development permit, and relocating said pole prior to issuance of an occupancy permit.

CARRIED 4/0

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

- Commissioner Edmunds agrees with keeping the original building intact, and bringing this many 4-bedroom units to the area.
- Commissioner Johnston agrees with all that was said.

5.0 GENERAL BUSINESS

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

6.0 ADJOURNMENT

2023-076 JOHNSTON - BOYD
That the meeting do now adjourn (8:39 p.m.)

CARRIED 4/0

Original Signed by Amber Chapil
Amber Chapil
Planning Commission Clerk

Original Signed by Colleen Anderson
Colleen Anderson
Chairperson