

MINUTES OF THE PLANNING COMMISSION MEETING HELD JUNE 5, 2024 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Ryan Johnston
Keith Edmunds
Colleen Anderson
Garnet Boyd
Dane Kingdon

Administration: Andrew Mok
Amber Chapil

2.0 ADOPTION OF AGENDA

2024-032 ANDERSON - EDMUNDS

That the Agenda for the regular meeting of the Planning Commission to be held June 5, 2024 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2024-033 KINGDON – BOYD

That the minutes of the regular meeting of the Planning Commission held on May 15, 2024 be adopted as read.

CARRIED 5/0

4.0

a. By-law No. 7382 - Rezone

2630 McDonald Avenue

Owner: City of Brandon

Applicant: Keller Developments (Kelsey Swidnicki)

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

The applicant, Kelsey Swidnicki on behalf of Keller Developments, spoke to the project with larger units to accommodate families. She spoke to the site plan, conditions of the development agreement, public outreach, and the willingness to negotiate costs splitting with bordering properties in regards to a fence.

Speakers

Dave Proutev, area resident, raised concerns with the size of the building, parking lot, lane way, dust from gravel parking lot and back lane, increased traffic, green space,

commercial dumpsters for the property, and fencing the property to mitigate people using their property as a walkway.

John Kokonas, area resident spoke in opposition to the rezoning of the property to increase density to build a 16-unit complex on this site. He raised concerns with the increase in traffic, pedestrian safety, back lane maintenance, dust, and limited street parking. He noted concerns with notification of the rezoning, back lane deterioration, street parking, the characteristic of the neighbourhood; this application would be a detriment to the area and for the property to remain residential low density.

Goldwyn Jones, president of the Condo Corporation, spoke in opposition to the rezoning of the property, as the lot and development do not fit within this area. He spoke to the configuration of the site to develop a 4-storey building, and access which delivery trucks use for the Water Treatment Plant. He noted his main concerns were for parking, increased speed and volume of traffic, and maintenance of the back lane. He stated the gravel back lane is not maintained and that it should be a requirement to be paved.

Steve Ball, area resident, spoke in opposition to the rezoning of the property, as this property is small; the impact to area residents, parking, and that it is not the right fit for the area as it should remain low density.

Dave Proutev, spoke again to address concerns for the gravel back lane and parking lot and to consider asphaltting the back lane with proper gutters.

John Kokonas, spoke again to address concerns with increased traffic and dust, and having a traffic impact study done, as traffic has significantly increased with the opening of 34th Street.

2024-034 KINGDON - BOYD
That the Public Hearing for By-law No. 7382 to rezone 2630 McDonald Avenue (Parcels A/D, Block 97, Plan 69112 BLTO) be concluded.

CARRIED 5/0

2024-035 KINGDON - EDMUNDS
That the Planning Commission recommend City Council approve By-law No. 7382 (Z-01-24) to rezone 2630 McDonald Avenue (Parcels A/D, Block 97, Plan 69112 BLTO) from RLD Residential Low Density and OS Open Space to RMD Residential Moderate Density, subject to the owner or successor entering into a development agreement with the City Of Brandon as set out in "Attachment E" of this report, and that Administration be authorized to prepare a Development Agreement containing all conditions and requirements to protect the City's interest in accordance with any procedures, policies, by-laws and Acts.

CARRIED AS AMENDED 5/0

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

- Commissioner Kingdon, the City and the Province have been clear that there needs to be more density, but I am concerned with the gravel back lane, and that it cannot be any smaller of a building. Unanimously

AMENDMENT

2024-036

KINGDON – EDMUNDS

That the above motion "Attachment E" be amended by deleting Condition 3 under "Attachment E" and substituting therefor the following:

"The Developer agrees to design and construct, to a paved standard, the realigned portion of the back lane. The approach shall be widened to accommodate the backing up and use of WB-19 vehicles that access the Water Treatment Plant."

CARRIED 5/0

5.0 GENERAL BUSINESS

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

6.0 ADJOURNMENT

2024-037

BOYD - ANDERSON

That the meeting do now adjourn (8:16 p.m.)

CARRIED 5/0

Original Signed by Amber Chapil
Amber Chapil
Planning Commission Clerk

Original Signed by Ryan Johnston
Ryan Johnston
Chairperson