

MINUTES OF THE PLANNING COMMISSION MEETING HELD MAY 15, 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
Sonikile Tembo
Ryan Nickel
Amber Chapil

2.0 ADOPTION OF AGENDA

2024-025 EDMUNDS - KINGDON

That the Agenda for the regular meeting of the Planning Commission to be held May 15, 2024 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2024-026 ANDERSON – BOYD

That the minutes of the regular meeting of the Planning Commission held on May 1, 2024 be adopted as read.

CARRIED 5/0

4.0

i. Conditional Use

336 – 6th Street

Owner: William Duncan & Donna McTavish

Applicant: Brandon Housing First MMF Southwest (Samantha Shupe)

Senior Planner, Andrew Mok, introduced the application as presented in the City of Brandon Planning report. He noted two letters of support for the application were received by the Planning & Buildings Department.

The applicant, Samantha van den Ham, Program Manager Brandon Housing First, spoke to the application to allow for a Women's Safe House at 336 – 6th Street. She noted the primary focus would be for older indigenous females, providing seven transitional units, where individuals will create their own safe space. She spoke to staffing, security, parking, support services provided and community outreach performed.

Speakers – In Favor

Simone Richard, part of Action Resource to end Chronic Homelessness (ARCH), spoke to homelessness in Brandon, and highlighted the need for a Women's Safe House as he shared the interviews of female elders within the community.

Dana Jenkins, property manager of the building owner, provided an update on the installation of security cameras, and renovations to the building to provide a clean and safe place.

Brynn Kirkup, spoke to human rights, the need to accommodate inclusive housing needs within our community, and this will provide a supportive place that will be beneficial to vulnerable women.

Darian Pont, ARCH Indigenous woman advocating to my position, the majority if not all of these deaths have been preventable. Our homeless Indigenous women are more likely to die prematurely. The shelters within Brandon are not sufficient. A home that we are advocating today, will give women a place to heal and develop. This place is needed within our community.

Rebecca Anholt, spoke in favor of this application, she shared statistics on homelessness, noting this will turn a location historically that has been a problem in the neighborhood, to a safe haven for indigenous women.

Lisa Noctor, spoke in favor of this application, she shared her personal story, and spoke to the history of tenants of the building. She noted the building renovations and how this will be a safe place for women to live.

Dr. Megan McKenzie, spoke in favor of the application, noting chronic homelessness in Brandon. That the application is to accommodate those who have special needs or disabilities, discrimination based on these characteristics, and the right to accommodate this housing.

Dannielle Morrisseau, spoke in favor of the application to support women in our community allowing them a safe place to live.

2024-027

ANDERSON - EDMUNDS

That the Public Hearing for Conditional Use application C-03-24 at 336 – 6th Street (Lots 8/9, Plan 13 BLTO) be concluded.

CARRIED 5/0

2024-028

ANDERSON - EDMUNDS

That Conditional Use Application C-03-24 to allow for special needs housing for up to seven (7) people in the RLD Residential Low Density Zone be approved at 336 – 6th

Street (Lots 8/9, Plan 13 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 Anderson, will be voting in favor, and it is needed in our community.
- Commissioner Edmunds, there is a need for this facility in our community.

ii. By-law No. 7383 HAF Zoning By-law Updates
Applicant: City of Brandon

Principal Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report. She noted eleven letters were received, with nine letter for support of the zoning updates, and two letters in opposition by the Planning & Buildings Department.

Speakers

Quentin Robinson, speak in favor of this bylaw update, citing affordable housing, flexibility, climate initiatives, character of neighborhoods, and the needs of the diverse population in the community.

Betty Kelly, Chair of Knox United Church outreach committee, spoke in favor of the zoning bylaw updates, noting the main reasons are the support for lower cost affordable housing options, reducing requirements for conditional use and variance applications, and information provided for the reason for these zoning changes. She spoke to seniors downsizing, and influx of rural residents moving into the city. She concluded by supporting the language updates to include "supportive housing".

Debby Dandy, Sustainable Brandon, spoke in support of the amendments, noting affordable housing, shared green space, building our city up instead of out, and that everyone deserves a place to call home. She expressed hope that the city would eventually adopt housing codes promoting the use of energy-efficient construction.

James Epp, spoke in favor of the zoning updates, and agreed that markets can self-regulate. He recognized that there will be trade-offs, and that people made real estate decisions based on the neighborhood, and for that reason these discussions must be treated carefully.

Deveryn Ross, spoke in support of the proposed zoning changes and the reduction in parking minimums as presented in Option 1. He noted the materials made available to the public overly provided information on Option 1 and less on other two options. He noted his reasons for supporting the updates as it promotes fairness, equitably

and consistency within neighborhoods and it is fiscally responsible to build up instead of out. He concluded by noting unintended consequences of these changes such as the lack of schools in areas where growth is heavier.

Ron Tompkins, spoke neither in support nor against the updates to the zoning bylaw, but felt the matter should be considered carefully. He spoke to concerns with density changes, long-term infrastructure, lack of school sites, and the rise in hydro demand from electric vehicle charging and increased property densification. He spoke to the reduction of parking requirements and impacts to street parking, as well as green space.

Terry Pearce, spoke to his concern regarding the proposed merger of the Residential Low Density Zone with the Residential Single Detached Zone, which would allow for smaller lot and frontage requirements. His raised concerns with subdivision of lots in the Residential Single Detached Zone to allow for smaller detached dwellings.

Steve McMillan, VBJ Developments, spoke generally in favor of amendments to the zoning bylaw, and his preference regarding housing would be leaning more to Option 2. He was in support to changes in parking minimums, and noted parking as a major contributor for redevelopment not moving forward in the city. Mr. McMillan enquired into density bonusing areas and density targets.

Leila Praznik, indicated the changes to the zoning bylaw would make housing more accessible, promote urban densification, and she believed the changes would improve the viability of small neighborhoods.

2024-029 EDMUNDS - BOYD
That the Public Hearing for By-law No. 7383 to amend Zoning By-law No. 7124 to accelerate residential development across the City be concluded.
CARRIED 5/0

2024-030 EDMUNDS - BOYD
That the Planning Commission recommend City Council approve By-law No. 7383 to amend Zoning By-law No. 7124, to achieve housing targets and align with the initiatives proposed under the Housing Accelerator Fund.
CARRIED 5/0

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

- Commissioner Edmunds, will be voting in favor as change is happening in our community and the amendments are an appropriate response.
- Commissioner Boyd, will be voting in favor of this as we recognize development and changes to areas.
- Commissioner Anderson, will be voting in favor, as the majority of the public hear

tonight spoke in favor of amending the zoning bylaw.

- Commissioner Kingdon, will be voting in favor, positive and responsible path forward.
- Commissioner Johnston, will be voting in favor, as a move forward to address the shifts needed for the city.

5.0 GENERAL BUSINESS

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

6.0 ADJOURNMENT

2024-031 EDMUNDS - BOYD
That the meeting do now adjourn (9:45 p.m.)

CARRIED 5/0

Original Signed by Amber Chapil
Amber Chapil
Planning Commission Clerk

Original Signed by Ryan Johnston
Ryan Johnston
Chairperson