

MINUTES OF THE PLANNING COMMISSION MEETING HELD MAY 1, 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: Ryan Nickel
Amber Chapil

Regrets: Andrew Mok

2.0 ADOPTION OF AGENDA

2024-019 ANDERSON - BOYD

That the Agenda for the regular meeting of the Planning Commission to be held May 1, 2024 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2024-020 EDMUNDS – KINGDON

That the minutes of the regular meeting of the Planning Commission held on April 3, 2024 be adopted as read.

CARRIED 4/0

4.0

a. Variance & Conditional Use

450 – 12th Street

Owner: Brandon Friendship Housing Authority Inc.

Applicant: Brandon Friendship Housing Authority Inc. (Richard Greer)

Director of Planning & Buildings, Ryan Nickel, introduced the application as presented in the City of Brandon Planning report. He noted ten letters received, with six letters for support of the applications, and five letters in opposition by the Planning & Buildings Department.

The applicant, Richard Greer, on behalf of the Brandon Friendship Housing Authority Inc., spoke to the variance and conditional use applications at 450 – 12th Street for our Safe Lodge, which will provide a youth hostel/shelter, a transitional housing program, and a 24-hour safe space dedicated to youth aged 16-26 years old. This

lodge will address a diverse need within our community by providing a holistic approach to well-being, provide community integration as well as educational and employment opportunities. The lodge will have 24-hour accessibility, prevent recidivism, reduce homelessness, provide a network of social services, and that this is a cost effective solution by combining shelter, safe space, and transitional supports in one facility. Mr. Greer spoke to community engagement efforts and the commitment to fostering positive relationships with the community. He spoke to security measures taken by providing camera surveillance systems, minimum staffing levels, emergency panic buttons, and the installation of monitored fire alarm and suppression systems. He spoke to concerns raised regarding traffic, staff parking, foot traffic, property values, maintenance of property, and staff training.

In Favour

Margaret McKay, member of the GAP program, spoke in favor of this application to provide a 24-hour safe place for youth to attend in Brandon.

Ross Robinson, John Howard Society, spoke in favor of this application for both the 24-hour safe place and the youth hostel/shelter. He noted this is a basic right for people to have housing, and this program would give youth a place to feel safe and secure. Proud of what the City of Brandon is doing.

Darian Pont, Brandon area case manager spoke in favor of both of these applications to provide youth with a hostel/shelter, and a 24-hour safe place. She noted this place would provide youth with food, access to 24-hour support staff, as well as a place that will feel like a home.

Lyndon Bournon, spoke in support of both applications to provide youth with a hostel/shelter and a 24-hour safe place.

Samantha Shupe, spoke in favor of both applications, and noted there is a need for this program specific to youth within our community.

Jessica Warniski, spoke in favor of this program, by telling her personal story of why this space is needed.

Karissa Schellenberg, spoke in favor of both application, she spoke to concerns raised regarding crime, and if this space is opened, how it will benefit the community.

Lisa Noctor, spoke in favor of the application to have a lodge at this location, that this program will help young people better themselves, it will provide them with medical supplies, food, shelter, educational resources, counseling and so much more. She noted the hardest part of her job is driving away from a youth who does not have a safe place to go, and does not feel safe going to the Safe & Warm shelter.

Heather Bolech, Samaritan House Ministries, Safe and Warm Shelter Manager, spoke in favor of this application, noting that she had already sent a letter of support for this program. She expressed her support of the GAP team who are willing to come at any time to assist youth especially youth that are younger than 18 years, who do not feel safe staying at the Safe and Warm Shelter. This space will be very beneficial in our community.

Janis Irvine, spoke in support of these application, and that this aligns with the actions taken in Winnipeg and by the Provincial Premier.

Susie McPherson, community elder, spoke in favor of these applications, she shared her son's story, and the benefit of a lodge that is relationship and community based.

Marvin Spence, GAP rapid facilitator, spoke in favor of these applications, as youth deserve a chance to have a safe place, where they can grow and develop.

In Opposition

Joanne Birch, area resident, spoke in opposition to the applications, citing the concerns raised within her letter of opposition.

Trevor Jesseau, area resident spoke in favour of the six-bed youth hostel/shelter, and spoke in opposition to the 24-hour co-ed safe place. He noted concerns with crime within the area already, as well as, increased homeless people cutting through backyards to access this 24-hour safe space.

Deveryn Ross, area resident, spoke to the neighbourhood currently, if this property was the appropriate building to house three transitional units, a 6-unit youth hostel/shelter, and a 24-hour safe place for co-ed youth, as well as two staff persons on site. He raised concerns regarding clients of the facility wondering the neighborhood at all times of the night. Mr. Ross suggested approving the 6-unit hostel/shelter, but waiting a year to approve the 24-hour co-ed safe place.

Cam Davie, area resident, spoke in favor of the youth hostel/shelter but in opposition to the 24-hour co-ed youth drop-in. He noted his concern with this small home having only two bathrooms, with one of the bathrooms used by both the 24-hour co-ed youths, and the 6-unit female youth overnight shelter. He also raised concerns with staff parking, as there is only a one-vehicle garage with sloped driveway, which would only fit one-vehicle on it.

Robert McDonald, area resident, raised concerns with location, and the 24-hour co-ed safe place, as there was no absolute number determined as the Fire Department has not assessed the size of the room/building for maximum occupancy. He raised concerns regarding the overflow of youth once maximum capacity is reached for the facility.

Garth Epp, area resident, spoke to safety and vandalism concerns with neighborhood already, the increased foot traffic during the night. He spoke in opposition to the co-ed communal safe space, and when capacity is reached, where will these individuals go, especially during the night.

Mary Jo Abbott, area resident, encouraged the commission to pay attention to what both sides were saying, and compromise by establishing the transitional and overnight units, but to wait for a couple of years to establish the 24-hour safe place.

Jatta Fletcher, resident of Brandon spoke in opposition to the 24-hour access to this site.

Dan Robleski, resident of Brandon, spoke to concerns that the house is too small for the amount of people they are proposing.

2024-021 BOYD - EDMUNDS

That the joint Public Hearing for Variance Application V-02-24 and Conditional Use Application C-02-24 at 450 - 12th Street (Lot 3 and Part Lot 2, Block 12, Plan 2 BLTO) be concluded.

CARRIED 5/0

2024-022 BOYD - KINGDON

That Variance Application V-02-24 to establish an overnight shelter, similar in use to special needs housing with up to six persons pursuant to Section 97(2) of The Planning Act (Manitoba), in the RLD Residential Low Density Zone be approved at 450 – 12th Street (Lot 3 and Part Lot 2, Block 12, Plan 2 BLTO) in accordance with the attached letter of intent “Attachment A-1 through A-3”.

CARRIED 5/0

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

- Commissioner Boyd will be voting in favor of this.
- Commissioner Kingdon will be voting in favor.
- Commissioner Edmunds it seems the bulk of presenters are in support of this application and I will be voting in favor.
- Commissioner Johnston, there is a need for this housing portion within our community, and will be voting in favor.

2024-023

ANDERSON - KINGDON

That Conditional Use Application C-02-24 to allow for an assembly area in the RLD Residential Low Density Zone be approved at 450 – 12th Street (Lot 3 and Part Lot 2, Block 12, Plan 2 BLTO) in accordance with the attached letter of intent “Attachment A-4 through A-6”.

CARRIED AS AMENDED 5/0

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

- Commissioner Anderson, the 5-year funding is tied to all three components, and I will be voting in favour of this application.
- Commissioner Kingdon will be voting in favour of this application, as this is similar use as that of churches within the area.

AMENDMENT

EDMUNDS-BOYD

That the above motion be amended by adding the words: “for one year” immediately following the word: “approved”.

CARRIED 4/1

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

- Commissioner Edmunds, this amendment allows them the opportunity to provide the program and the impacts to the neighborhood. Afterwards they can apply to allow conditional use in perpetuity.

5.0 GENERAL BUSINESS

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

6.0 ADJOURNMENT

2024-024

EDMUNDS - BOYD

That the meeting do now adjourn (9:17 p.m.)

CARRIED 5/0

Original Signed by Amber Chapil
Amber Chapil
Planning Commission Clerk

Original Signed by Ryan Johnston
Ryan Johnston
Chairperson