

MINUTES OF THE PLANNING COMMISSION MEETING HELD NOVEMBER 6, 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
Emmanuel Owusu Ansah

2.0 ADOPTION OF AGENDA

2024-069 BOYD - EDMUNDS

That the Agenda for the regular meeting of the Planning Commission to be held November 6, 2024 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2024-070 ANDERSON – BOYD

That the minutes of the regular meeting of the Planning Commission held on September 18, 2024 be adopted as read.

CARRIED 4/0

4.0

a. By-law No. 7395 Rezone & Variance

2728 Victoria Avenue

Owner: 7474670 Manitoba Ltd.

Applicant: Steve McMillan (VBJ Developments)

Community Planner, Emmanuel Owusu Ansah, introduced the application as presented in the City of Brandon Planning report.

The applicant, Steve McMillan spoke to the rezoning part of the property at 2728 Victoria Avenue to commercial general zone and variance application to reduce the required front, interior side and rear yard of the property and the increase to the maximum height of the proposed building. This will allow for the construction of a 24 dwelling unit 4-storey building. Mr. McMillan spoke to the development of the site and the City's view of densification within an established area.

2024-071 BOYD - ANDERSON

That the Combined Public Hearing for By-law No. 7395 to Rezone and Variance application at 2728 Victoria Avenue (Lot 1, Plan 945 BLTO Exc Sly 112.5 Feet, and Plan 981 BLTO) be concluded.

CARRIED 5/0

2024-072 BOYD - KINGDON

That the Planning Commission recommend City Council approve By-law No. 7395 (Z-04-24) to rezone part of 2728 Victoria Avenue (Lot 1, Plan 945 BLTO Exc Sly 112.5 Feet, and Plan 981 BLTO) from CAR Commercial Arterial to CG Commercial General with the following addition immediately after the word "Feet" in Section 1 of said By-law: ", and Plan 981 BLTO".

CARRIED 5/0

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

- Commissioner Boyd this is a good fit for this area.
- Commissioner Kingdon spoke to the traffic concerns were addressed and that this would be a good fit for this area.

2024-073 BOYD - EDMUNDS

That Variance application V-09-24 to vary Table 12 under Section 55 of the Zoning By-law by reducing the required front yard from 4.6m to 3.9m, the required interior side yard from 4.6m to 3.0m, and the required rear yard from 9.1m to 3.0m, and increasing the maximum height from 14.0m to 19.0m for the proposed residential building in the CG Commercial General Zone be approved at 2728 Victoria Avenue (Lot 1, Plan 945 BLTO Exc Sly 112.5 Feet, and Plan 981 BLTO) in accordance with the attached letter of intent "Attachment B".

CARRIED 5/0

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

- Commissioner Boyd spoke to the minimal changes requested.
- Commissioner Edmunds spoke to the good use of densification within a commercial area.

5.0 GENERAL REPORTS

- a. Street Name – Woodridge Way
21 Willowcrest Avenue
Applicant: H.W.H. Holdings Ltd.

2024-074 KINGDON - ANDERSON

That the proposed street name being Woodridge Way submitted by H.W.H. Holdings Ltd. for the residential development of 21 Willowcrest Avenue in the SW ¼ 11-10-19 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

6.0 ADJOURNMENT

2024-075 BOYD - EDMUNDS

That the meeting do now adjourn (7:31 p.m.)

CARRIED 5/0

Original Signed by Amber Chapil
Amber Chapil
Planning Commission Clerk

Original Signed by Ryan Johnston
Ryan Johnston
Chairperson