

MINUTES OF THE PLANNING COMMISSION MEETING HELD FEBRUARY 19, 2025 AT 7:00 P.M. IN  
THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

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1.0 ROLL CALL

Commissioners: Ryan Johnston  
Dane Kingdon  
Keith Edmunds  
Garnet Boyd

Administration: Andrew Mok  
Amber Chapil  
Emmanuel Owusu Ansah

Regrets: Colleen Anderson

2.0 ADOPTION OF AGENDA

2025-011 BOYD - EDMUNDS

That the Agenda for the regular meeting of the Planning Commission to be held February 19, 2025 be adopted as presented.

CARRIED 4/0

3.0 CONFIRMATION OF MINUTES

2025-012 EDMUNDS – KINGDON

That the minutes of the regular meeting of the Planning Commission held on January 15, 2025 be adopted as read.

CARRIED 3/0

Commissioner Johnston declared a Conflict of Interest with the first and second items on the agenda due to his employment, and left the Council Chamber without further discussion.

4.0

a. By-law No. 7409

1910 Bell Avenue

Owner: Waverly Developments Ltd.

Applicant: Waverly Developments Ltd. (John Burgess)

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

The applicant, John Burgess spoke to the rezoning which will allow for the development of two 40-unit buildings.

2025-013      BOYD - EDMUNDS  
That the Public Hearing for By-law No. 7409 to rezone 1910 Bell Avenue (Lot 32, Plan 70982 BLTO) from Development Reserve (DR) to Residential Moderate Density (RMD) zone be concluded.

CARRIED 3/0

2025-014      BOYD - EDMUNDS  
That the Planning Commission recommend City Council approve By-law No. 7409 (Z-08-24) to rezone part of 1910 Bell Avenue (Lot 32, Plan 70982 BLTO) from DR Development Reserve to RMD Residential Moderate Density zone.

CARRIED 3/0

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

- Commissioner Boyd will be voting in favor of this rezoning as it is consistent with the Zoning By-law as well as a continuation of development in this area.

b.      Conditional Use

1328 Rosser Avenue & 115 – 14<sup>th</sup> Street

Owner: 6347470 Manitoba Ltd.

Applicant: Burns Maendel Consulting Engineers Ltd. (Daniel Burns)

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

The applicant, Daniel Burns spoke to the application to eliminate the commercial requirement on the first floor and allow for residential on this floor. There is a housing need within this area.

2025-015      EDMUNDS - BOYD  
That the Public Hearing for Conditional Use application at 1328 Rosser Avenue & 115 – 14<sup>th</sup> Street (Lots 21/25, Block 56, Plan 2 BLTO) be concluded.

CARRIED 3/0

2025-016      EDMUNDS - BOYD  
That Conditional Use Application C-01-25 to allow for the development of a three-storey, 24-dwelling-unit building in the DMU Downtown Mixed Use Zone, with dwelling units on the first storey adjacent to a Commercial Corridor as identified in The Downtown Brandon Secondary Plan, be approved at 1328 Rosser Avenue and 115 – 14<sup>th</sup> Street (Lots 21/25, Block 56, Plan 2 BLTO) in accordance with the attached letter of intent "Attachment A-1 to A-2", site plan "Attachment B-3", and elevation plan "Attachment B-4", subject to the owner or successor:

- i. Entering into a development agreement with the City of Brandon with conditions set out in Attachment D of this report;
- ii. Prior to issuance of a development permit, submitting a Status of Title to the City of Brandon Planning & Buildings Department confirming that 1328 Rosser Avenue and 115 – 14<sup>th</sup> Street have been consolidated into a single property; and
- iii. Submitting a written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for addressing of the consolidated property and proposed dwelling units to the satisfaction of the City of Brandon Real Estate Administration.

CARRIED 3/0

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

- Commissioner Edmunds would like to see commercial on the first floor, but there is a housing need within this area and will be voting in favor of this application.
- Commissioner Boyd this is a good fit for this area.
- Commissioner Kingdon will be voting in favor of this as they may look at commercial in the future.

Following the vote on the above motion, Commissioner Johnston re-entered the Council Chamber.

c. Conditional Use

332 & 338 – 10<sup>th</sup> Street

Owner: GPC Manitoba Ltd.

Applicant: Concept Homes Construction (Joel Cardinal-Schultz)

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

The applicant, Joel Cardinal-Schultz spoke to the application to allow for residential on the first floor of the building.

Spoke

Brian Dornn, owner of residence at 344 – 10<sup>th</sup> Street spoke in opposition to the application to allow for residential instead of commercial on the first floor. He spoke to the character of the home, that this change does not a good fit for the area, and increased pedestrians traffic. That commercial on the first floor is a buffer to their residence.

Aimee Runions spoke in opposition to the application stating she runs the MMF Program to house up to seven at risk women at the property next to this application,

and the increase in residential density would be detrimental to the at risk women which stay at this location.

2025-017      KINGDON - BOYD

That the Public Hearing for Conditional Use application at 332 & 338 – 10<sup>th</sup> Street (Lots 5/6, Block 25, Plan 2 BLTO) be concluded.

CARRIED 4/0

2025-018      KINGDON - EDMUNDS

That Conditional Use Application C-04-25 to allow for the construction of a multi-unit building in the DMU Downtown Mixed Use Zone, with dwelling units on the first storey adjacent to a Commercial Corridor as identified in The Downtown Brandon Secondary Plan, be approved at 332 & 338 – 10<sup>th</sup> Street (Lots 5/6, Block 25, Plan 2 BLTO) in accordance with the attached letter of intent "Attachment A-1", subject to the owner or successor:

- i. Prior to issuance of a development permit, submitting a Status of Title to the City of Brandon Planning & Buildings Department confirming that 332 and 338 – 10<sup>th</sup> Street have been consolidated as a single property;
- ii. Mitigating increased run off from the property, limiting run off to that of pre-development condition; and
- iii. Submitting a written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for addressing of the consolidated property and proposed dwelling units to the satisfaction of the City of Brandon Real Estate Administration.

CARRIED 4/0

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

- Commissioner Kingdon concerns raised multi-way to look at it, it is difficult to find commercial, and if commercial was on the first floor there would be additional residential units above, which would increase foot traffic.
- Commissioner Edmunds will be voting in favor of this as it is better to have housing than a vacant lot.
- Commissioner Boyd noted concerns regarding 10<sup>th</sup> Street that this area is mostly commercial and will be reluctantly voting in favor of this as increased residential will be beneficial to the area.
- Commissioner Johnston encouraged both parties to have discussions on design barriers.

5.0      GENERAL BUSINESS

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

6.0 ADJOURNMENT

2025-019 KINGDON - BOYD  
That the meeting do now adjourn (8:01 p.m.)

CARRIED 4/0

Original Signed by Amber Chapil  
Amber Chapil  
Planning Commission Clerk

Original Signed by Ryan Johnston  
Ryan Johnston  
Chairperson