

REGULAR COUNCIL MEETINGMONDAY, JUNE 17, 2024 AT 7:00 PMCOUNCIL CHAMBER, CIVIC ADMINISTRATION BUILDINGAGENDA**RECOMMENDATIONS**

**Please note that all recommendations contained in this agenda have been put forward by members of City Council or the Administration for City Council's consideration and debate.**

1. Roll Call
2. Adoption of Agenda
3. Recognitions
4. Confirmation of Minutes

REGULAR

JUNE 3, 2024

- [Minutes - June 3, 2024](#)

5. Hearing of Presentations

(A) BRETTE OLSEN - YOUTH ACTIVITY CENTRES

That the presentation by Brette Olsen with respect to an update on the Youth Activity Centres be received.

- [Presentation - Brette Olsen - Youth Activity Centres](#)

6. Community Comments/Feedback

The public is invited to come forward to the podium to ask questions on any item appearing on the agenda for this evening's meeting. A total of 15 minutes will be allowed for this question period.

7. Hearing of Delegations

8. Public Hearing

9. Communications & Petitions

10. Committee Reports

(A) BRANDON POLICE BOARD VERBAL JUNE 17, 2024

(B) BRANDON GENERAL MUSEUM AND ARCHIVES VERBAL JUNE 17, 2024

11. Enquiries

12. Announcements

13. General Business

(A) SUPPORT FOR EXISTING AFFORDABLE HOUSING

City Council acknowledges that Spruce Woods Housing Cooperative provides affordable housing to meet a housing need within the City of Brandon; and

City Council acknowledges it is primarily the responsibility of higher levels of Government to provide funding support for the creation and retention of affordable housing; and

That City Council advocates for increased financial support from the provincial government aimed at preserving existing affordable housing such as Spruce Woods Housing Co-operative.

- [Support for Existing Affordable Housing](#)

(B) SOUTHWEST LIFT STATION FUNDING

That Council approve an additional \$4.0M in expenditure of the original \$30 M borrowing by-law for a total approved amount of \$22.0 million, to complete Phase 1 of the Southwest Lift Station and commence the forcemain portion of Phase 2.

- [Report Southwest Brandon Wastewater Servicing](#)

(C) LIBRARY/ARTS BUILDING CONCEPTUAL DESIGN

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That the conceptual design options for a new library/arts building at 9th and Princess and renovation at 710 Rosser Avenue be accepted (Attachment A); and

That Administration proceed with the enhanced sustainability renovation option at 710 Rosser Avenue, including the following actions:

Updating the capital plan to include detailed design and phased building improvements of the library/arts building for consideration in 2025 budget deliberations;

Applying for maximum grant funding, when available, to support one or more phases of the renovation option; and

That prior to any phases of the renovation proceeding, grant funding support must be a minimum of 50% of total project costs.

- [Library Arts Building Conceptual Design](#)

14. By-Laws

NO. 7382 TO REZONE PROPERTY LOCATED AT 2630 MCDONALD AVENUE  
2ND READING

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That By-law No. 7382 to rezone 2630 McDonald Avenue (Parcels A/D, Block 97, Plan 69112 BLTO) from Residential Low Density RLD and Open Space OS zones to Residential Moderate Density RMD, subject to the owner or successor entering into a development agreement "Attachment E amended Condition 3" with the City of Brandon, and that Administration be authorized to prepare a Development Agreement containing all conditions and requirements to protect the City's interests in accordance with any procedures, policies, bylaws and Acts, be read for a second time.

- [By-Law No. 7382 - To Rezone Property Located at 2630 McDonald Avenue](#)

NO. 7383 HOUSING ACCELERATOR FUND RELATED ZONING BY-LAW UPDATES  
AMENDMENT 2ND & 3RD READINGS

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That By-law No. 7383 to amend the Zoning By-law No. 7124, to achieve housing targets and align with the initiatives proposed under the Housing Accelerator Fund be further amended by:

1. deleting in Subsection 2(a) the words: "Detached dwellings", "Duplex dwelling", "Mobile and modular homes", "Row house dwellings with each dwelling unit on separate titles", "Secondary suites", "Semidetached dwellings,";
2. deleting Subsection 2(g) in its entirety and substituting therefor the following; "deleting under Subsection 35(f) the words "Where listed in the tables as a conditional use,";
3. deleting in Subsection 3(b)(3) the words: "Buildings with four (4) or fewer dwelling units located on a corner site";
4. deleting TABLE 9: RESIDENTIAL LAND USE under Clause 3(b)(3) and substituting therefor the following; (see admin report)
5. adding immediately after 3.(b)(3) the following:  
"3.1 deleting "Secondary Suites" in its entirety and substituting therefor the following; (see admin report)
6. Deleting in Subsection 3(c) Table 10 Note 1 in its entirety and substituting the following:  
"(1) The maximum site coverage of all principal buildings is 50%."
7. deleting in Subsection 3(c) Table 10: RESIDENTIAL BULK AND SITING REQUIREMENTS Note 12 in its entirety and substituting therefor the following:  
"(12) Where a two-storey principal building is proposed on a rectangular shaped interior site, and both adjacent sites have rear yards greater than 12.1m, the required rear yard of the site shall increase to 25% of said average rear yard, but may be no more than 12.1m."
8. adding immediately after Section 3(f) the following:  
  
"3 (g) deleting in TABLE 12: COMMERCIAL BULK AND SITING REQUIREMENTS and in TABLE 17: EDUCATIONAL AND INSTITUTIONAL USE the words: "special needs" and substituting therefor the word: "supportive".

That By-law No. 7383, as amended, be read a second time.

That By-law No. 7383, be read a third and final time.

- [By-Law No. 7383 - HAF](#)

NO. 7386      TO RENAME A PORTION OF MOCKINGBIRD DRIVE - QUAIL RIDGE DRIVE EXTENSION  
2ND & 3RD READINGS

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That By-law No. 7386, to name Parcel B, Plan 48187 and to rename the portion of Mockingbird Drive located between 18th Street Service Road and Lot 5, Plan 47414, as a continuation of the existing Quail Ridge Drive be read for a second time.

That the by-law be read for a third and final time.

- [By-Law No. 7386 - To Rename A Portion Of Mockingbird Drive](#)

NO. 7388      ROAD OPENING PORTION OF QUAIL RIDGE DRIVE PLAN 48187  
2ND & 3RD READINGS

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That By-law No. 7388, to legally open the realigned intersection of Quail Ridge Drive and Mockingbird Drive (Parcel A and B, Plan 48187 BLTO and Pt. Lot 2, Plan 72110 BLTO) as a Public Right-of-Way, be read a second time.

That the by-law be read a third and final time.

- [By-Law No. 7388 - Road Opening Part Quail Ridge Drive](#)

NO. 7389      TO AMEND BY-LAW NO. 7377 PLAN OF PUBLIC RESERVE TO BE OPENED BEING PART  
LOT 2 IN PLAN 47728  
2ND & 3RD READINGS

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That By-law No. 7389, to amend By-law No. 7377 to legally open the east/west walkway as a Public Reserve located on the southern portion of 420 Maryland Avenue (Lot 2, Plan 47728), be read a second time.

That the by-law be read a third and final time.

- [By-Law No. 7389 - To Open a Plan of Public Reserve Lot 2 in Plan 47728 BLTO](#)

15.      Giving of Notice

16. Adjournment

*Original Signed By*  
*R. Sigurdson*

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R. Sigurdson  
City Clerk