

REGULAR COUNCIL MEETING

TUESDAY, SEPTEMBER 3, 2019 AT 7:00 PM

COUNCIL CHAMBER, CIVIC ADMINISTRATION BUILDING

AGENDA

**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

AUGUST 12, 2019

- [Minutes - August 12, 2019.pdf](#)

5. Hearing of Presentations
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 Hearings

(A) NEW DEVELOPMENT CONCEPT FOR 1640 SYCAMORE DRIVE

---

That the Public Hearing with respect to the proposed new development concept for 1640 Sycamore Drive (Parcel A, Plan 1547 BLTO) be concluded.

- [PH - New Development Concept Plan for 1640 Sycamore Dr.pdf](#)

9. Communications & Petitions
10. Committee Reports
11. Enquiries
12. Announcements
13. General Business

(A) NEW DEVELOPMENT CONCEPT FOR 1640 SYCAMORE DRIVE

---

That the concept plan attached to the report of the Senior Planner dated August 15, 2019 be approved with respect to the development of 1640 Sycamore Drive;

And further, that the City of Brandon enter into a development agreement with Freedom Communities Inc. with the following conditions:

1. The Developer agrees the development should be consistent with the attached site plan in Schedule "B", for a maximum of 208 residential multiple dwelling units. An increase to the density of the development or a significant variation from the site plan will require the developer to obtain approval from City Council, who may request additional public input and/or require amendment to the agreement;
2. The Developer agrees to construct a sidewalk along the south side of Sycamore Drive;
3. The Developer agrees to enter into a Private Sewer and Water Agreement with the City of Brandon, for the servicing of the dwelling units located within the development. The agreement is to be executed by the property owner prior to the issuance of any development and/or building permits and shall be registered in series with the Plan of Subdivision;
4. The Developer agrees to enter into a Statutory Easement Agreement with the City of Brandon. Such easement will serve to protect the public infrastructure extending westerly of the Lands and a width of six (6) metres. This agreement is to be executed by the property owner and registered on the title of the Lands prior to the issuance of any development and/or building permits;
5. The Developer agrees to pay a contribution towards twelve (12) boulevard trees. The amount of payment for such trees will be due at the time of execution of this development agreement and based upon the City's tree contract pricing for the current year;

6. The Developer agrees, prior to issuance of any development and/or building permits, to contribute \$202.50/dwelling unit for 208 dwelling units to the Brandon School Division in lieu of land dedication totaling \$42,120.00;
7. The Developer agrees to contribute \$9,739.41 in lieu of land dedication for public reserve. Payment is due upon execution of the development agreement;
8. The Developer agrees to provide the City with a Detailed Cost Estimate for all work proposed to be completed within the City's right-of-way. The Detailed Cost Estimate is to be prepared by the Developer's Consulting Engineer and is submit to review and acceptance by the City Engineer; and
9. The Developer agrees to provide to the City a Letter of Credit in the amount of 15% of the total cost of the detailed cost estimate; the total of which must be approved by the City Engineer.

And further, that the City of Brandon, upon execution and registration of said new development agreement, discharge the development agreement dated February 20, 2014 from Certificate of Title No. 2889325/2.

- [New Development Concept Plan for 1640 Sycamore Drive.pdf](#)

(B) APPLICATION TO SUBDIVIDE – 1201 PACIFIC AVENUE

---

That the application to subdivide 1201 Pacific Avenue (Lots 1 and 2, Plan 2224 BLTO) to create two (2) lots in the DMU-Downtown Mixed Use Zone be approved subject to:

- (1) the owner or successor of Lot 2 entering into a development agreement with the City of Brandon with the following conditions:
  - a) The Developer agrees to design and construct a sidewalk for the length of the newly created lot 2 in the City right of way concurrently with the development permit process. Any curbing replacement to facilitate sidewalk construction is to be at the sole cost of the developer.
  - b) The Developer agrees that prior to the issuance of a development permit, the developer agrees to pay a contribution towards the removal of the boulevard trees within the Pacific Avenue right-of-way. The amount of payment for such trees will be due at the time of execution of this development agreement and based upon the City's tree contract pricing for the current year.

- c) The Developer agrees to contribute \$921.50 in lieu of land dedication for public reserve. Payment is due upon execution of the development agreement.

(2) the owner or successor of Lot 3:

- a) entering into a development agreement with the City of Brandon with the following conditions:

1. The Developer agrees that to design and construct a sidewalk for the length of the newly created lot 3 in the City right of way concurrently with the development permit process. Any curbing replacement to facilitate sidewalk construction is to be at the sole cost of the developer.
2. The Developer agrees that prior to the issuance of a development permit, the developer agrees to pay a contribution towards the removal of the boulevard trees within the Pacific Avenue right-of-way. The amount of payment for such trees will be due at the time of execution of this development agreement and based upon the City's tree contract pricing for the current year.
3. The Developer agrees to contribute \$858.21 in lieu of land dedication for public reserve. Payment is due upon execution of the development agreement.

- b) entering into an easement agreement with the City of Brandon and registering the easement agreement in series with the plan of subdivision.

- [Application to Subdivide - 1201 Pacific Avenue.pdf](#)

(C) INVESTING IN CANADA INFRASTRUCTURE PROGRAM

---

That the City of Brandon supports the applications for funding under the Investing in Canada Infrastructure Program (ICIP) for the prioritized listing of projects as outlined in the report of the City Manager dated August 26, 2019.

- [Investing in Canada Infrastructure Program.pdf](#)

(D) TENDER – AIRPORT VEHICLE GARAGE AND OFFICE

---

That the bid from LCL Construction Ltd. for the construction of the Airport vehicle garage and office including alternates #1, #2 and #3, as per Tender and Specifications at a cost of \$2,067,850.00 (net of GST) be accepted.

- [Tender - Airport Vehicle Garage and Office.pdf](#)

(E) PROPOSAL – AUTOMATED FARE COLLECTION SYSTEM, ON BOARD ANNOUNCEMENT SYSTEM AND CAD/AVL SOFTWARE FOR TRANSIT SYSTEM

---

That the proposal from Trapeze Software ULC dba TripSpark Technologies for the supply and installation of a new automated fare collection system, on board announcement system and CAD/AVL software, as per proposal at a cost of \$915,780 (net of GST) be accepted.

- [Proposal - Automated Fare Collection System, On Board Announcement System and CAD AVL Software for Transit System.pdf](#)

14. By-Laws

NO. 7243 TO AMEND BY-LAW NO. 7079 –BRANDON NORTH GATEWAY SECONDARY PLAN  
1ST READING

---

That By-law No. 7243 to amend By-law No. 7079 to incorporate updates to the Brandon North Gateway Secondary Plan, be read a first time.

- [By-law No. 7243 - to Amend By-law No. 7079 - Brandon North Gateway Secondary Plan.pdf](#)

NO. 7251 TO AMEND BUSINESS LICENSING BY-LAW NO. 6009 – MESSAGE THERAPY BUSINESSES  
2ND & 3RD READINGS

---

That By-law No. 7251 to amend the Business Licensing By-law No. 6009 to clarify and update rules on massage therapists be read a second time.

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

- [By-law No. 7251 - Amend Business Licensing By-law - Massage Therapy.pdf](#)

NO. 7254 TO REZONE PART OF 1501 MORELAND AVENUE FROM DEVELOPMENT RESERVE TO  
RESIDENTIAL MOBILE/MODULAR HOME  
1ST READING

---

That By-law No. 7254 to rezone part of 1501 Moreland Avenue (Parcels 1/2, Plan 1694 BLTO) from Development Reserve (DR) to Residential Mobile/Modular Home (RMH) be read a first time.

- [By-law No. 7254 - to rezone part of 1501 Moreland Avenue.pdf](#)

15. Giving of Notice
16. Adjournment

*Original Signed By*  
*H. Ewasíuk*

---

H. Ewasíuk  
City Clerk