

**MINUTES OF THE PLANNING COMMISSION MEETING HELD JUNE 18, 2014 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

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**1 ROLL CALL**

Commissioners: Calvin Coey  
Colleen Anderson  
Andrew Sieklicki  
Leo Boivin  
Garnet Boyd

Administration: Ryan Nickel  
Andrew Mok  
Tyson Fisher

**2. ADOPTION OF AGENDA**

2014-080

Boyd-Boivin

That the Agenda for the regular meeting of the Planning Commission to be held June 18, 2014 be adopted as presented.

CARRIED 5/0

**3. CONFIRMATION OF MINUTES**

2014-081

Anderson-Sieklicki

That the minutes of the regular meeting of the Planning Commission held on May 21, 2014 be adopted as presented.

CARRIED 5/0

**4.0 PUBLIC HEARING**

**a. SUBDIVISION**

**BY-LAW**

**1660 34<sup>th</sup> Street**

**Owner/Applicant: Waverly Developments Ltd.**

Mr. Mok indicated that Waverly Developments Ltd. is applying for the following applications on a property located at 1660 – 34<sup>th</sup> Street (Pt. NE ¼ 9-10-19 W.P.M.):

- To rezone the subject site from DR Development Reserve to RSF Residential Single Family, PR Parks and Recreation and OS Open Space zoning districts; and
- To subdivide the subject site to create forty-four lots, a public road and lands for public reserve.

Approval of the rezoning and subdivision applications will allow for the continued development of the Brookwood Park neighbourhood.

Upon presentation by staff, Commissioners questioned the ownership of the public reserve lands along 34<sup>th</sup> Street, and asked for clarification on the number and location of collector roadways in the area.

Mark Chapin, G.D. Newton & Associates attended on behalf of Waverly Developments. Mr. Chapin gave a summary of the application including design and public consultation. Commissioners questioned the purpose of the chain link fence adjacent to the playground and the active play area.

2014-082      Boivin-Anderson  
That the Combined Public Hearing regarding By-law No. 7090 (Z-02-14-B) to rezone 1660 – 34<sup>th</sup> Street (Pt. NE¼ 9-10-19 WPM) from DR Development Reserve Zone to RSF Residential Single Family Zone, PR Parks and Recreation Zone and OS Open Space Zone, and subdivision application 4500-14-569, be concluded.  
CARRIED 5/0

2014-083      Boivin-Anderson  
That the Planning Commission recommend By-law 7090 (Z-02-14-B) be approved.  
CARRIED 5/0

2014-084      Boyd-Anderson  
That the Planning Commission recommend the application to subdivide (4500-14-569) 1660 – 34<sup>th</sup> Street (Pt. NE¼ 9-10-19 WPM) to create 44 lots, a public road and public reserve in the DR Development Reserve Zone be approved, subject to:

1. the subject site being successfully rezoned from DR Development Reserve to RSF Residential Single Family Zone, PR Parks and Recreation Zone and OS Open Space Zone; and
2. the owner or successor
  - a. entering into a development agreement with the City of Brandon;
  - b. submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$12,474.00 as a cash-in lieu contribution for school purposes; and
  - c. submitting written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro, MTS Inc. and Westman Communications Group.

CARRIED 5/0

Prior to the above motion being voted on, the following comments were made: Commissioners said the application is a continuation of the approved neighbourhood concept plan and the proposal complies with the policies in the development plan.

- b.      **BY-LAW 7093**  
**1340 1<sup>st</sup> Street North**  
**Owner: 5651795 Manitoba Ltd.**  
**Applicant: Marco Silvestri**

Mr. Mok indicated that Marco Silvestri, applicant on behalf of the owner, 5651795 Manitoba Ltd., is applying to re-zone a property located at 1340 1st Street North from CAR Commercial Arterial Zone to CG Commercial General Zone. This would allow for the development of two 24-unit multiple-family dwellings.

Upon presentation by staff, Commissioners questioned the location of vehicle approaches on the site plan, the placement of refuse areas, future lift station upgrades, the number of parking spaces and widening of the lane.

Daniel Burns, Burns Maendel Consulting Engineers, attended on behalf of the applicant. Mr. Burns gave a presentation of the proposed development outlining the context of the site, vehicle access points and circulation, parking spaces, site amenities, refuse areas and servicing considerations. Commissioners requested clarification on whether the buildings would be rental or condo units, the number of bedrooms per unit, public outreach completed, the existence of rental offices and commercial spaces in the buildings, width of the lane and the number of buildings originally planned.

Marco Silvestri, applicant, attended. Commissioners requested clarification of the method of public outreach including how many people were consulted, the number of units in each building and the location of the meetings.

Steven Newton, area resident, presented his concerns including vehicle access and circulation to the properties from the back alley, pedestrian safety, fence construction and location and site drainage. Commissioners asked for clarification of the width of the alley.

Ruby Nishimura, area resident, presented her concerns including access and traffic flow to the property from the back alley, parking, snow removal, pedestrian safety and emergency services. Ms. Nishimura suggested the city and developer work together to resolve the access issues. Commissioners asked about the local councilor being made aware of the issues with the back lane and access to play structures or playgrounds in the area.

Dale Nolin, representative of Brandon Condominium Corp #79 and #83, distributed correspondence and presented. Mr. Nolin is not opposed to the development however he has concerns regarding the vehicle access to the site. Mr. Nolin spoke about traffic flow and the width of the lane and proposed an alternative access from Centre Avenue. Commissioners asked for more information from administration about the resident's traffic concerns and removing hydro poles in favour of underground power.

Mr. Silvestri came forward and answered questions about reducing the size of the buildings to increase the size of the back lane.

That the Public Hearing regarding By-law No. 7093 (Z-03-14-B) to rezone 1340 1st Street North (Lot 5, Block 1, Plan 848 BLTO) from CAR Commercial Arterial Zone to CG Commercial General Zone be concluded.

CARRIED 5/0

2014-086

Boyd-Anderson

That the Planning Commission recommend By-law 7093 (Z-03-14-B) be approved subject to the owner or successor entering into a development agreement with the City of Brandon, and including a provision within the agreement to ensure that a minimum lane width of 7.3m (24') is provided clear of all obstructions for the length of the subject site.

CARRIED 4/1

Prior to the above motion being voted on, the following comments were made: Commissioners said the development is consistent with existing developments in the area and provisions in the zoning by-law. Concerns were stated with the emergency and pedestrian access, snow clearing, and the use of the site as residential.

## 5.0 GENERAL BUSINESS

### a. Tracking Table

Mr. Nickel spoke about upcoming applications.

### b. Administrative Business

Mr. Nickel spoke about the planning commission guide and the fiscal impact analysis presentation on July 9.

### c. Absences from upcoming meetings

No absences

## 6.0 ADJOURNMENT

2014-087

Anderson-Sieklicki

That the meeting does now adjourn. (8:40 p.m.)

CARRIED 5/0

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Original signed by Ryan Nickel  
**Ryan Nickel**  
Acting Principal Planner

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Original signed by Calvin Coey  
**Calvin Coey**  
Chairperson