

MINUTES OF THE PLANNING COMMISSION MEETING HELD MAY 4, 2016 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

Commissioners: Calvin Coey
Garnet Boyd
Corinne Robinson
Jack Lindsay
Andrew Sieklicki

Administration: Louisa Garbo
Ryan Nickel
Robert Zilke
Brenda Rosset

2. ADOPTION OF AGENDA

2016-020

Boyd-Sieklicki

That the Agenda for the regular meeting of the Planning Commission to be held May 4, 2016 be adopted as presented.

CARRIED 5/0

3. CONFIRMATION OF MINUTES

2016-021

Boyd-Lindsay

That the minutes of the regular meeting of the Planning Commission held on April 20, 2016 be adopted as presented.

CARRIED 4/0

Commissioner Lindsay excused himself from 4.0(a) for conflict of interest.

4.0 PUBLIC HEARING

a. Conditional Use C-03-16-B;

By-Law No. 7138 (Application Z-01-16-B) To Rezone

1620 Braecrest Drive

Owner: 6410405 Manitoba Ltd.

Applicant: Steve McMillan

The applicant, Steve McMillan, on behalf of the property owner, 6410405 Manitoba LTD., is applying for the following:

To rezone the southeastern quarter of the property (approximately 75.3m by 97.4m) of Lot 1 Plan 1874 (Parcel 2) located at 1620 Braecrest Drive from Commercial General (CG) Zone to Residential Low Density (RLD) Zone; and

To seek a conditional use approval in order to establish a Planned Unit Development (PUD) in the Commercial General (CG) Zone.

Upon presentation by staff, Commissioners inquired on the configuration of parking on the site, history of zoning on the property, clarification of the proposed new standards, traffic at intersections, existing entitlement on the property, and future location of crosswalks.

Coenraad Fourie, (City of Brandon – Development Services), answered questions regarding the traffic impact at Braecrest Drive and 18th Street, drainage, water, wastewater and slope stability.

Steve McMillan (applicant), was in attendance to answer questions.

Commissioners inquired about the existing entitlement on the property, the tenure of the proposed units, amenities included on the site, height of retaining walls, drainage, public outreach and building height.

IN OPPOSITION

Brian Midwinter (president of the Brandon Condo Corporation #75), expressed concerns regarding traffic, building height, geotechnical conditions, greenspace maintenance, views and existing neighbourhood character.

Irene Bergner, (President of the Board of Directors, Brandon Condo Corp – Braecrest Estates), expressed objections regarding the timing and extent of notification for the hearing.

Balfour Spence, (area resident), expressed concerns regarding the multi-storey development adversely impacting the character of the area, views of the city, and the loss of greenspace and wildlife habitat.

Carol Enns, (vice president/treasurer Board of Directors of Brandon Condo Corp #34933), expressed concerns with traffic.

Bruce MacKay (area resident), expressed concerns with traffic and maintenance of the greenspace, proposal should include upgrades to the public reserve area for an amenity area and to buffer the existing residences.

Angela Taylor Spence (area resident), requested an updated traffic and hydrogeological study.

2016-022

Sieklicki -Boyd

That the Public Hearing for By-law No.7138 and Conditional Use Application C-03-16-B be concluded.

CARRIED 4/0

2016-023

Sieklicki -Boyd

That Conditional Use Application C-03-16-B to allow for a Planned Unit Development in the CG Commercial General Zone be approved at 1620 Braecrest Drive (Part of Lot 1, Plan 1874 BLTO) in accordance with the intent of the application(A-1), the alternative standards in the letter of intent (A-3, A-4) and the site design analysis (C-1 to C-16), subject to the following conditions:

- a) The subject site specifically (southerly 75.3m by the easterly 97.4m of Lot 1 Plan 1874 BLTO) is rezoned from CG Commercial General to RLD Residential Low Density Multiple Family Zone;
- b) That prior to the issuance of a building permit, the owner or successor submit a geotechnical study with a hydrogeological review to the City of Brandon Engineering Department for review and approval; and
- c) That prior to the issuance of a building permit, the owner or successor coordinate with the City of Brandon to prepare a landscape plan, including a tree buffer, for the public reserve area to the east of the subject site. The improvements to the public reserve area shall be completed by either the City of Brandon or the Developer using the amount of funds available as a cash in-lieu parks contribution for the site.

CARRIED 4/0

FOR

Commissioner Sieklicki
Commissioner Robinson
Commissioner Coey
Commissioner Boyd

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners stated the developer is within his right to develop condominiums on this site, traffic is the responsibility of Manitoba Highways and the City of Brandon, public outreach was done, the setback reductions are justified, the conditions include a buffer upgrade to the existing greenspace, and the City of Brandon Engineering Department will review and approve the geotechnical report prior to construction.

2016-024

Sieklicki -Robinson

That the Planning Commission recommend By-law 7138 be given second reading.

CARRIED 4/0

FOR

Commissioner Sieklicki
Commissioner Robinson
Commissioner Coey
Commissioner Boyd

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners stated the Planning Commission has no control over traffic, the Zoning

By-law allows for three storey units in the existing zone, and that the rezoning only applies to the rowhouse development on the southern portion of the site.

5.0 GENERAL BUSINESS

- a. **Tracking Table**
Mr. Nickel spoke about upcoming applications.
- b. **Administrative Business**
- c. **Absences From Upcoming Meetings**
Commissioner Lindsay will be absent on June 1st

6.0 ADJOURNMENT

2016-025 Boyd-Lindsay
That the meeting does now adjourn. (8:47 p.m.)

CARRIED 5/0

Original signed by R. Nickel
Ryan Nickel
Principal Planner

Original signed by C. Coey
Calvin Coey
Chairperson