

REGULAR CITY COUNCIL
MONDAY, SEPTEMBER 15, 2014 AT 7:30 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. Presentations
4. Confirmation of Minutes

REGULAR

SEPTEMBER 2, 2014

5. Hearing of Delegations

(A) RAY ESSIAMBRE, INFRA-CYCLE FISCAL SOLUTIONS - FISCAL IMPACT ANALYSIS FOR CITY OF BRANDON

That the presentation by Ray Essiambre of Infra-cycle Fiscal Solutions with respect to the findings from creation of a fiscal baseline for the City of Brandon, and the next steps the City can take to improve its financial performance be received.

- [Delegation Request - R. Essiambre, Fiscal Impact Analysis.pdf](#)

(B) PHIL DORN - ACQUISITION OF FORMER CENTRAL FIRE HALL #1

That the presentation by Phil Dorn with respect to issues surrounding the acquisition of the former Central Fire Hall at 637 Princess Avenue be received.

- [Delegation Request - P. Dorn - Acquisition of Central Fire Hall.pdf](#)

6. Public Hearing
7. Community Question Period

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.

8. Committee Reports

(A) AUDIT AND FINANCE COMMITTEE SEPTEMBER 15, 2014

That the report of the Audit and Finance Committee on the summary of the 2013 Audited Financial Statements be received.

- [2013 Financial Statement Presentation to Council 20140915.pdf](#)

9. Enquiries

10. Announcements

11. General Business

(A) ADDITIONAL CONTRIBUTION TO KEYSTONE CENTRE

Note: This matter will be considered at the October 6, 2014 meeting of City Council.

(B) PROSPERITY BY DESIGN - BRANDON'S ECONOMIC GROWTH STRATEGY 2014-2019

That the Prosperity by Design - 2014 / 2019 Economic Growth Strategy attached to the report of the Director of Economic Development dated September 9, 2014 be received.

- [Prosperity by Design Economic Growth Strategy.pdf](#)
- [Prosperity by Design presentation to Council Sept 15 2014.pdf](#)

(C) PROPOSAL - PURCHASE AND DEVELOPMENT OF 3500 MCDONALD AVENUE (BRANDON RECREATION CENTRE)

That the proposal for the purchase and development of the building and portion of the lands located at 3500 McDonald Avenue (subject to subdivision) submitted by J & G Homes Ltd. be accepted whereby the lands shall be disposed of to J & G Homes Ltd., or their designate, for the sum of \$750,000.00 plus G.S.T. subject to:

- J & G Homes Ltd. removing their request for the City of Brandon to waive all landfill tipping fees associated with the demolition of the Recreation Centre building;
- J & G Homes Ltd. shall complete all site improvements, including but not limited to the grading, curbing, hard surfacing and landscaping of all on-site parking inclusive of the bus turnaround at their expense;
- J & G Homes Ltd. shall supply a temporary trailer for the pro shop of a size acceptable to the Manager of Community Services for use during demolition and construction on the site and until the new pro shop can be occupied by the City, at no cost to the City;

- J & G Homes Ltd. and the City of Brandon reaching a mutually agreeable Offer to Purchase Agreement containing all requirements to protect the City's interests for the sale and development of the lands and a mutually agreeable Lease and/or Joint Use Agreement relative to the operating and maintenance costs of the 70 parking stalls designated for the golf course patrons; J & G Homes Ltd. shall be responsible to pay for any and all fees, disbursements, taxes or otherwise for purposes of the necessary applications, approvals, permits, the required Building Permit or otherwise in order to develop the lands, in accordance with their proposal;
 - J & G Homes Ltd. shall comply with all Planning & Building Safety Department requirements and urban design standards at their expense; and
 - J & G Homes Ltd. fulfilling the development of the lands as substantially conceptualized in their proposal.
- [Proposal - Purchase and Development of 3500 McDonald Ave.pdf](#)

(D) APPLICATION TO SUBDIVIDE PROPERTY LOCATED EAST OF TRACEY STREET - PARCEL Q, PLAN 55363 BLTO (TRACEY STREET DEVELOPMENTS LTD.)

That the application to subdivide property located east of Tracey Street (Parcel Q, Plan 55363 BLTO) to create fourteen (14) lots in the RMD Residential Moderate Density Multiple Family be approved subject to the owner or successor:

1. obtaining a variance to reduce the size of the property from the minimum site area of 232m² to 209m² and to reduce the minimum site width from 7.6m to 6.2m;
 2. submitting written confirmation to the City of Brandon Planning & Building Safety Department that the City of Brandon Engineering Department has received \$8,400.00 as a contribution for a wastewater lift station;
 3. submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$3,969.00 as a cash-in lieu contribution for school purposes;
 4. 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;
 5. registering a cross-access easement between the subject site and the existing bare-land condominium to the west (Plan 49232 BLTO) by easement;
 6. registering a drainage easement between the subject site and the existing bare-land condominium to the west (Plan 49232 BLTO); and
 7. registering a private sewer and water agreement between the subject site and the existing bare-land condominium to the west (Plan 49232 BLTO).
- [Application to Subdivide - East of Tracey Street.pdf](#)

(E) AMENDMENT TO SUBDIVISION CONCEPT PLAN - OAKRIDGE ESTATES NEIGHBOURHOOD

That the subdivision concept attached to the Oakridge Estates Neighbourhood Plan be repealed and replaced with the subdivision concept "Revised Neighbourhood Plan" attached to the report of the Community Planner dated August 22, 2014.

- [Oakridge Estates Revised Neighbourhood Plan.pdf](#)

(F) APPLICATION TO SUBDIVIDE - 1910 BELL AVENUE (WAVERLY DEVELOPMENTS LTD.)

That the application to subdivide 1910 Bell Avenue (Lot 72, Plan 48868) to create fifteen (15) lots, a public road and public reserve in the RSF Residential Single Family Zone and the PR Parks and Recreation Zone be approved subject to:

1. the site being rezoned from RSF Residential Single Family Zone to PR Parks & Recreation 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 \$4,252.50 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.

- [Application to Subdivide - 1910 Bell Avenue.pdf](#)

(G) APPLICATION TO SUBDIVIDE - 1910 BELL AVENUE AND 1910 HAMILTON AVENUE (WAVERLY DEVELOPMENTS LTD.)

That the application to subdivide 1910 Bell Avenue and 1910 Hamilton Avenue (Lot 72, Plan 48868 and Pt. NE ¼ 34-10-19 WPM) to create fifteen (15) lots, a public road and public reserve in the RSF Residential Single Family Zone, the PR Parks and Recreation Zone and the A Agricultural Zone be approved subject to:

1. the site being rezoned from A Agricultural Zone to RSF Residential Single Family Zone and PR Parks & Recreation 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 \$4,252.50 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.

- [Application to Subdivide - 1910 Bell and 1910 Hamilton Aves.pdf](#)

12. By-laws

NO. 7072 TO REZONE PROPERTY LOCATED AT 507 - 42ND STREET FROM CAR COMMERCIAL ARTERIAL ZONE TO RMD RESIDENTIAL MODERATE DENSITY MULTIPLE FAMILY ZONE
3RD READING

That By-law No. 7072 to rezone 507 - 42nd Street (Parcel A, Plan 37524 BLTO and Lots 12/41 and Lane, Block 4, Plan 269 BLTO) from CAR Commercial Arterial Zone to RMD Residential Moderate Density Multiple Family Zone be read a third and final time.

- [By-law No. 7072.pdf](#)

NO. 7095 TO REZONE PROPERTY LOCATED AT 1910 BELL AVENUE AND 1910 HAMILTON AVENUE FROM RSF RESIDENTIAL SINGLE FAMILY ZONE, PR PARKS AND RECREATION ZONE AND A AGRICULTURE ZONE TO RSF RESIDENTIAL SINGLE FAMILY ZONE AND PR PARKS AND RECREATION ZONE
2ND AND 3RD READINGS

That By-law No. 7095 to rezone a portion of a property located at 1910 Bell Avenue (Lot 72, Plan 48868) from RSF Residential Single Family Zone to PR Parks & Recreation Zone and a portion of a property located at 1910 Hamilton Avenue (Pt. NE ¼ 34-10-19 WPM) from A Agricultural Zone to RSF Residential Single Family Zone and PR Parks & Recreation Zone be read a second time.

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

- [By-law No. 7095.pdf](#)

NO. 7101 TO AMEND BY-LAW NO. 7062 TO ESTABLISH PACIFIC AVENUE BETWEEN 18TH AND 26TH STREETS
2ND AND 3RD READINGS

That By-law No. 7101, to amend By-law No. 7062 to establish Pacific Avenue between 18th and 26th Streets be read a second time.

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

- [By-law No. 7101.pdf](#)

NO. 7102 TO OPEN PT. OF LOTS 9/10, BLOCK 87, PLAN 2 BLTO AS ASSINIBOINE AVENUE
2ND AND 3RD READINGS

That By-law No. 7102, to open Pt. Lots 9/10, Block 87, Plan 2 BLTO located at the northeast corner of 14th Street North and Assiniboine Avenue, as Assiniboine Avenue be read a second time.
That the by-law be read a third and final time.

- [By-law No. 7102.pdf](#)

13. Giving of Notice

14. Adjournment

Original Signed By
H. Ewasiuk

H. Ewasiuk
City Clerk