

REGULAR COUNCIL MEETING

MONDAY, OCTOBER 1, 2018 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. Presentations

(A) SHERRY PUNAK-MURPHY – RECOGNITION OF BRANDON AS A BEE CITY

4. Confirmation of Minutes

REGULAR

SEPTEMBER 17, 2018

- [Minutes - September 17, 2018.pdf](#)

5. Hearing of Delegations

(A) AMANDA-ROSE BOURGET, BRANDON NEIGHBOURHOOD RENEWAL CORPORATION - BRANDON HOUSING CONTINUUM AND BOARDING HOUSES

That the presentation by Amanda-Rose Bourget of the Brandon Neighbourhood Renewal Corporation with respect to the Brandon Housing Continuum and Boarding Houses be received.

- [Delegation Request - Amanda-Rose Bourget.pdf](#)

6. Public Hearings

(A) CONDITIONAL USE APPLICATION – 1604 VICTORIA AVENUE

That the public hearing with respect to the conditional use application to allow for a boarding house at 1604 Victoria Avenue be concluded.

That Conditional Use Application C-12-18-B to allow for a boarding house with a maximum of seven (7) sleeping rooms each occupied by one tenant in the Residential Low Density (RLD) Zone be approved at 1604 Victoria Avenue (Lot 38/40, Block 10, Plan 16 BLTO) in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachment A-2", and the attached site plan "Attachment B-2" and floor plans "Attachment B-3 & B4". The requirement for the landscaping design standards for the required additional parking spot.

- [PH -Conditional Use Application 1604 Victoria Ave.pdf](#)

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) AD HOC COMMITTEE - REVIEW OF BRANDON GENERAL MUSEUM AND ARCHIVES LTD.

That the Ad Hoc Committee's recommendations with respect to the Brandon General Museum and Archives be received.

- [BGMA Review Committee Report.pdf](#)

9. Enquiries

10. Announcements

11. General Business

(A) THE PUBLIC INTEREST DISCLOSURE (WHISTLEBLOWER PROTECTION) AMENDMENT ACT

That the Province of Manitoba be advised to the City of Brandon's intent to opt into the statutory whistleblower protection for its municipal employees under The Public Interest Disclosure (Whistleblower Protection) Amendment Act.

- [Whistleblower Protection.pdf](#)

(B) QUOTATION – IBM V5000 EXPANSION

That the bid from Horizon Computer Solutions for the purchase of the IBM V5000 expansion equipment as per quotation and specifications at a cost of \$90,501.84 (net of GST) be accepted.

- [Quotation - IBM V5000 Expansion.pdf](#)

(C) DEVELOPMENT AGREEMENT PARAMETERS FOR OVERSIZED SERVICES AND DEVELOPER REIMBURSEMENT

That the Development Agreement Parameters for Oversized Services and Developer Reimbursement as outlined in “Attachment A” to the report from the Manager of Strategic Infrastructure dated September 24, 2018 be approved.

- [Development Agreement Parameters for Oversized Services and Developer Reimbursement.pdf](#)

(D) MORRISON SUBDIVISION NEIGHBOURHOOD PLAN

That the Morrison Subdivision Neighbourhood Plan attached to the report of the Chief Planner dated September 25, 2018 be adopted.

- [Morrison Subdivision Neighbourhood Plan.pdf](#)

(E) APPLICATION TO SUBDIVIDE 1700 – 30TH STREET

That the application to subdivide property at 1700 30th Street (Lots 1 to 48 Block 16 Plan 291 BLTO) to create 24 lots, public reserve and a public road, be approved subject the owner or successor entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to construct 24 residential units as per the proposed site plan.
2. The Developer agrees to provide written confirmation that necessary arrangements have been made for postal service and that the pick-up / drop off location of the community mail box has been determined between the Developer and Canada Post; to the approval of Canada Post.

3. The Developer agrees to pay a contribution towards thirty (30) boulevard trees. The amount of payment for such trees will be calculated at the time of execution of this development agreement and based upon the City's tree contract pricing for the current year. Payment in full will be required at the time of execution of the development agreement.
4. The Developer agrees to provide a landscaping plan showing the location of the thirty (30) boulevard trees. Tree species will be determined by the City of Brandon at the time of planting.
5. The Developer agrees to contribute towards the oversizing of future downstream land drainage piping and pond infrastructure in an amount to be determined by the City at the time of the construction of the oversized services. Payment in full will be required prior to commencement of warranty with the City for all below and above ground infrastructure.
6. The Developer agrees to contribute \$384.00 per unit for 24 units totaling \$9,216.00. This contribution will be held in a reserve account and applied towards the upgrade of Maryland Avenue from 26th Street to Marquis Drive. Payment in full will be required at the time of execution of the development agreement.
7. The Developer agrees to dedicate a 9.144m wide strip of land, south of the proposed RLD lots to the City for the purpose of public reserve land.
8. The Developer agrees to develop the public reserve by constructing a 3.0m wide asphalt multi-use walking path, including but not limited to sod, trees and ditching. The design and landscaping of the public reserve is to be reviewed and accepted by the City Engineer prior to the issuance of any development/building permits.
9. The Developer agrees to dedicate a 7.925m wide strip of land, south of the proposed public reserve to the City for the purposes of the future Maryland Avenue right-of-way.
10. The Developer agrees legally open, extend and construct all public rights-of-way proposed as per the site plan and to extend all below and above ground municipal services. The Developer will be required to submit design drawings as prepared by a professional engineer; such design is subject to review and acceptance by the City Engineer.
11. The Developer agrees to construct a temporary, secondary emergency access at the westerly dead-end of Marquis Crescent to the westerly dead-end of Maryland Avenue. Such access must be designed by a professional engineer according to TAC Standards and Brandon Fire and Emergency Services requirements. The access will be required to exist until such time as the public right-of-way is extended or permanent secondary access is established.

12. The Developer agrees to enter into a drainage easement agreement with the City of Brandon for the proposed public LDS outlet located on private property. The easement agreement is to be executed and registered on title in series with the Plan of Subdivision.
13. The Developer agrees to contribute \$4,404.41 in lieu of land dedication. The contribution takes into consideration the dedication of the public reserve land as per Clause 7.
14. The Developer agrees to provide a construction access plan. The construction access plan is to be reviewed and accepted by the City Engineer.
15. 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.
16. 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 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, by-laws and Acts.

- [Application to Subdivide 1700 - 30th Street.pdf](#)

12. By-Laws

NO. 7195 TO AMEND SOUTHWEST BRANDON SECONDARY PLAN BY-LAW NO. 7080
3RD READING

That By-law No. 7195 to amend the Southwest Secondary Plan By-law No. 7080 be amended by deleting policy 6.2.7 in its entirety and replacing with the following:

“Where developers construct oversized infrastructure as per Section 3.2.6, they shall be reimbursed for the additional costs incurred in accordance with the Council-approved Development Agreement Parameter for oversized services and developer reimbursement.”

That By-law No. 7195, as amended, be read a third and final time.

- [By-law No. 7195 - to amend By-law No. 7080 SW Brandon Secondary Plan.pdf](#)

NO. 7208 TO REZONE 1700 – 30TH STREET FROM DEVELOPMENT RESERVE ZONE TO RESIDENTIAL SINGLE FAMILY DETACHED, RESIDENTIAL LOW DENSITY AND OPEN SPACE ZONES
3RD READING

That By-law No. 7208 to rezone property located at 1700 - 30th Street (Lots 1 to 48 Block 16 Plan 291 BLTO) from Development Reserve (DR) to Residential Single Detached (RSD), Residential Low Density (RLD) and Open Space (OS) zoning districts be read a third and final time.

- [By-law No. 7208 - Rezone 1700 - 30th Street.pdf](#)

NO. 7217 TO REZONE 1015 – 13TH STREET FROM RESIDENTIAL LOW DENSITY ZONE TO COMMERCIAL NEIGHBOURHOOD ZONE
1ST READING

That By-law No. 7217 to rezone property located at 1015-13th Street (Lots 25/26, Blocks 11, Plan 193 BLTO) from RLD Residential Low Density Zone to CN Commercial Neighbourhood Zone be read a first time.

- [By-law No. 7217 - to rezone 1015 - 13th Street.pdf](#)

NO. 7218 TO REZONE 660 – 7TH STREET AND 725 VAN HORNE AVENUE FROM INDUSTRIAL RESTRICTED ZONE TO RESIDENTIAL MODERATE DENSITY ZONE
1ST READING

That By-law No. 7218 to rezone property located at 660 - 7th Street & 725 Van Horne Avenue (Lots 1/5 & Pt. Lots 27/30, Block 71, Plan 8, Parcel A Plan 43705 & Parcel A, Plan 51401 BLTO) from IR Industrial Restricted Zone to RMD Residential Moderate Density Zone be read a first time.

- [By-law No. 7218 - To Rezone 660 -7th Street and 725 Van Horne Avenue.pdf](#)

NO. 7219 TO AMEND PROCEDURE BY-LAW NO. 6634 RE: ORDERS OF THE DAY, PRESENTATIONS AND DELEGATIONS
1ST READING

That By-law No. 7219 to amend Procedure By-law No. 6634 with respect to the general order of business, presentations and delegations, and general housekeeping amendments be read a first time.

- [By-law No. 7219 - amend Procedure By-law No. 6634.pdf](#)

NO. 7220 COUNCIL INDEMNITY BY-LAW - TO PROVIDE FOR THE REMUNERATION OF MEMBERS
OF COUNCIL AND TO REPEAL BY-LAW NO. 6830

That By-law No. 7220 to provide for the remuneration of members of Council and to repeal
By-law No. 6830 be read a first time.

13. Giving of Notice

14. Adjournment

Original Signed By
H. Ewasiuk

H. Ewasiuk
City Clerk