

REGULAR COUNCIL MEETING

MONDAY, FEBRUARY 3, 2020 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

JANUARY 20, 2020

- [Minutes - January 20, 2020.pdf](#)

5. Hearing of Presentations

(A) JOHN JACKSON, SAMARITAN HOUSE - SAFE AND WARM SHELTER UPDATE

That the presentation by John Jackson of Samaritan House with respect to an update on the Safe and Warm Shelter be received.

- [Delegation Request - John Jackson, Samaritan House Ministries Inc.pdf](#)

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.

- b. To avoid the potential appearance of bias or political influence in the procurement process and procurement decisions, members of Council will not be involved in Bid Solicitations from the time a project has been initiated through the evaluation process until a project has been awarded, except where Council is required to approve the award in accordance with Section 13 of this Policy.

13. Council Approvals

- a. Council approval is required when:
 1. The contract value cannot be accommodated within the current year's Financial Plan;
 2. The expenditure is equal to or greater than \$50,000 and not identified in the current year's Financial Plan;
 3. The project is eligible for funding from a senior level of government and requires a Council resolution of approval;
 4. The User Department is not recommending the Lowest Evaluated Bid for Tenders or Quotations;
 5. The City Manager, Director of Finance, or Procurement Manager deems it in the City's best interest to obtain Council approval;
 6. Council requests that the project come before Council for approval.
- b. In all such instances a recommendation will be made by the Department Head and Director of Finance with a report sent to Council.

14. Reporting

On a monthly basis, Council will be provided with a report summarizing project awards for items contained in the annual capital budget. The report will contain at a minimum the following information:

1. Bid Opportunity
2. Award date
3. Number of bids received
4. Successful bidder
5. Award value
6. Estimated project cost
7. Approved budget."

- [Amendment to Tendering and Procurement Policy.pdf](#)

14. By-Laws

NO. 7243 TO AMEND BY-LAW NO. 7079 – NORTH BRANDON GATEWAY SECONDARY PLAN
2ND & 3RD READINGS

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

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

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

NO. 7254 TO REZONE PART OF 1501 MORELAND AVENUE FROM DEVELOPMENT RESERVE TO
RESIDENTIAL MOBILE/MODULAR HOME AND PARKS AND RECREATION
AMENDMENT & 2ND READING

That By-law No. 7254 to rezone part of the property at 1501 Moreland Avenue (Parcels 1/2, Plan 1694 BLTO) be amended as follows:

1. Section 1, by adding immediately after the words "RMH Mobile/Modular Home" the words "and PR Parks and Recreation"; and
2. Section 2, by revising Schedule B, Map 2 to include the identified PR Parks and Recreation area.

That By-law No. 7254, as amended, be read a second time.

That third reading of this by-law be held in abeyance pending the owner or successor entering into a development agreement with the City of Brandon subject to the following conditions:

1. The Developer agrees that the neighbourhood shall be developed in general consistency with the Council adopted Northridge Neighbourhood Plan, including but not limited to phasing, lot layout, public reserve dedications, land uses, density and roadway layout. The Developer agrees to construct modular home units in Phases 1 through 4 as identified within the Northridge Neighbourhood plan.

2. The Developer agrees to submit a land use application for the future subdivision of the lands to the City of Brandon for approval. Upon approval, the Developer agrees to register the subdivision of the lands, including the dedication of public right-of-ways and public reserve lands prior to the issuance of any development and/ or building permits for this development.
3. The Developer agrees to construct a temporary secondary access to the satisfaction of Brandon Fire and Emergency Services.
4. The Developer agrees to design and construct the extension of Moreland Avenue, to a full urban cross-section, from the intersection of Mockingbird Drive and Clare Avenue to the northern limit of the Phase 1 access, approximately 130m north of Clare Avenue.
5. The Developer agrees to install a meter pit at all connections and future connections to the public water system for servicing the mobile home park.
6. The Developer agrees to design and construct a 3.0m wide asphalt pathway within the Moreland Avenue right-of-way and along the north side of Clare Avenue in accordance with the Northridge Neighbourhood Plan.
7. The Developer agrees to design and construct improvements on the Public Reserve lands including but not limited to sodding and tree planting upon completion of Phase 3.
8. The Developer agrees to enter into an easement agreement for sanitary sewer purposes between the lands and 1 Mockingbird Drive and register the agreement on both titles in series with the plan of subdivision. The developer agrees to provide written confirmation of registration prior to the issuance of any development and/or building permits for this development.
9. 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.
10. The Developer agrees prior to issuance of a development permit, to contribute \$283.50 per unit to the Brandon School Division.

11. The Developer agrees that development charges of \$89,982.30, representing the development charge for Phase 1 as identified in the Northridge Neighbourhood Plan, are due at the time of execution of this development agreement. Development charges for Phases 2 through 4 are due prior to development permit issuance for each phase of development in accordance with the current fee schedule at the time of application. Additional development charges will be charged against any future buildings and will be applied at the time of issuance of a building permit.
12. The Developer agrees to complete a Heritage Resources Impact Assessment through a qualified archaeological consultant to the satisfaction of Manitoba Historic Resources Branch.
13. The Developer agrees to pay a contribution towards boulevard trees for Moreland Avenue and Clare Avenue. The amount of trees and payment for such trees will be determined upon the Developer's submission of engineered drawings prior to the registration of subdivision of the lands and based upon the City's tree contract pricing for the current year.
14. 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.
15. The Developer will be responsible to submit an Irrevocable Letter of Credit totalling 15% of the Detailed Cost Estimate. Submission of the Letter of Credit is required prior to the issuance of a development permit.

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.

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

NO. 7266

TO AMEND FEE SCHEDULE BY-LAW NO. 7260 – GOLF COURSE GREEN FEES, SANITATION FEES AND RECREATION PROGRAM PRICING POLICY
1ST READING

That By-law No. 7266 to amend Fee Schedule By-law No. 7260 with respect to golf course green fees, sanitation fees and the recreation program pricing policy be read a first time.

- [By-law No. 7266 - to amend By-law No. 7260 - Annual Fee Schedule.pdf](#)

15. Giving of Notice
16. Adjournment

Original Signed By
H. Ewasiuk

H. Ewasiuk
City Clerk