



COMBINED COMMITTEE OF THE WHOLE OPERATIONS AND PLANNING & ADMINISTRATION MINUTES

September 6, 2022

6:00 p.m.

Brantford City Hall, 58 Dalhousie Street

Mayor Davis in the Chair

1. INVOCATION

Mayor Davis read the Invocation.

2. ROLL CALL

Present:	Mayor Davis
	Councillor Sicoli
	Councillor Vanderstelt
	Councillor Sless
	Councillor McCreary
	Councillor Martin
	Councillor Carpenter
	Councillor Antoski
	Councillor Van Tilborg
	Councillor Wall
Regrets:	Councillor Utley

3. DECLARATIONS OF CONFLICTS OF INTEREST

Councillor Carpenter declared a conflict of pecuniary interest on Item 6.1.3 – Heritage Register Project – Part 2, Phase E Properties Recommended for Listing as he owns a property in the area of one of the recommendations for designation.

4. SEPARATION OF ITEMS FOR CONSIDERATION AND CONSENT ITEMS FOR DISCUSSION PURPOSES

Moved by Councillor Martin

Seconded by Councillor McCreary

THAT all Items for consideration/consent (6.1 and 6.2) not separated for discussion purposes BE APPROVED.

Items 6.1.3, 6.1.4 and 6.2.1.1 were separated for discussion purposes.

Recorded vote on all Items for Consideration and Consent not separated for discussion purposes:

YES: (10): Mayor Davis, Councillor Sicoli, Councillor Vanderstelt, Councillor Sless, Councillor McCreary, Councillor Martin, Councillor Carpenter, Councillor Antoski, Councillor Van Tilborg, and Councillor Wall

CARRIED (10 to 0)

The following items carried unanimously on a recorded vote:

6.1.1 Southwest Task Force Report #2022-07-19 (Deferred from July 26, 2022 City Council)

- A. THAT Staff Report 2022-452 – Southwest Community Centre Project Revision to Phase 2 BE RECEIVED; and
- B. THAT Staff BE DIRECTED to move forward with Phase 2 as detailed and recommended in this report and proceed with the detailed design phase of the project.

6.1.2 Public Works Corporate Policy Updates [Financial Impact - None], 2022-552

- A. THAT Report #2022-552 titled “Public Works Corporate Policy Updates” BE RECEIVED; AND
- B. THAT the necessary by-law to amend By-law 70-2010, being a By-law to Adopt various City of Brantford Policies, by amending Public Works Corporate Policies 013 and 014 to reflect the recommended changes as outlined in Section 9.1 of Report 2022-552 BE PRESENTED to City Council for adoption.

6.2 CONSENT ITEMS

6.2.1 MINUTES

6.2.1.2 Committee of the Whole - Planning and Administration - July 12, 2022

6.2.1.3 Committee of the Whole - Planning and Administration - July 14, 2022

5. DELEGATIONS/PRESENTATIONS

There were no delegations or presentations for the meeting.

6. ITEMS FOR CONSIDERATION/ CONSENT

6.1 ITEMS FOR CONSIDERATION

Moved by Councillor Antoski

Seconded by Councillor Carpenter

THAT all Items for consideration/consent (6.1 and 6.2) separated for discussion purposes BE APPROVED.

6.1.3 Heritage Register Project – Part 2, Phase E Properties Recommended for Listing [Financial Impact – None], 2022-525

- A. THAT Report 2022-525, titled “Heritage Register Project – Part 2, Phase E Properties Recommended for Listing”, BE RECEIVED; and
- B. THAT the properties identified in Appendix B of Report 2022-525 BE ADDED to the Heritage Register as non-designated, listed properties; and
- C. THAT Planning Staff BE DIRECTED to provide notice to the owners of the properties that are added to the Heritage Register in accordance with the requirements of Section 27(5) and (6) of the Ontario Heritage Act.

Amendment

Moved by Councillor Sless

Seconded by Councillor Van Tilborg

THAT Clause B BE AMENDED to add, with the exception of 34 McMurray Street after the word properties.

Recorded vote on the Amendment to Item 6.1.3:

YES: (2): Councillor Sless, and Councillor Van Tilborg

NO: (7): Mayor Davis, Councillor Sicoli, Councillor Vanderstelt, Councillor McCreary, Councillor Martin, Councillor Antoski, and Councillor Wall

Conflict (1): Councillor Carpenter

LOST (2 to 7)

Recorded vote on Item 6.1.3:

YES: (9): Mayor Davis, Councillor Sicoli, Councillor Vanderstelt, Councillor Sless, Councillor McCreary, Councillor Martin, Councillor Antoski, Councillor Van Tilborg, and Councillor Wall

Conflict (1): Councillor Carpenter

CARRIED (9 to 0)

6.1.4 Police Station Task Force Report #2022-08-29

- A. THAT Staff Report 2022-563 – Brantford Police Services Facility Redevelopment Project Update BE RECEIVED; and
- B. THAT staff BE DIRECTED to design the Police Services Facility with the inclusion of Net Zero as detailed in this report; and
- C. THAT staff BE DIRECTED to design the Police Services Facility with the inclusion of the future growth space as detailed in this report; and
- D. THAT the increased costs associated with the inclusion of Net Zero and the future growth space BE INCLUDED in the 2023 Capital Budget to be considered by the Estimates Committee.

Recorded vote on Item 6.1.4:

YES: (10): Mayor Davis, Councillor Sicoli, Councillor Vanderstelt, Councillor Sless, Councillor McCreary, Councillor Martin, Councillor Carpenter, Councillor Antoski, Councillor Van Tilborg, and Councillor Wall

CARRIED (10 to 0)

6.2 CONSENT ITEMS

6.2.1 MINUTES

6.2.1.1 Committee of the Whole - Operations - July 5, 2022

Councillor Carpenter noted that his conflict of interest was due to the fact that he owns property in the vicinity not that he lives in the vicinity. Councillor Carpenter also noted that he voted against Clause C i of Item 7.2.

Recorded vote on Item 6.2.1.1, with corrections:

YES: (10): Mayor Davis, Councillor Sicoli, Councillor Vanderstelt, Councillor Sless, Councillor McCreary, Councillor Martin, Councillor Carpenter, Councillor Antoski, Councillor Van Tilborg, and Councillor Wall

CARRIED (10 to 0)

7. RESOLUTIONS

There were no resolutions on the agenda.

8. NOTICES OF MOTION

8.1 Safe Housing Supply

Councillor McCreary read the title of his Notice of Motion

WHEREAS home ownership has become out of reach for the average family due to the rising costs of ownership seen across Ontario; and

WHEREAS the Province of Ontario adopted the “More Homes, More Choice: Ontario’s Housing Supply Action Plan” on May 2019 to establish a framework and goals to allow for the creation of more housing across Ontario; and

WHEREAS the Province adopted Bill 108, the More Homes, More Choice Act, 2019, which amended the Planning Act permitting two residential units in a detached house, semi-detached house or row-house, and a residential unit in a building or structure ancillary to a detached house, semi-detached house or row-house; and

WHEREAS on December 6, 2021 the Minister of Municipal Affairs and Housing appointed a nine-member Housing Affordability Task Force to provide the government of Ontario with recommendations on additional measures to address market housing supply and affordability; and

WHEREAS on February 8, 2022 the Housing Affordability Task Force provided its final report containing 55 recommendations on increasing housing supply to the Province for consideration, including the recommendation that a minimum of four storeys and four dwelling units be permitted as-of-right on a single residential lot, that secondary suites, garden suites and laneway housing be permitted as-of-right across the Province, and multi-tenant housing be permitted as-of-right; and

WHEREAS such as-of-right permission may create conflicts in established neighborhoods due to increased density related to neighborhood character, lack of privacy, inadequate lot sizes, road capacity, electrical services, and water and waste-water service.

NOW THEREFORE BE IT RESOLVED:

- A. THAT Staff BE DIRECTED to investigate options, including available legislative tools such as a system of licenses and registration, property standards, and any necessary changes to staff complements and taxation

to ensure that conversion of existing properties and the creation of additional dwelling units in existing neighborhoods results in safe and appropriate housing; and

- B. THAT Staff REPORT BACK to the Planning Committee in Q2 of 2023 with the results of their investigation.

8.2 793 Colborne Street - Building Permit Fee Reduction

Mayor Davis read the title of his notice of motion

WHEREAS the Building Code Act, S.O. 1992, provides that a Council of a municipality may pass bylaws requiring the payment of fees and prescribing the amounts of the fees for application for and on issuance of building permits; and

WHEREAS The Municipal Act 2001, allows that a municipality may impose fees or charges on a person for services and activities provided or done by or behalf of it; and

WHEREAS the City of Brantford By-law Number 34-2022, being a By-law to Fix Fees and Charges, provides that where Council determines that the waiver or reduction of any Fee or Charge provided within such By-law, other than a Planning Fee, is in the best interest of the City, Council may waive or reduce said Fee or Charge by way of resolution at a duly constituted meeting of Council, where the manner for waiving said Fee or Charge is not specified in any applicable legislation or regulation, or within any other by-law of the City; and

WHEREAS the property at 793 Colborne Street requires a major rehabilitation of its onsite parking garage, and the ownership is a not for profit Condo Corporation, and many owners in the building are seniors on a fixed income;

NOW THEREFORE BE IT RESOLVED that staff BE DIRECTED to provide a refund of 50% of the building permit fee for the rehabilitation of the parking garage at 793 Colborne Street.

8.3 Asset Disposition Policy and Public Engagement

Councillor McCreary read the title of his notice of motion.

WHEREAS City Council is governed both by provincial regulations and by rules and procedures created by City Council itself; and

WHEREAS decision making occurs within the boundaries of those regulations, rules and procedures; and

WHEREAS the sale of a municipal asset to finance other municipal priorities was properly conducted well within those boundaries; and

WHEREAS despite the propriety of that decision and action, some in the community expressed opposition in the form of sadness, anger and hate; and

WHEREAS much of the opposition was directed at the process followed in soliciting public opinion and input and

WHEREAS a more protracted and broad based consultation might have been appropriate; and

WHEREAS policy is absent which would allow for a framework for future disposition of municipal assets and public input;

NOW THEREFORE BE IT RESOLVED:

- A. THAT Staff be directed to create a report summarizing available policy options to govern the disposition of municipal assets including solicitation of public input to be presented to City Council no later than 31 March 2023; and
- B. THAT a Public Consultation Task Force BE ESTABLISHED;
 - i. THAT the Task Force BE COMPRISED of 5 members of Council to be appointed at the November 22, 2022 Appointments Committee meeting and 3 members of the public to be appointed through the appointments process; and
 - ii. THAT the Task Force BE SUPPORTED by:
 - 1. City of Brantford Staff Liaisons, selected by the Chief Administrative Officer, who will provide technical and operational advice and staff assistance;
 - 2. A member of the Clerks Department to assist with agenda preparation and minute taking; and
 - 3. Other staff as needed to support the mandate of the Task Force; and
 - iii. THAT the mandate of the Task Force is to review and make recommendations to City Council through Committee of the Whole - Operations regarding public input, delegations, presentations, referenda and all other means of public engagement on all matters; and
 - iv. THAT the term of the Task Force BE ESTABLISHED until such a time as the Task Force, in consultation with support staff, recommends disbandment having achieved their mandate.

9. ADJOURNMENT

The meeting adjourned at 6:38 p.m.

Mayor Davis, Chair

Julia Sippel, Supervisor of
Legislative Services