



Planning Committee

MINUTES

August 15, 2024

9:30 a.m.

Council Chambers, Brantford City Hall
58 Dalhousie Street, Brantford

Present: Mayor Davis
Councillor Sicoli
Councillor Sless
Councillor McCreary
Councillor Carpenter
Councillor Van Tilborg

1. Roll Call

Mayor Davis called the meeting to order and roll call was confirmed.

2. Declarations of Conflicts of Interest

There were no declarations of conflict of interest.

3. Separation of Items for Consideration and Consent Items for Discussion Purposes

Moved by Councillor Sicoli
Seconded by Councillor McCreary

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

The following items were subject to the vote and carried accordingly:

6. Items for Consideration/Consent

6.2 Consent Items

6.2.1 Minutes

THAT the following minutes BE APPROVED:

6.2.1.1 Planning Committee - June 13, 2024

6.2.1.2 Planning Committee - June 20, 2024

Recorded vote on all items not separated for discussion purposes:

Yes (5): Mayor Davis, Councillor Sicoli, Councillor Sless, Councillor McCreary, and Councillor Carpenter

Carried (5 to 0)

4. Statutory Public Meetings

The Chair read the following statement:

"There is one Public Meeting on today's agenda. The Public Meetings are held in accordance with the provisions of the *Planning Act*. The purpose of the hearing is to discuss the planning application and to hear from the public either in support or against the application. At the end of each of the public meeting, the Committee will pass a recommendation which is generally considered for a final decision at the next meeting of Council.

The name of anyone who speaks in regard to any item will appear within the meeting minutes. Anyone wishing notice of any further proceedings regarding the application should also provide their name and address to the Clerk's office. We ask that members of the public in attendance today to speak to an item, please ensure that you add your contact information to the sign-in sheet located at the delegates table.

The Applicant will speak first, followed by Municipal Staff and then the Public. Each will have up to 10 minutes to speak, inclusive of questions from the Committee. The Applicant will then have up to 5 minutes to provide clarification to any questions or issues raised during the meeting."

4.1 Zoning By-law Amendment PZ-14-21 and Draft Plan of Subdivision 29T-21503 (91 Birkett Lane – Riverwalk Phase 4) [Financial Impact], 2024-476

Agent for the applicant, Edward John of Landwise, appeared before the Committee and provided an overview of the application. A PowerPoint Presentation was made and a copy placed in the meeting folder. The applicant is seeking approval to develop a total of 181 block townhouse dwellings, comprised of traditional block and back-to-back townhouses, to be developed as part of a future draft plan of condominium. The applicant is also seeking for approval of a Draft Plan of Subdivision to create a development block for the proposed residential development, a parkland block and blocks for reserves and a future right-of-way (Dover Avenue extension).

The agent answered various questions from the Committee.

Jeff Medeiros, Manager of Development Planning appeared before the Committee and provided an overview of the application. A PowerPoint Presentation was made and a copy placed in the meeting folder. Staff recommended approval of the application.

Without objection from the Committee, the Chair extended the time to provide the staff with an additional 10 minutes to answer questions.

There were no members of the public who appeared virtually or in person to speak to the application.

The agent reappeared before the Committee and provided clarifying statements regarding the site planning, and plans for the condominium processes. The agent answered various questions from the Committee.

Moved by Councillor McCreary

Seconded by Councillor Sicoli

- A. THAT Zoning By-law Amendment Application PZ-14-21, submitted by Landwise, on behalf of LIV Developments Ltd., affecting the lands located at 91 Birkett Lane (referred to as Riverwalk Phase 4) to change the zoning on the subject lands to “Flood - Open Space Type 1 Zone (F-OS1)” and to “Flood – Holding – Residential Medium Density Type A – Exception 97 Zone (F-H-R4A-97)” with site specific provisions to permit 181 block townhouse dwellings, BE APPROVED, in accordance with the applicable provisions as noted in Section 9.2 of Report 2024-476; and,
- B. THAT the By-law to remove the “Holding (H)” provision from the subject lands not be presented to Council for approval until the following conditions have been satisfied:

- i. That all servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of Brantford;
 - ii. A comprehensive Stormwater Management Strategy has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority;
 - iii. Draft Plan approval with a condition requiring the conveyance of necessary buffer blocks or right-of-ways for access into the dike;
 - iv. A Functional Servicing Report has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority detailing the minimum first floor elevations; clearance
 - v. That the applicant consult with the Survivors Secretariat to ensure the lands have been evaluated, to the satisfaction of the City; and
- C. THAT Draft Plan of Subdivision Application 29T-21503 submitted by Landwise, on behalf of LIV Developments Ltd., affecting the lands located at 91 Birkett Lane (Riverwalk Phase 4), BE PRESENTED to Council at a later date for the consideration of the Draft Plan Conditions; and,
- D. THAT Pursuant to Section 34(18.2) of the *Planning Act*, R.S.O. 1990, c.P.13. the following statement SHALL BE INCLUDED in the Notice of Decision: *“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 9.4 of Report 2024-476.”*

Recorded vote on item 4.1:

Yes (3): Councillor Sicoli, Councillor Sless, and Councillor McCreary

No (2): Mayor Davis, and Councillor Carpenter

Carried (3 to 2)

5. Delegations/Presentations

There are no presentations or delegations.

7. Resolutions

There were no Resolutions.

8. Notices of Motion

There were no Notices of Motion.

9. Adjournment

The meeting adjourned at 10:35am.

Mayor Davis, Chair

L. Madden, Committee Coordinator