



## Planning Committee MINUTES

December 12, 2024

9:30 a.m.

Council Chambers, Brantford City Hall  
58 Dalhousie Street, Brantford

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

Regrets:                   Mayor Davis

### 1.     **Roll Call**

Councillor Sicoli called the meeting to order and confirmed the roll had been taken.

### 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**

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

### 6.     **Items for Consideration/Consent**

#### 6.2    **Consent Items**

##### 6.2.1  **Minutes**

6.2.1.1           **Planning Committee - November 14, 2024**

Moved by Councillor Sless  
Seconded by Councillor McCreary

THAT the minutes of the November 14, 2024 meeting of the Planning Committee BE APPROVED.

Recorded vote on the minutes:

Yes (5): Councillor Sicoli, Councillor Sless, Councillor McCreary, Councillor Carpenter, and Councillor Van Tilborg

**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-16-24 – 571 West Street [Financial Impact - None], 2024-668**

Agent for the applicant, David Bernard, API Consultants, appeared before the Committee and provided an overview of the application. The applicant's proposal is seeking approval to construct a 10-storey mixed-use building containing a retirement home with 239 dwelling units. The agent answered various questions from the Committee.

Mila Masic, Intermediate Planner, 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 provided an overview of the proposed amendments to

Staff recommended approval of the application and answered various questions from the Committee.

Bill Cheevers of 570 West Street, Unit 8, Brantford, appeared before the Committee and expressed concerns regarding the impact the proposed development would have on traffic in the area.

Tim Davies of 570 West Street, Unit 34, Brantford, appeared before the Committee and expressed concerns regarding the impact on property values as a result of the proposed development, and the impact the proposed development would have on traffic in the area.

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

The applicant reappeared before the Committee and acknowledged the concerns related to traffic, and noted they would work with staff during the site plan process.

Moved by Councillor McCreary

Seconded by Councillor Carpenter

- A. THAT Zoning By-law Amendment Application PZ-16-24, submitted by API Development Consultants Inc., on behalf of property owner 11393952 Canada Inc. (c/o Danny Bawa), affecting the land municipally addressed as 571 West Street, to amend Zoning By-Law 160-90 from “General Industrial Zone” (M2) to “Holding – General Commercial - Exception 108 Zone” (H-C8-108), and Zoning By-Law 124-2024 from “Major Commercial Centre” (MCC) to “Holding – Major Commercial Centre - Exception 14 Zone” (H-MCC-14) with site-specific provisions to facilitate the development of a 10-storey mixed-use building featuring a retirement home with ground floor commercial uses, BE APPROVED in accordance with the applicable provisions outlined in Section 10.3 of Report 2024-668; and,
- B. THAT the By-law to remove the Holding “(H)” provision from the subject lands not be presented to the Chief Planner for approval until the following condition has been satisfied:

- i. THAT the applicant provides a Land Use Compatibility Study and Noise Study to the satisfaction of the City;
- C. 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 9.2 of Report 2024-668.”*

Recorded vote on item 4.1:

Yes (5): Councillor Sicoli, Councillor Sless, Councillor McCreary, Councillor Carpenter, and Councillor Van Tilborg

**Carried (5 to 0)**

**5. Delegations/Presentations**

There were no presentations or delegations.

**6. Items for Consideration/Consent**

**6.1 Items for Consideration**

There were no items for consideration.

**7. Resolutions**

There were no Resolutions.

**8. Notices of Motion**

There were no Notices of Motion.

**9. Adjournment**

The meeting adjourned at 10:13am.

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Councillor Sicoli, Vice-Chair

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L. Madden, Committee Coordinator