June 25, 2019

Committee of the Whole – Community Development Report #2019-06-04B

REPORT TO: Mayor and Members
City Council

Your Committee of the Whole – Community Development submits the following recommendations from its meeting held on June 4, 2019:

1. Zoning By-law Amendment PZ-01-19 and Draft Plan of Subdivision 29T-19501 – Empire Communities Phase 6B (North of Blackburn Drive and west of Powell Road) [Financial Impact – up to $1,569,085.00], 2019-272

   A. THAT Zoning By-law Amendment Application PZ-01-19, submitted by Empire Communities Ltd., affecting lands located North of Blackburn Drive and West of Powell Road (Wyndfield West – Phase 6B), to change the zoning on a portion of these lands from “Holding - Residential Type 1C – Exception 21 Zone (H-R1C-21)”, “Holding - Residential Type 1D – Exception 6 Zone (H-R1D-6)”, “Holding - Residential Medium Density Type A – Exception 46 Zone (H-R4A-46)”, and “Open Space Type 1 Zone (OS1)”, to “Holding - Residential Type 1D – Exception 11 Zone (H-R1D-11)”, “Holding – Residential Type 1C – Exception 23 (HR1C-23)”, and “Holding - Residential Medium Density Type A – Exception 63 Zone (H-R4A-63)”, to facilitate a Red-line Revision to an approved Draft Plan of Subdivision (File No. 29T-15502), BE APPROVED in accordance with the applicable provisions as noted in Section 8.2 of Report 2019-272; and

   B. THAT Draft Plan of Subdivision Application 29T-19501, submitted by Empire Communities Ltd., affecting lands located North of Blackburn Drive and west of Powell Road (Wyndfield West – Phase 6B), requesting a Red-line Revision to Draft Plan of Subdivision 29T-15502, BE APPROVED, subject to the revised conditions included in Section 9.0 “Conditions of Draft Plan of Subdivision Approval” of Report 2019-272; and

   C. THAT the By-law to remove the “Holding (H)” provision from the lands not be presented to Council for approval until a Subdivision Agreement for Wyndfield West, Phase 6B has been entered into between the applicant and the City; and

   D. THAT Pursuant to Sections 34(18) and 51(38) of the Planning Act, 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 7.2.
E. THAT Empire Communities BE COMPENSATED out of the Cash-in-lieu of Parkland Reserve Fund (Account RF0442), as funds become available in said account, for the over-dedication of 1.27 ha of parkland, and that the Clerk BE DIRECTED to place a Parkland Compensation Agreement to reflect terms to this effect between the City and Empire Communities on the Signing By-law for approval by City Council; and

F. THAT the General Manager, Community Programs, Parks and Recreation BE AUTHORIZED to enter into a Community Park Construction Agreement with Empire Communities Ltd., in accordance with Section 8.3.3 of Report 2019-272, to an upset limit of $2,110,000.00.

2. Zoning By-law Amendment PZ-18-18 (City-Wide Technical Amendment) [Financial Impact – None] (2019-185)

A. THAT Zoning By-law Amendment Application No. PZ-18-18 initiated by The Corporation of the City of Brantford to amend Zoning By-law 160-90 by updating the zoning regulations and definitions, BE APPROVED, as outlined in Section 8.0 of Report 2019-185; and

B. 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 Sections 7.2 of Report 2019-185.”

3. Public Art Reserve Fund Recommendation from Public Art Subcommittee for the Glenhyrst Permanent Collection Public Art Project

A. THAT the Glenhyrst Permanent Collection Public Art Project BE ACCEPTED as a donation to the City’s Public Art Collection, subject to the execution of a Donation Agreement between The Corporation of the City of Brantford and the Glenhyrst Art Gallery of Brant in accordance with applicable City policies and procedures; and

B. THAT up to $5,000 BE ALLOCATED to the Glenhyrst Permanent Collection Public Art Project from the Public Art Reserve (RF0507) to be used for up to 50% of artwork production, installation costs and replacement costs; and

C. THAT any remaining funds not required for these purposes BE TRANSFERRED back into the Public Art Reserve upon project completion.
4. **Mohawk Lake District Plan – Draft Preferred Plan [Financial Impact: None], 2019-265**

   A. THAT Staff Report 2019-265 regarding the Mohawk Lake District Plan – Draft Preferred Plan BE RECEIVED; and

   B. THAT the Draft Preferred Mohawk Lake District Plan, provided in Appendix F to Report 2019-265, BE ENDORSED by Council; and

   C. THAT Staff BE DIRECTED to continue with the technical studies to evaluate and support the endorsed Preferred Plan.

5. **Extension to a Draft Approved Plan of Subdivision 29T-11504 – 375 Hardy Road (TCA Industrial Lands) [Financial Impact - None], 2019-296**

   A. THAT the request to amend a condition of Draft Plan of Subdivision, specifically to extend the expiry date for Draft Plan Approval (File No. 29T-11504), submitted by MHBC Planning on behalf of Telephone City Aggregates (TCA), affecting the lands municipally addressed 375 Hardy Road, BE APPROVED, in accordance with Section 8.3 of Report 2019-296; and

   B. THAT Pursuant to Section 51(47) of the Planning Act, R.S.O. 1990, c.P.13., written notice under Subsection 51(45) shall not be required as the change to the conditions is considered minor. No further notice to the public is required upon Council’s approval.

6. **Demolition Control Application for 104 Alice Street Located Within the Demolition Control Area Established by By-law 141-2017 [Financial Impact – None], 2019-280**

   THAT the Demolition Control application for 104 Alice Street BE APPROVED for the reasons outlined in Report 2019-280.

7. **Museum Funding Agreement with Glenhyrst Art Gallery of Brant [Financial Impact: None], 2019-264**

   A. THAT Report No. 2019-264 regarding a Museum Funding Agreement with Glenhyrst Art Gallery of Brant BE RECEIVED; and

   B. THAT the General Manager, Community Development BE AUTHORIZED to execute funding agreements for the Community Cultural Investment Program, including the three year Museum Funding Agreement with the Glenhyrst Art Gallery of Brant for the provision of a grant in the amount set out in Section 9.0 of Report No. 2019-264, subject to approval as to form by the City Solicitor or designate.
8. **Part Lot Control Relief Application PLC-02-19 (Blocks 145-149, Plan 2M-1942) 92-142 Munro Circle [Financial Impact – None], 2019-258**

   A. THAT Part Lot Control Relief Application PLC-02-19 submitted by Armstrong Planning + Project Management, applying to Blocks 145, 146, 147, 148 & 149 on Plan 2M-1942, (92-142 Munro Circle), BE APPROVED; and

   B. THAT the implementing Part Lot Control By-law expire after a period of three years, at which time Part Lot Control will be reinstated on the subject lands for reasons outlined in Report 2019-258.

9. **Part Lot Control Relief Application PLC-01-2019 (Blocks 91, 92 & 93, Plan 2M-1872 and Part of Block 90, Plan 2M-1872 and Block 1, Plan 2M-1944, City of Brantford) 77 Diana Avenue [Financial Impact – None], 2019-292**

   A. THAT Part Lot Control Relief Application PLC-01-2019 submitted by NHDG (Focus) Inc., applying to Blocks 91, 92 & 93, Plan 2M-1872 and Part of Block 90, Plan 2M-1872 and Block 1, Plan 2M-1944, City of Brantford) 77 Diana Avenue, BE APPROVED; and

   B. THAT the implementing Part Lot Control By-law expire after a period of three years, at which time Part Lot Control will be reinstated on the subject lands for reasons outlined in Report 2019-292.

10. **Brownfields Community Advisory Committee - Signage to Promote the City of Brantford Brownfield Discovery Tour, 2019-393**

    THAT Staff BE DIRECTED to research appropriate signage for the Greenwich Mohawk and Sydenham Pearl Brownfield sites in order to direct members of the public to the City’s Brownfield Discovery Tour.

11. **Timing of Report Back re: Boundaries - Core Area Development Programs**

    WHEREAS City Council at its meeting held June 26, 2018 adopted Item 8 of Committee of the Whole – Community Development Report #2018- 06-05B as follows:

    8. **Boundaries – Core Area Development Programs**

    WHEREAS the City of Brantford supports a strong vital downtown and has as such identified an Urban Growth Centre; and

    WHEREAS the City has implemented programs of support for core area development through various initiatives including the provision of reduced parking regulations and offering cash in lieu of parking, exemption from development charges, and providing financial support for community improvement initiatives through business performance, design and façade grants etc.; and
WHEREAS boundaries were created at various times to identify where such initiatives would apply as identified on the attached Map; and

WHEREAS City Council has approved an expansion to the boundary for the Downtown Brantford Business Improvement Area (BIA) in 2013; and

WHEREAS the various boundaries that reflect the programs of support for core area development are inconsistent and may cause confusion and lead to perceived unfairness in their application; and

WHEREAS the encouragement of development that leads to greater residential growth in the core area will support healthier business and retail sectors;

NOW THEREFORE BE IT RESOLVED:

A. THAT City Staff explore how the Community Improvement Area designation may be used to assist the development at 100 Market St. South; and

B. THAT Staff BE DIRECTED to review the boundaries for the various core area development programs of support, for clarity and consistency in the light of changes that have occurred since the boundaries were adopted; and

C. THAT Staff BE DIRECTED to report back to Council with recommendations as soon as possible.

NOW THEREFORE BE IT RESOLVED THAT the follow up report as requested by City Council at its June 26, 2018 meeting BE PRESENTED to Committee of the Whole Community Development by its August 2019 meeting.

Respectfully submitted,

Mayor Davis, Chair