



COMMITTEE OF THE WHOLE COMMUNITY DEVELOPMENT MINUTES

October 13, 2020

6:00 p.m.

Brantford City Hall, 100 Wellington Square

Councillor McCreary in the Chair.

1. INVOCATION

Councillor McCreary read the Invocation.

2. ROLL CALL

Present:

- Mayor Davis
- Councillor Vanderstelt
- Councillor Utley
- Councillor Sless
- Councillor McCreary
- Councillor Martin
- Councillor Carpenter
- Councillor Antoski
- Councillor Van Tilborg
- Councillor Wall

Regrets: Councillor Weaver

3. DECLARATIONS OF CONFLICTS OF INTEREST

Councillor McCreary declared a conflict of pecuniary interest on Item 5.1 regarding Zoning By-law Amendment PZ-09-19 – 908 & 914 Colborne Street (Colborne Commons Inc.) due to a family friend owning property adjacent to the subject address.

No other declarations of pecuniary interest were made by members present.

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

Items 7.1.1 and 7.2.1 were separated for discussion purposes.

Moved by Councillor Antoski

Seconded by Councillor Carpenter

THAT all Items for Consideration/ Consent Items (Items 7.1.2, 7.1.3, 7.2.2) not separated for discussion purposes BE APPROVED.

Recorded vote on all Items for Consideration/ Consent Items (Items 7.1.2, 7.1.3 and 7.2.2) not separated for discussion purposes:

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

CARRIED (10 to 0)

All of the following Items for Consideration and Items for Consent (Items 7.1.2, 7.1.3 and 7.2.2) carried unanimously on a recorded vote.

7.1 ITEMS FOR CONSIDERATION

7.1.2 Brantford Heritage Committee Report regarding Priorities for 2021

- A. THAT the Brantford Heritage Committee 2021 Priorities BE RECEIVED for information purposes; and
- B. THAT the estimated financial resources identified for the Brantford Heritage Committee Priorities BE REFERRED to the Estimates Committee for consideration during the 2021 budget process.

7.1.3 Part Lot Control Relief Application PLC-02-20 (Blocks 150-154, Plan 2M-1951, 1-57 Cooke Avenue - odd numbers only) [Financial Impact – None], 2020-393

- A. THAT Part Lot Control Relief Application PLC-02-20 submitted by Armstrong Planning on behalf of Empire Communities Ltd., applying to Blocks 150-154 on Plan 2M-1951, (1-57 Cooke Avenue - odd numbers only) to create 29 lots and 19 associated access easements, BE APPROVED; and
- B. THAT the implementing Part Lot Control By-law expires after a period of three years, at which time Part Lot Control will be reinstated on the subject lands for reasons outlined in Report 2019-393.

7.2 CONSENT ITEMS

7.2.2 MINUTES

THAT the following minutes BE ADOPTED:

7.2.2.1 Committee of the Whole - Community Development – September 8, 2020

THAT the following minutes BE RECEIVED:

7.2.2.2 Brantford Heritage Committee – August 10, 2020

7.2.2.3 Building Construction Review Task Force – August 5, 2020

Mayor Davis then presumed the position of Chair to hold the Statutory Public Hearing.

5. STATUTORY PUBLIC HEARINGS/PUBLIC MEETINGS

Mayor Davis read the following statement regarding the Zoning By-law Amendment PZ-09-19 – 908 & 914 Colborne Street (Colborne Commons Inc.).

There is one Public Hearing/Public Meeting on tonight's agenda. This Public Meeting is held in accordance with the provisions of the *Planning Act*. The purpose of the meeting is to discuss the planning application and to hear from the public either in support or against the application. At the end 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 tonight will appear within the meeting minutes. Anyone wishing notice of any further proceedings regarding the application should also leave their name and address with the Clerk.

The Applicant will speak first, followed by Municipal Staff and then the Public.

The Applicant will then have an opportunity to provide clarification to any questions or issues raised during the meeting.

5.1 Zoning By-law Amendment PZ-09-19 - 908 & 914 Colborne Street (Colborne Commons Inc.) [Financial Impact - None], 2020-67

Sarah Code, GSP Group, Reema Masri, Masri O. Architects and Bob Phillips, J.H. Cohoon Engineering appeared before the Committee and provided an overview of the application. A PowerPoint presentation was made and a copy placed in the meeting file. The applicants are seeking approval of the application.

Nicole Pettenuzzo, Senior Planner addressed the Committee and provided an overview of the application. Nicole Pettenuzzo responded to various questions of the Committee.

Moved by Councillor Wall

Seconded by Councillor Antoski

- A. THAT Zoning By-law Amendment Application PZ-09-19 submitted by Colborne Commons Inc., to change the Zoning of the lands located at 908-914 Colborne Street from “General Commercial Zone (C8)” to “General Commercial – Exception 99 Zone (C8-99)” to permit the development of two 6-storey apartment buildings, BE APPROVED, subject to the application of a ‘Holding’ provision and in accordance with the applicable provisions as noted in Section 8.2 of Report 2020-67; 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 the applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities;
 - ii. That the applicant has satisfied the requirements of the Corporation of the City of Brantford relating to the Transportation Impact Study (TIS); and
 - iii. That all servicing issues, financial and otherwise, have been addressed to the satisfaction of the Corporation of the City of Brantford; and
- C. THAT Pursuant to 34(18) of the Planning Act, R.S.O. 1990, c.P.13. the following statement SHALL BE INCLUDED in the Notices 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 and 8.2 of Report 2020-67.”

Recorded vote on Item 5.1:

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

CARRIED (9 to 0)

Item 5.1 carried unanimously on a recorded vote. Councillor McCreary noted a conflict of pecuniary interest and refrained from all discussion and voting accordingly.

6. DELEGATIONS

There were no delegates registered for the meeting.

7. ITEMS FOR CONSIDERATION/ CONSENT

Moved by Councillor Vanderstelt

Seconded by Councillor Martin

THAT all Items for Consideration/ Consent (Items 7.1.1 and 7.2.1) separated for discussion purposes BE APPROVED.

Each item was considered separately and voted on individually.

7.1 ITEMS FOR CONSIDERATION

7.1.1 Development Building Process Review Update [Financial Impact: None], 2020-364

Presentation

Bruce Peever and Sana Malik, KPMG appeared before the Committee and provided an overview of the report. A PowerPoint presentation was made and a copy placed in the original meeting file. A discussion ensued regarding the next steps of implementation of the recommended changes.

Recommendation

- A. THAT Report 2020-364 Development Building Process Review update BE RECEIVED; and
- B. THAT the necessary resources (Project Management Professional and Intermediate Planner, for up to 18 months) to carry out the implementation plan outlined in the KPMG Development Building Process Review final report BE REFERRED to the 2021 Estimates Budget Process as an unmet need; and
- C. THAT the procurement of an electronic plan review system BE REFERRED to the 2021 Estimates Budget Process as part of the 10-year Capital Plan.

Recorded vote on Item 7.1.1:

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

CARRIED (10 to 0)

Item 7.1.1 carried unanimously on a recorded vote.

7.2 CONSENT ITEMS

7.2.1 CAO COVID-19 Emergency Update 10.13.20 [Financial Impact: None], 2020-447

THAT Report 2020-447 CAO COVID-19 Emergency Update 10.13.20 BE RECEIVED.

Recorded vote on Item 7.2.1:

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

CARRIED (10 to 0)

Item 7.2.1 carried unanimously on a recorded vote.

8. RESOLUTIONS

There were no resolutions on the agenda for consideration.

9. NOTICES OF MOTION

There were no Notices of Motion presented.

10. ADJOURNMENT

The meeting adjourned at 8:17 p.m.

Councillor McCreary, Chair

J. Sippel, Council and Committee
Services Coordinator