



SPECIAL COMMITTEE OF THE WHOLE COMMUNITY DEVELOPMENT MINUTES

November 19, 2020

3:30 p.m.

Brantford City Hall, 100 Wellington Square

Mayor Davis in the Chair

1. INVOCATION

Mayor Davis read the Invocation.

2. ROLL CALL

Present:

- Mayor Davis
- Councillor Vanderstelt
- Councillor Sless
- Councillor McCreary
- Councillor Martin
- Councillor Carpenter
- Councillor Antoski
- Councillor VanTilborg (left at 5:30 p.m.)
- Councillor Wall

Regrets:

- Councillor Weaver
- Councillor Utley

Councillor Weaver sent regrets due to the meeting being held during work hours at his full-time employment causing a conflict. Councillor Utley sent regrets due to a conflict with the Library Board meeting .

3. DECLARATIONS OF CONFLICTS OF INTEREST

There were no declarations of conflicts of interest made by members of the Committee.

4. STATUTORY PUBLIC HEARING/ PUBLIC MEETING

The Mayor read the following statement regarding the Statutory Public Hearing for the City of Brantford Official Plan:

Today's meeting is to hold the Statutory Public Meeting regarding the City of Brantford Official Plan. The Public Meeting is held in accordance with the provisions of the Planning Act. The purpose of the meeting is to discuss the new Official Plan and to hear from the public either in support or against the proposed plan. At the end of the Statutory Public Meeting, the Committee will pass a recommendation which will be considered for a final decision at the January 2021 meeting of Council.

The name of anyone who speaks will appear within the meeting minutes. Anyone wishing notice of any further proceedings regarding the Official Plan should provide their name and address to the Clerk's office.

Municipal Staff will speak first followed by Members of the Public. Municipal Staff will then have an opportunity to provide clarification to any questions or issues raised by Members of the Public.

4.1 Envisioning Our City: 2051 – The New Official Plan for the City of Brantford [Financial Impact – none], 2020-139

Lucy Hives, Director of Planning appeared before the Committee and provided an introduction to the topic and thanked Council, Staff and members of the public who have participated in the process to bring forward the proposed Official Plan.

Alan Waterfield, Senior Planner and Nicole Wilmot, Manager of Long Range Planning appeared before the Committee to present the proposed New Official Plan for the City of Brantford. A PowerPoint presentation was made and a copy will be placed in the original meeting file.

In response to questions from the Committee, Staff stated that the proposed Official Plan would require an amendment in order to build a museum and that Staff currently have direction to move forward with this proposal. Upon review of the imagery for the Urban Design Manual, members of the Committee requested that the images be changed to reflect the rules of the proposed Official Plan (specifically page 78 of the Urban Design Manual).

A discussion occurred in regards to the implications of Airbnb properties and restrictions of this. Staff advised that the implications of Airbnb properties will be defined in the Zoning By-law.

In response to how the Committee can bring different lands than what is proposed into the Official Plan before them Staff advised that extensive consideration would need to occur regarding the lands. This would include a lands need assessment and an extensive analysis of the identified blocks. If the Committee directs additional lands without this, the Official Plan would not be in conformity with the Growth Plan and will likely not be approved by the Province. Changes to the proposed lands would further require a review of the methodology and land assessment which would result in a significant extension to the approval timeframe of the new Official Plan. It would also require public input and a new Statutory Public Hearing.

Members of the Committee requested that the Ward Councillors be involved in the Block Plan process for the City. They also requested that the Urban Design Manual address language regarding bike lanes versus parking and the priority. They also requested that the language in the policy in the Official Plan be changed from 'encouraging access to the Grand River' directing that access be provided to the Grand River.

The Mayor called upon members of the public to speak to the Official Plan.

Mr. Ted Oliver appeared before the Committee regarding concerns associated with the intensification targets of the proposed Official Plan. Intensification has an impact on the municipality including energy use, water and sewers that will need to be remediated. Mr. Oliver would like to see the Official Plan focus on building on Brownfields in the City to protect the neighbourhoods. Mr. Oliver is asking that Section 4.3 be amended to reduce the intensification goal. A copy of Mr. Oliver's speaking notes to Committee have been placed in the meeting file.

Mr. John Ariens, IBI Group, appeared before the Committee to speak to the Official Plan. Mr. Ariens appeared on behalf of Horvath Farms and Bella Gardens. Horvath Farms has land in the annexation area and would like to proceed with a residential subdivision. As the new Official Plan will require Block Plans to be completed there is no flexibility to allow substantial development and could delay development in the future. The block plan process will require detailed analysis on all parties lands which would require a cost sharing analysis or one owner or developer to pay the full cost of the process with no guaranteed return. The difficulties will come from necessary cost sharing agreements between multiple parties. Mr. Ariens suggested the following flexibility clause be included in the Official Plan:

"Notwithstanding the above, where a proponent can demonstrate to the satisfaction of the City that development within a Block Plan Area can be designed and developed independently then such development application can proceed in advance of the completion of the entire Block Plan".

Mr. Ariens also appeared representing Bella Gardens. Studies have been identified and the application is complete and expected to be brought to City Hall in the next week. The prestige employment designation of the lands involved is of concern to the application. Mr. Ariens is requesting that the Official Plan schedule be amended to include general employment land rather than prestige employment lands. A PowerPoint presentation was made and a copy placed in the original meeting file.

Odete Gomes, IBI Group and Jay Hitchon, Waterous Holden appeared before the Committee regarding the Official Plan. They are seeking the inclusion of 449 and 453 Mount Pleasant Road to be included in the settlement boundary. The settlement boundary is to be logical and the notch in the boundary around the C9 portion of the map is not logical and should be included. Members of Committee asked a variety of questions of the delegates.

Mr. Douglas Stewart appeared before the Committee representing a number of bodies. He appeared on behalf of the Brantford Home Builders Association, Caraszma Developments, Brantford Landscaping and Sodding, Annspele Holdings Limited, A & G Norris, 2577909 Ontario Inc., GLK Brantford Holdings Inc. and 1869721 Ontario Limited.

As the President of the Home Builders Association he provided comments from the Association. They concur that the success of the plan will result in good urban design and support the urban design manual in principle however are seeking the chance to review with Staff the Urban Design Manual. They are requesting that Committee direct Staff to meet with the Homebuilders Association to ensure the manual gives proper direction to all parties involved.

Representing Brantford Landscaping and Sodding and Caraszma Developments located at 308 and 324 Governors Road, Mr. Stewart informed the Committees the properties are outside of the urban boundary. They have expressed concerns and frustration in the lengthy process of the Official Plan review. They participated in the boundary review, Official Plan process and public input process. They are requesting to be included in the urban boundary but understand the exercise that Staff have undertaken for the Official Plan which has resulted with their properties being outside the urban boundary. They would like reassurance that their lands are first considered in future expansion when this becomes available. They also want to be assured that the infrastructure planning to support the Official Plan takes into consideration future expansion.

The last group Mr. Stewart represented included multiple owners in multiple block plans including Annspele Holdings Limited, A & G Norris, 2577909 Ontario Limited, GLK Brantford Holdings Inc. and 1869721 Ontario Limited. He expressed concerns with the Block Plan process. The process outlined in the plan, replicates the process an

individual owner would undertake in their own application. There is also concern that there is no appeal of what the block plan would require to be completed where they would like to see flexibility in the studies necessary. There are timing, cost and study impacts of the Block Plan process for developers. Mr. Stewart is in support of the flexibility clause mentioned earlier and a clearer understanding of the Block Plan process is necessary.

Ms. Barb Smith withdrew her request to speak at the Statutory Public Hearing.

The public portion of the Statutory Public Hearing was closed.

Municipal Staff returned to provide clarification on comments provided by members of the public and to respond to questions of the Committee.

The Statutory Public Hearing regarding the Official Plan was closed.

Moved by Councillor Vanderstelt

Seconded by Councillor Wall

- A. THAT Report 2020-139, Envisioning Our City: 2051 – The New Official Plan for the City of Brantford, which includes the “Municipal Comprehensive Review – Final Addendum Report, November 2020”, prepared by SGL Planning and Design, attached as Appendix A, BE RECEIVED; and
- B. THAT Council ADOPT the new City of Brantford Official Plan – Envisioning Our City: 2051, in January 2021; and
- C. THAT the By-law to adopt the new City of Brantford Official Plan – Envisioning Our City: 2051 BE PRESENTED to City Council for adoption in January 2021; and
- D. THAT Planning Staff BE DIRECTED to submit the Council-adopted City of Brantford Official Plan – Envisioning Our City: 2051 to the Province of Ontario for final approval in accordance with Section 17(22) of the Planning Act; and
- E. THAT in accordance with Section 26(7) of the Planning Act, Council DECLARES to the approval authority, being the Minister of Municipal Affairs and Housing, that the Council-adopted City of Brantford Official Plan – Envisioning Our City: 2051:
 - i. conforms with provincial plans or does not conflict with them, as the case may be,
 - ii. has regard to the matters of provincial interest listed in Section 2 of the Planning Act, and

- iii. is consistent with policy statements issued under subsection 3(1) of the Planning Act; and
- F. THAT the Comprehensive Block Plan Terms of Reference, attached as Appendix C to Report 2020-139, to guide and assess future Block Plan applications within the lands that are subject to block planning in the new City of Brantford Official Plan – Envisioning Our City: 2051, BE ENDORSED; and
- G. THAT the Urban Design Manual, attached as Appendix D to Report 2020-139, to guide and assess future development proposals and applications in the City of Brantford, BE ENDORSED; and
- H. THAT the Infrastructure Staging Report, attached as Appendix E to Report 2020-139, to guide the provision of infrastructure and services within the expansion lands, BE ENDORSED.

Amendment #1:

Moved by Councillor Carpenter

Seconded by Councillor Antoski

THAT the Text and Schedules to the Draft Official Plan be amended to include the lands municipally known as 218, 194, 170 & 152 Powerline Road in the Settlement Area Boundary and that the Agricultural Designation be changed to Residential Designation with core Natural Area Designation to remain as is.

Recorded vote on amendment #1:

YES (2): Councillor Carpenter, and Councillor Antoski

NO (6): Mayor Davis, Councillor Vanderstelt, Councillor Sless, Councillor McCreary, Councillor Martin, and Councillor Wall

LOST (2 to 6)

Amendment #1 failed on a recorded vote of 2 to 6.

Amendment #2:

Moved by Councillor Sless

Seconded by Councillor Vanderstelt

THAT the motion BE AMENDED by Striking Clause F:

- F. THAT the Comprehensive Block Plan Terms of Reference, attached as Appendix C to Report 2020-139, to guide and assess future Block Plan applications within the lands that are subject to block planning in the new City of Brantford Official Plan – Envisioning Our City: 2051, BE ENDORSED; and

Recorded vote on amendment #2:

YES (2): Councillor Vanderstelt, and Councillor Sless

NO (6): Mayor Davis, Councillor McCreary, Councillor Martin, Councillor Carpenter,
Councillor Antoski, and Councillor Wall

LOST (2 to 6)

Amendment #2 failed on a recorded vote of 2 to 6.

Amendment #3:

Moved by Councillor McCreary

Seconded by Councillor Carpenter

- A. THAT Staff BE DIRECTED to include the Museum Use to the Mohawk Greenwich Lands and to apply a modified policy to permit museums within the Greenwich Mohawk Lands; and
- B. THAT a Zoning By-law amendment PROCEED in the future.

Table Amendment #3:

THAT the amendment BE TABLED for further discussion.

Recorded vote on the tabling of Amendment #3:

YES (6): Mayor Davis, Councillor Vanderstelt, Councillor Sless, Councillor Martin,
Councillor Antoski, and Councillor Wall

NO (2): Councillor McCreary, and Councillor Carpenter

CARRIED (6 to 2)

The motion to table amendment #3 carried on a recorded vote of 6 to 2.

Amendment #4:

Moved by Councillor Carpenter

Seconded by Councillor Antoski

- A. THAT Staff be DIRECTED to remove Earl Haig from the Urban Growth Centre;
and
- B. THAT Staff BE DIRECTED to move the designation of Earl Haig back to Parks
and Public Open Space.

Recorded vote on Amendment #4:

YES (7): Mayor Davis, Councillor Vanderstelt, Councillor Sless, Councillor McCreary, Councillor Carpenter, Councillor Antoski, and Councillor Wall

NO (1): Councillor Martin

CARRIED (7 to 1)

Amendment #4 carried on a recorded vote of 7 to 1.

Motion to Extend the Hour:

Moved by Councillor Sless

Seconded by Councillor Antoski

THAT the hour to adjourn BE EXTENDED.

Recorded vote on the motion to extend the hour:

YES (5): Mayor Davis, Councillor Vanderstelt, Councillor Sless, Councillor Antoski, and Councillor Wall

NO (3): Councillor McCreary, Councillor Martin, and Councillor Carpenter

CARRIED (5 to 3)

The motion to extend the hour carried on a recorded vote of 5 to 3.

Motion to take Amendment #3 from the Table:

Moved by Councillor Wall

Seconded by Councillor Martin

THAT Amendment #3 BE TAKEN from the table for discussion.

Recorded vote on the Motion to Take from the Table:

YES (8): Mayor Davis, Councillor Vanderstelt, Councillor Sless, Councillor McCreary, Councillor Martin, Councillor Carpenter, Councillor Antoski, and Councillor Wall

CARRIED (8 to 0)

The motion to take from the table carried unanimously on a recorded vote.

The following amendment (Amendment #3) was placed back on the floor:

- A. THAT Staff BE DIRECTED to include the Museum Use to the Mohawk Greenwich Lands and to apply a modified policy to permit museums within the Greenwich Mohawk Lands; and
- B. THAT a Zoning By-law amendment PROCEED in the future.

Recorded vote on the Amendment #3:

YES (8): Mayor Davis, Councillor Vanderstelt, Councillor Sless, Councillor McCreary, Councillor Martin, Councillor Carpenter, Councillor Antoski, and Councillor Wall

CARRIED (8 to 0)

Amendment #3 carried unanimously on a recorded vote.

Amendment #5:

Moved by Councillor Carpenter

Seconded by Councillor Antoski

THAT Staff BE DIRECTED to establish another modified policy area from Colborne Street East from the Wayne Gretzky Parkway to the City Limits to encourage the relocation of motels of that area.

Recorded vote on Amendment #5:

YES (8): Mayor Davis, Councillor Vanderstelt, Councillor Sless, Councillor McCreary, Councillor Martin, Councillor Carpenter, Councillor Antoski, and Councillor Wall

CARRIED (8 to 0)

Amendment #5 carried unanimously on a recorded vote.

Deferral Motion:

Moved by Councillor Martin

Seconded by Councillor Carpenter

THAT Envisioning Our City: 2051 - The New Official Plan for the City of Brantford [Financial Impact - none], 2020-139 and pending amendments BE DEFERRED to a special meeting of Committee of the Whole - Community Development held on January 19, 2021, as a continuation of the statutory public hearing.

Recorded vote on the Deferral Motion:

YES (8): Mayor Davis, Councillor Vanderstelt, Councillor Sless, Councillor McCreary, Councillor Martin, Councillor Carpenter, Councillor Antoski, and Councillor Wall

CARRIED (8 to 0)

The deferral motion carried unanimously on a recorded vote.

5. NOTICES OF MOTION

There were no notices of motion presented.

6. ADJOURNMENT

The meeting adjourned at 10:11 p.m.

Mayor Davis, Chair

Julia Sippel, Supervisor of
Legislative Services