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Date June 1, 2022 **Report No.** 2022-392

To Chair and Members
Zoning By-law Task Force

From Nicole Wilmot, MCIP, RPP
Chief Planner and Director of Planning and Development Services
People, Legislated Services and Planning

1.0 Type of Report

Consent Item ☐
Item For Consideration ☒

2.0 Topic New Zoning By-law Project – Discussion Papers and Summary Report [Financial Impact – None]

3.0 Recommendation

- A. THAT Report 2022-392, titled “New Zoning By-law Project – Discussion Papers and Summary Report”, BE RECEIVED;
- B. THAT meetings of the Zoning By-law Task Force BE SCHEDULED on a bi-annual basis; and
- C. THAT all comments from the Zoning By-law Task Force BE FORWARDED to Staff.

4.0 Background

The City of Brantford’s New Zoning By-law Project is a comprehensive phased approach that will establish a new Zoning By-law for the City of Brantford that is in conformity with the City’s new Official Plan – Envisioning Our City: 2051, Provincial policies and emerging best practices. The new Zoning By-law will replace the current City of Brantford Zoning By-law 160-90 and the County of

Brant Zoning By-law 61-16 where it applies to the municipal boundary adjustment lands that were annexed to the City of Brantford from the County of Brant in 2017. The new Zoning By-law will regulate all lands within the City of Brantford, including the former County lands. It will contain specific requirements for parcels of land including, for example, permitted uses, building height and setbacks, and parking requirements. It will provide this zoning direction in a clear, concise and easy to read document.

The City's current Zoning By-law as amended is now over 30 years old. The new Official Plan was approved by the Minister of Municipal Affairs and Housing on August 5, 2021. In accordance with the *Planning Act*, the City is required to bring its Zoning By-law into conformity with the new Official Plan within three years. The City has retained SGL Planning and Design Inc. (SGL) to assist Planning Staff in the preparation of the new Zoning By-law.

The Zoning By-law Task Force was established in September of 2021 (refer to Report [2021-497](#)) with a mandate to review and provide comments to Planning Staff and the consulting team on key deliverables prepared throughout the New Zoning By-law Project, including the background Discussion Papers, Strategic Directions Report, and Zoning By-law drafts. It is recommended that meetings of the Task Force be scheduled on a bi-annual basis to coincide with the provision of these deliverables.

This Report presents the background Discussion Papers and a Summary Report to the Zoning By-law Task Force for review and comment. The Summary Report is provided as **Appendix A** to this Report.

5.0 Analysis

To inform the format and content of the new Zoning By-law, a series of ten (10) background Discussion Papers has been prepared to consider key topics as follows:

1. Zoning By-law Structure
2. General Provisions
3. Definitions
4. Parking and Loading Standards
5. Mixed-Use Zones
6. Residential Zones

7. Employment Zones
8. Institutional Zones
9. Agricultural Zones
10. Other Zones

The Discussion Papers review best practices from other Ontario municipalities and the policy framework in the City's new Official Plan to identify options and preliminary recommendations for the new Zoning By-law. A Summary Report consolidating the key findings from all ten papers is attached as **Appendix A**, and the detailed Discussion Papers are available for review at www.brantford.ca/NewZBLProject. Some of the key findings are listed below:

- The primary approach that is recommended for organizing the new Zoning By-law is to align zoning categories with the land use designations and other categories in the Official Plan. This approach enables zones to include multiple building types that are permitted within the Official Plan, while minimizing duplication and reducing the total number of zone categories. For example, there are two residential zones in the current Brantford Zoning By-law that permit different mid-rise housing types. These zones are proposed to be consolidated into one new Mid-Rise Residential Zone that permits all mid-rise housing types in accordance with the Mid-Rise Residential policies in the Official Plan. This approach also creates a clear relationship in how the Official Plan policies are implemented in the Zoning By-law, allowing for a more seamless transition in reading the Official Plan and the Zoning By-law.
- Overlay zones should also be considered to help structure the new Zoning By-law. Overlays identify requirements for specific areas that apply in addition to an underlying zone. For example, the City's current Zoning By-law uses an overlay to regulate the floodplain areas. Overlays should be considered to regulate additional matters in the new Zoning By-law, such as intake protection zones for source water protection and building height in certain areas.
- There are opportunities to simplify the new Zoning By-law by removing some definitions for very specific uses than can be captured by a definition for another use. For example 'florist shop' does not need to be defined as this use is captured by the broader definition for 'retail store'.
- Several existing parking standards (i.e., the number of parking spaces required for a specific use) are recommended to be reconsidered to better align with best practices. For example, most municipalities require two

parking spaces per dwelling unit for single detached, semi-detached, and street townhouses which may include parking in a garage. Brantford's new Zoning By-law should provide greater clarity that two spaces are required for these dwelling types, rather than the existing requirement for one space with additional provisions to regulate the location of the required space that generally result in room for parking a second vehicle.

- A simple set of bicycle parking provisions should be considered for the new Zoning By-law to support active transportation that reduces the reliance on automobiles.
- The new Zoning By-law should implement direction in the City's Urban Design Manual for mid-rise and high-rise buildings by including built form requirements for elements such as building stepbacks and separation between building towers that will ensure high quality design and compatibility with neighbouring uses.
- A new Core Natural Zone is recommended to be included in the new Zoning By-law to protect natural heritage features and implement the Core Natural Areas land use designation in the Official Plan.

Planning Staff and the consulting team are seeking comments from the Task Force on the Discussion Papers as well as other key themes that may be of interest or concern to the Task Force related to the current Zoning By-law.

The Discussion Papers will be the focus of the first round of engagement on the Project, which includes a virtual Public Information Centre (PIC) on June 8th and an in-person PIC in Council Chambers on the evening of June 16th to seek input from the public and stakeholders. The virtual PIC on June 8th will include four topic focused meetings throughout the afternoon as follows:

- 12:00 – 1:00 pm – Parking
- 1:30 – 2:30 pm – Residential and Mixed-Use Zones
- 3:00 – 4:00 pm – Employment and Institutional Uses
- 4:30 – 5:30 pm – Parks, Open Space, Natural Heritage and Agricultural Zones

The in-person PIC on June 16th will begin with a presentation to highlight the key findings from all of the Discussion Papers, and will be followed by topic focused discussion groups to solicit feedback. The Discussion Papers and Summary Report will also be presented to the City's Planning Advisory Committee, and then to the July meeting of the Committee of the Whole – Planning and Administration, summarizing the input received.

6.0 Financial Implications

There are no financial implications to the City arising from this Report.

7.0 Conclusion

This Report presents ten Discussion Papers and a Summary Report which review key topics and provide preliminary recommendations to inform the format and content of the new Zoning By-law. Planning Staff and the consulting team are seeking comments from the Zoning By-law Task Force on the Discussion Papers.



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Attachments:

Appendix A – Summary Report – Discussion Papers 1 to 10

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required ☐ yes ☒ no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk ☐ yes ☒ no

Is the necessary by-law or agreement being sent concurrently to Council? ☐ yes ☒ no