

December 19, 2023

Planning Committee Report #2023-12-14

REPORT TO: Mayor and Members
City Council

Your Planning Committee submits the following recommendations from its meeting held on December 14, 2023:

12.5.1 Zoning By-law Amendment PZ-14-23 – 264 Erie Avenue [Financial Impact – None], 2023-623

- A. THAT Zoning By-law Amendment Application PZ-14-23, submitted by MHBC Planning on behalf of Ideal Capital, affecting the lands municipally known as 264 Erie Avenue, to change the zoning to “Residential Medium Density Type B – Exception 32 Zone” (R4B-32) to permit a 47-unit Apartment building BE APPROVED, subject to the application of a ‘Holding’ provision and in accordance with the applicable provisions outlined in Section 9.2 of Report 2023-623; 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 applicant has submitted a Stage 1 Archaeological Assessment and any subsequent assessments as required by the Ministry of Citizenship and Multiculturalism’s Standard and Guidelines for Consultant Archaeologists, as amended from time to time, as well as copies of all letters from the Ministry of Citizenship and Multiculturalism verifying that archaeological assessments have been entered into the Ontario Public Register of Archaeological Reports, to the satisfaction of the Chief Planner; and
- C. THAT pursuant to 34(18.2) 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 this planning matter, as discussed in Section 9.4 of Report 2023-623.”;
- D. THAT the Brantford Heritage Committee BE CONSULTED regarding the inclusion of 264 Erie Avenue on the Heritage Register; and
- E. THAT, following consultation with the Brantford Heritage Committee, 264 Erie Avenue BE INCLUDED on the Heritage Register because it has design value as representative example of the Queen Anne Revival style of architecture; and
- F. THAT the By-law to remove the “Holding (H)” provision from the subject lands not be presented to Council for approval until the applicant has submitted a Heritage Impact Assessment for the subject property.

Respectfully Submitted,
Councillor McCreary, Vice Chair