

## Lindsay King

---

**From:** Barbara Fera [REDACTED]  
**Sent:** Thursday, July 25, 2024 7:20 PM  
**To:** Brenda Berry; Lindsay King; K.C. Pongracz  
**Subject:** Re: 9 Garden Ave file

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Thanks for information on the next meeting. At the last meeting Mr Bekendam wanted extra time to have a parking and traffic study done. Has this been completed and if so, could a copy be sent to me or will the details be a discussion at the meeting on August 7.

I do not agree with the idea of the relief from the two amendments request by Mr Bekendam pertaining to Zoning By-law 160-90. There must have been some rational for the 1.5 spaces of parking ratio well as the minimum lot area of 1.53 M2/unit for such standards to be drafted in the by-law. Would you or your staff be able to provide the rational behind these minimums or advise me where I could look find such information.

If Mr. Bekendam were to adhere to these zoning provisions, how many units and parking spaces would be available? I do understand that the builder is trying to a meet or exceed the requests of the province in regards new home builds and rental units, but municipal By-laws such as By-Law 160-90 as well as other related by-laws, should not be relieved from to meet/exceed the provincial targets. The city/municipality guidelines should/must take precedence in these matters.

We are all aware that there are incentives for both the city and builders to exceed the provincial targets. If we continue to allow these reliefs for all/or a large number of these developments, most certainly issues will arise that may have major consequences/costs to the city in the future. Infrastructure and environmental concerns come most readily to mind. But there are many others that will impact not only the City of Brantford but the residents of the City of Brantford especially those in the vicinity of these developments.

Thank you again for the update regarding 9 Garden Ave as well as any information/direction you could provide regarding By-Law 160-90 and the relief's requested.

Barbara Fera  
28 Garden Ave  
Brantford, ON

On Thu, Jul 25, 2024 at 1:19 PM Lindsay King <[LKing@brantford.ca](mailto:LKing@brantford.ca)> wrote:

Hello Barbara,

Please find attached the public notice for this application, as it is coming back to the Committee for the August 7 CoA meeting.

Kind regards,

**Lindsay King**

Development Planner  
Planning and Development Services

**Phone:** (519)759-4150 ext. 5358

**Email:** [lking@brantford.ca](mailto:lking@brantford.ca)

**Web:** [brantford.ca/planning](http://brantford.ca/planning)



<https://www.brantford.ca/en/business-and-development/new-zoning-by-law-project.aspx>

*The fastest way to submit Planning Applications is through Cloudpermit (<https://ca.cloudpermit.com>).*  
*Create a free account and start today!*

---

**From:** Barbara Fera [REDACTED]  
**Sent:** Friday, June 7, 2024 8:23 AM  
**To:** Lindsay King <[LKing@brantford.ca](mailto:LKing@brantford.ca)>  
**Subject:** Re: 9 Garden Av file

**CAUTION EXTERNAL EMAIL** This email originated from outside of the City of Brantford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, please contact the Service Desk at ext. 5555

On Thu, Jun 6, 2024 at 3:09 PM BRENDA BERRY [REDACTED] wrote:

Thought I would share this with you.

Begin forwarded message:

**From:** Lindsay King <[LKing@brantford.ca](mailto:LKing@brantford.ca)>  
**Date:** June 6, 2024 at 9:15:04 AM EDT  
**To:** BRENDA BERRY [REDACTED]  
**Subject:** RE: Garden Av file A36/2023

Hello Lindsay

It is my understanding that [9 Garden Avenue](#) has gone through a Zoning By-law Amendment and a Minor Variance and Site Plan, for an additional minor variance which, if approved, would permit 51 units with 56 parking spaces. Are there any public meeting scheduled before the July approval date? Also, as a long time resident of Garden Ave, I would be interested in where the overflow parking will be. ie: the overflow parking for units at corner of Garden and Grey streets ( which underwent a similar amendment allowing more units) is on Grey Street.

As much as the city has planned that people would be walking, biking and using public transit as opposed to their own personal vehicles we know that most of these units will likely be a two vehicle family and the extra few units will not be nearly enough.

This area of town barely has a drug store and a grocery store with in a reasonable distance, so the likelihood of people utilizing the above mentioned sources of transportation is highly unlikely.

Your assistance is greatly appreciated.

Barbara Fera

[28 Garden Ave, Brantford, ON N3S 7H5](#)

[REDACTED]

[REDACTED]

---

This email and any files transmitted with it are confidential and may contain privileged information. Any rights to confidentiality and privilege have not been waived. You must not present this message to another party without the permission of the sender. If you are not the intended recipient you must not copy, distribute or use this email or the information contained in it for any purpose other than to notify us. If you have received this message in error, please notify the sender immediately, and delete this email from your system. We do not guarantee that this material is free from viruses or any other defects

although due care has been taken to minimize the risk. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of The Corporation of the City of Brantford.

## Lindsay King

---

**From:** BRENDA BERRY <[REDACTED]>  
**Sent:** Monday, June 10, 2024 8:51 AM  
**To:** Lindsay King  
**Cc:** Barbara Fera  
**Subject:** Re: 9 Garden Av file

Good morning

I do not see Barbs comments however I am wondering if putting a suggestion out there for the committee is possible?

GARDEN AV BETWEEN COLBORNE AND GREY ST HAS BECOME A RACE TRACK, many drivers feel they should to race to avoid getting a Red light .

I feel putting speed bump May slow this down. And possibly stop the heavy trucks.

Look forward to your response.

Brenda

On Jun 10, 2024, at 8:25 AM, Lindsay King <LKing@brantford.ca> wrote:

Thank you for your comment Barbara. I will add it to the file to be considered by staff and the Committee. There are not any public meetings scheduled prior to the July Committee of Adjustment meeting.

Let me know if you have any questions or additional comments moving forward, I am happy to help.

Kind regards,

### Lindsay King

Development Planner

Planning and Development Services

**Phone:** (519)759-4150 ext. 5358

**Email:** lking@brantford.ca

**Web:** brantford.ca/planning

<image002.png>

<https://www.brantford.ca/en/business-and-development/new-zoning-by-law-project.aspx>

*The fastest way to submit Planning Applications is through Cloudpermit (<https://ca.cloudpermit.com>).  
Create a free account and start today!*

---

**From:** Barbara Fera <[REDACTED]>  
**Sent:** Friday, June 7, 2024 8:23 AM  
**To:** Lindsay King <LKing@brantford.ca>  
**Subject:** Re: 9 Garden Av file

**CAUTION EXTERNAL EMAIL** This email originated from outside of the City of Brantford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, please contact the Service Desk at ext. 5555

On Thu, Jun 6, 2024 at 3:09 PM BRENDA BERRY [REDACTED] wrote:

Thought I would share this with you.

Begin forwarded message:

**From:** Lindsay King <[LKing@brantford.ca](mailto:LKing@brantford.ca)>  
**Date:** June 6, 2024 at 9:15:04 AM EDT  
**To:** BRENDA BERRY [REDACTED] >  
**Subject:** RE: Garden Av file A36/2023

Hello Lindsay

It is my understanding that 9 Garden Avenue has gone through a Zoning By-law Amendment and a Minor Variance and Site Plan, for an additional minor variance which, if approved, would permit 51 units with 56 parking spaces. Are there any public meeting scheduled before the July approval date? Also, as a long time resident of Garden Ave, I would be interested in where the overflow parking will be. ie: the overflow parking for units at corner of Garden and Grey streets ( which underwent a similar amendment allowing more units) is on Grey Street.

As much as the city has planned that people would be walking, biking and using public transit as opposed to their own personal vehicles we know that most of these units will likely be a two vehicle family and the extra few units will not be nearly enough.

This area of town barely has a drug store and a grocery store with in a reasonable distance, so the likelihood of people utilizing the above mentioned sources of transportation is highly unlikely.

Your assistance is greatly appreciated.

Barbara Fera

28 Garden Ave, Brantford, ON N3S 7H5  
519-756-2076  
[REDACTED]

-----  
This email and any files transmitted with it are confidential and may contain privileged information. Any rights to confidentiality and privilege have not been waived. You must not present this message to another party without the permission of the sender. If you are not the intended recipient you must not copy, distribute or use this email or the information contained in it for any purpose other than to notify us. If you have received this message in error, please notify the sender immediately, and delete this email from your system. We do not guarantee that this material is free from viruses or any other defects although due care has been taken to minimize the risk. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of The Corporation of the City of Brantford.

## Lindsay King

---

**From:** [REDACTED]  
**Sent:** Tuesday, June 25, 2024 3:55 PM  
**To:** Lindsay King  
**Subject:** RE: 9 Garden Avenue File No. A36/2023

Hello Lindsay,

This is in response to  
Minor Variance Application A32-2024  
Which I received in the mail yesterday June 24, 2024.

It was previously a 32 unit stacked townhouse which I believe was amended to 34 Unit stacked townhouse last fall of 2023. If I understand the new proposal, it is proposing 51 stacked townhouse units and 57 parking spaces. The change will permit 105 m2 unit instead of 153 m2 unit. This will mean a reduction per unit of 48 m2 per unit. This amounts to a reduction in size by about 32% This hardly seems like a Minor Variance.

The parking would be reduced to 1.09 spaces/unit instead of 1.5 spaces/unit. This amounts to a reduction of about 28%..Again this hardly seems like a Minor Variance.

The size of the lot remains the same, but the developer is asking to put smaller units in the same size lots and to decrease the parking spots per unit even though they wan to increase the number of units. I believe now everyone has two vehicles to drive which would mean an increase is needed in the parking spots per unit. Note: There is no parking on Garden Ave.

I would be opposed to supporting this Minor Variance Application A32-2024.

Also, I don't recall a meeting being offered for a site plan. My concerns stated in my email of October 22, 2023 are still needing answers as well. Also, would you be able to send an enlarged version of the location map that was printed on the Participation Guide in the notice sent.

Regards,

Eric and Wendy Jennings  
1022 Colborne Street East  
Brantford, Ontario  
N3S 3T6

---

**From:** Lindsay King <LKing@brantford.ca>  
**Sent:** Monday, October 23, 2023 8:41 AM  
**To:** [REDACTED]  
**Subject:** RE: 9 Garden Avenue File No. A36/2023

Hello Eric,

Thank you for providing written comment on the Minor Variance application for 9 Garden Avenue. I understand that you



are not able to make the public meeting on November 1, however your comments regarding over-intensification and your interest in an 8 ft fence will be considered all the same. You are free to provide additional comment as you please.

Please find attached a larger map of the site. The attached map shows a proposed 2.2 m (7.2 ft) high wood fence.

I can confirm that the applicant's cover letter details the plan to develop the property as a residential condominium. I'd also like to clarify that condominium units may be rented.

I am happy to help with further questions. Kind regards,

**Lindsay King**

Planner, Development Planning  
City of Brantford, Planning and Development Services  
City Hall, 58 Dalhousie St., PO Box 818, Brantford ON N3T 2J2  
519-759-4150  
[www.brantford.ca](http://www.brantford.ca)

---

**From** [REDACTED]

**Sent:** Sunday, October 22, 2023 2:42 PM

**To:** Lindsay King <[LKing@brantford.ca](mailto:LKing@brantford.ca)>

**Subject:** 9 Garden Avenue File No. A36/2023

**CAUTION EXTERNAL EMAIL** This email originated from outside of the City of Brantford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, please contact the Service Desk at ext. 5555

Hello Lindsay,

We received notification on Friday October 20, 2023, regarding a Notice of Public Hearing Committee of Adjustment regarding 9 Garden Ave. The letter indicated that a Key Map showing the lands to which these applications apply, and details of the proposal is enclosed. This is true; however, the printing and size of the map is so small that it is difficult to see and read. Is it possible to have a larger map sent to make this easier to see?

In the notice it stated the property was previously subject to a Zoning By-law Amendment to facilitate the development of a 32 unit stacked townhouse condominium on the subject lands. It further states that the proposal now contemplates 34 stacked townhouse dwelling units. In the proposed change there is no reference to condominium as was previously passed. Is this development still proposing to be condominium or are these rental townhouses?

I also have concerns about the perimeter fencing. I can't see on the map the material of how tall it will be.

I have some additional concerns about this proposed development My first concern is the density proposed. This is not a large lot. There are a few developments in the immediate area that consist of single-story condominium units. They are 41 Garden Ave. 1030 Colborne Street East. (which abuts the east side of the proposed development) and 1038 Colborne Street East I believe a development of condominiums such as these would be a better fit in the area rather than stacked townhouses.

I would like to see an 8-foot perimeter fence erected.

What arrangements are being made for garbage, recycling, and yard waste collection as well as storage of this material on the property? Will it be collected internally, or will it be placed curbside on Garden Ave.?

These are some of my concerns, but I am sure there will be more.

Unfortunately, we will not be able to attend the meeting on November 1, 2023 due to previous commitments but we do certainly want to be notified of any further meetings and notified of any decisions made by notice of this email 'We would like our concern/questions submitted on our behalf.

Regards,

Eric and Wendy Jennings  
1022 Colborne Street East  
Brantford, Ontario  
N3S 3T6

---

This email and any files transmitted with it are confidential and may contain privileged information. Any rights to confidentiality and privilege have not been waived. You must not present this message to another party without the permission of the sender. If you are not the intended recipient you must not copy, distribute or use this email or the information contained in it for any purpose other than to notify us. If you have received this message in error, please notify the sender immediately, and delete this email from your system. We do not guarantee that this material is free from viruses or any other defects although due care has been taken to minimize the risk. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of The Corporation of the City of Brantford.

## Lindsay King

---

**From:** K.C. Pongracz  
**Sent:** Thursday, July 25, 2024 8:28 AM  
**To:** [REDACTED]  
**Cc:** Richard Carpenter; Linda Hunt; Lindsay King  
**Subject:** RE: Public Notice for 9 Garden Avenue

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

I am forwarding your email to the planner on this file, Lindsay King.

K.C. (Karen) Pongracz, MCIP, RPP  
Committee of Adjustment Coordinator  
Development Planning - Community Development  
City of Brantford  
58 Dalhousie Street  
Brantford, Ontario N3T 2J2  
Phone: (519)759-4150 ext 5415  
email: [kpongacz@brantford.ca](mailto:kpongacz@brantford.ca)

---

**From:** [REDACTED] >  
**Sent:** Wednesday, July 24, 2024 11:40 AM  
**To:** K.C. Pongracz <[KPongracz@brantford.ca](mailto:KPongracz@brantford.ca)>  
**Cc:** Richard Carpenter <[RichardCarpenter@brantford.ca](mailto:RichardCarpenter@brantford.ca)>; Linda Hunt <[LindaHunt@brantford.ca](mailto:LindaHunt@brantford.ca)>  
**Subject:** RE: Public Notice for 9 Garden Avenue

**CAUTION EXTERNAL EMAIL** This email originated from outside of the City of Brantford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, please contact the Service Desk at ext. 5555

Hello Karen Pongracz,

I have some concerns about this proposal for 9 Garden Ave. Originally this was proposed as a 30 unit stacked townhouse development It then went to 32 units in July 2021. In October 2023 it went to 51 units, Now in July 2024 it has been reduced to 45 units. The original proposal said the development would be marketed as condominiums and this pertained to the 34 units in October 2023 as well. In July 2024, the proposal went to 51 units and there was no mention of condominiums. This project certainly has been an uncertain development.

If these units were sold as condominiums, the purchaser would have an investment in their unit, and they would be overseen by a condominium corporation. My understanding now is that each unit will be a rental. We do not know who will be managing the complex if it is all rentals. Will there be an onsite superintendent? If so, would they be responsible for the maintenance of the grounds such as grass cutting, snow plowing and removal, garbage, and recycling collection, etc.

Even with the reduction in the number of units, we believe this is a complex that is far too large for the size of the building lot. It is only .54 hectares with a 43.8 m frontage on Garden Ave. This will be very congested and will not be compatible with the surrounding area. In the immediate area there are several single-story condominiums. They are 41 Garden Ave., 1030 Colborne Street East, (which abuts the east side of the proposed development), and 1038 Colborne Street East.

Will the City's current sewer infrastructure be capable of handling the addition of the proposed number of units?

As no parking is allowed on Garden Ave. will this not add to traffic problem and concerns? Garden Ave. is not a wide street and connects to a four-lane road and a turn lane on Colborne Street East. Speeding in the area is also a concern.

Any previous concerns in correspondence to Lindsay King are still a concern of us.

I am also concerned about the property being rentals. Rentals are notorious for lack of rental payment and not caring about the property as they have zero investment. I believe building these rental units will decrease the value of all property in the neighborhood.

Regards,

Eric and Wendy Jennings  
1022 Colborne Street East  
Brantford, Ontario  
N3S 3T6

---

**From:** K.C. Pongracz <[KPongracz@brantford.ca](mailto:KPongracz@brantford.ca)>

**Sent:** Tuesday, July 23, 2024 3:18 PM

**To:** [REDACTED]

**Subject:** Public Notice for 9 Garden Avenue

Good afternoon,

Please be advised that the application for 9 Garden Avenue has been scheduled to come back before the Committee of Adjustment on August 7, 2024. I have attached the Public Notice for your reference.

K.C. (Karen) Pongracz, MCIP, RPP  
Committee of Adjustment Coordinator  
Development Planning - Community Development  
City of Brantford  
58 Dalhousie Street  
Brantford, Ontario N3T 2J2  
Phone: (519)759-4150 ext 5415  
email: [kpongacz@brantford.ca](mailto:kpongacz@brantford.ca)

-----  
This email and any files transmitted with it are confidential and may contain privileged information. Any rights to confidentiality and privilege have not been waived. You must not present this message to another party without the permission of the sender. If you are not the intended recipient you must not copy, distribute or use this email or the information contained in it for any purpose other than to notify us. If you have received this message in error, please notify the sender immediately, and delete this email from your system. We do not guarantee that this material is free from viruses or any other defects although due care has been taken to minimize the risk. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of The Corporation of the City of Brantford.

## Lindsay King

---

**From:** [REDACTED]  
**Sent:** Monday, June 24, 2024 5:22 PM  
**To:** Lindsay King  
**Subject:** Application A32-2024

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION EXTERNAL EMAIL** This email originated from outside of the City of Brantford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, please contact the Service Desk at ext. 5555

I live at 1030 Colborne St. East. First, I don't believe stacked townhouses should even be considered as residences but accept their practicality in our current environment. 2nd. What is considered MAJOR variance when you're reducing each unit size by 1/3? Please don't tell me that home ownership can be achieved with only one breadwinner (2 cars required) meaning 2 parking spaces will be required? I suspect at the original planning sessions a compromise was reached at 1.5. Now this developer wants it reduced to 1. Really? I may only be 1 voice here but I cannot believe that good planning in our wonderful city has been abandoned. We certainly need affordable housing but this is not the route to go. Scott Richards.

Sent from my Samsung Galaxy smartphone.