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**Date** December 12, 2024 **Report No.** 2024-668

**To** Chair and Members  
Planning Committee

**From** Nicole Wilmot, MCIP, RPP  
Chief Planner and Senior Director of Planning and Development Services  
Community Development Commission

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## 1.0 Type of Report

Consent Item   
Item For Consideration

## 2.0 Topic **Zoning By-Law Amendment PZ-16-24 – 571 West Street [Financial Impact - None]**

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## 3.0 Recommendation

- A. THAT Zoning By-law Amendment Application PZ-16-24, submitted by API Development Consultants Inc., on behalf of property owner 11393952 Canada Inc. (c/o Danny Bawa), affecting the land municipally addressed as 571 West Street, to amend Zoning By-Law 160-90 from “General Industrial Zone” (M2) to “Holding – General Commercial - Exception 108 Zone” (H-C8-108), and Zoning By-Law 124-2024 from “Major Commercial Centre” (MCC) to “Holding – Major Commercial Centre - Exception 14 Zone” (H-MCC-14) with site-specific provisions to facilitate the development of a 10-storey mixed-use building featuring a retirement home with ground floor commercial uses, BE APPROVED in accordance with the applicable provisions outlined in Section 10.3 of Report 2024-668; and,

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- B. THAT the By-law to remove the Holding “(H)” provision from the subject lands not be presented to the Chief Planner for approval until the following condition has been satisfied:
- i. THAT the applicant provides a Land Use Compatibility Study and Noise Study to the satisfaction of the City;
- C. THAT pursuant to Section 34(18.2) of the *Planning Act*, R.S.O 1990, c. P.13 the following statement SHALL BE INCLUDED in the Notice 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 Section 9.2 of Report 2024-668.”*

## 4.0 Executive Summary

An application to amend the Zoning By-law has been received for the lands municipally known as 571 West Street. The applicant is proposing to construct a 10-storey mixed-use building containing a retirement home with 239 dwelling units. The proposal includes a total of 170 parking spaces, with 82 spaces at grade and 88 underground. A single driveway access from West St. is proposed with the surface parking area contained to the rear of the site. On the ground floor, 435.5 m<sup>2</sup> of commercial space is proposed, which is divided into 3 units, along with retirement home amenities such as activity and fitness rooms, library, café, and eatery. Storeys 2-5 are to be comprised of traditional retirement dwelling units with resident’s dependent on communal dining and other retirement home features. Storeys 6-10 are proposed as independent-living style dwelling units that are outfitted with their own kitchen but also have the option to access all communal features of the retirement home, including dining. The proposal provides 27 studio, 159 one bedroom, and 53 two bedroom units split similarly across most floors excluding the 10<sup>th</sup> storey.

The lands are designated “Major Commercial Centre” in Schedule 3 of the Official Plan and zoned “General Industrial Zone” (M2) in Zoning By-law 160-90. The applicant is proposing to amend the zoning to “Holding - General Commercial - Exception 108 Zone” (H-C8-108). Similarly, the applicant proposes to amend Zoning By-Law 124-2024 from “Major Commercial Centre Zone” (MCC) to “Holding - Major Commercial Centre – Exception 14 Zone” (H-MCC-14) to facilitate the proposed development. All property owners within 120 m were notified of the application and a public notice sign with the details of the proposal and this meeting date was posted on site. A conceptual rendering for the proposed development is presented below in **Figure 1**.

Figure 1: Conceptual Rendering of Proposed Retirement Home with Ground Floor Commercial (full- scale version attached as Appendix B)



Based on Staff's review of the application, Staff supports Zoning By-Law Amendment PZ-16-24 as outlined in Section 9.0 of Report 2024-668, for the following reasons:

- The application is consistent with the 2024 Provincial Planning Statement.
- The development aligns with the City of Brantford's Council Priorities for 2023-2026.
- The proposal conforms to the City's Official Plan, which permits the proposed retirement home and commercial uses within the Major Commercial Centre designation.
- The proposed development will provide for an efficient use of land, contributing to the Major Commercial Centre designation as a key destination for existing and future transit system.

- The proposed development is located adjacent to public transit routes and provides a comprehensively planned site with combined residential and commercial uses.

Through site plan control, the proposed development can be designed in a way that further contributes to a comprehensively planned, diverse and versatile area, as planned for the Major Commercial Centre Designation in the Official Plan.

## 5.0 Applicant Information

Table 1 – Application Details

Application Details	
Applicant	Danny Bawa
Owner	11393952 Canada Inc. (c/o Danny Bawa)
Agent	API Development Consultants Inc (c/o David Bernard / Natalia Garavito)
File Number(s)	PZ-16-24
Application Type	Zoning By-law Amendment
Proposed Use	Mixed Use Building (Retirement home with commercial at-grade)
Property Details	
Address / Ward	571 West Street / Ward 4
Area	7032.9 m <sup>2</sup> (1.74 acres)
Existing Use	1 storey commercial use – vacant radio station
Documents	
Official Plan Designation (existing)	“Major Commercial Centre”

Official Plan Designation (proposed)	No change required
Existing Zoning (By-Law 160-90)	“General Industrial Zone” (M2)
Proposed Zoning (By-Law 160-90)	“Holding - General Commercial– Exception 108 Zone” (H-C8-108)
Existing Zoning (By-law 124-2024)	“Major Commercial Centre Zone” (MCC)
Proposed Zoning (By-law 124-2024)	“Holding - Major Commercial Centre – Exception 14 Zone” (H-MCC-14)
2024 Provincial Planning Statement (2024 PPS)	<p>The proposal is consistent with the Provincial Planning Statement specifically the following Sections:</p> <p>Section 2.3.1.1 which states that Settlement Areas shall be the focus of growth and development.</p> <p>Section 2.2.1 (b), which encourages an appropriate range and mix of housing development.</p> <p>Section 2.2.1 (d) which encourages the use of compact built forms in proximity to transit, including corridors and stations.</p>
<b>Processing Details</b>	
Deemed Complete	October 11, 2024
Neighbourhood Meeting(s)	December 7, 2023
Statutory Hearing	December 12, 2024
Public Comments	At the time of writing this Report, no public comments have been received.

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## 6.0 Purpose and Overview

The purpose of this Report is to recommend approval of the Zoning By-law Amendment for the lands municipally known as 571 West Street to permit the construction of a 10-storey mixed-use building consisting of a retirement home, ground floor commercial uses and associated parking area.

## 7.0 Corporate Policy Context

### 7.1 2023-2026 Council Priorities

This Report is in keeping with the City of Brantford Council Priorities endorsed on February 28, 2023, specifically Priority #4 “Create a vision and strategy for managing development and affordable housing.” Potential action areas identified by Council for this priority area includes:

- Diversification of housing – Ensure that affordable housing with multi-use buildings is included in the overall growth plans for the City of Brantford and ensure that low-income housing is distributed evenly across the City.
- Planning for Growth - Develop a policy for growth that is aligned with the City’s future Vision and Official Plan, ensure that the current and future needs of the majority of the community are met, and that it is considerate of current and future financial requirements.

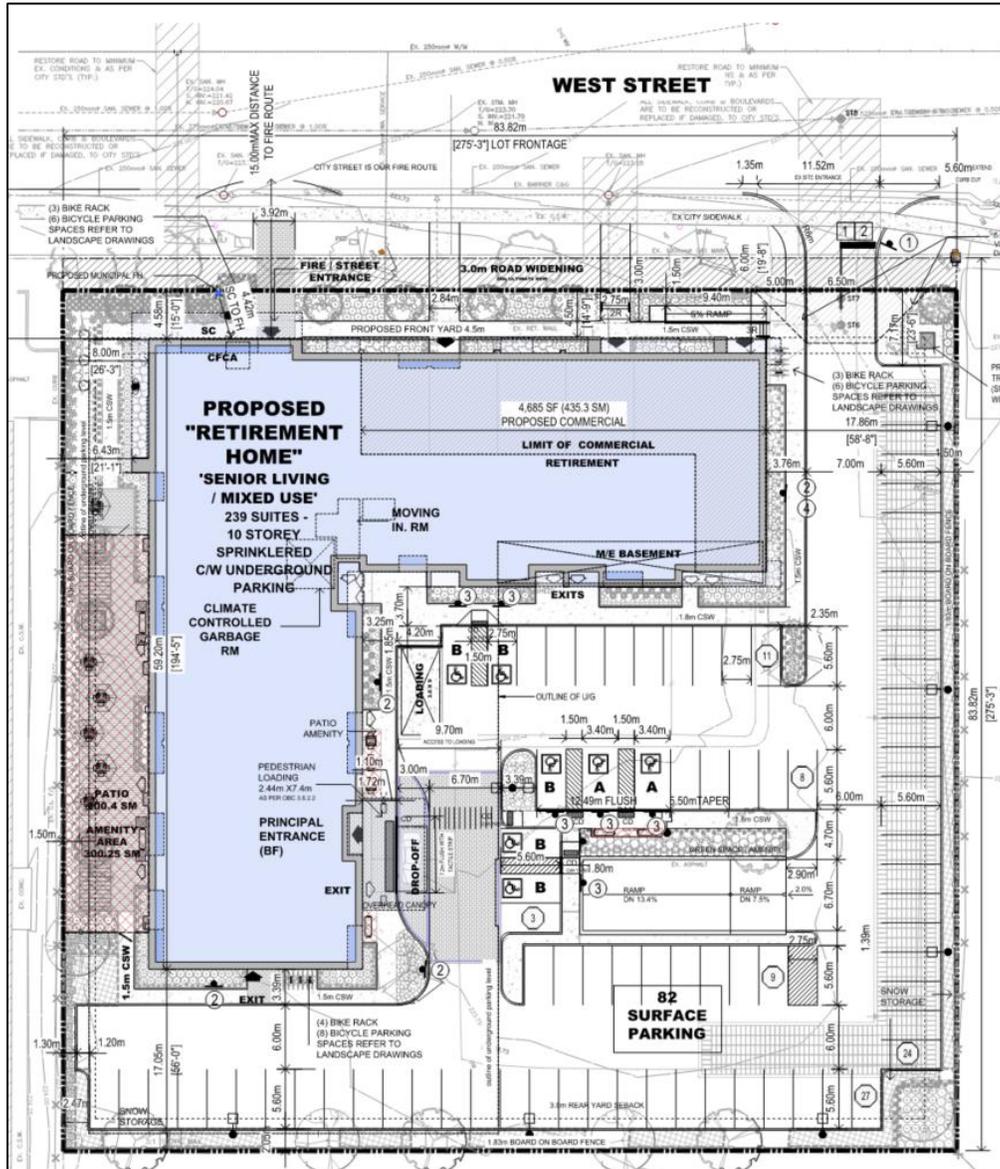
The proposed development will contribute to these outcomes by introducing an intensified mixed-use building on a site located along a minor arterial road. The proposed retirement home would support a diversified range of housing options, while the proposed commercial uses would provide additional employment opportunities and contribute to the City’s economic base within the Major Commercial Centre.

## 8.0 Description of Proposal

The application proposes to permit a 10-storey mixed-use building featuring a retirement home building with ground floor commercial uses and 171 parking spaces. The Zoning By-law Amendment application will facilitate site-specific zoning to allow a mixed-use building with a retirement home as a permitted use,

an increased maximum building height, and reduction to the required number of loading spaces. Access to the site is proposed along West Street, with parking areas located to the rear of the proposed building and underground. The conceptual site plan for the proposed development is presented below in **Figure 2**.

Figure 2: Conceptual Site Plan for 571 West Street (full-scale version attached as Appendix A)



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## 8.1 Supporting Documents

The following technical reports and studies have been submitted in support of the Zoning By-law Amendment application:

- Archeological Stage 1 and 2 Assessment Reports;
- Building Materials and Elevations;
- Environmental Site Assessment Reports, Phase 1 and 2;
- Functional Servicing Report (FSR);
- Geotechnical Report;
- Grading, Siltation and Erosion Control Plan;
- Hydrogeological Report;
- Landscape Drawings;
- Land Use Compatibility Report;
- Noise Study;
- Parking Justification Study;
- Planning Justification Report (PJR);
- Peer Review of Land Use Compatibility Report and Noise Study;
- Servicing Plan;
- Site Development Plan;
- Site Plan;
- Stormwater Management Report (SWMR);
- Tree Inventory and Preservation Plan (TIPP);
- Traffic Impact Brief
- Urban Design Report; and
- Wind Assessment Study.

The above submitted materials are assessed and summarized in Section 10.0 of this report.

## 8.2 Site Information

The subject lands have a lot area of 7,032.9 m<sup>2</sup> (1.74 acres) and a lot width of approximately 84 m. The site is currently occupied by a vacant one-storey commercial building that formerly contained the CKPC radio station. The existing driveway off West Street provides access to the property and associated parking. The site is relatively flat and contains 16 trees situated on or within 6 m of the subject lands. An aerial photo is included below in **Figure 3** and site photos are included in **Figures 4, 5** and **6**.

Figure 3: Aerial Photo



Figure 4: Site Photo taken from West Street



Figure 5: Site Photo taken from existing driveway access off West Street



Figure 6: Site photo taken from driveway access within east portion of the site



The property is surrounded by service and retail commercial uses, and general industrial uses to the north, east, and south. Adjacent uses to the subject lands include light industrial uses, such as an automobile repair/maintenance shop to the north, a warehouse use to the southeast, and a gym to the southwest. Uses in proximity include auto repair and sales shops, retail stores, and a transit truck service. A commercial plaza and the Lyden Park Mall are located north-east of the property. A service industrial use is located south-west of the site. Various residential uses are located north-west of the site and along West Street, consisting of block townhomes and single detached dwellings directly west of the site.

West Street is developed with sidewalks and traffic-controlled crosswalks. The property is within walking distance to the surrounding commercial uses including service and retail-based businesses, as well as major public transportation routes. The closest public transit stop is located within 65 metres of the subject lands.

## 9.0 Input From Other Sources

### 9.1 Technical Comments

A summary of relevant consultation, as required by the Planning Act is provided below:

Table 2 - Department and Agency Comments

Department	Comment	Staff Response
Accessibility	No comments for the re-zoning. Accessibility standards will apply and will be addressed through site plan.	<i>Comments provided to Applicant/Agent. Plans to be updated, and further reviewed through a formal Site Plan Application.</i>
Building	A zoning amendment is required to permit the proposed uses. A retirement home is not permitted within the C8 zone.  Any proposed construction will require an approved building permit.	<i>Site specific zoning proposed through this application will permit retirement home at this location.</i>
Canada Post	No comments related to re-zoning.  Mail delivery organization to be determined at Site Plan stage.	<i>Comments provided to Applicant/Agent. Plans to be updated, and further reviewed</i>

<b>Department</b>	<b>Comment</b>	<b>Staff Response</b>
		<i>through a formal Site Plan Application.</i>
Development Engineering	<p>No comments related to re-zoning.</p> <p>Detailed comments to be provided for Grading Plan, Servicing Plan, Geotechnical Report, Noise Study, and Hydrogeological Assessment Report at the Site Plan stage.</p> <p>Alterations and clarifications to be made in Erosion Siltation and Control Plan, Functional Servicing Report, Stormwater Management Report, and Geotechnical Report at the Site Plan stage.</p>	<i>Comments provided to Applicant/Agent. Plans to be updated, and further reviewed through a formal Site Plan Application.</i>
Environmental Services	<p>No comments related to re-zoning.</p> <p>Alterations and clarifications to be made in Functional Servicing Plan and Site Plan at the Site Plan stage.</p>	<i>Comments provided to Applicant/Agent. Plans to be updated, and further reviewed through a formal Site Plan Application.</i>
Landscaping	<p>No comments related to re-zoning.</p> <p>Alterations and clarifications to be made in Tree Inventory and Preservation Plan and Site Plan at the Site Plan stage.</p>	<i>Comments provided to Applicant/Agent. Plans to be updated, and further reviewed through a formal Site Plan Application.</i>
Public Works	<p>No comments related to re-zoning.</p> <p>The applicant is to apply for and receive an approved Right of Way Activity Permit.</p>	<i>Comments provided to Applicant/Agent.</i>
Six Nations of the Grand River	Six Nations would like to see a more robust landscape plan to get closer to adhering to our 10:1 tree replacement ratio.	<i>Comments provided to Applicant/Agent.</i>
Source Water	The Restricted Land Use Declaration form was completed, and a notice was issued in June 2024. There are no further Source Water Protection requirements for this application.	<i>Comments provided to Applicant/Agent.</i>
Transit	No comments related to the re-zoning.	<i>Comments provided to Applicant/Agent.</i>

Department	Comment	Staff Response
	<p>Site plan conforms to requirements related to the Brantford Lift program, with no concerns from Transit Staff.</p>	
<p>Transportation</p>	<p>Transportation supports the proposal from a trip generation perspective. Tatham Engineering submitted a revised Parking Study, dated August 26, 2024. Proxy studies at 4 similar facilities were conducted on Thursday July 11, 2024 between 13:00 and 21:00. Peak parking demand at long term care facilities typically occurs during the changeover from day shift to afternoon shift when parking supply must, for a short period, satisfy employee parking demand for two shifts. The parking study found that some of the comparator sites have lower parking levels than the current and draft Zoning By-laws as well as demand lower than the current rates. Staff support other aspects of the site, that are slightly below recommended minimums such as the bicycle parking and driveway width at the property line. Detailed comments will occur at the Site Plan stage.</p>	<p><i>Comments provided to Applicant/Agent. Plans to be updated, and further reviewed through a formal Site Plan Application.</i></p>
<ul style="list-style-type: none"> <li>• Long Range Planning</li> <li>• Ministry of Transportation (MTO)</li> <li>• Transit</li> <li>• Bell</li> <li>• Parks and Recreation</li> <li>• Fire</li> <li>• Economic Development</li> <li>• Brant Haldimand Norfolk Catholic District School Board (BHNDCS)</li> <li>• Grand Erie District School Board (GEDSB)</li> <li>• Mississaugas of the Credit First Nation (MCFN)</li> </ul>	<p>No comments.</p>	<p>N/A</p>

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## 9.2 Public Consultation and Engagement

A neighbourhood open house was held on December 7<sup>th</sup>, 2023 at Best Western Brantford Hotel & Conference Centre (19 Holiday Drive, Brantford, ON) at 6:00pm to present the proposed development to the residents.

Notices were sent out to residents and property owners 3 weeks prior to the open house meeting. The applicant facilitated the meeting and reported that it was attended by 10 members of the public residing near the proposed development. Comments were raised regarding traffic increase and utility supply, and the applicant responded by confirming that the appropriate studies are underway and will be satisfactory for the scale of the proposed development. Additional questions related to occupancy type and timelines. The applicant responded by confirming that all residential units are to be rental units. Detailed comments can be found in **Appendix G**.

Notice of this application was circulated to all property owners within 120 metres of the subject lands and no comments were received at the time of drafting this Report.

## 10.0 Analysis

### 10.1 Planning Policy Context

A map identifying the land use designations in the general area of the subject lands is attached as **Appendix C**. The City of Brantford Official Plan designates the lands as follows:

Table 3: Official Plan Policies

Schedule	Designation
Schedule '1' Growth Management	Strategic Growth Area
Schedule '3' Land Use Plan	Major Commercial Centre Designation
Schedule '12' Road Network	West Street – Minor Arterial Road; Edmonson Street – Minor Collector Road
Schedule '13' Road Allowance Widenings	36 metres

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- The “Strategic Growth Areas” designation in the City is intended to accommodate significant growth in an intensified built form. The Strategic Growth Areas play a crucial role in defining the planned urban structure of the City, in supporting a successful transit system, and in achieving the City’s intensification and density targets.
  - The “Major Commercial Centre” designation is intended to provide and plan for key destinations for the existing and future transit system. The designation permits a variety of retail and service commercial uses, residential units in mixed-use mid- and high-rise residential buildings, retirement homes and communal housing, and more. The proposal of a mixed-use building will create a prominent destination for residents and patrons, providing employment opportunities, commercial interest, and a diverse range of housing options. Further, the proposed development encourages the use of public transit and active transportation, contributing to creating sustainable and comprehensively planned communities.
  - Section 3.1 (b) of the Official Plan, under “Ensure a Range and Mix of Housing Types” aims to encourage a mix and range of market-based housing types, styles, tenures, and affordability characteristics. The proposal will aid in providing a variety of housing options and increase the overall supply.
  - Staff is of the opinion that the proposed Zoning By-law Amendment, as recommended by Staff, conforms to the policies of the City’s Official Plan.
  - The Provincial Planning Statement (PPS) 2024 further promotes efficient land use, diversity of housing supply, and compact, transit-supportive development (Sections 2.1.6 and 2.2.1 (c) & (d)). In direct relation to the proposal for a retirement home use, the PPS gives direction to *“improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.”*

Overall, the proposed amendment is consistent with local and provincial policies as it promotes intensification, diversified housing, and sustainable transportation. Staff is of the opinion that the proposed Zoning By-law Amendment, as recommended by Staff, conforms to the City’s Official Plan and the Provincial Planning Statement.

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## 10.2 Planning Evaluation of Zoning By-Law Amendment

<b>Existing 160-90 Zoning:</b>	“General Industrial Zone” (M2)
<b>Proposed 160-90 Zoning:</b>	“Holding - General Commercial – Exception 108 Zone” (H-C8-108)
<b>Existing 124-2024 Zoning:</b>	“Major Commercial Centre Zone” (MCC)
<b>Proposed 124-2024 Zoning:</b>	“Major Commercial Centre – Exception 14 Zone” (H-MCC-14)

A map identifying the zoning in the general area of the subject lands are attached as **Appendices D and E**. The subject lands are currently zoned “M2” in Zoning By-law 160-90.

To facilitate the development application as proposed, the applicant is seeking to amend the current zoning to “Holding - General Commercial – Exception 108 Zone” (H-C8-108) with site-specific zoning to allow a retirement home as a permitted use, an increased maximum height of 10 storeys and one loading space. Additionally, a similar amendment is required to By-law 124-2024 to amend the current zoning to “Major Commercial Centre – Exception 14 Zone” (H-MCC-14) with site-specific zoning. Should the application be approved, the amendment to Zoning By-law 124-2024 are considered technical in nature as the application was made before Zoning By-law 124-2024 was approved by Brantford City Council on September 24, 2024, in accordance with the transition clause contained in Section 2.19. By-law 124-2024 has since been appealed to the Ontario Land Tribunal (OLT).

The following table and Section 10.3 below assess the relief requested to facilitate the proposed development and lists the standard zoning requirements for context. All other provisions and applicable requirements of the Zoning By-Law are to be met by the proposal.

**Table 4 – Zoning Compliance**

<b>Zoning Regulations</b>	<b>Required under ZBL 160-90 (C8)</b>	<b>Required under ZBL 124-2024 (MCC)</b>	<b>Proposed</b>	<b>Staff Response</b>
<b>Adding Mixed-Use Building and Retirement Home as a permitted use</b>	Mixed Use Building must be located within designated area under Schedule 'M'. Retirement home not permitted.	Permitted	Permitted	<p>The proposed Mixed-Use building and Retirement Home uses are desirable uses and appropriate for this site. Mixed Use Buildings are an efficient use of land and will provide existing and future residents with accessible commercial and personal services. The proposed retirement home adds to a diverse range housing options for Brantford's ageing community.</p> <p>The Official Plan Major Commercial Centre designation as well as the MCC zone permits all proposed uses under the recently approved By-Law 124-2024. Refer to Section 10.3.1 below for discussion on the compatibility of the proposed uses.</p>
<b>Building Height (maximum)</b>	6 storeys	16 storeys / 56 metres	10 storeys/ 36.88 metres	See report Section 10.3.2 for Staff response.
<b>Loading Space</b>	2	1	1	See report Section 10.3.4 for Staff response.

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## 10.3 Development Considerations

### 10.3.1 Land Use Compatibility and Noise Study

In support of the proposed development, the applicant has submitted both a land use compatibility study and a noise and vibration study.

The supporting Noise Study, prepared by dBA Acoustical Consultants Inc. and dated August 2023, calculated stationary and road traffic noise levels for key noise sources relative to the subject lands, including Highway 403 and adjacent commercial and light industrial uses. Relating to noise generated from surrounding roads, the Study found that calculated road noise does not exceed the limit for the outdoor ground floor amenity area. Indoor noise levels were exceeded, however with the proper window, wall, and door materials incorporated in building design, impacts will be mitigated. Additionally, vibration sources were not found to be a concern due to no heavy industrial operations within proximity of the site and ample distance from CN Railways (approximately 850 m away). The Study concluded by recommending noise control measures to satisfy indoor and outdoor noise control regulations such as specific requirements for window, door and wall materials, ventilation and warning clause requirements for all units registered on title, and a certification of quality letter from the window supplier. It is recommended that a qualified Acoustical Consultant certify the required noise control measures have been incorporated into the provided plans and documents prior to issuance of a building permit, and properly installed prior to issuance of an occupancy permit.

The supporting Land Use Compatibility study, prepared by The Angrish Group, dated March 2024, reviewed and classified adjacent industrial uses. The study determined that all industries falling within the applicable area of influence were determined as "Class I" with a low probability of emissions and infrequent outputs of noise, odour, dust and/or vibration, complimenting the findings of the Noise Study. The businesses located within the radius study found that most have typical hours of operation, apart from the gym located south of the site. The study concludes that the proposed

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development is anticipated to be compatible with the surrounding land uses from an air quality, dust, and odour perspective.

As part of Planning Staff's due diligence, a peer review of the above noted studies was required to accompany the application. The peer review dated September 5, 2024, and conducted by Sonair Consulting, identified clarifications and updates to the studies that need to occur before they can be endorsed. More specifically, the study noted that an enlarged study area, further investigation of surrounding use's operations and environmental approvals, and an additional noise warning clause are required. The applicant has retained the appropriate consultants to provide a response to the peer review and update the studies, however at the time of writing the report, the response was still in progress.

Planning staff acknowledge that the current Official Plan policies permit the proposed use, and therefore the requirements for land use compatibility and noise can be assessed further through a comprehensive site plan control process. Staff are recommending a Holding provision be added to the amended zones under both By-Laws to ensure that the noise and land use compatibility concerns are fully addressed by the applicant while affording the applicant an opportunity to move forward with the proposed zoning amendment application. The requirement to lift the holding provision will be a condition of a future site plan control application made to the City.

### **10.3.2 Urban Design**

Staff reviewed the proposal in relation to the City's Official Plan and Urban Design Manual.

The building height and placement are in keeping with the urban design manual, creating a pedestrian-friendly focal point and a prominent destination within the Major Commercial Centre Designation. For context of taller buildings within this area, an 11-storey residential building is located at the corner of West St and Fairview Dr, less than 450 metres from the site. The provided Shadow Study, prepared by Saplys Architects Inc, dated March 19, 2024, identified on the year's equinoxes (June 21, September 21, December 21) the shadow cast by the building minimally impacts the residential uses, and primarily casts the largest shadow towards the industrial uses as seen in **Appendix F**.

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Additionally, the Wind Study prepared by Rowan Williams Davies & Irwin Inc. (RWDI), dated June 2024, confirmed low to moderate wind conditions throughout the site, ensuring that most of the locations on the site will be comfortable to site users throughout the year. Notably, the “drop-off” area and principal entrance will be well protected, ensuring safe movement for the site’s expected tenants.

The designation within the Official Plan states mixed-use buildings containing residential units must have a minimum height of 3 storeys. The Zoning Bylaw 124-2024 permits a maximum of 56 metres (16 storeys) within the proposed MCC Zone. The Urban Design Manual objectives include an emphasis on compact, intensified, mixed-use areas that are pedestrian friendly and supportive of existing and planned transit systems within key intersections and high activity areas, which the scope and built form of this proposal achieves. Staff will continue to work with the applicant throughout the site plan control process to incorporate additional Urban Design enhancements, focusing on a potential addition of a podium with step-backs to improve the angular plane and further reduce massing and anticipated shadows on adjacent land uses. Planning Staff do not anticipate any impacts to the requested zoning provisions because of these enhancements.

It is Planning Staff’s opinion that the proposal meets the intent of overarching provincial and municipal legislation, complying with both Official Plan and Urban Design Manual policies and objectives.

### **10.3.3 Parking**

While the Zoning By-law only requires a total of 113 off street parking spaces for the proposed development, the applicant is proposing to provide 171 parking spaces, with 82 spaces at grade and 89 spaces below ground, The parking requirements is based off of the following calculation:

- one off-street parking space per 30 m<sup>2</sup> of Gross Floor Area (GFA) for a retail commercial use, equating to a total requirement of 15 off-street parking spaces for the ground floor commercial units, and;

- one off-street parking space per 3 beds for a retirement home use. (requirement of 98 parking spaces)

The applicant provided a Parking Justification Study detailing proxy studies undertaken with similar uses within Brantford. Consideration was given specifically to peak parking demands at retirement homes from 1:00pm - 9:00pm. The study found that some of the comparator sites have lower parking levels and traffic demand than the current and draft Zoning By-laws. The proposal is within walking distance to public transit stops and active transportation routes which will reduce the need for parking spaces. Bicycle parking will be provided on site. The Official Plan and Urban Design Manual emphasize transit-friendly developments within the Major Commercial Centre Designation, which the proposal is in keeping with. Transportation and Planning Staff are in support of the provided parking rate as it relates to the proposed use.

#### **10.3.4 Loading Space**

A single loading space is proposed for the development, located adjacent to the retirement home component and primarily to be used for deliveries and moving residents in and out. In accordance with Zoning By-law 160-90, a total of two loading spaces are required for the entire development, with the additional loading space dedicated to the 435 m<sup>2</sup> of commercial Gross Floor Area (GFA). While the recently approved Zoning By-law 124-24 does not require a loading space for non-residential uses under 500 m<sup>2</sup> GFA and would permit a single loading space to service the entire development as proposed, relief is still required from the Zoning By-law currently in effect. Staff recommend that the reduction be permitted as the proposed smaller-scale commercial uses are able to accommodate loading on site and can also make use of the single loading space to be provided for the site.

#### **10.3.5 Traffic Impact Brief**

The applicant provided a Traffic Impact Brief prepared by Tatham Engineering, dated March 2024. The assessment includes an analysis of existing traffic conditions and forecasts for the years

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2024 and 2031. The study areas included the intersections of West Street with Edmondson Street/ Farrington Drive and West Street with 410 Fairview Drive/ 595 West Street and were analyzed under existing (2024) and future (2031) horizon periods. The results of the analysis indicate that subject intersections will provide acceptable operations through to the 2031 horizon. Furthermore, the operations are comparable to those reported under existing conditions, indicating that the proposed development will not have any material impact on the operations of the study area road network.

No improvements to the existing traffic operations are recommended or required to support the proposed development. Left and right turn lanes are also not required as expected traffic volumes remain lower than MTO regulations. Transportation Engineering Staff have not identified any issues with the study.

Traffic concerns were raised by members of public at the neighbourhood meeting. The result of the provided Traffic Study and Parking Justification study indicate that any additional demand created by site users maintain adequate Levels of Service (LOS), and peak traffic is expected to occur outside typical hours (between the hours of 1:00pm - 9:00pm) within the site due to the nature of the proposed uses.

## **11.0 Financial Implications**

There are no direct municipal financial implications respecting this application.

## **12.0 Climate and Environmental Implications**

There are no direct municipal climate and environmental implications that can be assessed at this time respecting this application. The development will aid in providing a diverse mix of housing options and bringing additional employment to an existing corridor within the City. The requested Zoning By-law Amendments would create a mixed-use urban form that utilizes existing service infrastructure. Staff are optimistic that future tenants of the retirement home will walk and utilize public transit to travel to and from the site given the close proximity to existing transit stops and wide range of commercial businesses in close proximity.

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## 13.0 Conclusion

This application proposes to amend the City of Brantford Zoning By-law 160-90 and By-law 124-2024 to permit a 10-storey mixed-use building consisting of a retirement home and commercial uses at grade within the built-up area of the City of Brantford. The proposal would intensify residential and commercial uses along West Street, whereas the site currently consists of a vacant commercial use. The proposed development is consistent with the 2024 Provincial Planning Statement, and in conformity with the Growth Plan and Official Plan by providing a comprehensively planned, mixed-use building consisting of residential and commercial uses. Based on these considerations, Planning Staff is of the opinion that the application to amend Zoning By-laws 160-90 and 124-2024 is appropriate and represents good planning.



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Nicole Wilmot MCIP, RPP

Chief Planner and Senor Director of Planning and Development Services, Community Development Commission

Prepared By:

Mila Masic, Intermediate Development Planner

Sean House MCIP RPP, Senior Project Manager – Development Planning

Attachments

**Appendix A:** Concept Site Plan

**Appendix B:** Elevations

**Appendix C:** Official Plan

**Appendix D:** Zoning By-law 160-90

**Appendix E:** Zoning By-Law 124-2024

**Appendix F:** Sun/Shadow Study

**Appendix G:** Neighbourhood Meeting Comments

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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