

EXPLANATORY NOTE

TO

BY-LAW NO. 185-2024

This By-law applies to the lands which are located at 571 West Street. The lands have an area of approximately 7032 m² (1.74 acres) and currently contain an existing 1-storey vacant building.

The Zoning By-law Amendment (ZBA) amends the zoning from “Major Commercial Centre Zone” (MCC) to “Holding 34 - Major Commercial Centre Zone – Exception 14 Zone” (H34-MCC-14) to facilitate the construction of a 10-storey mixed-use building consisting of a retirement home with ground floor commercial uses and associated parking area. This By-law includes site-specific provisions related to reductions of open landscaping space, parking requirements, amenity space, and additional provisions applicable to mixed-use buildings. The Holding “H34” provision is included in this By-law to ensure that a land use compatibility study and noise study are completed to the Chief Planner’s satisfaction prior to construction.

File No. PZ-16-24
Applicant: Danny Bawa
Report No. 2024-668

BY-LAW NUMBER 185-2024

OF

THE CORPORATION OF THE CITY OF BRANTFORD

To amend By-law No. 124-2024, being a By-law to regulate the use of lands and the location and use of buildings and structures in the City of Brantford

WHEREAS the Council of The Corporation of The City of Brantford desires that By-law No. 124-2024, as amended, be further amended as hereinafter set out;

AND WHEREAS such amendment will be within the terms and intent of the Official Plan for the City of Brantford;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF BRANTFORD UNDER THE PROVISIONS OF SECTION 36 OF THE PLANNING ACT R.S.O. 1990 HEREBY ENACTS AS FOLLOWS:

1. SCHEDULE AMENDMENTS TO BY-LAW NO. 124-2024

1. THAT Schedule "A" Map E-9 be amended as shown on Schedule "A" attached to and forming part of this By-law, and as summarized as follows:

Change from "Major Commercial Centre Zone" (MCC) to "Holding 34 - Major Commercial Centre Zone – Exception 14 Zone" (H34-MCC-14).

2. TEXT AMENDMENTS TO BY-LAW NO. 124-2024

1. That Section 15.1 be amended by the addition of the following new subsection:

"H34

- a) That the applicant provides a Land Use Compatibility Study and Noise Study to the satisfaction of the City."

2. That Section 6.6.3 be amended by the addition of the following new subsection:

"H34-MCC-14 – 571 West Street

Special Provisions

- Minimum Landscaped Open Space: 25%
- Parking:
 - A minimum of 156 parking spaces shall be provided for 239 retirement home units. Should the unit count increase,

the off-street parking requirements for retirement home units contained in Section 5.2 of this By-law shall apply to each additional unit.

- Minimum Amenity Space per unit: 3.0 m²
- Additional Provisions – Section 6.6.2 does not apply.”

3. EFFECTIVE DATE

- .1 THAT this By-law shall become effective from and after the date of passing thereof.

READ A FIRST TIME: DECEMBER 17th, 2024

READ A SECOND TIME: DECEMBER 17th, 2024

PASSED: DECEMBER 17th, 2024


MAYOR

CLERK



Schedule 'A'

Legend

 Area to be rezoned



File Number: PZ-16-24

This is Schedule 'A' To Bylaw No. _____
to amend Zoning Bylaw No. 124-2024
Schedule 'A' Map(s):
E-9

Passed the ____ day of _____, 2024.

MAYOR

CLERK

