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Date: January 23, 2025

To: Planning Committee

From: Jeff Medeiros
Acting Manager of Development Planning

Re: Zoning By-law Amendment File No. PZ-11-24 – 816 Colborne Street

1.0 Recommendation:

- A. THAT Zoning By-law Amendment Application PZ-11-24, submitted by J.H. Cohoon Engineering, on behalf of 816 Colborne Street Inc., affecting the lands municipally addressed as 816 Colborne Street, to rezone from “Residential Type 1B Zone (R1B)” to “Residential Medium Density Type A – Exception 96 Zone (R4A-96)” to permit stacked townhouse units with site-specific provisions, **BE APPROVED**, in accordance with the applicable provisions outlined in this memo.

2.0 Summary

This memo provides an update on the zoning by-law amendment application for the property municipally known as 816 Colborne Street, and outlines Planning Staff’s revised recommendation.

3.0 Background

The application requested amendments to permit the following:

- A minimum amenity space of 7.54 m²/unit
- A minimum parking ratio of 1.06 spaces/unit
- A minimum lot area of 117 m²/unit

- A minimum lot width of 28.49 m

The application was presented to Planning Committee November 14 2024, with Report [2024-427](#) recommending approval of the zoning by-law amendment application subject to a holding provision. The recommendation included a holding provision requiring that access for the proposal be developed to the satisfaction of the City. During the review, Planning Staff identified that the proposed parking ratio of 1.06 spaces/unit would not be sufficient to marking demands for the proposed development. Planning Staff recommended a minimum parking ratio of 1.25 spaces/unit for the proposed development.

4.0 Analysis

Upon further review and consideration of the feedback received during the statutory public meeting held on November 14, 2024, Planning Staff recommend approval without a holding provision. The amended recommendation is based on the following considerations:

1. Removal of the Holding Provision

City Staff do not have concerns regarding developments of 10 or fewer units as they would not generate traffic volumes that would warrant future road improvements. Any residential development exceeding this threshold requires approval of site plan control application, ensuring that City requirements for comprehensive site development are addressed. This approach was discussed by staff during the public meeting and aligns with the City's established practices.

In accordance with the *Planning Act*, a statutory public meeting was held. During the statutory public meeting, one member of the public participated and at the time of writing this memo, Staff have not received any written correspondences from the public.

2. Access:

While concerns regarding site access remain, the proposed zoning amendment will establish minimum built form standards for developing the site. Access-related issues will be addressed during the site plan control process, which provides a comprehensive framework for resolving such matters.

Planning Staff are of the opinion that based on the foregoing, its not necessary to require a holding provision for this project at this time. The requirements for access are normally to be addressed during a site plan control process. The applicant will be responsible to satisfy the City pertaining to any requirements for a new access at the time an application for site plan control is submitted to the City and under review.

5.0 Conclusion:

Planning Staff recommend approval of the revised zoning by-law amendment, subject to the revised provisions outlined in Report [2024-427](#), with the exception of the holding provision. The revised recommendation does not absolve the development of any proposed access requirements, but it does afford the applicant an opportunity to advance their zoning amendment. The establishment of new accesses to the City's public right-of-way (ROW) will be comprehensively reviewed during the Site Plan Control process, while the subject zoning amendment will establish minimum built form standards for the site. Based on these considerations and those mentioned in this Report, Planning Staff is of the opinion that the application for a Zoning By-law amendment is appropriate and represents good planning.

Jeff Medeiros MCIP, RPP
Acting Manager of Development Planning
Community Development Commission