



THE ANGRISH GROUP

156 Charing Cross Street, Brantford, ON N3R 2J4

April 29, 2024

File: 2023_141_816 Colborne Street

Public Open House Minutes

Subject Property: 816 Colborne Street, Brantford
Date Held: Tuesday April 23, 2024 (6-8 PM)
Location: Woodman Park Community Centre
City File Number: PI-10-23

Ms. Ruchika Angrish – Planner, Mr. Bob Philips – Engineer and Mr. David Winter – Owner organized the open house. A total of 20 attendees, including Councillor Mr. Richard Carpenter and Councillor Ms. Linda Hunt were in attendance at the event.

Below you will find a summary of the comments from the Public Open House Meeting for the subject property located at 816 Colborne Street. These have been organized in main themes that were discussed at the meeting. Overall, positive feedback was received from the community.

- **Parking** – Residents asked about the reduced parking as there will be 30 parking spots proposed, and 36 units.

It was mentioned that the subject lands being located along the Intensification Corridor Designation, and located along a bus route promoting public transit, the reduction is reasonable and supported by City's policies.

- **For Sale or Rent** – Attendees preferred the development to be a condo development, rather than apartments.

The owner noted that the intent is for a condominium development, however will be confirmed at a later date.

- **Traffic Concrete Median** – Attendees preferred there to not be any median located at Colborne Street as this will cause traffic to divert and pull U-turns down side streets causing unsafe conditions.

It was noted that these requirements are requested by the City Staff and supported by the Traffic Impact Study completed for the development. Technical review of the report needs to be undertaken by City Staff and further decisions and timing of the construction will need to be determined.

- **Landscaping, Green Space, and Fence** – Attendees asked if there will be a fence going around the property line, and if there was landscaping/green space for the future development.

It was noted that a privacy fence can be certainly looked at for the security of the future residents. Various landscaping elements will be around the perimeter of the property enhancing the green space.

- **Garbage collection** – Residents asked about where the garbage would be going on the property.

The location of the garbage bins was discussed (parking lot between the two buildings), and that the garbage, recycling, and green bin will be Molok Containers, which reduces odor by being located partially underground, and that garbage pickup would not be at the curb. Residents appreciated the information.

- **Basement and height** – questions related to whether there was a basement in the proposed building.

The lowest floor of the proposed buildings is partially below and partially above grade level. The height would be approximately the same height as the home that is currently there, and the buildings will have a flat roof.

- **Timeline** – questions were asked about the timeline for the start of the development, and what the next steps are in the process.

Information was provided related to the rezoning process and the future Site Plan Control Process. It was stated that further notifications from City Staff related to Council Meeting dates to hear the proposed development will be sent to the residents once the application is deemed complete.

Attached you will find the following:

- Sign in sheets
- Public Open House Notice
- A copy of the Presentation

Regards,

TAG – The Angrish Group



Ruchika Angrish, MPlan, B.Tech, MCIP, RPP
Co-Founder

Cc: Bob Philips, J. H. Cohoon Engineering
David Winter, Owner

NOTICE OF PUBLIC OPEN HOUSE MEETING

SUBJECT PROPERTY: 816 Colborne St, Brantford
TYPE OF APPLICATION: Zoning By-Law Amendment
DATE AND TIME: Tuesday April 23, 2024
6:00pm to 8:00pm
LOCATION OF OPEN HOUSE: *Woodman Park Community Centre*
491 Grey Street, Brantford
CITY FILE NUMBER: PI-10-23

Date of Notice: March 18, 2024

Notice of a Public Meeting for the Proposed Zoning By-Law Amendment

This is an invitation to a Public Open House regarding a proposed development at 816 Colborne Street, in Brantford. The intent of the application is to permit intensification of an underutilized site, for a future development consisting of two 3-storey stacked townhouse buildings with a total of 36 units. This notice is being sent out in accordance with the policies of the City of Brantford's Official Plan.

The public meeting will be an opportunity for community members to learn about the project, ask questions and provide valuable feedback on the proposed development of the lands. The agenda will include welcome and introductions, a brief presentation on the proposed development, a Q&A session for community engagement, and concluding with information on how attendees can stay informed about the project's next steps.



Ruchika Angrish
156 Charing Cross Street
Brantford, ON, N3R 2J4



J. H. COHOON ENGINEERING LTD.
CONSULTING ENGINEERS

Bob Phillips
440 Hardy Rd #1
Brantford, ON N3T 5L8



Open House Meeting

816 Colborne Street
Brantford, ON

Tonight's Agenda

- Location & Size
- Surrounding Uses
- Official Plan
- Zoning By-Law
- Site Plan
- Application Submissions
- Proposed Upgrades
- 3D Renderings
- Next Steps
- Question & Answers



Location & Size

816 Colborne Street
Brantford


- 0.95 acres (3862.8 sq.mt.) in size
- Frontage of 28.49 meters (93.5 ft)






Surrounding Uses


Legend


 Agricultural Designation

 Core Natural Areas Designation

Neighbourhoods

 Residential Designation


 Major Institutional Designation

 Parks and Open Space Designation


Strategic Growth Areas


 Downtown Urban Growth Centre Designation

 Major Commercial Centre Designation

 Intensification Corridor Designation

Employment Areas

 Prestige Employment Designation

 General Employment Designation

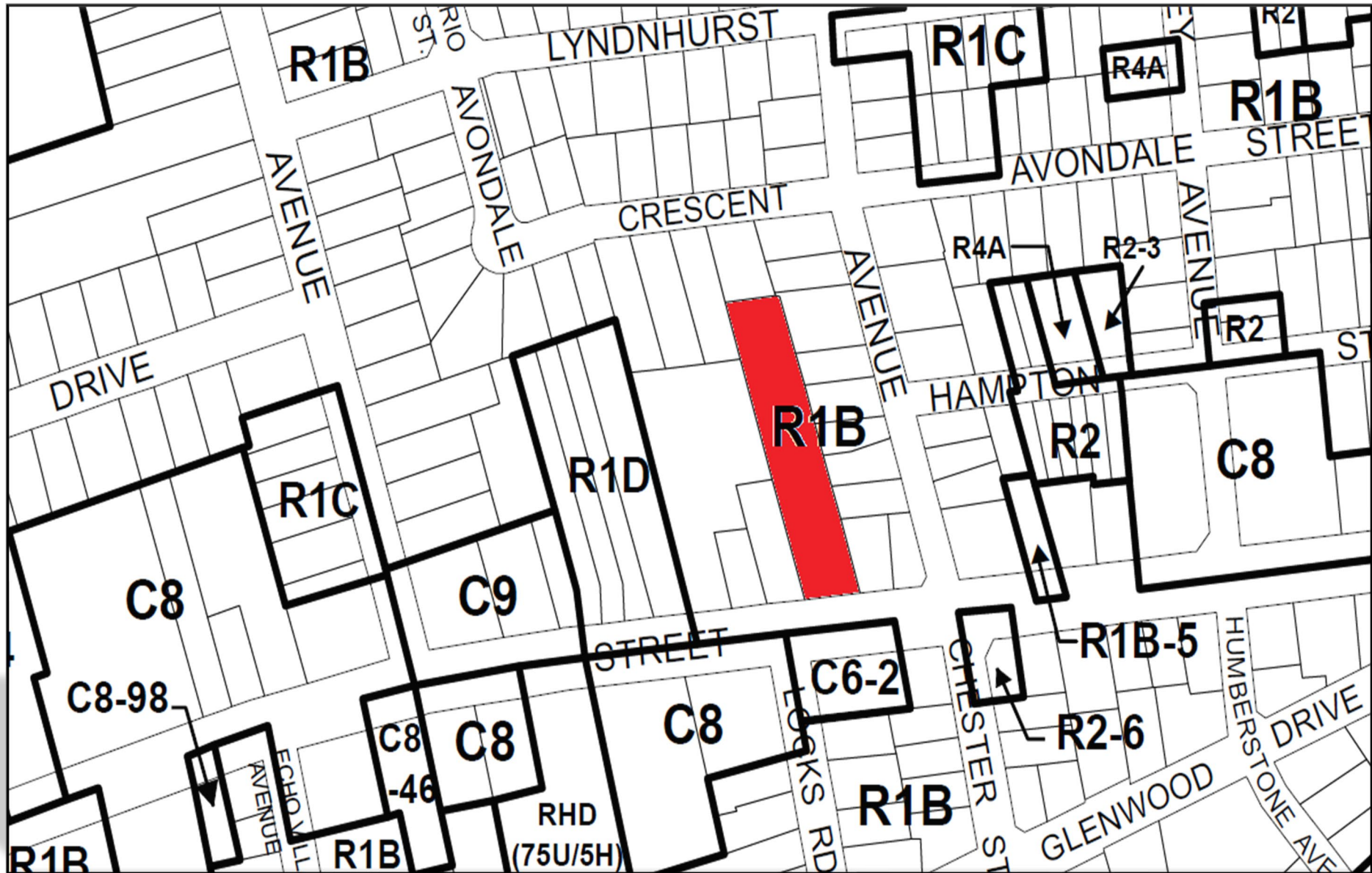


Official Plan

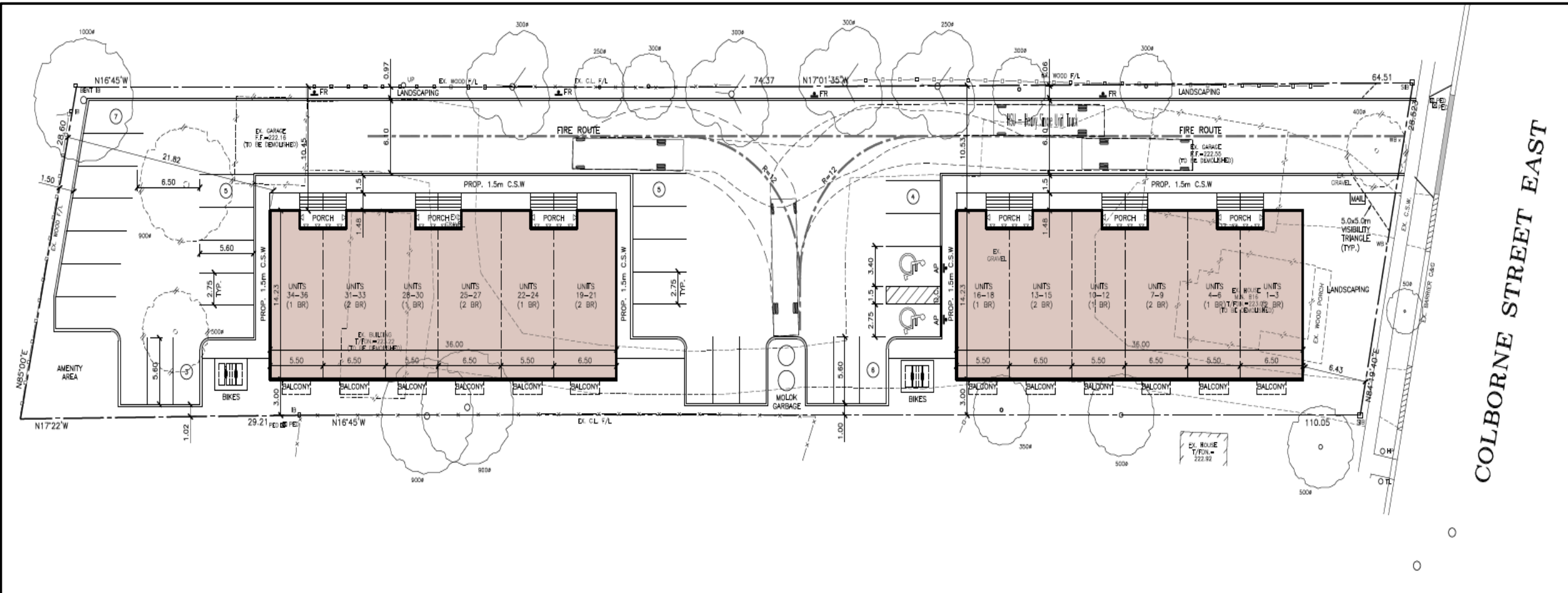
Intensification Corridor Designation

Zoning By-Law

- Current zoning Residential Type 1B (R1B)
- Proposed zoning Residential Medium Density Type A (R4A)



Site Plan



- Demolish existing house, building, and garage
- Construct two 3-storey stacked townhouses, with 18 units in each
 - 30 parking spaces



Application Submissions

Planning Justification Report

Site Grading and Drainage Plan

Traffic Impact Assessment

Noise Assessment

Functional Servicing Report

Site Servicing Report

Stormwater Management Report

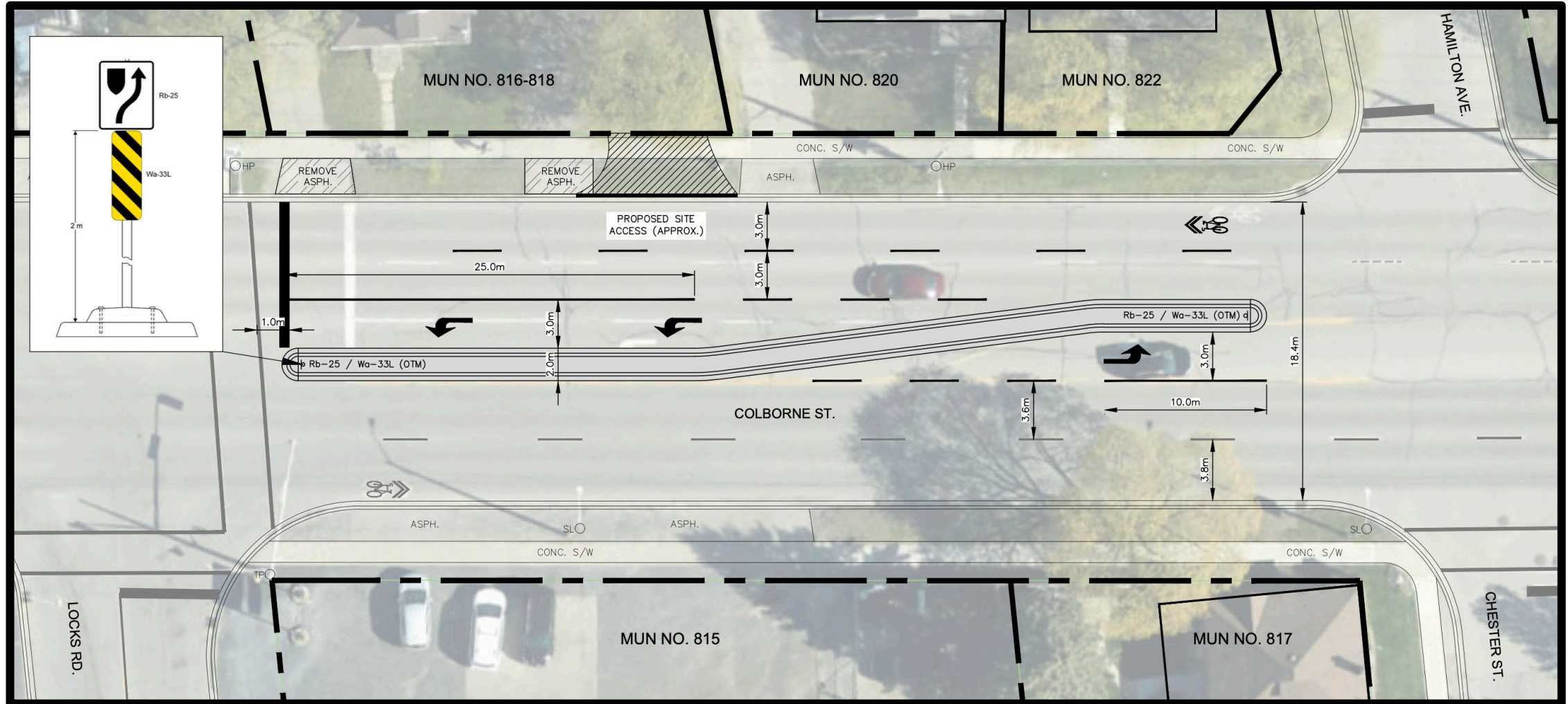
Geotechnical Assessment

Arborist Report

Archaeological Assessment

Draft Zoning By-Law

Proposed Upgrades



- Design and construction of raised centre median

3D Renderings





LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



3D Renderings

Next Steps

Development Process Cycle

Concept & Zoning Review

Discussion of proposal and potential zoning changes.

Finalize & submit Zoning By-Law amendment

Submitting applications and reports for zoning adjustment.

City and Agency Review

City reviews our submissions.

Planning Committee Meeting

The proposal will be discussed by the Planning Committee.

Approval

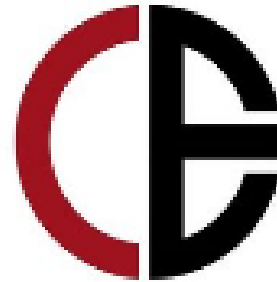
Proposal changes approved by Council.

Questions & Answers

Thank you for attending!



The Angrish Group
Ruchika Angrish



J.H. Cohoon Engineering Ltd.
Bob Phillips