



MEMORANDUM

Date: November 14th, 2019

To: Mayor Davis and
Members of Council

From: Brynne O'Neill
Development Planner
Planning Department

RE: Follow Up to Committee of the Whole Meeting – November 5th, 2019
File No. PZ-05-19, 29CD-19502 200 Brantwood Park Road (2019-578)

At the November 5th, 2019 meeting of the Committee of the Whole, it was requested that the applicant further review the proposed side yard adjacent to the southeast interior lot line, which abuts the rear yards of lots along Branlyn Crescent.

Based on the comments received at the Public Meeting, the applicant has revised the plan to increase the southeast interior side yard from 3.5 m to 5.0 m. This side yard is reflected within the implementing Zoning By-law. With the revision to the concept site plan, there are no further implications to the Zoning By-law. This revision has been reviewed by the Planning, Building and Development Engineering Departments, and no issues were identified. The updated concept site plan is attached.

For Council's information, there are no balconies proposed along the rear wall of the two storey buildings, however the draft building elevations show that windows are proposed. Planning Staff have included a requirement that no balconies be permitted along the rear lot line within the implementing Zoning By-law.

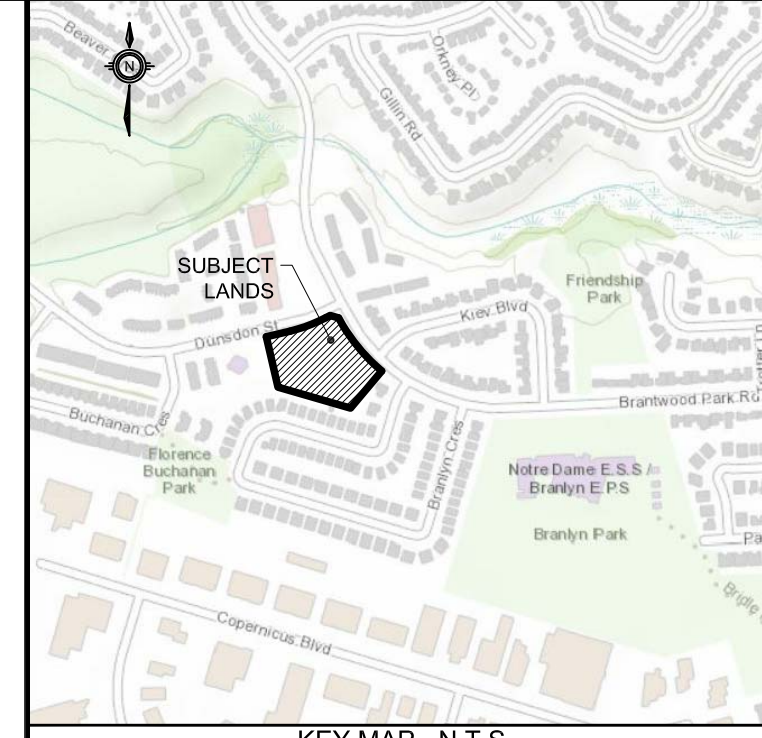
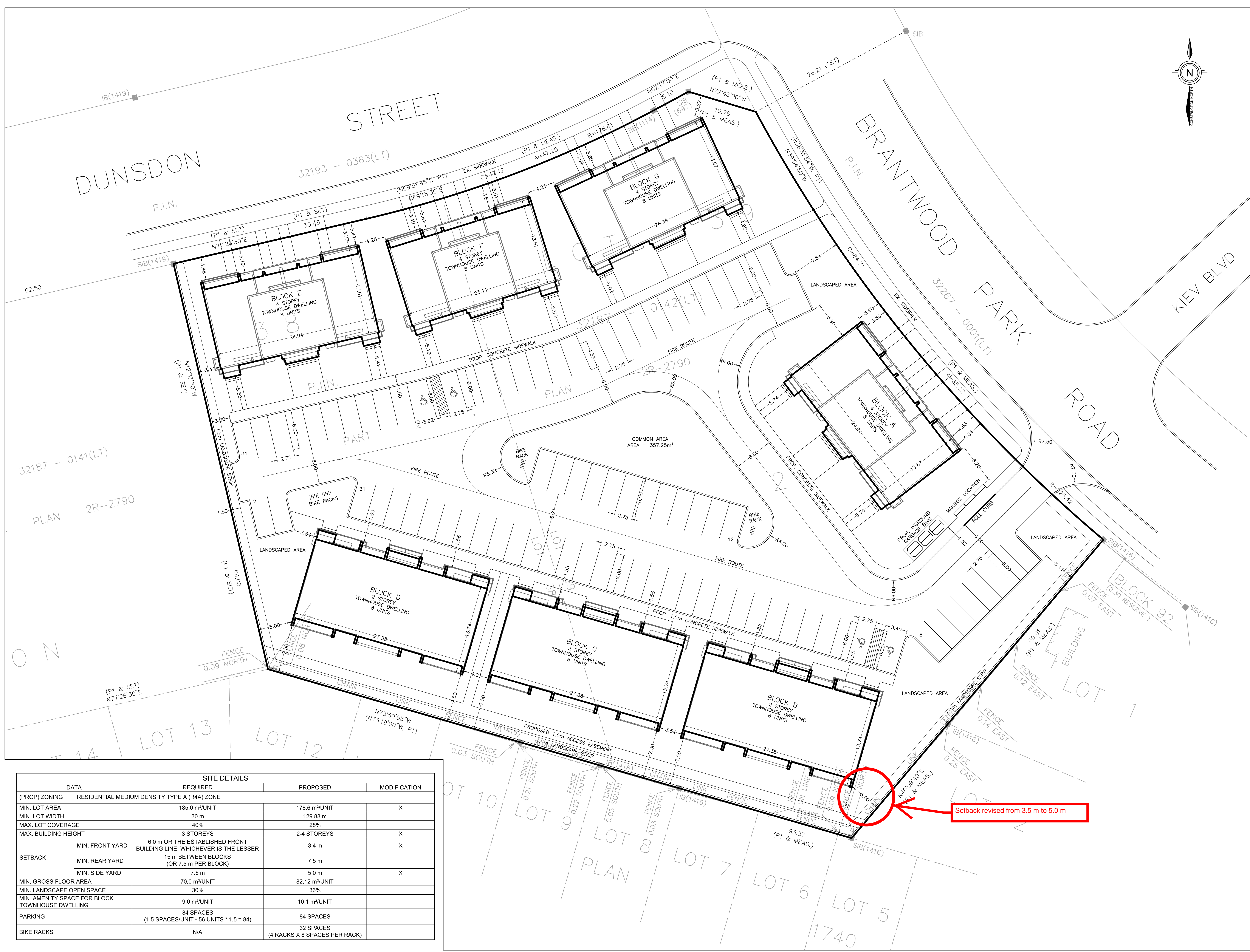
Through the Site Plan Control process site details will be reviewed by Staff and the Ward Councillors to ensure that the site is developed appropriately. For example, pedestrian connections to the amenity space, architectural details, and adequate landscaping, to ensure privacy and buffering are implemented.

No changes are required to the original recommendation as a result of the change to the Concept Site Plan. Further, no additional Public Meeting is required as the change is considered minor.

I hope this is of assistance and if you have questions or need more information, please feel free to contact me.

A handwritten signature in blue ink, appearing to read "Brynne O'Neill".

Brynne O'Neill, Development Planner



LEGEND

NOT FOR CONSTRUCTION

SOURCE:
PLAN OF SURVEY PROVIDED BY WEST & RUUSKA LTD. LAND SURVEYORS, DATED SEPT. 27, 2018.

BENCHMARK
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A & B, BY THE CANSEL CAN-NET REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010)



DESIGN BY: GERRARD'S DESIGN
DRAWN BY: S. CHALMERS

CHECKED BY: O. GOMES
DATE: 2018-10-05

#	DATE	BY	DESCRIPTION
2	2019-11-06	TT	UPDATES PER COUNCIL REQUEST
1	2019-03-12	SC	PLAN OF CONDOMINIUM SUBMISSION
0	2018-10-18	SC	FOR CLIENT REVIEW

DRAWING ISSUE RECORD

APPROVALS

[Signature]

Olaf F. Gomes
REGISTERED PROFESSIONAL PLANNER
R.P.P.

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CITY OF BRANTFORD
HABITAT FOR HUMANITY
200 BRANTWOOD PARK ROAD,
BRANTFORD, ON

SITE PLAN

FILE NUMBER: 118653 SHEET NUMBER: SP1

SITE DETAILS			
DATA	REQUIRED	PROPOSED	MODIFICATION
(PROP) ZONING	RESIDENTIAL MEDIUM DENSITY TYPE A (R4A) ZONE		
MIN. LOT AREA	185.0 m ² /UNIT	178.6 m ² /UNIT	X
MIN. LOT WIDTH	30 m	129.88 m	
MAX. LOT COVERAGE	40%	28%	
MAX. BUILDING HEIGHT	3 STOREYS	2-4 STOREYS	X
SETBACK	MIN. FRONT YARD 6.0 m OR THE ESTABLISHED FRONT BUILDING LINE, WHICHEVER IS THE LESSER	3.4 m	X
	MIN. REAR YARD 15 m BETWEEN BLOCKS (OR 7.5 m PER BLOCK)	7.5 m	
	MIN. SIDE YARD	5.0 m	X
MIN. GROSS FLOOR AREA	70.0 m ² /UNIT	82.12 m ² /UNIT	
MIN. LANDSCAPE OPEN SPACE	30%	36%	
MIN. AMENITY SPACE FOR BLOCK TOWNHOUSE DWELLING	9.0 m ² /UNIT	10.1 m ² /UNIT	
PARKING	84 SPACES (1.5 SPACES/UNIT - 56 UNITS * 1.5 = 84)	84 SPACES	
BIKE RACKS	N/A	32 SPACES (4 RACKS X 8 SPACES PER RACK)	