

EXPLANATORY NOTE

TO

BY-LAW NO. 2-2021

The subject lands are located at 34 Norman Street. The lands are 7,703 m² in area, have a width of approximately 79 metres along Norman Street, a flankage of 67 metres along Wayne Drive and a width of 76 metres along Fairview Drive. The Zoning By-law Amendment amends the zoning from “Institutional Services Zone (I2)” to “Residential High Density – Exception 26 Zone (RHD-26)” to permit a 7-storey apartment building with associated surface parking and amenity space and other site specific zoning regulations.

The lands are subject to site plan control which will allow for a review of the following matters including among other things, the placement of the building on the site, access, parking, grading and drainage and landscaping and buffering prior to the issuance of a building permit.

BY-LAW NUMBER 2-2021

-OF-

THE CORPORATION OF THE CITY OF BRANTFORD

To amend By-law No. 160-90, 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. 160-90, 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 PROVISION OF SECTION 34 AND 36 OF THE PLANNING ACT R.S.O. 1990 HEREBY ENACTS AS FOLLOWS:

1. SCHEDULE AMENDMENT TO BY-LAW NO. 160-90

- .1 That Schedule 'A' Maps D-8 and D-9 be amended as shown on Schedule 'A' Map 1, attached to and forming part of this By-law, and summarized as follows:

.1 34 Norman Street

Change from "Institutional School (I2)" to "Residential High Density – Exception 26 Zone (RHD-26)".

2. TEXT AMENDMENTS TO BY-LAW NO. 160-90

- .1 That Section 7.11.4 be amended by the addition of the following new subsection:

.26 34 Norman Street

- .1 The lands zoned H-RHD-26 may only be used in accordance with the permitted uses in the H-RHD-26 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:

- .1 That the Applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities; and

- .2 All servicing issues, financial and otherwise, have been addressed to the satisfaction of the Corporation of the City of Brantford.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule 'A', attached to and forming part of this By-law, any lot within the RHD-26 Zone may only be used for the following uses:
 - .1 Apartment dwellings
 - .2 Accessory uses, buildings and structures
 - .3 Uses permitted in Section 6.1
- .3 Notwithstanding any provisions of the Bylaw to the contrary, no person shall within the RHD-26 Zone use any lot or erect or use any structure, except in accordance with the follow provisions:
 - .1 For the purposes of this Bylaw, the front lot line shall be deemed to be Fairview Drive
 - .2 Building Height (maximum) 7 storeys
 - .3 Front Yard (minimum) 7.5 m
 - .4 Interior Side Yard (minimum) 3 m
 - .5 Rear Yard (minimum) 58 m
 - .6 Notwithstanding Section 6.18.3.5, the required parking space shall be located a minimum of 4.5 metres from Norman Street
 - .7 For the purposes of this By-law, Building Step Back shall mean the portion of a building or structure that is recessed from the front, side and/or rear building line at a defined height.
 - .1 A minimum building step back of 8 m shall be provided from the building line fronting Wayne Drive at a height of 6.8 m above grade
 - .2 A minimum building step back of 5 m shall be provided from the front and rear building lines, 34 m from the easterly side building line and 8 m from the westerly side building line for the seventh storey

3. **EFFECTIVE DATE**

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

READ THE FIRST TIME: JANUARY 26, 2021

READ THE SECOND TIME: JANUARY 26, 2021

PASSED: JANUARY 26, 2021


MAYOR

CLERK



Schedule 'A'

Legend

 Area to be rezoned

File Number: Application: PZ-15-2020 and OP-04-2020



Scale: N.T.S.

This is Schedule 'A' To Bylaw No. _____
to amend Zoning Bylaw No. 160-90
Schedule 'A' Map(s):

D-8, D-9

Passed the ____ day of _____, 2020.

MAYOR

CLERK

**To be Changed from
I2 to RHD-26**

Norman St

Wayne Dr

Fairview Dr

Willow Dr