



New Zoning By-law Project

Discussion Papers and Summary Report

Public Information Centre

June 16, 2022

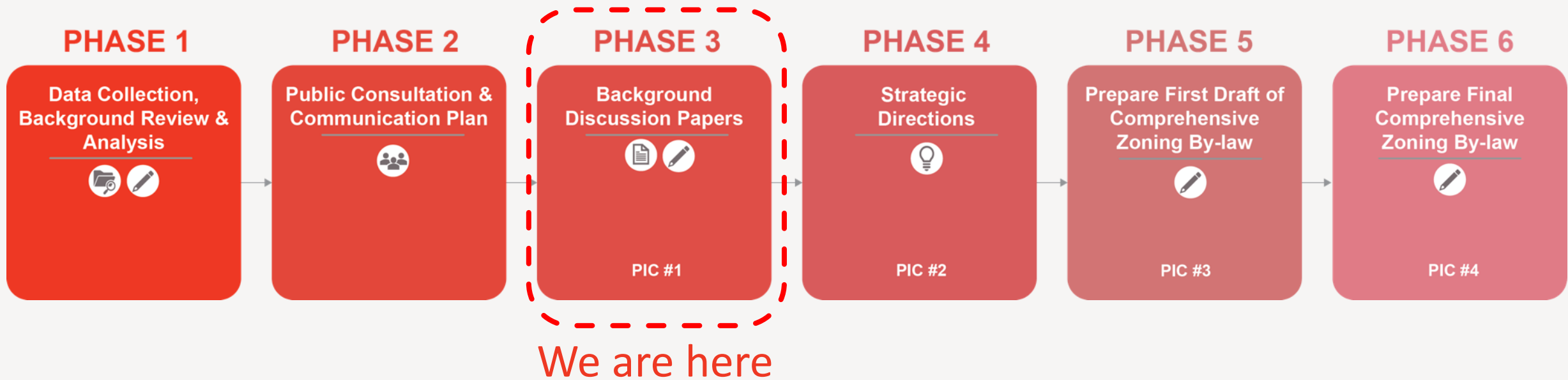
What is a Zoning By-law?

Zoning implements the direction of the Official Plan and determines what can occur on a property:

- What **use** is allowed
- Restrictions about the **location** and **size** of buildings on a property
 - Height and size of buildings
 - Size of yards
 - Front, side and rear yard setbacks
 - Parking
 - Landscaping



Project Overview



Phase 3 Overview

Phase 3 Discussion Papers and Summary Report



Zoning By-law Structure



General Provisions



Definitions



Parking & Loading
Standards



Mixed-Use Zones



Residential Zones



Employment Zones



Institutional Zones



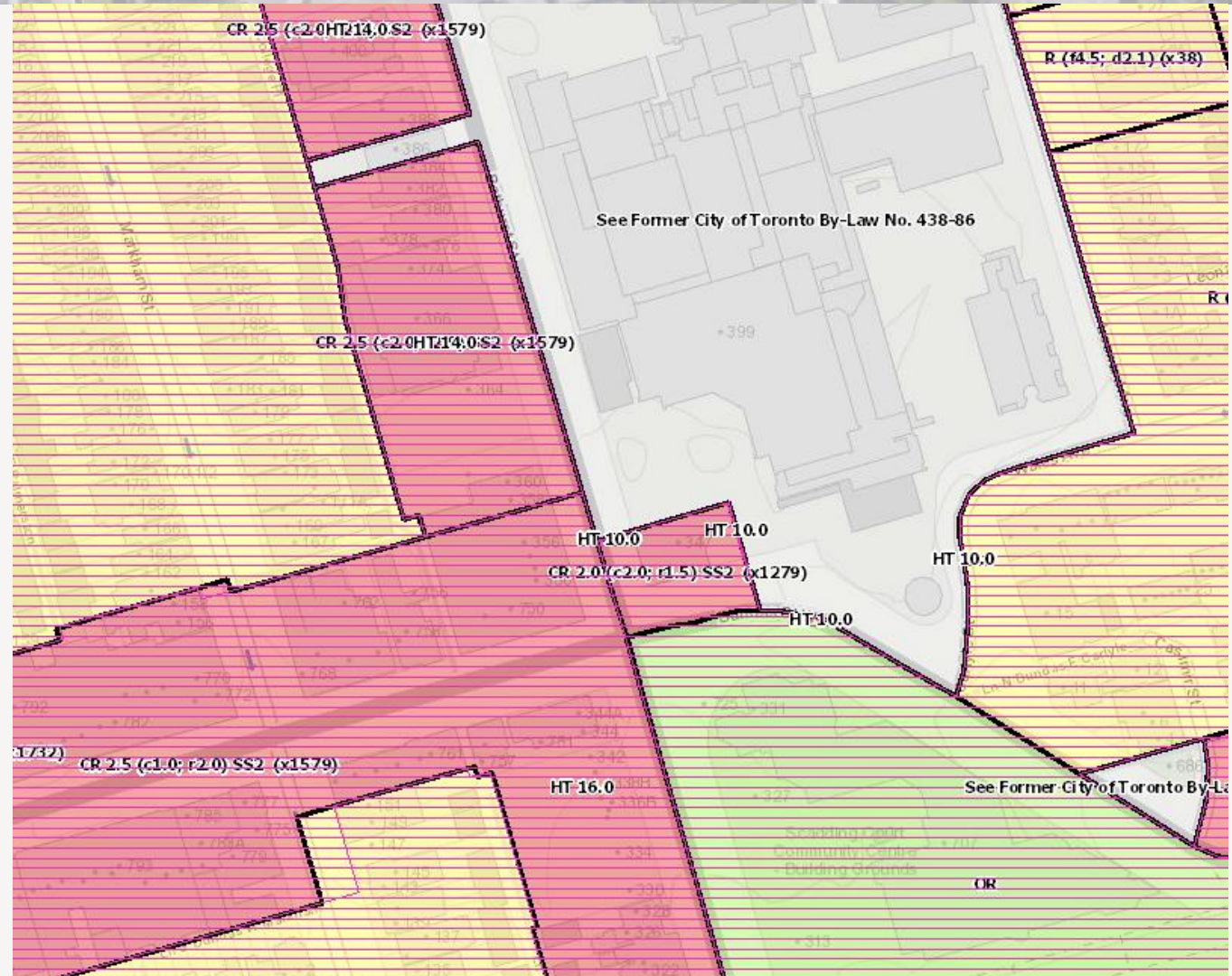
Agricultural Zones



Other Zones

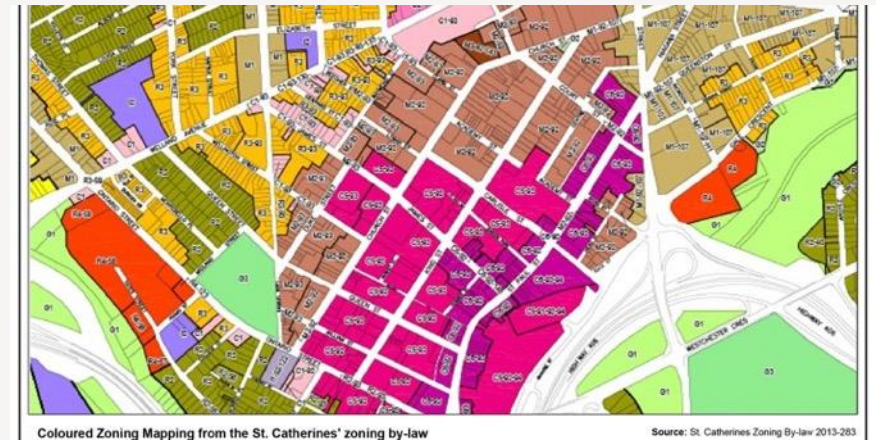
Discussion Paper #1: Zoning By-law Structure

- Reviewed options to structure the new Zoning By-law and create an easy to read and organized document:
 - Traditional by-law.
 - Official Plan Categories.
 - Form Based Code.
 - Land Use Categories.
 - Overlay Zones.
- Recommended to align the new Zoning By-law with the Official Plan land use designations



Discussion Paper #1: Zoning By-law Structure

- Other recommendations include:
 - A user guide to assist in how to use and read the Zoning By-law.
 - Visually appealing and easy to read coloured maps.
 - Use of figures, and tables to aid readability.
 - Simple numbering within the Zoning By-law.



6.2 Permitted Uses

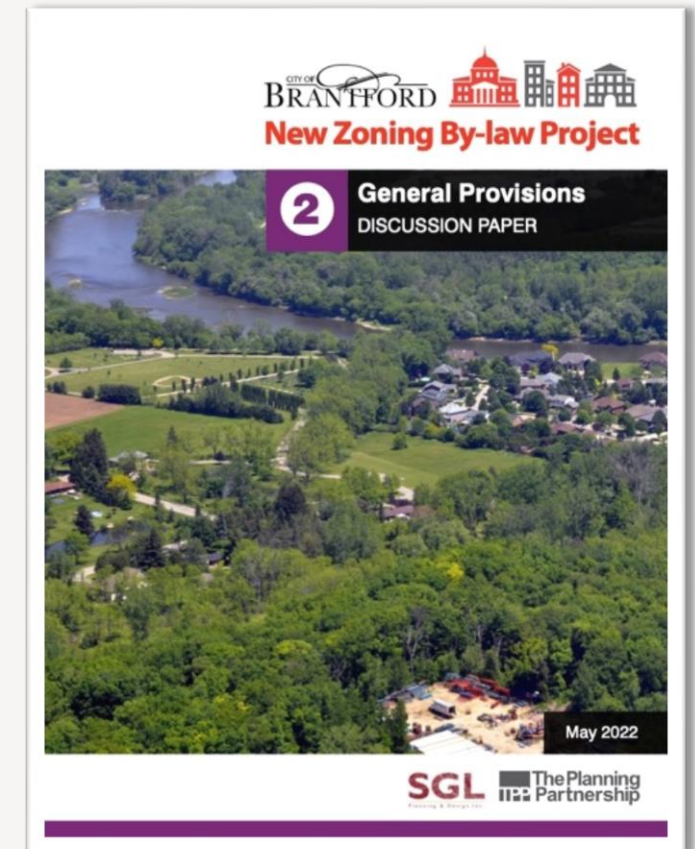
USES	Zones					
Animal Care Establishment	C1	C2	C3	C4	C5	C6
Apartment Building		C2 (b)		C4 (b)	C5	C6 (a)
Car Wash		C2	C3	C4		
Commercial Parking Structure		C2 (h)	C3	C4 (h)	C5 (a)	C6 (a)
Cultural Facility	C1	C2 (h)	C3	C4 (h)	C5	C6
Day Care	C1	C2	C3	C4	C5	C6

Coloured Zoning Mapping from the St. Catharines' zoning by-law

Source: St. Catharines Zoning By-law 2013-283

Discussion Paper #2: General Provisions

- Identified existing provisions to be carried forward, or revised based on best practice review and comments from Staff and consultant.
- Recommended some provisions be moved to the zone sections
 - e.g. accessory general office, accessory retail sales, open storage
- Recommended some provisions be deleted
 - e.g. amusement arcades, flood lighting, satellite dishes
- Recommended additional general provisions from best practice review be considered
 - e.g. community gardens, restaurant patios, through lots, setbacks to pipelines



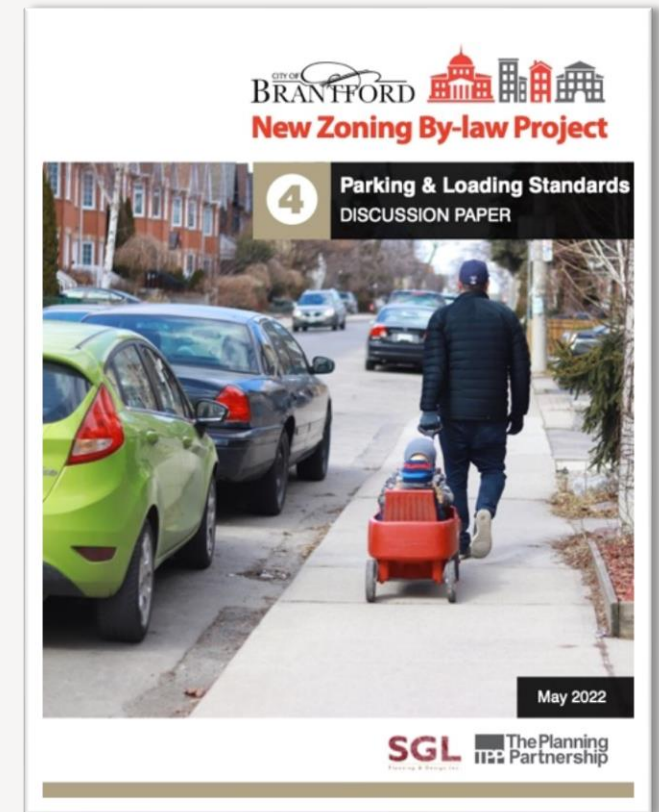
Discussion Paper #3: Definitions

- Most definitions are recommended to be carried forward (highlighted in green) into the new Zoning By-law
- Identified terms to be deleted (highlighted in red), carried forward (highlighted in green), carried forward with edits (highlighted in yellow), or considered further (highlighted in orange)
- Additional definitions may be included in future phases

Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	equipment and parts used to repair, service, or customize motor vehicles, but does not include any installations or repairs, or a recycling operation.			
Automotive Use:		Means an automobile service station, an automobile repair garage, a car wash, an auto body shop or an automobile sales or rental establishment.	This definition is not needed and can be deleted.	Delete definition.
Automobile Washing Facility:	shall mean a lot and a building, or structure, or portion thereof, used for the washing or cleaning of motor vehicles.		Carry forward but change to clarify that it may be manual or automatic.	shall mean a lot and a building, or structure, or portion thereof, used for the manual or automatic washing or cleaning of motor vehicles.
Aviary:		Means a cage, building or enclosure for the keeping or raising of any species of birds that are not prohibited pursuant to the	Carry forward but change County to City's Animal Control By-law.	Means a cage, building or enclosure for the keeping or raising of any species of birds that are not prohibited

Discussion Paper #4: Parking & Loading Standards

- Parking rates for Brantford and Brant County compared to best practices in:
 - Barrie
 - Guelph
 - Kingston
 - London
 - Milton
 - Oakville
 - Peterborough
 - St. Catharines
 - Vaughan



Discussion Paper #4: Parking & Loading Standards

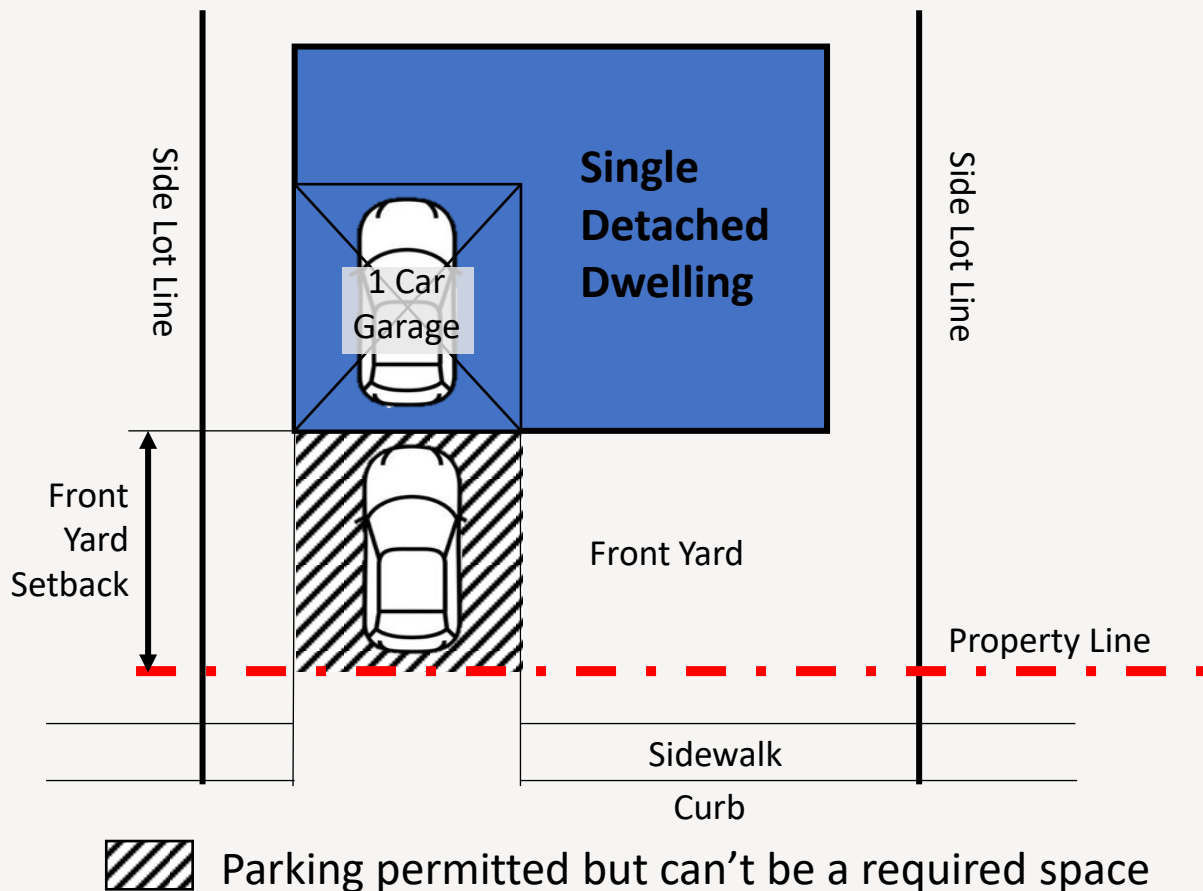
- **Role of Parking Provisions:**
 - Regulate supply of parking to meet demands of residents, employees, and visitors.
 - Reduced parking improves fiscal feasibility of higher density housing forms and encourages transit usage;
 - Especially in Downtown Urban Growth Centre and Intensification Corridors.
- Appropriate parking requirements dependent on:
 - Availability and frequency of transit,
 - Intensity and mix of uses,
 - Timing of maturity of urban structure.

Discussion Paper #4: Parking & Loading Standards

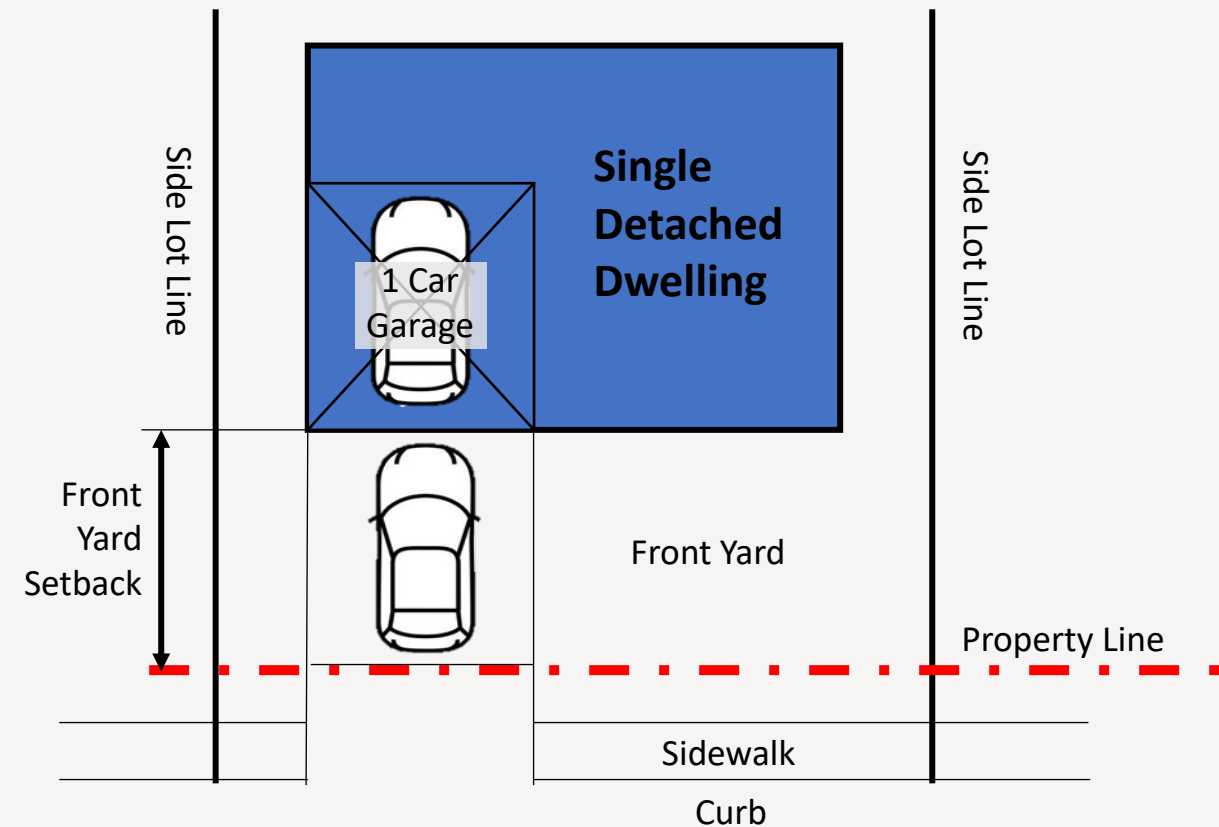
- Recommend several parking rates to be revised:
 - Consistent retail rates of 1 space /25 m² of gross floor area (GFA).
 - **Currently:** 1 space /30 m² of GFA
 - Arenas to require 1 space /50 m² of GFA.
 - **Currently:** 1 space /6 seats, plus 1 space /4 persons
 - Assembly halls based on floor area rather than capacity at 1 space/20 m² GFA.
 - **Currently:** 1 space /8 seats
 - Automobile washing facilities to be addressed under stacking requirements.
 - **Currently:** 5 spaces/ washing bay
 - Apartments to be changed to 1 space/unit plus 0.25 spaces/unit for visitors.
 - **Currently:** 1.5 spaces/ unit
 - Fourplexes, double duplexes and stacked townhouses same as apartments.
 - **Currently:** 1.5 spaces/ unit
 - All industrial type uses to require 1 space/100 m² GFA.
 - **Currently:** Varied

Discussion Paper #4: Parking & Loading Standards

- Single detached dwellings to require 2 spaces and can be in front yard or garage.



Current – 1 parking space required



Proposed – 2 parking spaces required

Discussion Paper #4: Parking & Loading Standards

Other Considerations:

- Increase parking stall width when abutting wall or column other than in a private garage or carport.
- Access to parking/aisle widths organized in a table.
- Accessible parking standards to be revised similar to Brant County.
- Consider a simpler system for determining loading space requirements by different land uses.
- Consider allowing off-site parking to facilitate small infill and intensification.
 - Kingston allows within 60 metres; Oakville allows within 300 metres
 - **Currently:** C1, C2, or M2 Zones allows parking spaces to be off-site within 150 metres
- Add bicycle parking provisions to support active transportation in apartment and mixed-use buildings.
 - e.g. 0.2 space /unit in Barrie, Milton and Vaughan
 - e.g. 6 spaces plus 1 space /additional unit above 20 in St Catharines

Discussion Paper #4: Parking & Loading Standards

- Downtown parking exemption areas to align with Downtown Precincts.



Discussion Paper #4: Parking & Loading Standards

- Consider shared parking for mixed-use zones.

Use	Morning	Noon	Afternoon	Evening
Business service	65%	90%	80%	100%
Community facility	10%	40%	40%	80%
Financial Institution	65%	90%	80%	100%
Garden centre	65%	90%	80%	100%
Health and fitness centre	65%	90%	80%	100%
Hotel and hotel (small scale)	70%	70%	70%	100%
Office	100%	90%	95%	10%
Personal service	65%	90%	80%	100%
Pet care establishment and pet services establishment	65%	90%	80%	100%
Place of assembly	10%	40%	40%	80%
Place of entertainment	10%	40%	40%	80%

Discussion Paper #4: Parking & Loading Standards

- Consider requirements for electric vehicle parking/charging.

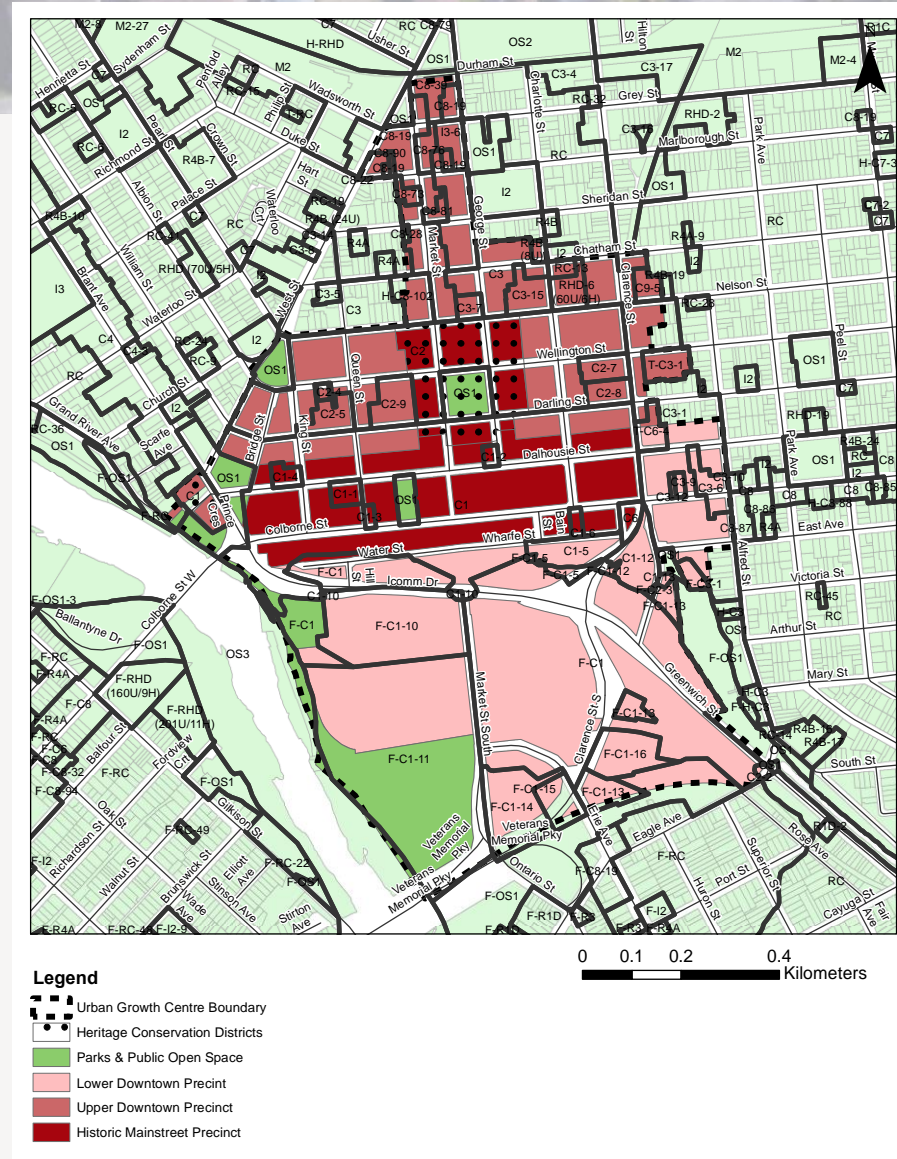
ELECTRIC VEHICLE PARKING – SURFACE PARKING SPACES	
Surface Parking Spaces	Electric Vehicle Parking Spaces (minimum)
0-19	0
20-49	1
50-84	2
85-119	3
120-149	4
150 or more	3% of total required parking



Questions and Comments

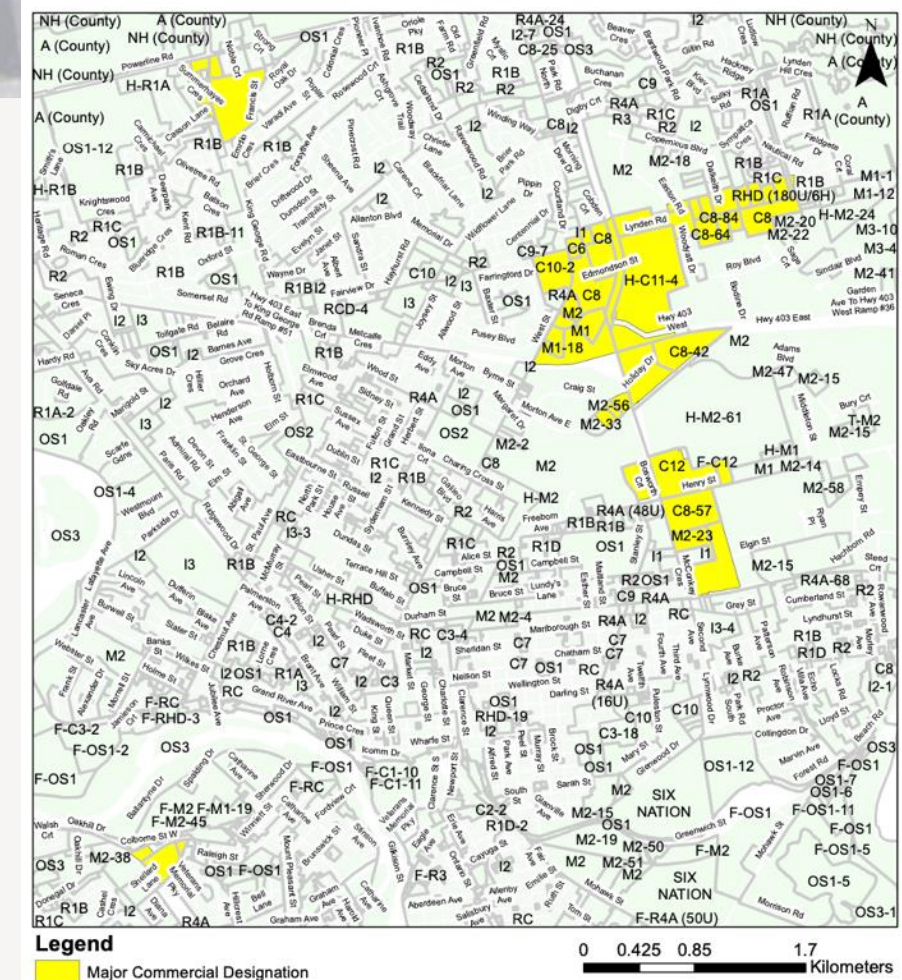
Discussion Paper #5: Mixed-Use Zones

- **New Historic Mainstreets Zone**
 - Overlay to prohibit at grade residential uses along Water, Wharfe, Colborne, Dalhousie and Market Streets
- **New Lower Downtown Zone** allowing heights higher than 8 storeys
- **New Upper Downtown Zone**
 - Existing low-rise residential uses to be zoned Low-Rise Residential
 - Commercial uses to be included in the Upper Downtown Zone
 - Height overlay to regulate heights along arterials and collectors and near Downtown Transit Terminal



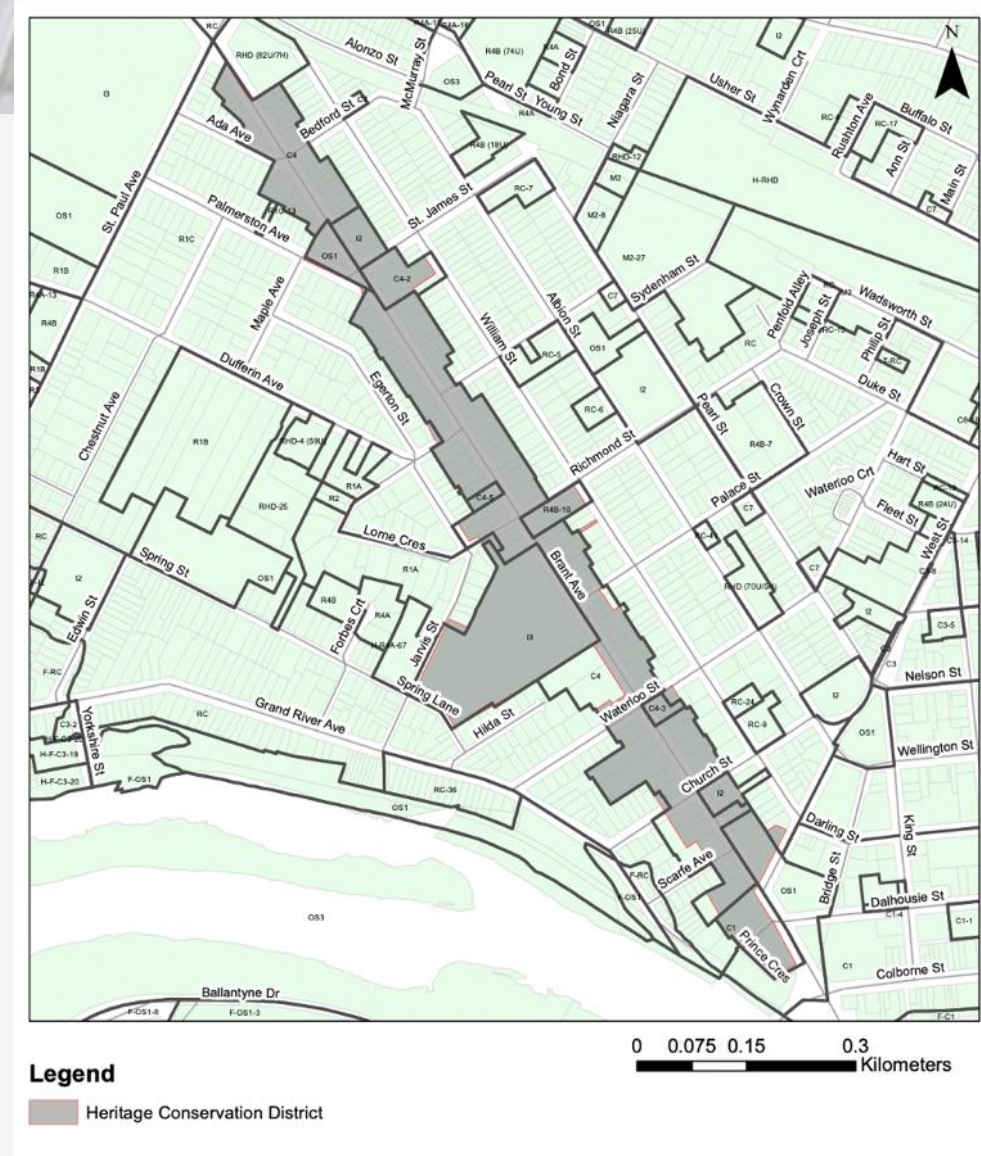
Discussion Paper #5: Mixed-Use Zones

- **New Major Commercial Centre Zone**
 - Accommodate range of residential, commercial, entertainment and community uses
 - Consolidate existing Residential (RHD, R4A) and Commercial (C8, C10 and C11) zones
 - Change existing M1 and M2 zones within the Major Commercial Centre Designation to new Major Commercial Zone



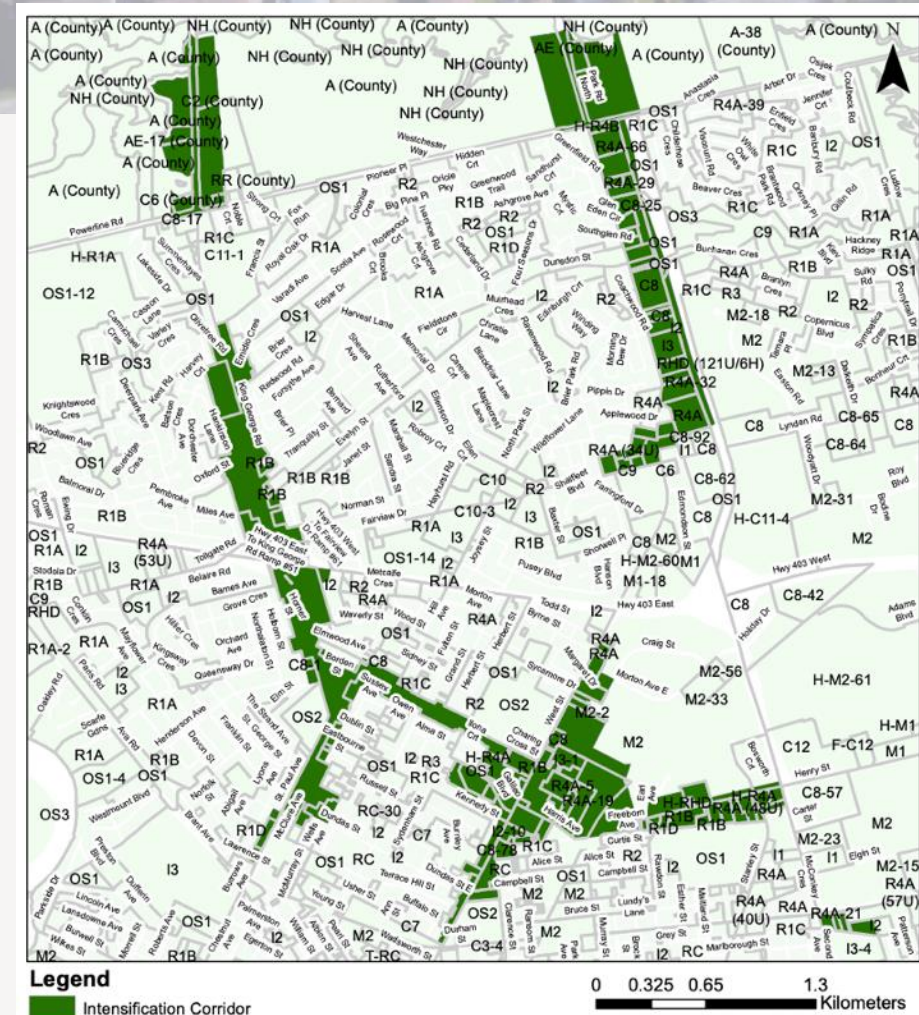
Discussion Paper #5: Mixed-Use Zones

- **Brant Avenue Heritage Conservation District Zone**
 - Different provisions for mixed-use and standalone residential



Discussion Paper #5: Mixed-Use Zones

- **New Intensification Corridor Zone**
 - Institutional uses within this designation should remain zoned Institutional
 - Residential and Industrial zones should be prezoned to the new Intensification Corridor Zone

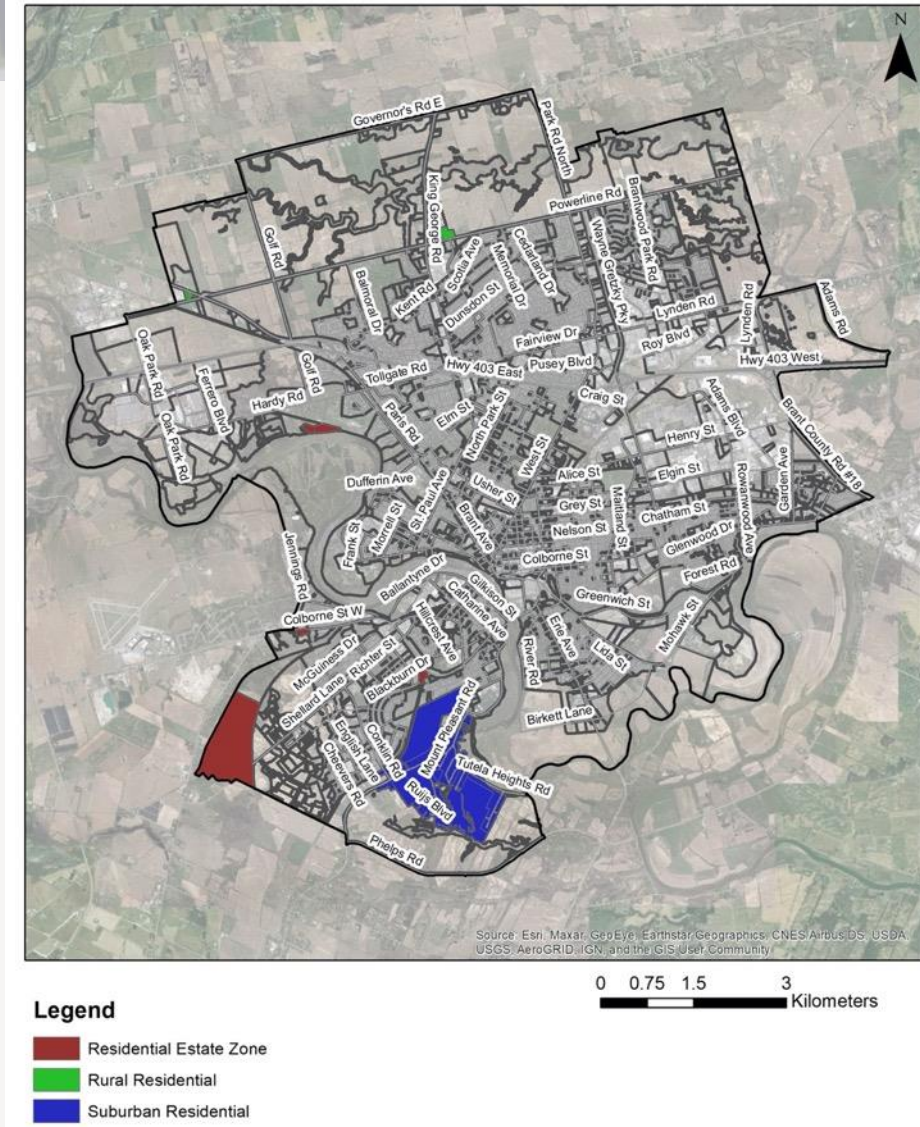




Discussion Paper #6: Residential Zones

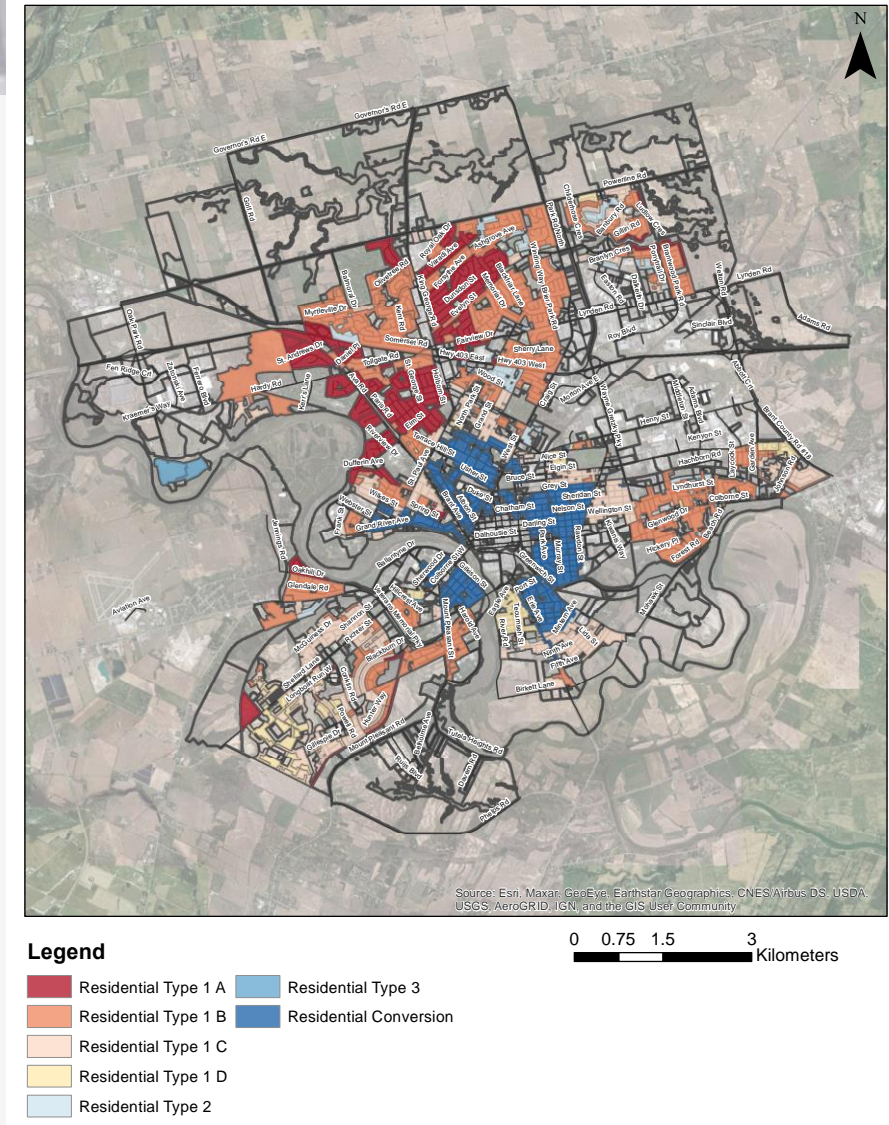


- Consolidate the 13 existing residential zones into six new zones based on similar dwelling types:
 - **Suburban Residential Zone**
 - Combines existing Residential Estate (RE), Rural Residential (RR), and Suburban Residential (SR) zones
 - Permits detached dwellings, accessory buildings, home occupations, and additional residential units



Discussion Paper #6: Residential Zones

- **Low-Rise Residential Zones** - combines R1A, R1B, R1C, R1D, R2, R3, and RC zones
 - **Residential Low-Rise Zone 1 – Existing Neighbourhood Zone (RLR1)**
 - Permits single, semi-detached, duplex dwellings, and additional residential units
 - **Residential Low-Rise Zone 2 – Greenfield Neighbourhood Zone (RLR2)**
 - Permits a range of low-rise and multiple unit dwellings
 - **Residential Low-Rise Zone 3 – Neighbourhood Corridor Zone (RLR3)**
 - Permits multiple unit housing forms



Discussion Paper #6: Residential Zones

- **Mid-Rise Zone**

- Combines existing Residential Medium Density Type A (R4A) and Residential Medium Density Type B (R4B) zones
- Permits all mid-rise density dwelling types with varying built form standards for each housing type
- Maximum height of 6 storeys for new Mid-Rise zoned sites and 4 storeys for existing R4A and R4B zoned sites



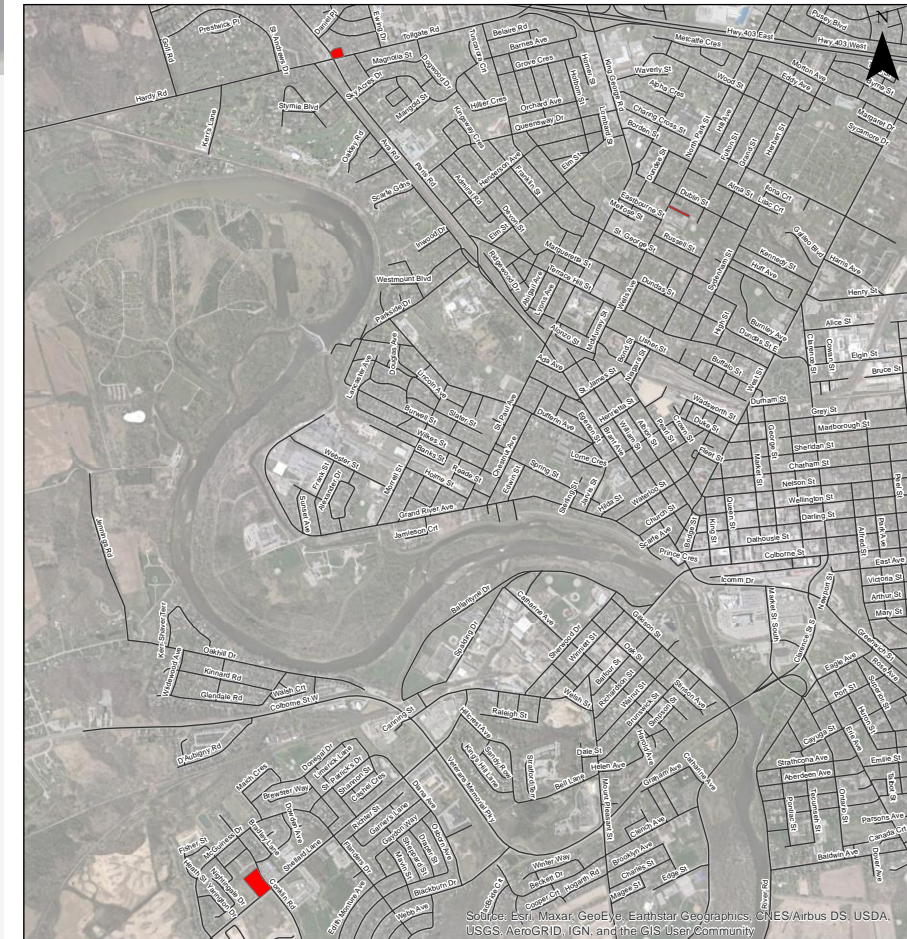
Legend

- Residential Medium Density Type A Zone
- Residential Medium Density Type B Zone

0 0.75 1.5 3
Kilometers

Discussion Paper #6: Residential Zones

- **High-Rise Zone**
 - Carried forward from Residential High Density (RHD)
 - Permits apartment dwellings, group homes and non-residential ground floor uses



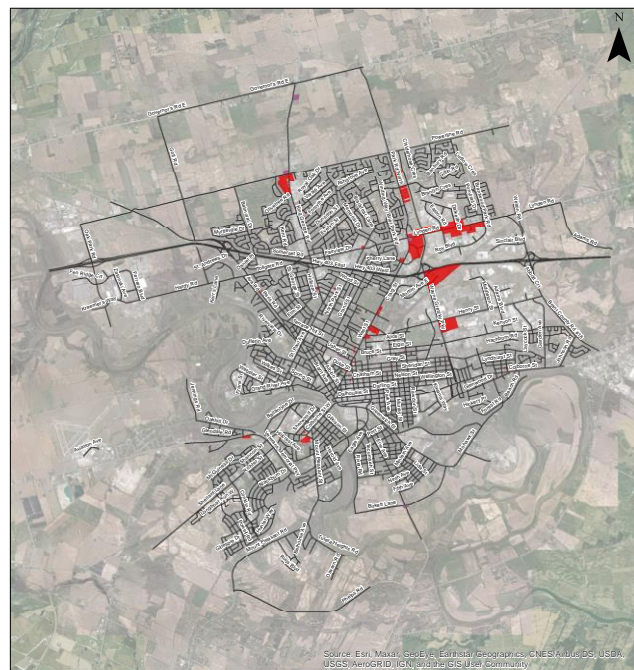
Legend

■ Residential High Density Zone

0 0.325 0.65 1.3 Kilometers

Discussion Paper #6: Residential Zones

- Commercial Zones based on function:
 - Automobile Service/Gas Station Zone
 - Convenience Commercial Zone
 - Neighbourhood Commercial Zone



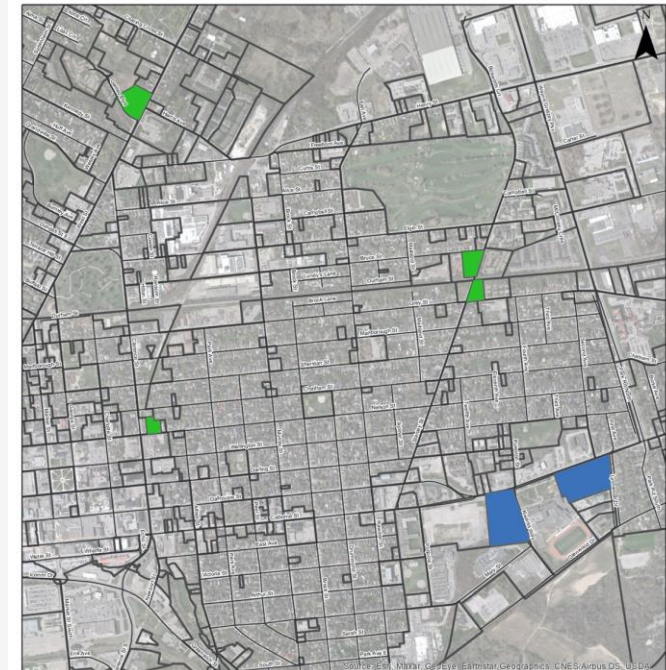
Legend

- Automotive Service Commercial
- General Commercial



Legend

- Convenience Commercial



Legend

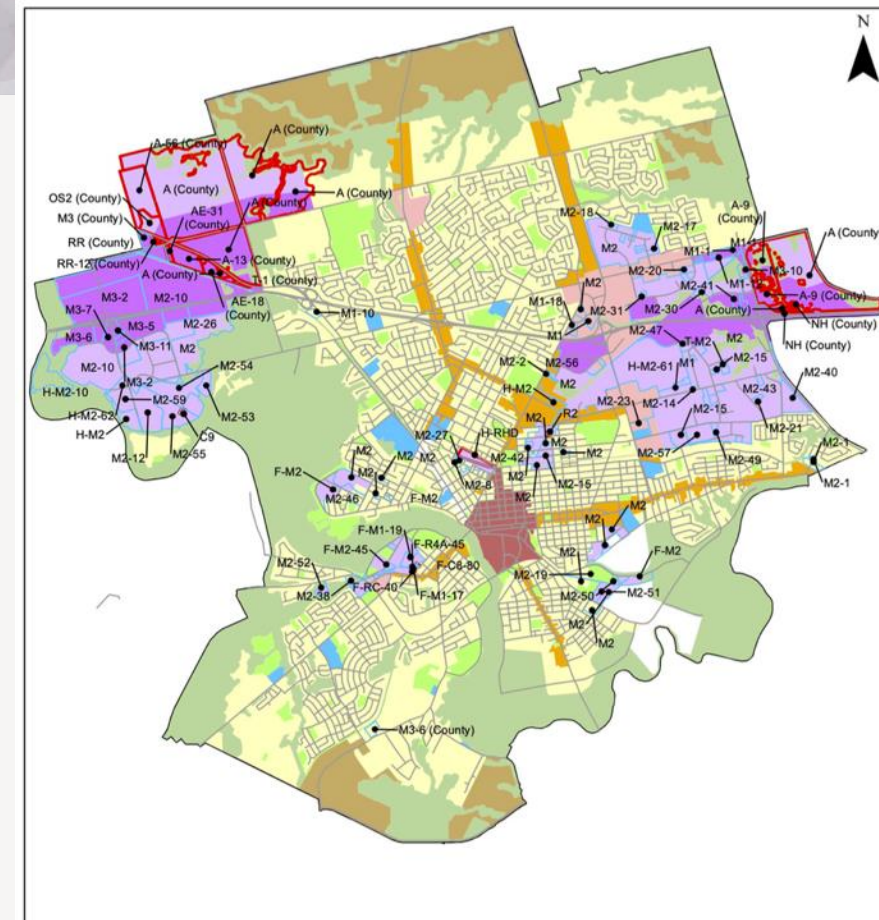
- Community Centre Commercial
- Neighbourhood Centre



Questions and Comments

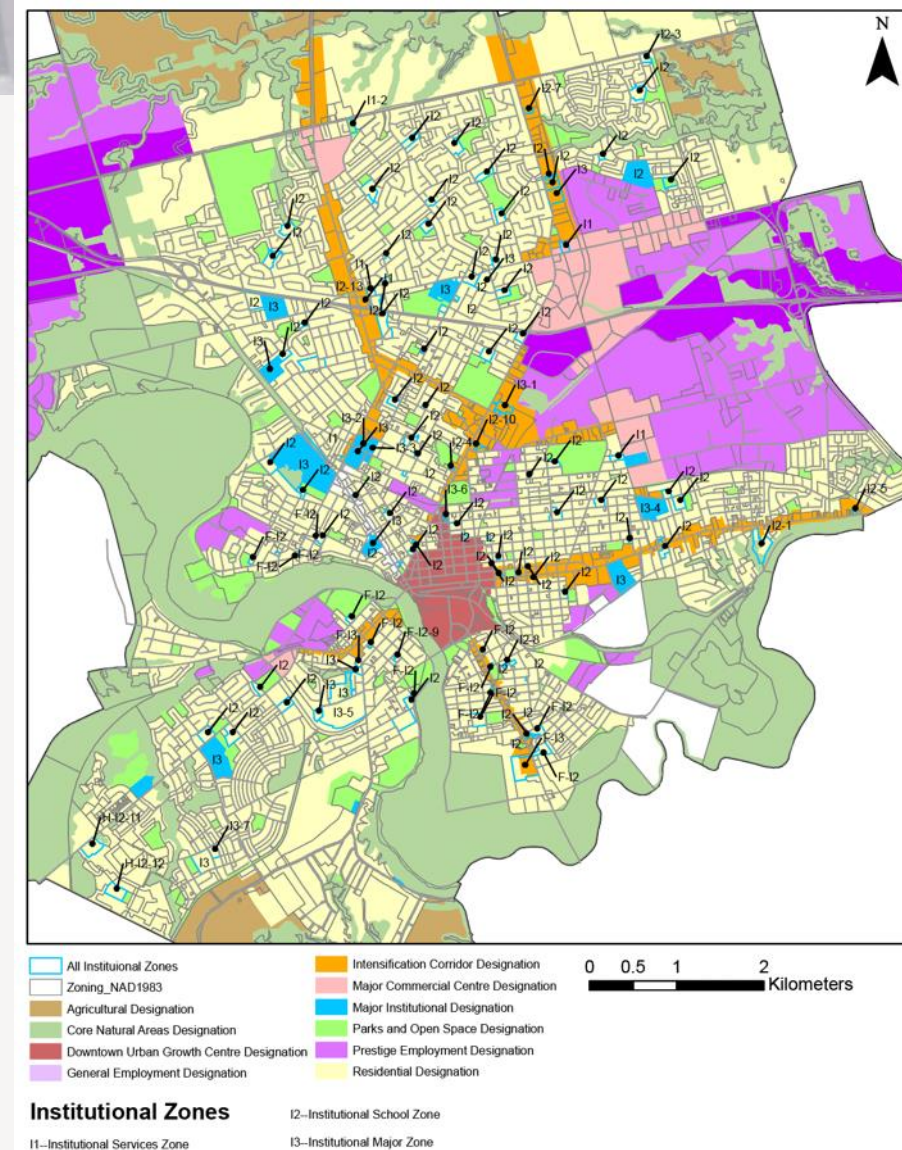
Discussion Paper #7: Employment Zones

- **New General Employment Zone**
 - to apply in General Employment Designation
 - New Zone modelled mainly on existing M2 Zone.
 - Remove used automobile dealerships from permitted uses in the Official Plan.
 - Office uses capped at 50% of GFA
- **New Prestige Employment Zone**
 - to apply in Prestige Employment Designation
 - New Zone modelled mainly on existing M1 and M3 Zones.
 - Offices capped at 4,000 m2.
- **Other Zones in Employment Designation**
 - Agricultural (A), Rural Residential (RR), Neighbourhood Centre Commercial (C9) and Residential High Density (RHD) to be rezoned to an Employment Zone



Discussion Paper #8: Institutional Zones

- Two new Institutional Zones
 - **Major Institutional Zone** for lands within Major Institutional Designation
 - **Minor Institutional Zone** for existing Institutional lands in Residential and Mixed-Use Designations
 - Change existing Institutional Services (I1), Institutional School (I2), and Minor Institutional (N1) zones to new Minor Institutional Zone
- Develop new lot, yard and built form provisions and standards based on uses



Discussion Paper #9: Agricultural Zones

One new **Agricultural Zone** recommended to implement the Agricultural Designation.

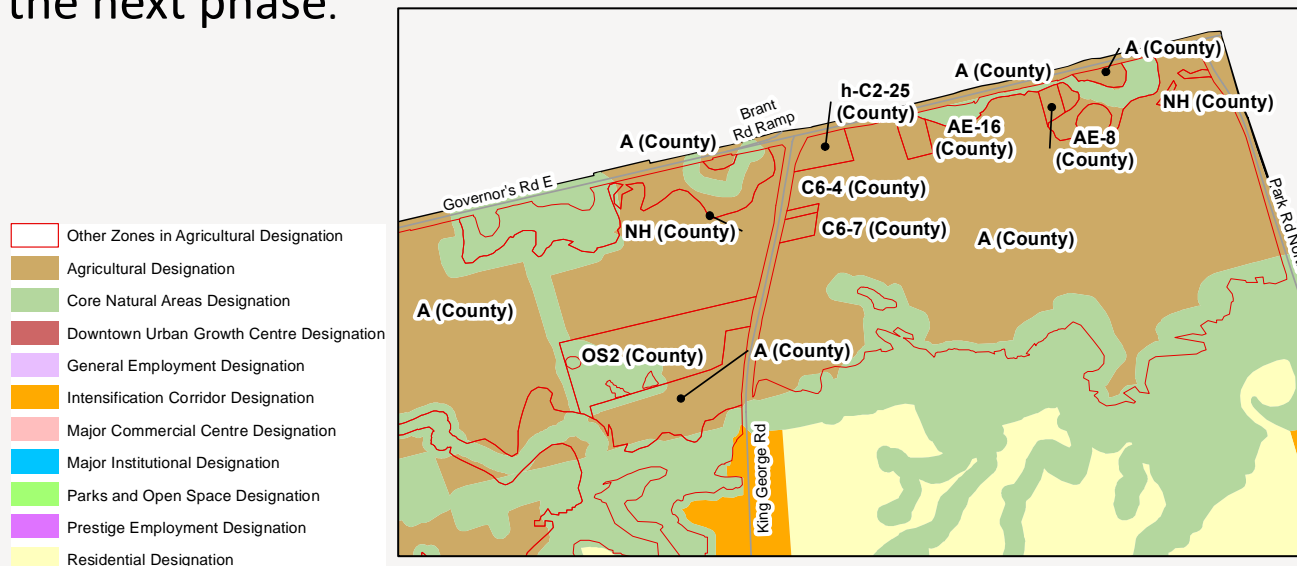
- Existing Agricultural Employment (AE) Zone to be deleted.
 - Two site-specific AE Zones to be carried forward with site-specific permissions under the new Agricultural Zone.
- Include separate lot provisions for farms, dwellings, farm production outlets and greenhouses.



Discussion Paper #9: Agricultural Zones

Recommendations for Existing Non-Agricultural Zones in Agricultural Designation:

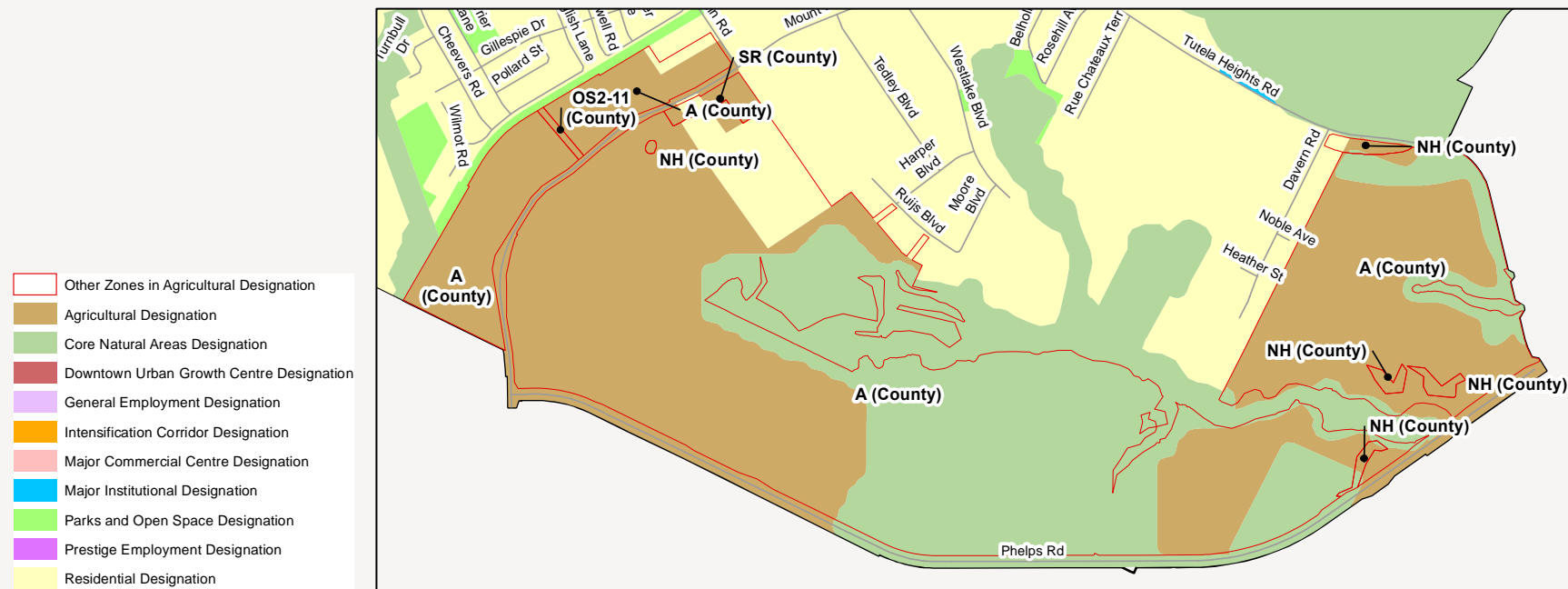
- Change Automotive Commercial (C6) Zone to new Agricultural Zone with site-specific permissions.
- Change Recreational Facilities (OS2) to new Agricultural Zone with a site-specific provision for golf driving range.
- General Commercial (C2) Zone site is vacant with a site-specific provision - Three options will be further explored in the next phase.



Discussion Paper #9: Agricultural Zones

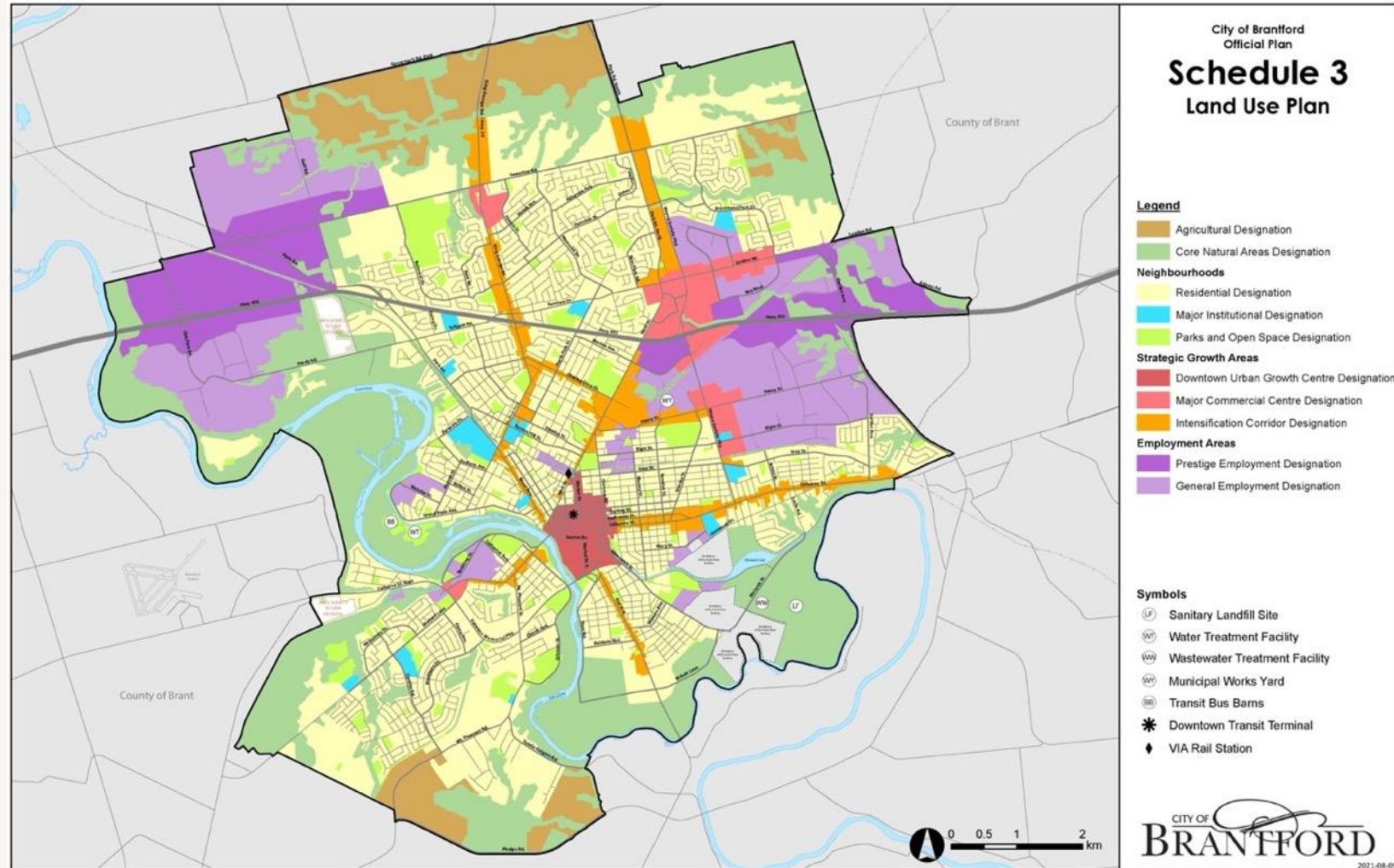
Recommendations for Existing Non-Agricultural Zones in Agricultural Designation:

- Change and Suburban Residential (SR) to new Agricultural Zone.



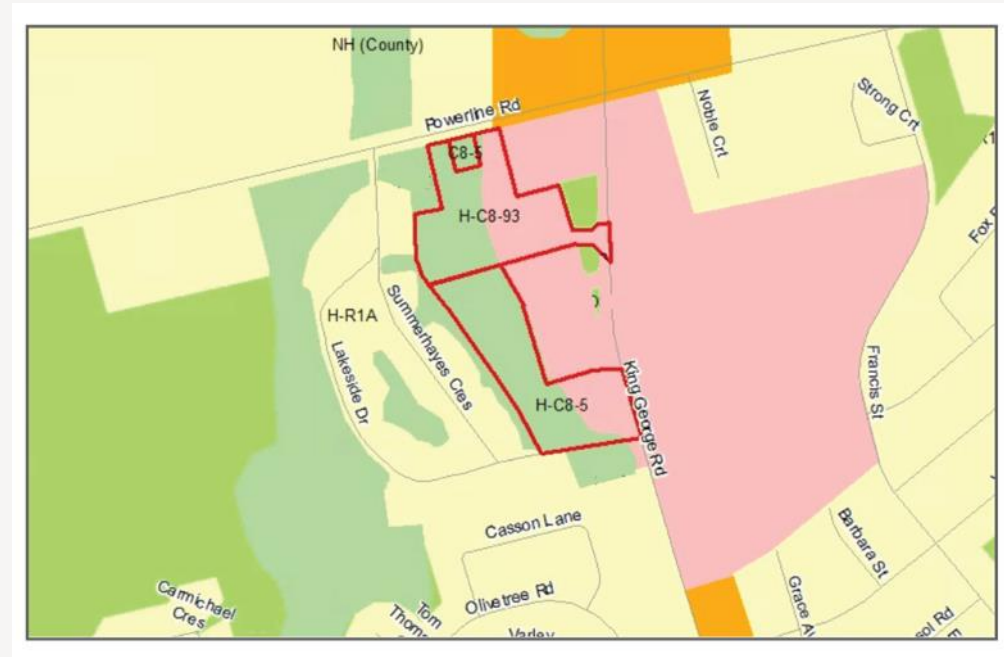
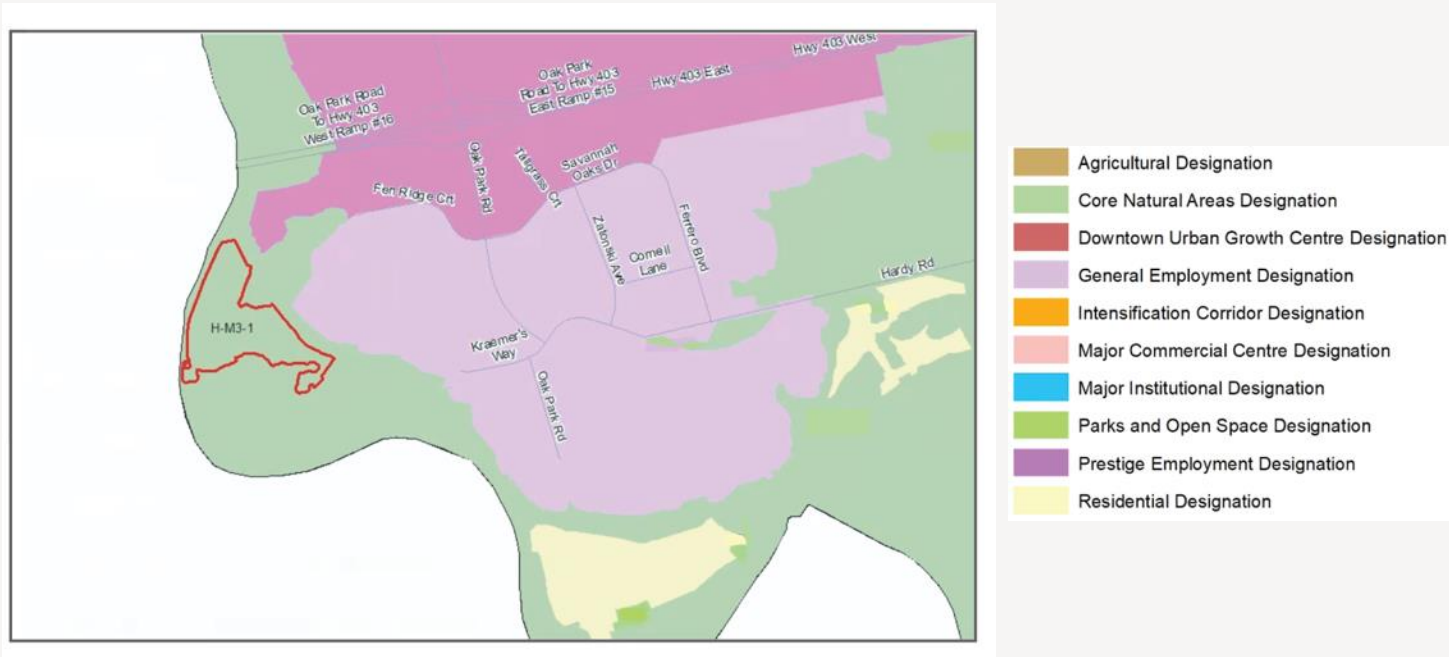
Discussion Paper #10: Other Zones

- New **Core Natural Zone** recommended to implement Core Natural Areas Designation.
- Other Existing Zones in the Core Natural Areas Designation:
 - All lands zoned Agricultural should be rezoned to Core Natural Zone.



Discussion Paper #10: Other Zones

- M3 Zone southwest of Oak Park Road in MPA 24 include in Core Natural Zone with site-specific permission.
- Three vacant C8 zones at King George Road and Powerline Road include in Core Natural Zone where applicable.



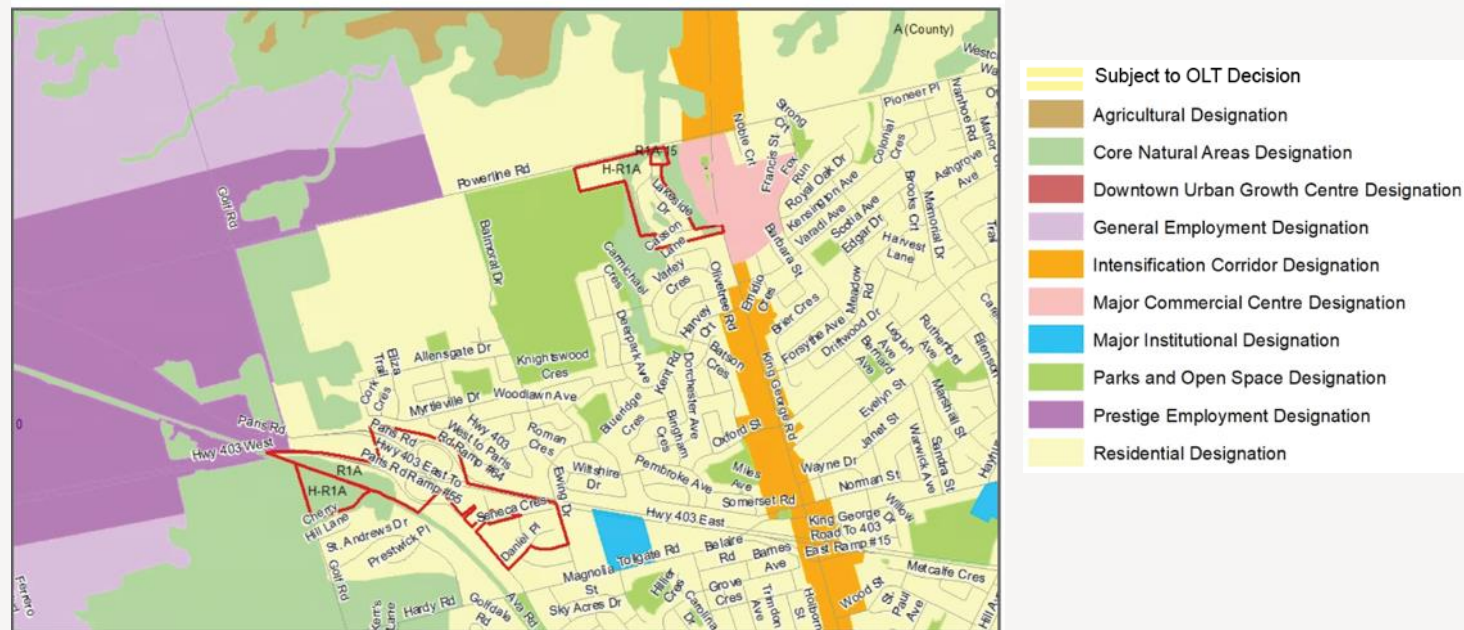
Discussion Paper #10: Other Zones

- RE Zones adjacent to Grand River and Shellard Land in MPA 7 and 20 include in Core Natural Zone with site-specific permission.



Discussion Paper #10: Other Zones

- R1A Zone along Golf Road in MPA 26 include in Core Natural Zone with site-specific permission.
- R1A Zone at Summerhayes Crescent and Power Line Road include in the Core Natural Area where applicable.
- R1B Zones near Hardy Road and Golf Road include in Core Natural Zone with site-specific permission for a single detached dwelling.



Discussion Paper #10: Other Zones

- One new **Open Space Zone** recommended to implement Parks and Open Space Designation.
- Number of existing Institutional uses located in Parks and Open Space Designation
 - Options to amend Official Plan to permit the uses; redesignate to Institutional Designation or apply modified policy area.
- Other Zone Recommendations:
 - Combine Development Constraint Zone into Core Natural Zone with site-specific provision.
 - Highway Commercial Residential (C5) and Industrial Extraction Zone (M4) will be deleted as they do not apply anywhere in Brantford.
 - Create a site-specific Open Space or Core Natural Zone to apply to all archaeological sites.
 - Create an **intake protection overlay zone** that requires a Restricted Land Use Declaration Form.
 - Carry forward the **flood zone overlay**.

Discussion Paper #10: Other Zones

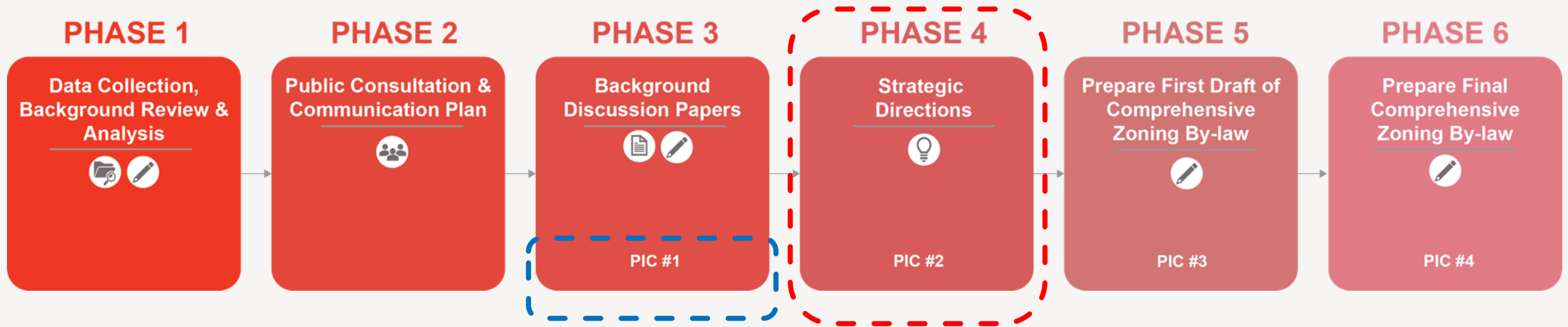
- Zone Planned Unit Development (PUD1) Zone according to the Official Plan designations.





Questions and Comments

Next Steps



- Public Information Centre #1 – June 8th (virtual) and June 16th (in-person)
- Presentation to Committee of the Whole – Planning and Administration – July 12th
- Strategic Directions will include recommendations by zone and set out the structure of the new Zoning By-law