

# Intensification Corridor Open House

Monday, April 22; Time: 6pm - 8pm  
Location: Council Chambers, City Hall, 58 Dalhousie St, Brantford

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## Open House Format

### Intent

The City of Brantford is preparing a new, updated Zoning By-law. The new Zoning By-law will contain specific requirements for the development and use of parcels of land. The proposed Intensification Corridor (IC) Zone is intended to align with its underlying Official Plan designation. The intent of this open house is for project team staff to meet with property owners and residents located within or in close proximity to the proposed Intensification Corridor Zone.

### Process

- As you enter Council Chambers there are several boards that identify the function and vision of the intensification corridors, permitted uses and zoning requirements for the IC zone, and additional development requirements that will shape how development occurs.
- Maps are placed around Council Chambers that identify specific intensification corridor areas in the City proposed in the new draft Zoning By-law.
- Near each map, there are example images and renderings of potential forms of development you might see in the Intensification Corridor.
- Staff are available around the room to help answer questions, and listen to your feedback.

Learn more at: [www.Brantford.ca/ZoningBylaw](http://www.Brantford.ca/ZoningBylaw)  
Have questions or comments after the open house? We'd love to hear from you.  
Email us at: [NewZBLProject@brantford.ca](mailto:NewZBLProject@brantford.ca) or give us a call at: 519-759-4150

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## VISION AND FUNCTION

The City of Brantford Official Plan identifies intensification corridors along key arterial roads that function as connective spines for the City, and serve as destinations for their surrounding neighbourhoods.

As the City grows, these corridors will play an integral role in the City's overall growth management strategy. They are intended to:

- be intensified, vibrant, mixed use areas that are pedestrian and transit oriented
- offer a full range of compatible land uses at a variety of different scales and densities
- flexible and responsive to land use pattern changes and demands



**Proposed Intensification Corridor Zone**

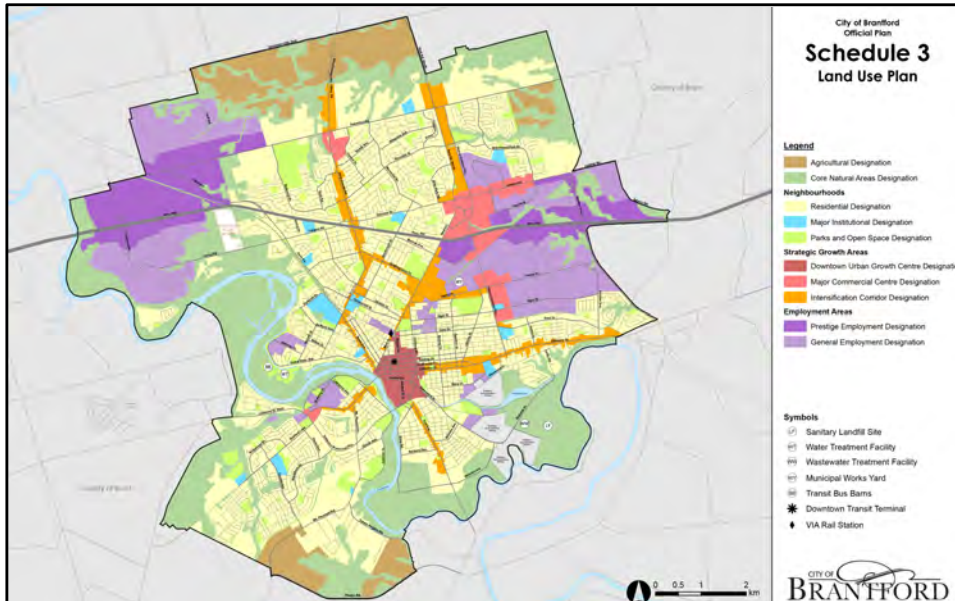
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## Connections: Official Plan & New Proposed Zoning By-law

The City's Official Plan was approved 2021. The City is required under Provincial legislation to update its Zoning By-law to conform to the Official Plan. Updating the Zoning of the City's **Intensification Corridors** is just one component of the new proposed Zoning-law that will implement both the City's and Provincial policy direction.



Official Plan – In Effect Land Use Designations



Draft New Zoning By-law – Proposed Zones

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# INTENSIFICATION CORRIDOR ZONE

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## Permitted Uses

- Additional residential unit
- Apartment dwelling
- Group correctional home
- Fourflex
- Home child care
- Live-work
- Lodging house
- Mixed use building
- Retirement home
- Short term rental accommodation
- Townhouse (\*Q1)
  - Back-to-back townhouse dwelling
  - Block townhouse dwelling
  - Stacked townhouse dwelling
  - Street townhouse dwelling
- Alternative health care
- Art gallery
- Automobile repair garage
- Automobile sales establishment
- Automobile supply store
- Banquet hall
- Bar
- Bed and breakfast establishment, as a secondary use
- Brewing on premises establishment
- Building supply centre
- Catering service establishment
- Commercial parking area
- Commercial school
- Crisis residence
- Drive through
- Elementary school
- Funeral homes
- Grocery store
- Home improvement centre
- Home occupation, as a secondary use
- Hotel
- Medical clinic
- Microbrewery
- Museum
- Neighbourhood convenience store
- Nursery garden centre
- Office, general
- Office, medical
- Personal service
- Pharmacy
- Place of assembly
- Place of entertainment/ recreation
- Place of worship
- Post-secondary school
- Public transit facility
- Restaurant
- Retail store
- Service or repair shop
- Studio
- Taxi establishment
- Theatre
- Veterinary clinic

\*Q1 - Townhouse built forms shall not be permitted within 50 metres of an arterial road except where the lot depth is less than 35 metres

# INTENSIFICATION CORRIDOR ZONE

## Applicable Zoning Provisions

Table 27: Provisions for the Intensification Corridor Zone

Provision	Apartment Building / Mixed Use	Block townhouse Dwelling	Stacked townhouse Dwelling	Street townhouse Dwelling with Detached Rear Garage	Street townhouse with Integral Rear Garage	Non-residential uses
1. Minimum lot frontage	NR	30 m	NR	5.5 m	5.5 m	NR
2. Minimum lot area	NR	135 m <sup>2</sup> /unit	100m <sup>2</sup> /unit	165 m <sup>2</sup> /unit	110m <sup>2</sup> /unit	NR
3. Maximum lot coverage	NR	40%	50%	60%	75%	40%
4. Minimum height	3 storeys	3 storeys	3 storeys	3 storeys	3 storeys	3 storeys
5. Maximum height	12 storeys (1)	15 m	15 m	15 m	15 m	12 m
6. Minimum building step back	1.5 m above 3 storeys (2)	NR	NR	NR	NR	NR
7. Minimum ground floor height for mixed use buildings	4.5 m	NR	NR	NR	NR	4.5 m
8. Minimum front yard	3 m	4.5 m	4.5 m	4.5m	4.5 m	3 m
9. Minimum rear yard abutting a Residential or Mixed Use Zone	7.5 m	7.5 m	7.5 m	2.5m (3)	2.5m (3)	7.5 m
10. Minimum rear yard abutting a non-residential zone	7.5 m	7.5 m	7.5 m	2.5m (3)	2.5m (3)	0 m
11. Minimum interior side yard abutting a building with windows on the facing wall	5.5 m	1.2 m	1.2 m	1.2 m (4)	1.2 m (4)	5.5 m
12. Minimum interior side yard where the mixed use building has windows facing the interior side yard	5.5 m	NR	NR	NR	NR	NR
13. Minimum interior side yard abutting any other zone	0 m	1.2 m	1.2 m	1.2 m	1.2 m	0 m
14. Minimum exterior side yard	3 m	3 m	3 m	3 m	3 m	3 m
15. Minimum amenity space	5 m <sup>2</sup> /unit (6)	15 m <sup>2</sup> /unit (5)	8 m <sup>2</sup> /unit (5)	25 m <sup>2</sup> /unit (5)	15 m <sup>2</sup> /unit (5)	NR
16. Minimum landscaped open space	30%	30%	50%	75% (7)	75% (7)	10%

**Notes:**

- (1) Except along Erie Avenue where the maximum building height shall be 6 storeys.
- (2) Applies to mid-rise buildings of 5 to 8 storeys in height within a pedestrian prominent area and elsewhere where ground floor commercial uses are proposed.
- (3) To a garage or carport.
- (4) Except that where dwellings on abutting lots share a common wall, no interior side yard shall be required.
- (5) Must be provided outdoor.
- (6) A minimum of 50% of amenity space must be provided outdoor and a minimum of 25% must be indoor. This provision does not apply to a long-term care home.
- (7) Applies only to the front yard.

### 6.8.1 Additional Provisions

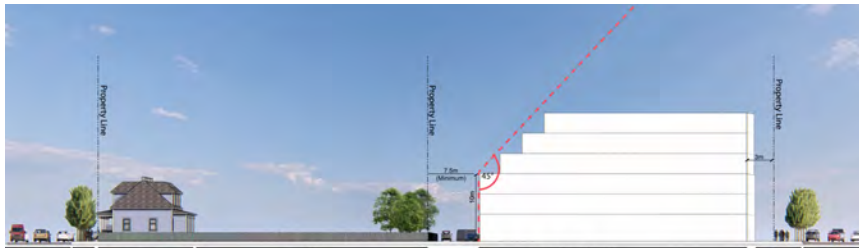
- a) The following provisions apply to a **mixed use building** or non-residential **building** in the Intensification Corridor Zone:
  - i. Ground floor commercial uses shall be required in pedestrian prominent areas delineated with a "-PP" after the **zone** symbol on Schedule A and **residential uses**, except for a lobby and associated loading and garbage collection facilities, shall not be permitted on the ground floor.
  - ii. Retail, and service uses shall be capped at 8,000 square metres of **gross floor area** per commercial tenant.
  - iii. **Office** uses shall be capped at 4,000 square metres of **gross floor area**.
- b) The additional provisions of Section 6.4.2 shall apply to **apartment buildings**, **mixed use buildings** or **retirement homes** in the Intensification Corridor Zone.
- c) The following provisions apply to **block townhouse dwellings** in the Intensification Corridor Zone:
  - i. The minimum width of each **dwelling unit** shall be 5.5 metres.
  - ii. The minimum separation distance between **block townhouse dwellings** on the same **lot** shall be 3.0 metres for an end wall to end wall condition, 15 metres for a rear wall to rear wall condition, and 15 metres for a front wall to front wall condition.
  - iii. The minimum distance from an end wall to a **private street** shall be 1.8 m.
  - iv. The minimum distance from a wall other than an end wall to a **private street** shall be 3.0 m.
  - v. The minimum distance from an **integral garage** of a **block townhouse dwelling unit** to a **private street** shall be 5.8 m.
- d) The following provisions apply to **stacked townhouse dwellings** in the Intensification Corridor Zone:
  - i. The minimum distance from an end wall to an internal roadway shall be 1.5 metres.
  - ii. The minimum distance from a wall other than an end wall to an internal **driveway** shall be 3.0 metres.
  - iii. The minimum distance from an **integral garage** of a **stacked townhouse dwelling unit** to an internal roadway shall be 5.8 metres.
  - iv. The minimum separation distance between **buildings** on the same **lot** shall be 3.0 metres for an end wall to end wall condition, 15 metres for a rear wall to rear wall condition and 15 metres for a front wall to front wall conditions.

# Building Heights and Massing of New Developments

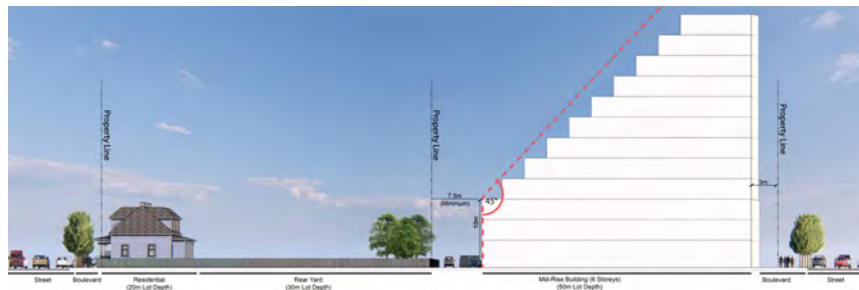
## Addressing Adjacency to Mid and Low-Rise Built Forms

Rear yards or side yards of a lot containing an **apartment, mixed use building** or **retirement home** that abuts a lot in the Suburban Residential (SR), Existing Neighbourhood Low-rise (NLR) or Greenfield Neighbourhood Low-rise (GNLR) zone, the following applies:

- ❑ The **building height** shall be limited by a **45 degree angular plane** that is measured from a height of 10 m at the:
  - 7.5 m setback from an adjoining SR, NLR or GNLR zone (rear yard).
  - 5.5 m setback from an adjoining SR, NLR or GNLR zone (side yard).



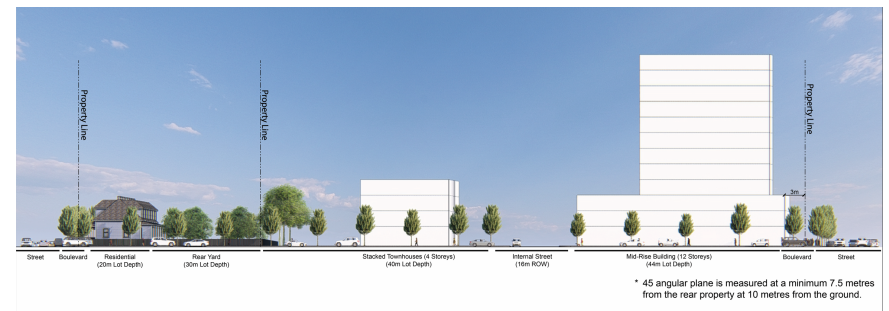
\* 45 angular plane is measured at a minimum 7.5 metres from the rear property at 10 metres from the ground.



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**Apartment buildings, mixed-use buildings or retirement buildings** permitted in the IC zone must follow the additional provisions set out in Section 6.4.2 of the Zoning by-law. Example provisions include:

- ❑ Where buildings are 8 storeys or more in height, the following applies:
  - A 2 to 3 storey podium shall be provided;
  - The tower portion of the building shall be set back a minimum of 3 m from the podium;
  - The tower portion of an apartment or mixed use building shall be setback 12.5 m from all property lines, except when facing a street;
  - The maximum size of the floor plate above the podium shall be 750 m<sup>2</sup>
- ❑ The maximum building length facing the front lot line shall be 60 m.
- ❑ The minimum depth of a balcony shall be 1.2 m.



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# Renderings and Example Images



Guelph - 73 Arthur St (12 storey residential building)



Kitchener - 698 Waterloo Regional Rd 15 (6 storey residential building)



Burlington - Kingsway Dr and Plains Rd East (6 Storey Mixed use building)

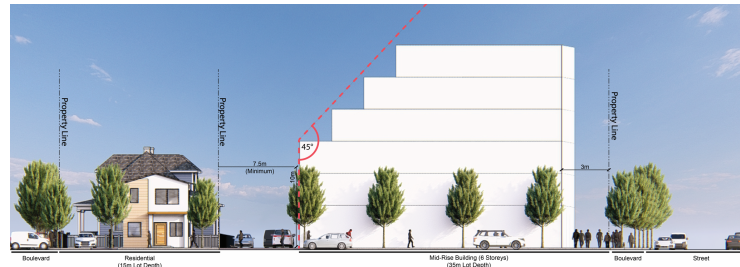


Waterloo - 21 Allen St (6 storey residential building)



Kitchener - 12 Lousia St (6 storey Residential building)

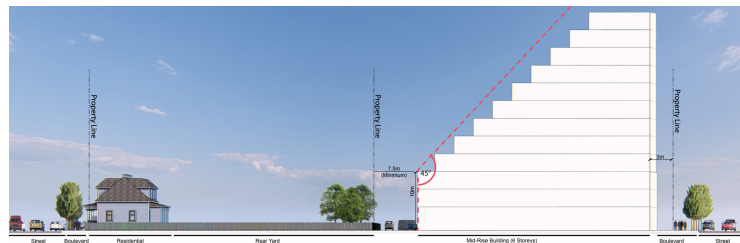
- Change within the corridors will occur gradually over time as sites are redeveloped.
- Future development will take the following built forms:
  - Commercial, office and other non-residential buildings up to 12 metres (3 storeys) in height
  - Row, back-to-back or stacked townhouses of 3 to 4 storeys
    - On lots less than 35 m in depth, or at the rear of lots greater than 35 m in depth
- Apartment buildings and Mixed-use buildings (with apartments above commercial uses) of 3 to 12 storeys (6 storeys on Erie Avenue)
  - Deeper lots backing onto residential zones (SR, NLR, GNLR) will accommodate greater height closer to the road
  - Ground floor commercial is required in planned “pedestrian-predominant” areas, identified on the maps as IC-PP



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Waterloo - Erb Street Corridor



Guelph - 1219 Gordon St (5 storey mixed-use building)



Toronto - 385 Osler St (6 storey residential building)



Kitchener - 217 King St S (6 storey Mixed- use Building)



Guelph - Gordon Street Intensification Corridor



Toronto -1638 Bloor St W

# Renderings and Example Images

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Kitchener - 12 Lousia St (6 storey Residential building)



Waterloo - 21 Allen St (6 storey residential building)



Kitchener - 698 Waterloo Regional Rd 15 (6 storey residential building)



Guelph - 1219 Gordon St (5 storey mixed-use building)



Burlington - Kingsway Dr and Plains Rd East (6 Storey Mixed use building)



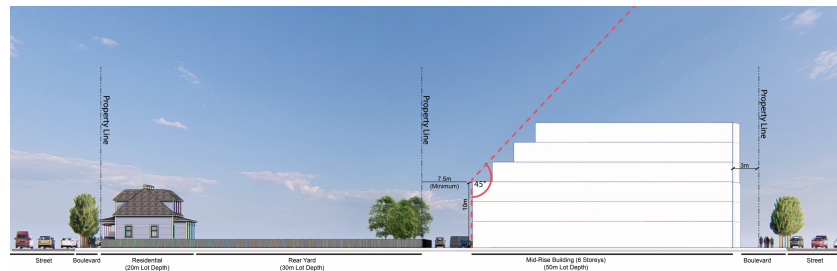
Toronto - 385 Osler St (6 storey residential building)



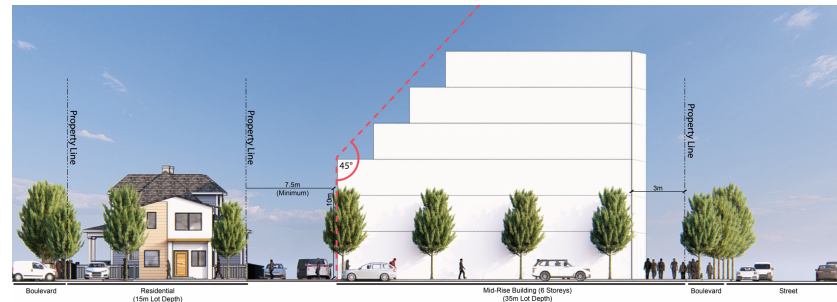
Kitchener - 217 King St S (6 storey Mixed Use Building)



Guelph - Gordon Street Intensification Corridor



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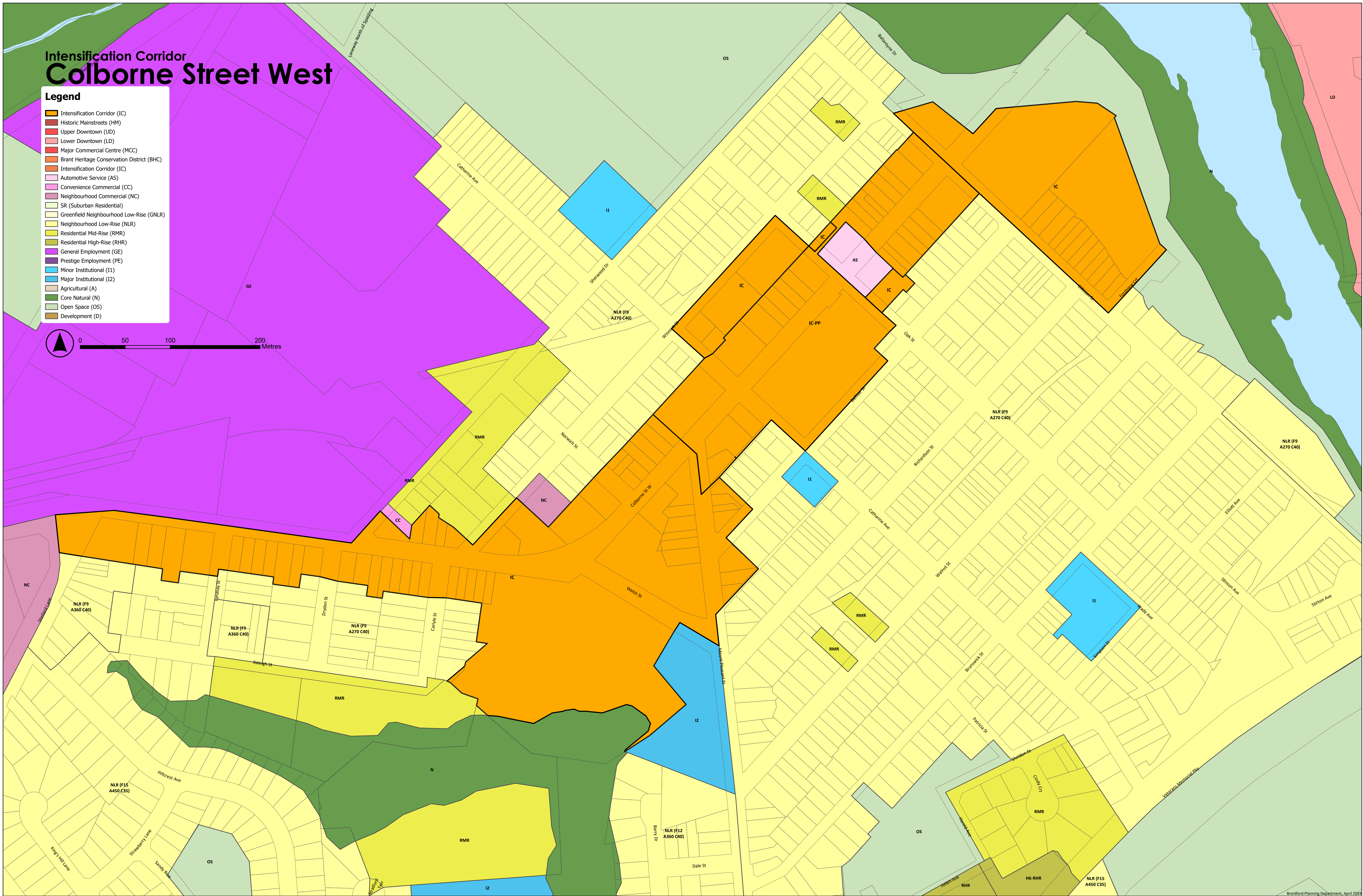
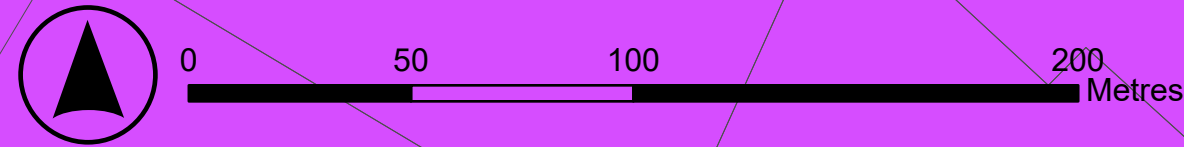
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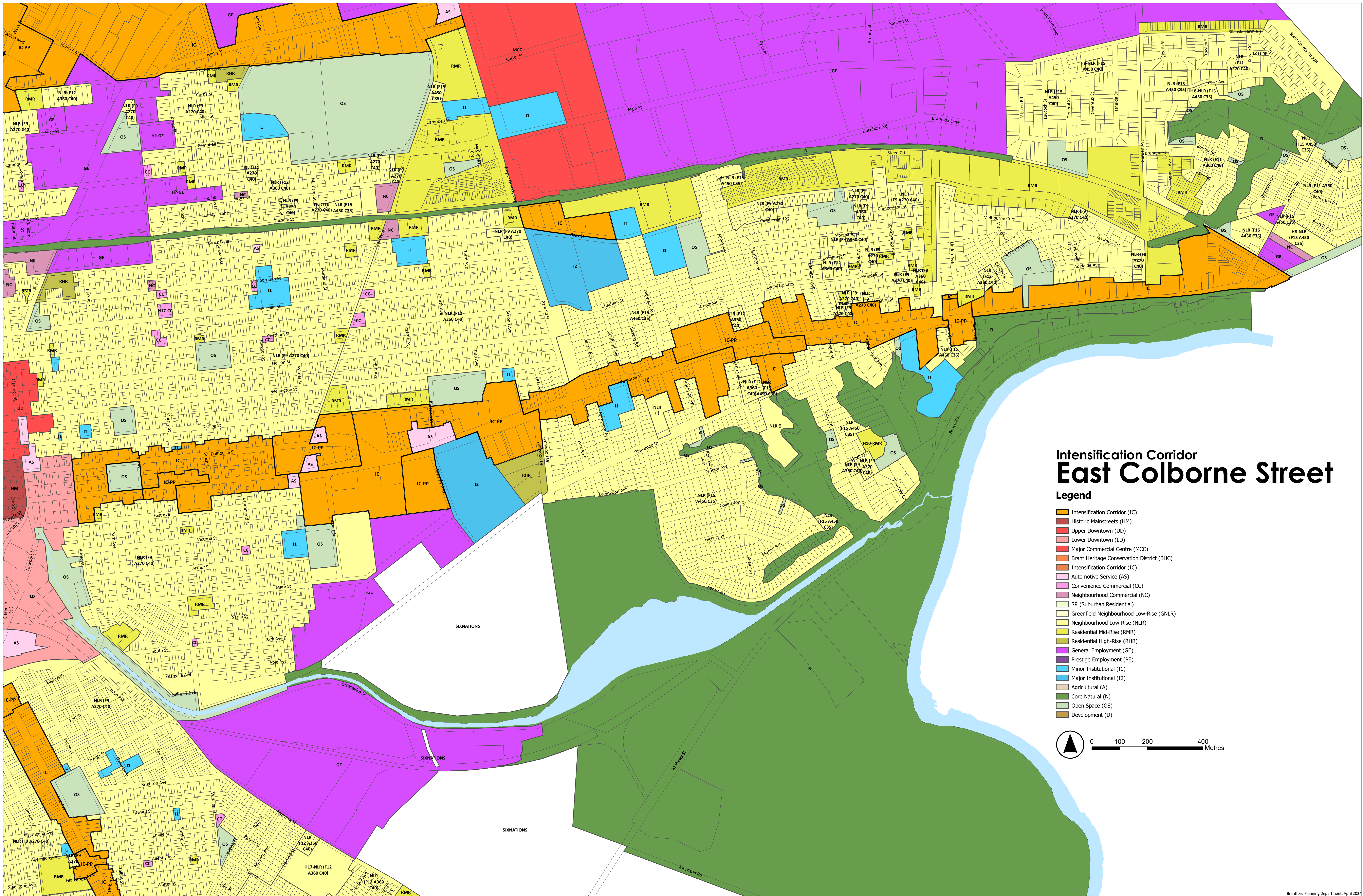


# Intensification Corridor Colborne Street West

## Legend

- Intensification Corridor (IC)
- Historic Mainstreets (HM)
- Upper Downtown (UD)
- Lower Downtown (LD)
- Major Commercial Centre (MCC)
- Brant Heritage Conservation District (BHC)
- Intensification Corridor (IC)
- Automotive Service (AS)
- Convenience Commercial (CC)
- Neighbourhood Commercial (NC)
- SR (Suburban Residential)
- Greenfield Neighbourhood Low-Rise (GNLR)
- Neighbourhood Low-Rise (NLR)
- Residential Mid-Rise (RMR)
- Residential High-Rise (RHR)
- General Employment (GE)
- Prestige Employment (PE)
- Minor Institutional (I1)
- Major Institutional (I2)
- Agricultural (A)
- Core Natural (N)
- Open Space (OS)
- Development (D)

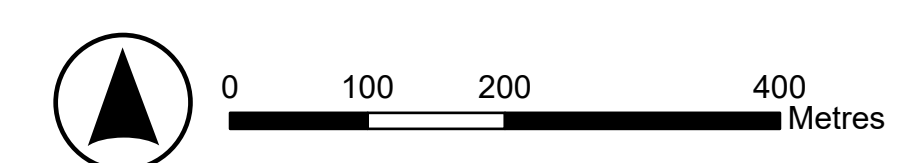




# Intensification Corridor East Colborne Street

## Legend

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- Lower Downtown (LD)
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- Brant Heritage Conservation District (BHC)
- Intensification Corridor (IC)
- Automotive Service (AS)
- Convenience Commercial (CC)
- Neighbourhood Commercial (NC)
- SR (Suburban Residential)
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- Residential Mid-Rise (RMR)
- Residential High-Rise (RHR)
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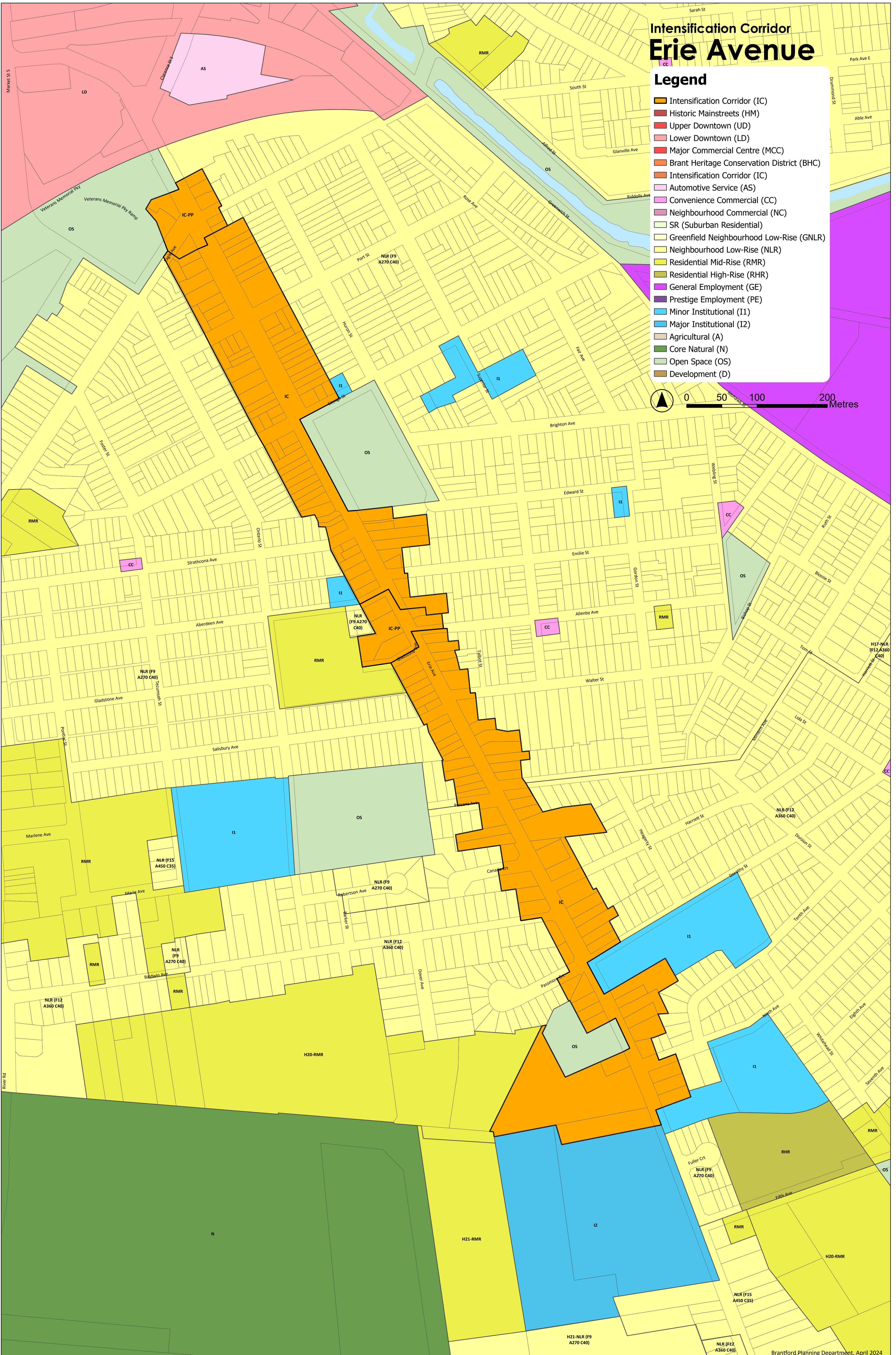
# Intensification Corridor Erie Avenue

## Legend

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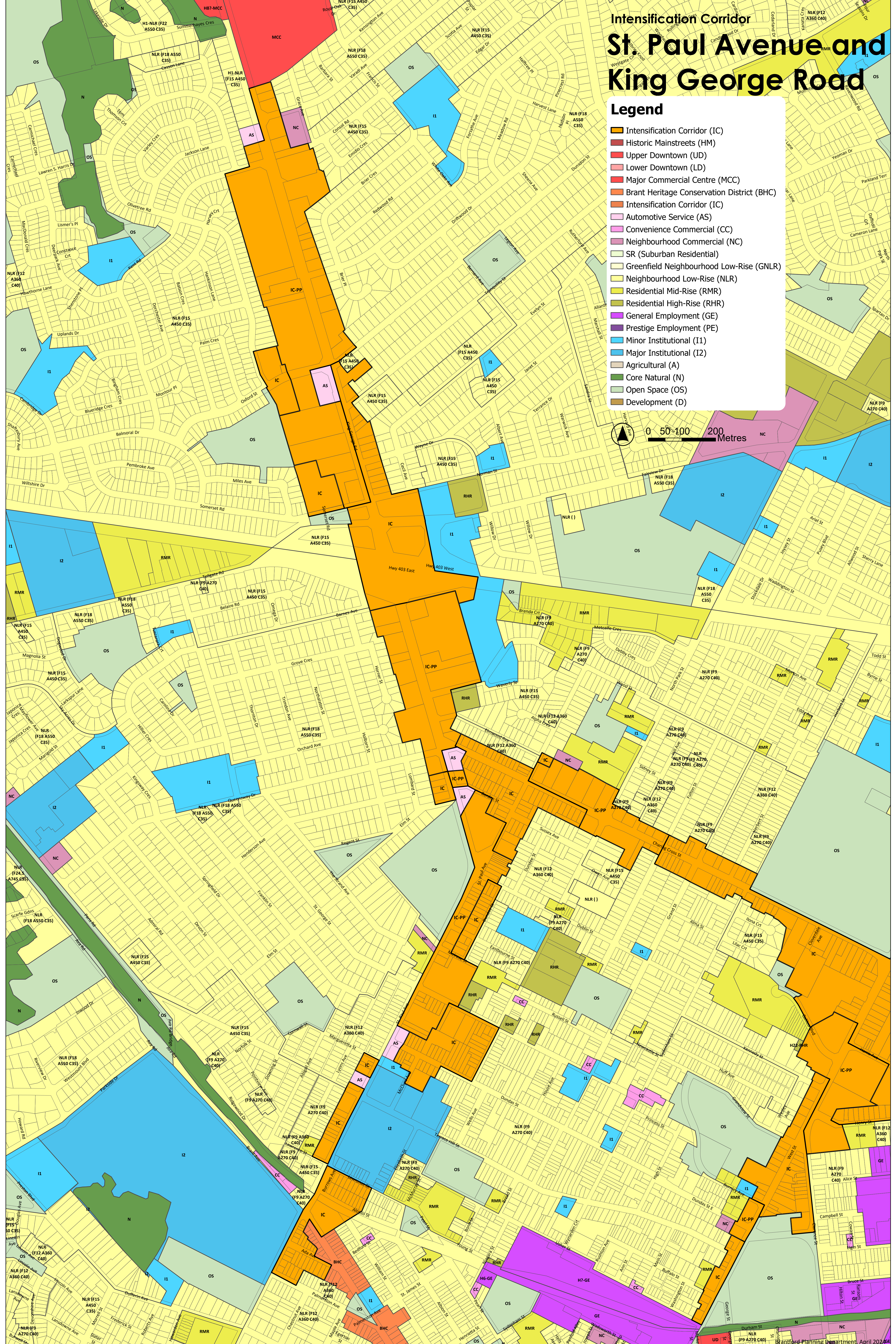
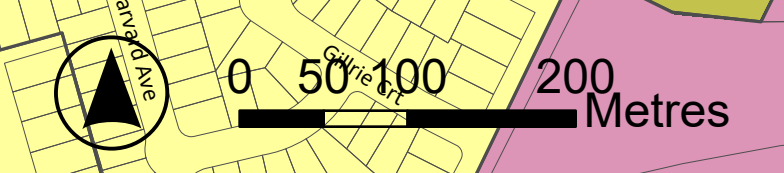


0 50 100 200 Metres



# Intensification Corridor St Paul Avenue and King George Road

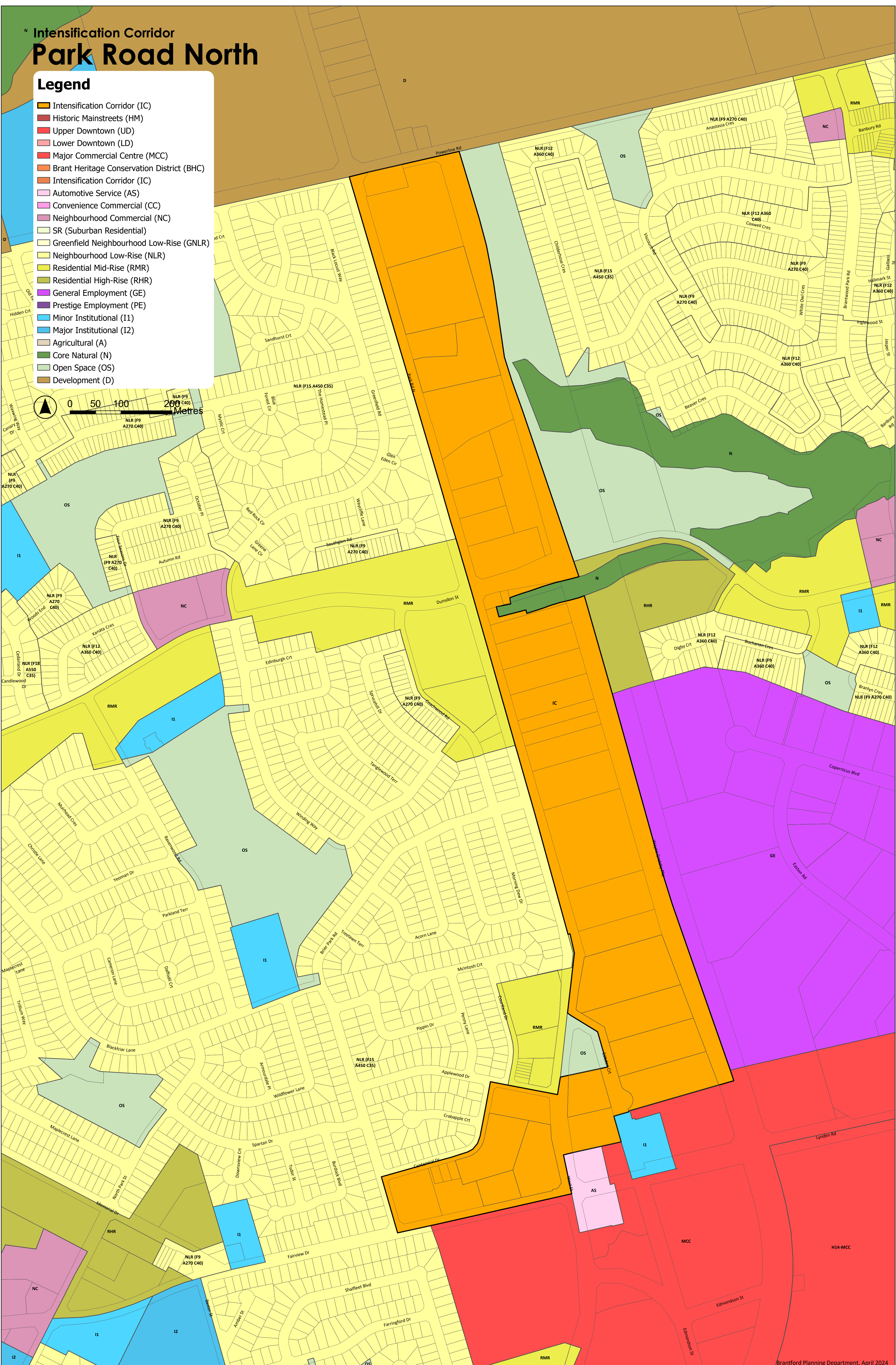
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  - Minor Institutional (I1)
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  - Agricultural (A)
  - Core Natural (N)
  - Open Space (OS)
  - Development (D)



# Intensification Corridor Park Road North

## Legend

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# Intensification Corridor Charing Cross Street

- Legend
- Intensification Corridor (IC)
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  - Upper Downtown (UD)
  - Lower Downtown (LD)
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