

# **Planning & Development Committee**

January 04, 2022

**OPA2-21-AW & ZBA31-21-AW**

**MRC Tech Inc**

1130-1146 Colborne Street East, County of Brant



# PLANNING & DEVELOPMENT COMMITTEE

January 04, 2022



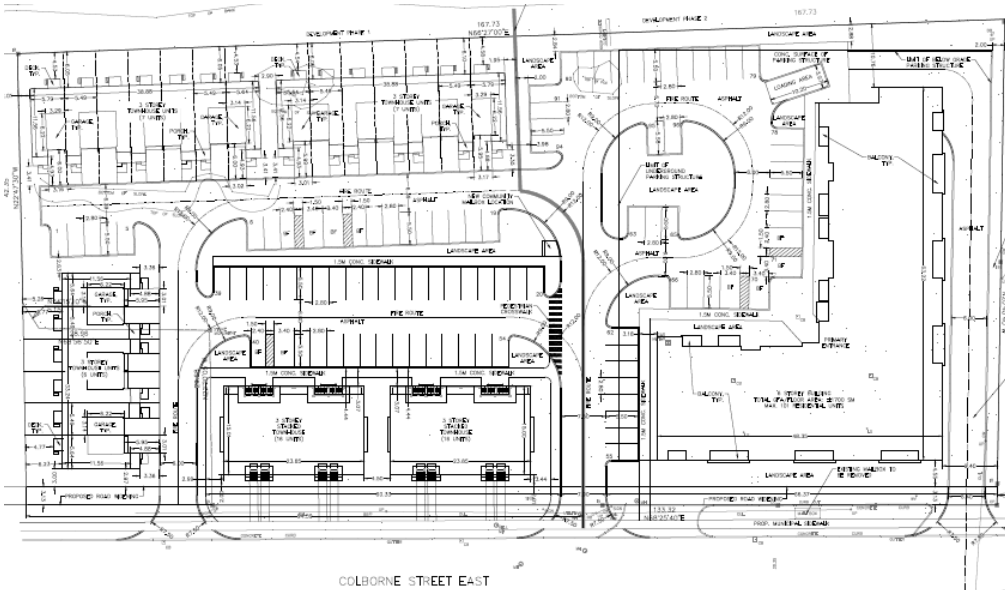
<b>Application No:</b>	<b>OPA2-21-AW &amp; ZBA31-21-AW</b>
<b>Application Type:</b>	Zoning By-law Amendment
<b>Location:</b>	1130-1146 Colborne Street East, Geographic Township of Brantford
<b>Agent:</b>	IBI Group
<b>Applicant:</b>	MRC Tech Inc
<b>Staff Recommendation:</b>	ITEM BE RECEIVED <u>FOR INFORMATION PURPOSES ONLY.</u>

# Subject Lands



- The subject lands are located on the north side of Colborne Street East adjacent to the City of Brantford
- Rectangular in shape, has a combined frontage of approximately 164 metres along Colborne Street East
- Approximate area of 1.6ha

# Proposal

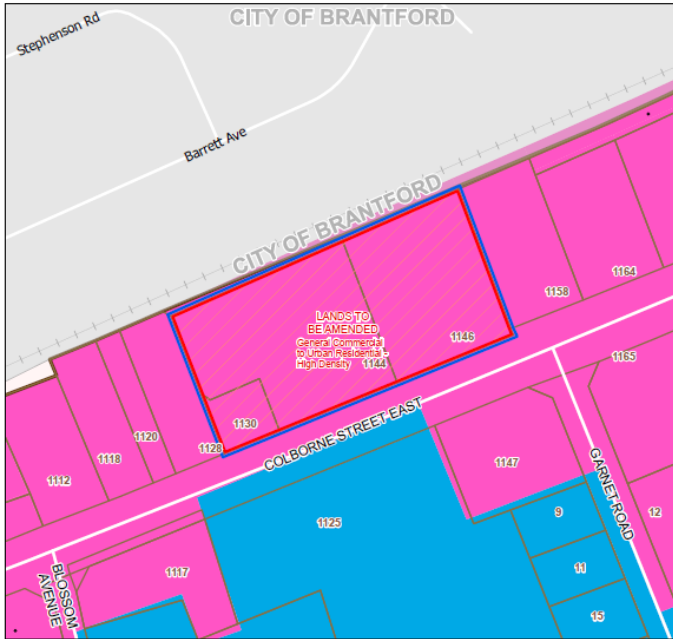


- The applicant is proposing to construct a 153 units residential development
  - 1-six storey apartment building (101 units)
  - 20-3 storey townhouses
  - 32-3 storey stacked townhouses
  - 259 parking spaces
- Proposing an Official Plan and Zoning By-Law Amendment

# Studies Submitted

- Functional Servicing Report – IBI Group
- Grading Plan – IBI Group
- Noise Feasibility Study – HGC Engineering
- Planning Justification Report – IBI Group
- Servicing Plan – IBI Group
- Shadow Study – IBI Group
- Survey – West & Ruuska Ltd
- Transportation Impact & Parking Study - Paradigm
- Urban Design Guidelines – IBI Group
- Site Plan – IBI Group
- Official Plan Amendment – IBI Group
- Zoning By-Law Amendment – IBI Group

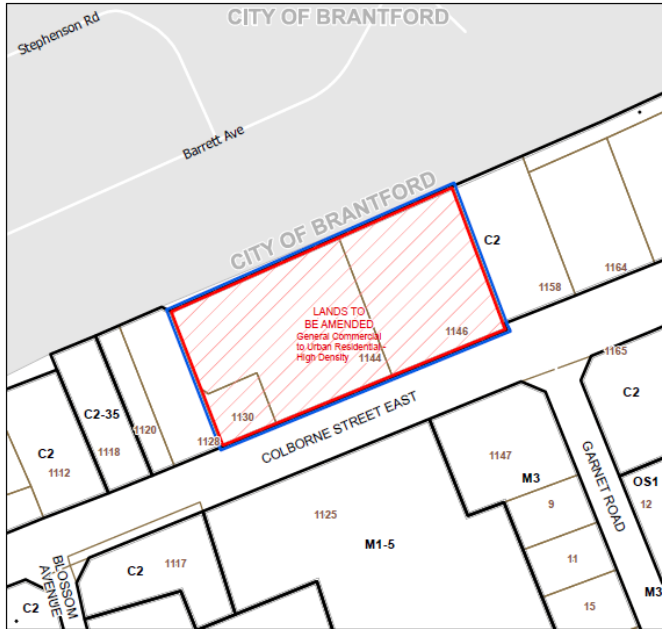
# Planning Policy



## County of Brant Official Plan (2012):

- Current designation – General Commercial
- Proposed designation – Site Specific Policy Area Urban Residential
  - Site Specific speaks to maximum density of 95.6 per hectare for the apartment
  - holding provision for the entire subject lands for greater than three years for capacity
- Urban residential designation permits the proposed residential dwelling types

# Planning Policy



## County of Brant Zoning By-Law 61-16:

- Currently zoned General Commercial (C2)
- Proposing to rezone to holding - Residential Multiple High Density (h-RM3-X)
  - Permitted uses
  - Minimum lot area
  - Minimum lot frontages
  - Minimum street setbacks to attached garages
  - Minimum street setback to habitable portion of the building
  - Minimum interior side yards – easterly lot line
  - Minimum interior side yards – westerly lot line
  - Maximum lot coverage
  - Minimum landscaped open space
  - Accessible parking stall size
  - Minimum number of loading spaces
  - Minimum number of parking spaces

# Next Steps

## **Application Circulation:**

- Comments to be received from Internal / External Agencies
- Further review and discussion between Applicant/ Agent and Staff

## **Report:**

- Preparation of Planning Staff Report and Formal Recommendation

## **Notice of Formal Public Hearing Circulation:**

- Notices will be circulated as required by the Planning Act (*120 metres*)
- Consideration/ Decision by Planning & Development Committee at a later date

## **Formal Public Hearing:**

- Recommendation Presented by Staff
- Planning & Development Committee Consideration / Decision