

# **Amendment No. 7**

## **To The City Of Brantford Official Plan**

### **Part 1 – The Preamble To The Amendment**

Part 1 constitutes an introduction to the Amendment found in Part 2 of Schedule “A” to By-law xx-2023. It describes in general terms the purpose of the Amendment, the location of the lands affected, and the basis upon which the Amendment is formulated.

#### **Purpose Of The Amendment:**

This purpose of this amendment is to establish the policy framework to implement the Mohawk Lake District Plan.

#### **Location:**

The lands subject to this Amendment include 347 Greenwich Street, 22 Mohawk Street and 66 Mohawk Street (known as the former Greenwich Mohawk Brownfield site), Mohawk Park, Mohawk Lake, and lands adjacent to Mohawk Canal from the intersection of Colborne Street and Clarence Street to the Alfred Watts Hydro Generating Station Ruins located at the Grand River south of Mohawk Street and Locks Road.

#### **Basis Of The Amendment:**

This Amendment establishes the policy framework to implement the Mohawk Lake District Plan that was approved by Brantford City Council on November 24, 2020. The Mohawk Lake District Plan aims to guide the transformation of the area into a complete community with a mix of new residential, commercial, and institutional uses, as well as parks and trails, which will serve the local neighbourhood and also become a destination for the larger Brantford community and surrounding region.

This Amendment redesignates a portion of the subject lands, from “Residential” to “Parks and Open Space” on Official Plan Schedule 3: Land Use Plan and redesignates a portion of the lands from “Parks and Open Space” to “Residential” on Official Plan Schedule 3: Land Use Plan, in alignment with the conceptual land use framework illustrated in the Mohawk Lake District Plan. The Amendment also applies a Modified Policy Area to the subject lands that establishes specific policies applying to each of the three areas of the Mohawk Lake District: the Gateway Area, the Culture and Community Destination Area, and the Mohawk Lake and Park Recreational Area. These policies establish the development principles for each area and provide direction on permitted land uses, building heights, key public realm features, and land use compatibility.

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The Amendment is consistent with the Provincial Policy Statement (PPS) which focuses growth within settlement areas and encourages an appropriate range of housing types and densities to meet projected requirements of current and future residents. The PPS also promotes intensification of underutilized lands and redevelopment of brownfield sites. In addition, the Amendment conforms to a Place to Grow: Growth Plan for the Greater Golden Horseshoe. The Growth Plan supports the achievement of complete communities with access to transit networks and a range and mix of housing options. The Amendment will support the transformation of the District into a complete community with new housing, commercial and institutional uses, parks, and active transportation infrastructure.

## **Part 2 – The Amendment**

All of this part of Schedule “A” entitled “Part 2 – The Amendment”, consisting of the following text and schedule changes illustrated on Map 1 and Map 2, constitutes Amendment No. 7 to the City of Brantford Official Plan.

### **Details Of The Amendment**

#### **1. Schedule 3**

Schedule 3 – Land Use Plan of the City of Brantford Official Plan is hereby amended by redesignating a portion of the lands from “Residential” to “Parks and Open Space” and by redesignating a portion of the lands from “Parks and Open Space” to “Residential” as shown on Map 1 attached to and forming part of this Amendment.

#### **2. Schedule 10**

Schedule 10 – Modified Policy Areas of the City of Brantford Official Plan is hereby amended by renaming and changing the limits of Modified Policy Area No. 4 – Mohawk Lake/Greenwich Mohawk Lake District to include the area shown on Map 2 attached to and forming part of this Amendment as Modified Policy Area No. 4 – Mohawk Lake District.

#### **3. Policy Statements**

Section 6.9.4 Area 4 – Mohawk Lake/Greenwich Mohawk Lake District of the City of Brantford Official Plan is hereby deleted and replaced with the following Section 6.9.4 a. to r.:

##### **6.9.4 Area 4 – Mohawk Lake District**

- a. The Vision Statement for the Mohawk Lake District, identified as Area 4 on Schedule 10, is as follows:

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Mohawk Lake District will be a welcoming place for residents, families and visitors of all ages to explore, shop, eat, learn, and gather. Parks and trails along Mohawk Lake and Canal and throughout the District will provide a beautiful and healthy way to connect with nature. Mohawk Lake District will be where we honour the past, but also a place to be inspired for the future. As a popular destination where history, culture, recreation, and tourism meet, Mohawk Lake District will be a place of pride in the community.

- b. The Mohawk Lake District is comprised of the following three areas as shown on Appendix C: Mohawk Lake District Plan Areas:
  - i. Gateway Area;
  - ii. Culture and Community Destination Area; and
  - iii. Mohawk Lake and Park Recreational Area.
- c. The Gateway Area is envisioned to be a welcoming entrance and transition to the Mohawk Lake District from the Downtown Urban Growth Centre. The Gateway Area will include mixed-use residential, commercial, office and institutional uses, with particular attention to urban design. The Gateway Area will be supported by an enhanced streetscape along Greenwich Street that facilitates active transportation.
- d. Where the Downtown Urban Growth Centre Designation applies within the Gateway Area, minimum building heights for residential and mixed-use buildings shall be 6 storeys. Where the Residential Designation applies within the Gateway Area, building heights for residential and mixed-use buildings shall range from 3 to 6 storeys.
- e. The Culture and Community Destination Area is envisioned to be the heart of the Mohawk Lake District that provides local neighbourhood amenities while also establishing the District as a vibrant cultural destination for the entire Brantford community. The Culture and Community Destination Area will include a range of uses, such as mixed-use residential, commercial, office and institutional uses, as well as parks, trails, and open spaces.
- f. Healthcare offices and clinics and other neighbourhood supporting uses permitted in the Residential Designation within the Gateway Area and the Culture and Community Destination Area may serve the immediate surrounding neighbourhood and may also contribute to establishing the Mohawk Lake District

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as a city-wide and regional destination. Notwithstanding Residential Designation policies 5.2.1.u.i and 5.2.1.u.vi, there is no limit to the Gross Floor Area of permitted neighbourhood supporting uses in the Gateway Area and the Culture and Community Destination Area.

- g. In addition to the uses permitted in the Parks and Open Space Designation within the Culture and Community Destination Area, a museum and/or outdoor education and interpretive centre is also a permitted use.
- h. A new “main street” in the Culture and Community Destination Area, aligned with Emilie Street to the south and the Drummond Street pedestrian bridge to the north, will be a key component of the Mohawk Lake District. As a central spine in the Mohawk Lake District, the “main street” will provide connectivity throughout the area for pedestrians, bicycles and vehicles. Enhanced public realm, urban design, and building orientation should contribute to an active streetscape along the “main street”.
- i. Neighbourhood-supporting uses are encouraged on the ground floor of mixed use residential and/or office buildings, particularly along the “main street” and the south side of Greenwich Street within the Culture and Community Destination Area. Residential units and parking spaces are not permitted to locate on the ground floor of buildings where the unit or parking would be fronting or flanking the “main street” between Greenwich Street and the existing rail spur line.
- j. A waterfront promenade along the south side of Mohawk Canal will be a focal point in the Mohawk Lake District. The promenade will create an enhanced active transportation corridor along Greenwich Street, including a wide pedestrian boulevard along the waterfront edge, and multi-use paths, bike lanes and sidewalks. Abundant landscaping will provide a green street edge to complement the large park and existing natural areas along the canal.
- k. A large park fronting Greenwich Street and abutting the north side of the existing rail spur line in the Culture and Community Destination Area will link to a continuous open space along the canal and can be used to host major events and community celebrations, as well as support passive recreational activities. It will contribute to establishing the Mohawk Lake District as a location for tourism and recreation in the City.
- l. A landscaped buffer adjacent to the west side of the existing employment uses that front Mohawk Street is required in the Culture and Community Destination Area. The landscaped buffer will ensure that new development is screened from

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the existing employment uses while also creating an opportunity for a potential trail connection.

- m. Residential and mixed-use building heights in the Culture and Community Destination Area shall range from 3 to 6 storeys. Notwithstanding policy 5.2.1.m of this Plan, mixed-use buildings of up to 8 storeys in height may be permitted in the Culture and Community Destination Area through a site-specific Zoning By-law without an amendment to this Plan, subject to meeting the following criteria, to the satisfaction of the City:
  - i. The subject site is of a suitable size for the proposed development and adequate landscaping, amenity features, buffering, parking, and garbage pickup and recycling services are provided;
  - ii. The subject site has frontage on the new “main street”, Mohawk Street, or Greenwich Street;
  - iii. Privacy, shadow and light impacts, if any, are mitigated; and
  - iv. Structured parking facilities are encouraged to support the subject site.
- n. A complete development application to include sensitive land uses in the Gateway Area or the Culture and Community Destination Area will address the findings and recommendations of the Mohawk Lake District Plan D-6 Compatibility Assessment (September 2020) through the completion of the following studies:
  - i. Odour Assessment and Mitigation Report;
  - ii. Vibration Study;
  - iii. Air Quality Study; and
  - iv. Noise Study.
- o. Future development and construction will comply with any certificate of property use registered on title to properties located within the District, including those applying to the properties 347 Greenwich Street, 22 Mohawk Street, and 66 Mohawk Street.
- p. The Mohawk Lake and Park Recreational Area will remain as a park and recreational area and may be enhanced by trail improvements, canal crossings,







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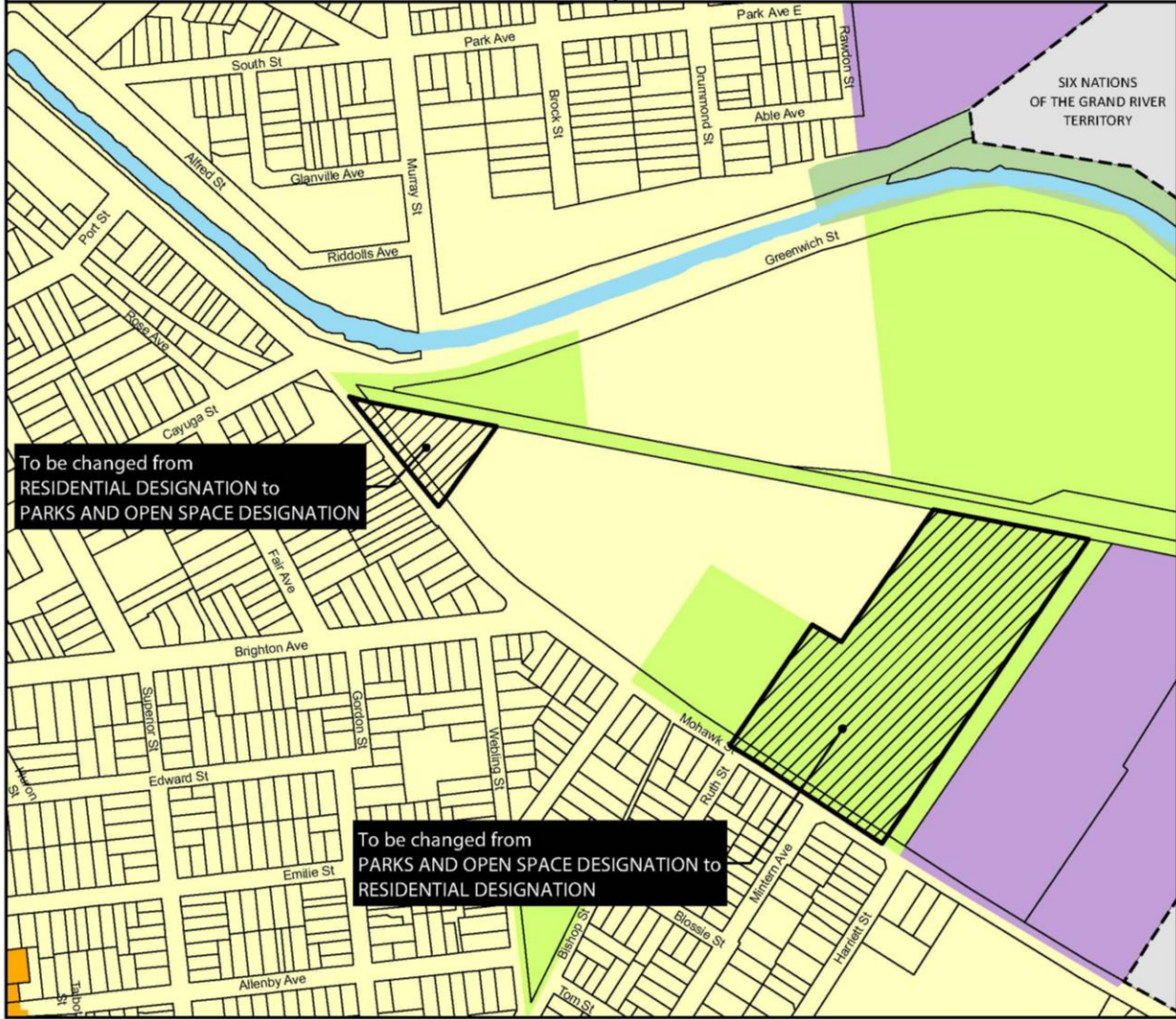
new public open space, and other improvements to provide additional opportunities for recreation.

- q. The Urban Design Manual contains specific design guidelines applicable to the Mohawk Lake District. All new development and public realm improvements in the District shall be consistent with the Urban Design Manual.
- r. Within the Culture and Community Destination Area, the boundaries between the Residential Designation and the Parks and Open Space Designation, as shown on **Schedule 3**, are approximate and may be refined through a future land division process without amendment to this Plan, provided the vision for the Culture and Community Destination Area is maintained.

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Schedule B Map 1

<p><b>Legend</b></p> <p> Areas to be changed</p> <p>Existing Land Use Designations</p> <p> Residential Designation</p> <p> General Employment Designation</p> <p> Parks and Open Space Designation</p> <p> Core Natural Areas Designation</p> <p>Note: This map forms part of Amendment No. 7 to the Official Plan for the City of Brantford and must be read in conjunction with the written text.</p> <p> Scale: N.T.S.</p>	<p>This is Map 1 to Bylaw No. _____ to amend Official Plan Schedule 3: Land Use Plan.</p> <p>Passed the ____ day of _____, 2023.</p> <p>_____ MAYOR</p> <p>_____ CLERK</p>
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To be changed from  
RESIDENTIAL DESIGNATION to  
PARKS AND OPEN SPACE DESIGNATION

To be changed from  
PARKS AND OPEN SPACE DESIGNATION to  
RESIDENTIAL DESIGNATION



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## Schedule B Map 2

