



County of Brant Council Report

To: The Mayor and Members of County of Brant Council
From: Dan Namisniak, Manager of Development Planning
Date: January 28, 2025
Report #: RPT-0022-25
Subject: ZBA28-24-DN (Zoning Amendment Application), 13 Burwell St, Paris
Purpose: For Approval

Recommendation

THAT Zoning By-Law Amendment Application ZBA28-24-DN received from A.J. CLARKE & ASSOCIATES LTD on behalf of The COUNTY OF BRANT, owner of lands legally described as Lots 6 & 7, W/S of Burwell St, Town of Paris; Part Lots 6 & 7, E/S of Dumfries St, Town of Paris, Parts 1 & 2, 2R-2832; S/T A409518; Part Lots 6 & 7, E/S of Dumfries St, Town of Paris, As in A472500; and Lot 6, E/S Dumfries St, Town Of Paris, Except A349962 & A472500 & A17400; Paris municipally known as 13 BURWELL STREET, in the Town of Paris, County of Brant, proposing to amend Zoning By-law 61-16 to establish site specific provisions related to building setbacks, parking and loading as outlined in the By-Law attached to this report, to facilitate redevelopment of the site as part of the new Paris Main Branch Library project, be **APPROVED**.

AND THAT the reason(s) for approval are as follows:

- a. The recommendation reflects consideration for elements of heritage conservation and efficient use of land and existing infrastructure for the purpose of infill development for essential community use within an established built up area, contributing to the achievement of a supportive, healthy and interactive complete community.
- b. The application conforms to the Official Plan (2023), implements the intent of the Community Node and Corridor Designations and is in keeping with the intent of the Zoning By-Law, and;
- c. The application is consistent with the policy direction of Provincial Planning Statement (2024).

Executive Summary

The purpose of this report is to provide Council and the public with information and a recommendation for the application to amend the County of Brant Zoning By-Law 61-16.

Zoning By-Law Amendment Application ZBA28-24-DN proposes to amend Zoning By-law 61-16 to establish site specific provisions to facilitate redevelopment of the site for the new Paris library. The amendments include the following changes, outlined in greater detail in the zoning section of this report and attached Draft Amending By-Law:

1. *Existing Conditions*: To recognize existing zoning deficiencies of the existing building related to building height & setback along Church St;
2. *Proposed Additions*: To permit reduced street setbacks along Church St. & Burwell St. for the proposed addition that are in keeping with the established setbacks of the existing building; and
3. *Parking/ Loading*: To permit a reduction in the overall required number of 'off-street' parking spaces which includes standard, barrier-free & loading spaces. The development proposes to provide a total of 27 'off-street' parking spaces (25 standard and 2 barrier-free), reflected in the *draft amending By-Law*, as 1 spaces for every 146 square metres of Gross Floor Area.

A.J. Clarke & Associates Ltd has been retained by the County of Brant to provide planning services including the coordination, independent planning opinion based on review of the amendments to Zoning By-Law 61-16 required to establish zoning compliance for the Paris Library Project. ZBA28-24-DN has been processed concurrently along with the technical review of detail design associated with the Site Plan and supporting engineering documents prepared by other consultants retained by the County as part of the greater library project scope.

The recommendation included in this report, specific to the zoning amendments required are supported by the submission of the following:

- Planning Justification Report, prepared by A.J. Clarke & Associates Ltd, December, 16, 2024;
- Draft Zoning By-Law, prepared by A.J. Clarke & Associates Ltd, December, 16, 2024;
- Public Consultation Strategy, Prepared by A.J. Clarke & Associates Ltd, December, 16, 2024; and
- Parking Study, prepared by LEA Consultants Ltd, December 2024;
- Heritage Conservation Plan, prepared by Philip Goldsmith Architect, June 14, 2024
- Site Plan, prepared by DPAI Architects, November 21, 2024;

The planning analysis focuses on literature review of applicable policy, including the *Planning Act*, *Provincial Planning Statement* (2024), County of Brant Official Plan (2023), and County of Brant Zoning By-Law 61-16, consultation with the public, internal and external commenting agencies and inspection of the surrounding area.

For the reasons outlined in this report, it is my professional recommendation that Zoning By-Law Amendment Application ZBA28-24-DN, as proposed, be **APPROVED**.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Impacts and Mitigation

Social Impacts

No social impacts have been identified as part of this application.

Environmental Impacts

No environmental impacts have been identified as part of this application.

Economic Impacts

No economic impacts have been identified as part of this application.

Report

Location

The subject lands are comprised of three parcels of land located south of Downtown Paris, west of Burwell Street, east of Dumfries Street along the south side of Church Street. The subject lands have ± 33.15 metres of frontage along Dumfries Street, ± 75.9 metres along Church Street, and ± 50.29 metres along Burwell Street. The total area of the site is approximately 3,709.3 metres squared. The lands are currently occupied by the Bawcutt Centre/ Former Paris Town Hall and Market. The lands of 28 Dumfries Street were formerly occupied by a fast-food restaurant (since demolished) and are now broken open asphalt. The Former Town Hall building has been designated under the Ontario Heritage Act Part IV, and National Historic Site.



Figure 1 - Subject Lands Location

The surrounding area consists of a range of mixed use residential, institutional and commercial uses.

Background

The new Paris Main Branch Library project proposes historical restoration of the existing Bawcutt Centre and construction of a new building addition having a combined gross floor area of 3,647m². The scope of the project also includes the design and construction of outdoor amenity areas, parking, sidewalks, lighting etc.

The function of the space within the building will be utilized for day and evening programming and events. The proposed library will contain a wide range of community related uses including: Lobby & Reception Area, Collection's areas, Age specific areas, Quiet reading and studying, Meeting/ Teaching rooms, 'Maker's Space' (3D printing, woodworking, textile & computer stations), Multi-use/ Flex space (retail, food/drink, events), Administrative Offices and Washrooms.

Pending necessary approvals and permits at various stages, the project aims to be completed by the end of 2026.

Analysis

Planning Act (1990) R.S.O.

Matters of Provincial Interest

Section 2(a-s) of the *Planning Act* outlines matters of provincial interest that decision making bodies shall have regard for. This application has regard for:

- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (e) the supply, efficient use, and conservation of energy and water;
- (g) the minimization of waste;
- (h) the orderly development of safe and healthy communities;
- (n) the resolution of planning conflicts involving public and private interests;
- (r) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.

Zoning By-Laws

Section 34(10) of the *Planning Act* permits and provides policy direction to be considered when reviewing Zoning By-Law Amendment applications.

It is my professional planning opinion that the recommendation has regard for the *Planning Act*.

- The proposed development has regard for the matters of provincial interest under Section 2 of the *Planning Act*. The concurrently submitted studies and the policy framework analysis that will follow will also conclude that this proposed redevelopment has regard for the matters listed above.
- The Application is in keeping with Section 34(10) of the *Planning Act*.

Provincial Planning Statement (2024)

The *Provincial Planning Statement (PPS)* provides policy direction on matters of provincial interest related to land use planning and development. The *Provincial Planning Statement* is a policy statement issued under the authority of section 3 of the *Planning Act* and came into effect on October 20, 2024. The *Provincial Planning Statement* applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. Decisions affecting planning matters shall be 'consistent with' policy statements issued under the Act.

It is my professional planning opinion that the recommendation is consistent with the policies of the *Provincial Planning Statement*.

- For the purpose of demonstrating that the amendment is consistent with the *PPS (2024)*, I agree with the analysis provided within the *Planning Justification Report (A.J. Clarke & Associates Ltd, December, 16, 2024)* prepared by James Thomas, CPT, HBA & Reviewed by Franz Kloibhofer, MCIP, RPP, BES (Hons.).
- The subject lands are located within an established built-up area within the Primary Urban Settlement Area of Paris and shall be the focus of growth and development (*Policy 2.1, 2.2 & 2.3*).
- The amendment proposes heritage conservation, efficient use of land and infrastructure, introducing an essential community use which encourages the achievement of complete communities within an area identified by the County to experience future growth and redevelopment (*Policy 2.4, 2.9, 3.3 & 3.8*).

'A Simply Grand Plan' - Official Plan (2023)

The New 2023 Official Plan, 'A Simply Grand Plan', was adopted by County of Brant Council on May 30, 2023. The plan was approved by the Ministry of Municipal Affairs and Housing on October 18, 2024. The Official Plan approval is final and not subject to appeal.

ZBA28-24-DN was received and deemed complete on December 16, 2024 and is therefore subject to the policies of the *2023 Official Plan, 'A Simply Grand Plan'*.

Schedule 'A' of the *Official Plan (2023)* identifies the land use(s) designation on the subject lands as **Community Node Designation & Community Corridor Designation**, being located within the Primary Urban Settlement Area of Paris, within the existing built-up boundary.

Community Node Designation

The intent of the Community Node Designation is to provide a destination and built form intended to include a mix of uses in attached buildings and create vibrant public gathering spaces. This designation is intended to facilitate active transportation connections, mixed-use development and public spaces that prioritize active transportation modes and opportunities to support public transportation. Development within the Community Node will consider the following (*Part 5, Section 1.3.3*):

- Development and intensification that creates a strong sense of place, being a destination for both local users and visitors;
- To maintain a high-quality pedestrian realm in these nodes, access and parking facilities shall be consolidated and shared wherever possible.
- Parking areas and access to parking facilities shall be compatible, limited in size and provided on the periphery of and adjacent to the Community Node area as opposed to scattered throughout. This may involve the requirement for a comprehensive parking strategy to address parking and traffic needs adjacent to the node and nearby neighbourhoods and corridors.

Community Corridor Designation

The intent of the Community Corridor Designation is to act as a linear focus for mixed-use development and a shared space between automobiles, public transit, and active transportation modes. Intensification and infill development throughout the Community Corridor designation will be supported to maximize existing and planned infrastructure and

create streetscapes that are attractive, safe, and accessible for all users of the public and private spaces (*Part 5, Section 1.2*).

Public Service Utilities

For the purposes of this Plan, services including but not limited to government facilities, museums, theatres, cultural facilities, places of worship, health care facilities, educational facilities and recreational services shall be considered *public service facilities* important to the health and function of the population of the County of Brant (*Part 5, Section 1.17*).

- Public service facilities and public services should be located in community hubs and sustainably designed (*Part 5, Section 1.17.2*).
- Public service facilities should be co-located to promote cost-effectiveness and facilitate service integration and access to mobility options (*Part 5, Section 1.17.3*).
- Existing public service facilities located in settlement areas that are accessible by active transportation and transit, where that service is planned or available, shall be the preferred location for community hubs where appropriate as determined by the County (*Part 5, Section 1.17.6*).

Cultural Heritage Conservation

Prior to development or site alteration of properties that have been identified on the heritage inventory, the applicant may be required to prepare a cultural heritage impact assessment, conservation plan, salvage plan, or similar, in accordance with the applicable terms-of-reference to the satisfaction of the County of Brant (*Part 5, Section 12.17*).

The subject lands include the Bawcutt Centre/ Former Paris Town Hall, a designated structure under the Ontario Heritage Act.

- A comprehensive Conservation Plan prepared by Philip Goldsmith Architect, June 14, 2024 has been concurrently submitted in support of the application.
- As outlined in a Memo to Council prepared by Brandon Kortleve, Manager of Policy Planning, dated December 13, 2024, the 'Conservation Plan' has been approved by Council and an update was recently presented to the Heritage Committee for information purposes. Consideration of a 'Restoration Plan', has yet to be presented and finalized, and will be dealt with separately at a future committee meeting.

Heritage Conservation Parking Reduction

Where a property or structure with potential heritage value or interest is conveyed to the County of Brant, or where a structure is adapted, restored and/or integrated as part of a development to the satisfaction of the County of Brant with input from the County of Brant Municipal Heritage Committee, the County may consider the reduction of fees or parking requirements, or the bonusing of height for a proposed development under the same ownership. The County of Brant may consider the requirement for a designation under the Ontario Heritage Act as part of the implementation of this policy (*Part 5, Section 12.17.10*).

- As outlined in the *Planning Justification Report (A.J. Clarke & Associates Ltd, December, 16, 2024)*, site-specific provisions requested as part of the heritage conservation and re-development of the site related to parking standards, setbacks and heights. Zoning By-law 61-16, *Section 4.43.e permits a 25% reduction in the required parking*, This reduction has been applied and is discussed in detail in the zoning section of this report.

It is my professional planning opinion that the recommendation conforms to the policies of the *Official Plan (2023)*.

- For the purpose of demonstrating that the amendment conforms to Official Plan (2023), I agree with the analysis provided within the *Planning Justification Report (A.J. Clarke & Associates Ltd, December, 16, 2024) prepared by James Thomas, CPT, HBA & Reviewed by Franz Kloibhofer, MCIP, RPP, BES (Hons.)*.
- The restoration of a designated structure under the Ontario Heritage Act and revitalization of this community hub will encourage intensification and infill development throughout maximizing existing and planned infrastructure and create pedestrian-centric public and private spaces that are attractive, safe, and accessible for all users (*Part 5, Section 1.2.2 & 1.3.1, 1.17*).
- LEA Consulting Ltd. (LEA) was retained by the County of Brant to undertake a Parking Study in support of the proposed library development located at 13 Burwell Street.
 - The parking study concludes that the combination of parking proposed 'off-street' and additional 'on-street' parking spaces being established will adequately accommodate demand associated with the proposed library.
- The amendments will establish zoning which implements the intent of the Community Node and Corridor Designations supporting the achievement of 'Complete Communities' as outlined in Official Plan (2023).

Zoning By-Law 61-16

Current Zoning

'Schedule A' of the Zoning By-Law 61-16 identifies the subject lands are zoned as:

- HA-RM1-26, comprised of Urban Residential Multiple Low Density (RM1) Zone with a Built and Cultural Heritage Area Overlay (HA) and Special Exception 26.
- The RM1 Zone primarily permits residential uses of Single- and Semi-Detached Dwellings and Multiple Dwellings in the form of Triplexes, Lodging Houses, Stack Townhouses, Street Rowhouses, rowhouses, and group homes.
- Special Exemption-26 permits additional uses including studios, personal services, medical and dental offices, business or professional offices, service offices, converted dwellings and duplexes, and bed and breakfast establishments.
- Special Exception 26 is applied to multiple areas of the immediate neighbourhood. The intent of this Special Exception would be to permit a wide range of local commercial uses to support the neighbourhood.

Uses Permitted in All Zones

Zoning By-law Section 4.40.e provides additional permitted uses in all zones including a use, building, structure, or lot used by a public agency to provide or support services to the public. This may include, but is not limited to a municipal office building, a public community centre, public auditorium, a public library, and a municipal or provincial works yard, or Federal or Provincial use.

Proposed Amendments

The chart below includes a comprehensive summary of the amendments to Zoning By-Law 61-16 required to facilitate redevelopment of the site for the New Paris Library.

The Site-Specific Zoning proposed is outlined in detailed in the *Draft Zoning By-Law*, prepared by A.J. Clarke & Associates Ltd, December, 16, 2024; attached to this report.

The amendments requested (building layout, parking etc) are also implemented on *Site Plan*, prepared by DPAI Architects, November 21, 2024;

Section 8.2.1 - Urban Residential (R) Zone Requirements Table		
Provision	Required	Proposed
Church Street Setback (ext side yard)	4.5 metres	0.24 metres with 0.37 metre encroachment into Right of Way (pre-existing) 2.6 metres for proposed addition
Burwell St Street Setback (rear)	4.5 metres	0.74 metres (proposed) 0.37 metres (pre-existing)
Max Building Height	10.5 metres	16 metres (pre-existing) 15.05 metres (proposed addition)
Section 4 - General Provisions		
4.44.1 - Yard Encroachments	Architectural adornments including, but not necessarily restricted to, sills, belt courses, chimneys, bay windows, cornices, coves, eaves, gutters, awnings, canopies, cantilevered wall, parapets and pilasters: 0.5 metres, provided any adornment that is lesser than 2.0m above grade is no closer than 0.6m to any lot line.	architectural adornments of pre-existing heritage building exceed requirement and encroach onto municipal ROW proposed canopy is 0.8 metres into side yard

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Building and Height Analysis:

- The *Planning Justification Report (A.J. Clarke & Associates Ltd, December, 16, 2024) prepared by James Thomas, CPT, HBA & Reviewed by Franz Kloibhofer, MCIP, RPP, BES (Hons.)*. provides a more in-depth analysis and supports the amendments related to setbacks, and height and I agree with the conclusions of the report.
- The amendments noted above are required to recognize the deficiencies related to building height and setbacks along Church Street of the existing historic building. The amendments are technical in nature and consistent with the proposed historical conservation and restoration efforts to allow for revitalization of the Bawcutt Centre.
- The amendments *will also* permit reduced street setbacks along Church St. & Burwell St. for the proposed addition. The reduced setbacks will allow for the proposed addition to be placed at a similar setback in keeping with the established setbacks of the existing building. The reduced setbacks allow for efficient use of the existing lot of record in order to maximize the number of parking spaces provided 'off-street'.

Section 5 - Parking and Loading Requirements		
Provision	Required	Proposed
5.1 General Requirements	a) No lot, building, structure, or use shall be erected or used in any Zone, unless offstreet parking is provided and maintained on such lot, in accordance with the provisions of this section.	Does not meet on-site parking by-law requirements
	b) Any lot, building or structure used or erected for any purpose involving the receiving, shipping loading, or unloading of animals, goods, wares, merchandise or raw materials, shall provide and maintain, on the same lot, loading spaces in accordance with the provisions of this section.	Does not meet on-site loading by-law requirements

5.6 Requirements for Accessible Parking	a) In addition to the parking spaces required under Section 5.11 and 5.12, the parking for all uses that require visitor parking spaces shall provide accessible parking in accordance with the regulations stated in this sub-section.	Insufficient number of accessible spaces provided.
5.6.1 Accessible Parking Requirements Table	13-100 parking spaces required = 4% of total required spaces 92 spaces required x 0.04 = 3.68 (4)	2 Type A spaces on site; 1 Type A provided adjacent
	a) For lots that require an even number of total accessible parking spaces – provide an equal number of Type A and Type B spaces.	Both proposed spaces are Type A (larger)
Section 5.7 - Specifications for Parking, Loading, and Access Regulations		
Required		Proposed
a) With the exception of the Core Area (C4) Zone, all required parking spaces or loading spaces shall be provided on the same lot occupied by the building, structure or use for which such parking spaces or loading spaces are required, and shall not form a part of any street or lane.		Parking provided on site does not meet on-site parking requirements.
b) Notwithstanding Clause (a) above, where the provision of off-street parking on the same lot as the use requiring such off-street parking is not possible, such offstreet parking facilities may be located on another lot within 400 metres of the lot containing the use requiring the parking. Such alternate parking shall only be situated in a Core Area (C4) Zone, Mixed Use (C5) Zone or any Employment Zone provided a Site Plan Agreement is registered on title of the lot used for parking committing said parking spaces to the related use.		To add site-specific: Notwithstanding 5.8.a) and b), off-site parking agreements shall be permitted for a Library Use.
ii) The loading space shall not be permitted in the required front yard setback and required exterior side yard setback. iii) No part of any loading space shall be closer than 3.0 metres to any lot line.		ii) Located outside of property lines iii) Located outside of property lines

<p>e) Notwithstanding the yard and setback provisions of this By-Law to the contrary, uncovered surface parking areas shall be permitted in the required yard setbacks as follows:</p> <p>5.8.2 Parking Yard Requirements Table - Residential Zone</p> <p>a) In front yard and exterior side yard provided that no part of any parking space is located closer than 3 metres to the street;</p> <p>b) In yards leading directly to a garage, a carport or a parking space;</p> <p>c) No person shall park or permit to park a vehicle in the front yard landscaped open space of any lot.</p>	<p>a) 7 spaces have parts located within 3 metres of streetline.</p>
5.10 Loading Space Regulations	
<p>5.10 Loading Space Regulations</p> <p>The number of loading spaces required on a lot shall be based on the total gross floor area of all the uses on said lot for which loading spaces are required in accordance with the following:</p> <p>5.10.1 Loading Space Regulations Table:</p> <p>2,501m² - 7,500m² = 3 loading zones</p>	<p>0 provided on site</p>
5.12 Parking Requirements for Non-Residential Uses	
Required	Proposed
<p>Library: 1 space per 40m² (per GROSS FLOOR AREA)</p> <p>GFA = 3,647m² / 40 = 91.175 spaces (rounded up 92)</p>	<p>25 typical spaces provided on site: (3 electric vehicle spaces included)</p>
<p>b) Where development is proposed in an area to which the heritage area (HA) overlay applies, and where an adaptive reuse is proposed to maintain an existing structure that has been evaluated by the municipal heritage committee to have heritage value, the parking space requirements of Section 5.12.1 , as related to the proposed use of the heritage building, may be discounted by 25% without the need for an amendment to this By-law.</p>	<p>While it is in (HA) zone, requested reduction exceeds 25%; ZBLA required.</p>

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Parking and Loading Analysis:

- The required number of parking spaces is calculated based on the total *Gross Floor Area* (GFA) or the total area of each floor of a building, whether located above, at, or below grade, as measured from the exterior face of outside walls, or from the centre line of any common walls (ZBL, Section 3 - Definitions).
- The number of accessible or barrier-free parking spaces is calculated based on the number of required parking spaces.
- For the purpose of satisfying zoning compliance, only the required parking and loading provided within the boundaries of the property ('off-street') are considered.
- The GFA for the purpose of calculating required parking and loading includes areas that serve the library's function and public assembly areas including space within the building utilized for storage, stairways, lunchroom etc.

Required Parking/ Loading based on Gross Floor Area (GFA)

		Off-Street Parking	Required	Provided
Ex. Heritage Building (including basement)	1,221sq.m.	Standard Parking 1/40 sq.m.	92	25
Proposed Library Addition	2,152sq.m.	Barrier Free Parking 4% of required	4	2
Mechanical Room	274sq.m.	Loading Spaces	3	0
Total GFA	3,647sq.m.	<i>*calculation excludes the 25% heritage conservation reduction</i>		

- The chart below provides a breakdown of the areas that will primarily be utilized by the public as part of the general function of the Library. This breakdown is included to demonstrate the area of the building that will function to accommodate staff and library/ event patrons.

Parking/ Loading calculation based on the 'Library/ Public Use'

		Off-Street Parking	Required	Proposed
Assembly Hall (<i>within ex. heritage bldg</i>)	317sq.m.	Standard Parking (1/40 sq.m.)	56	25 (1/146 sq.m.)
Library Area (<i>within ex. & proposed Bldg</i>)	1,634sq.m.	Barrier Free Parking (4% of required)	4	2 (8% of required)
Office, Support Area	260sq.m.	Loading Spaces	3	0
Total Area	2,211sq.m.	<i>*calculation excludes stairways, storage areas, basement, washrooms & 25% heritage conservation reduction</i>		

- The Planning Justification Report (A.J. Clarke & Associates Ltd, December, 16, 2024) prepared by James Thomas, CPT, HBA & Reviewed by Franz Kloibhofer, MCIP, RPP, BES (Hons.) and *Parking Study, prepared by LEA Consultants Ltd, December 2024;* provide in-depth analysis of the parking and loading needs versus the zoning requirements and supports the amendments related to a reduction in the required parking and loading and I agree with the conclusions of the report.

'Off-Street' & 'On-Street' Parking & Loading

- For the purpose of satisfying zoning compliance, only the required parking and loading provided within the boundaries of the property ('off-street') are considered.
- As identified in the chart above, the library is proposing to provide a total of 27 'off-street' parking spaces consisting of 25 standard and 2 barrier-free. This reduction is reflected in the *Draft Zoning By-Law, prepared by A.J. Clarke & Associates Ltd, December, 16, 2024.* It should be noted that an additional 13 'on-street' parking spaces and 1 loading space are proposed to be established directly adjacent to building along Church Street & Burwell Street.
- 'On-street' parking is currently permitted within the surrounding area along Burwell Street, Grand River Street, Dumfries Street and Church Street but do not count towards the required parking. *Attachment 4 - 'On-Street' Parking Analysis* visualizes the availability of on street parking within a reasonable walking distance from the proposed site.
- It is noted that bicycle parking will be provided as alternative to vehicle parking, support access for other segments of the community and helping to offset parking needs.
- The amendments will also allow for the opportunity to establish parking agreements with neighboring lots within 400 metres of the subject property to accommodate additional 'off-street' parking.
- The reduction is also supported by the *Parking Study, prepared by LEA Consultants Ltd, December 2024;*
 - The parking study evaluated the anticipated parking demand 'off-street, by completing a parking utilization survey along adjacent streets where on- street

parking is permitted at two proxy site locations: the Paris Branch Public Library and the St George Public Library.

- The parking study concludes that the proposed 'off-street' parking is appropriate and sufficient to accommodate daily operation of the library space and the 'on-street' parking available and permitted is suitable to accommodate parking needs during peak times (scheduled, programming, events etc.).

Interdepartmental Considerations

The following documents were prepared and submitted for technical review as part of the submission of this application and concurrent review of the Site Plan:

1. Architectural Site Plan Package including Survey, Demolition Plan, Fire Servicing and Route Plan, Concept Site Plan, Site Statistics Chart and Details, Building Elevations, 3D Renderings, and Shadow Study prepared by DPAI Architects;
 2. Summary Response to Site Plan Application Comments, prepared DPAI Architects;
 3. Draft Site-Specific Zoning By-law Amendment, prepared by A.J. Clarke & Associates Ltd.
 4. Conservation Plan, prepared by Philip Goldsmith Architect (PGA)
 5. Parking Study, prepared by LEA Consultants Ltd;
 6. Landscape Architecture Package including Tree Protection Plan, Landscape Plan, and details, prepared by Adesso Design Inc.;
 7. Functional Servicing and Stormwater Management Report, prepared by MTE Consultants;
 8. Civil Engineering Drawing Package including ESC Plan, Site Grading Plan, Site Servicing Plan, and Notes and Details, prepared by MTE Consultants;
 9. Public Consultation Package including Presentation Deck, Neighbourhood Meeting Invitation, Sign-in Sheet, and Comment Sheet, and additional public comment letters.
- No Comments or Concerns were received as part of this Zoning By-Law Amendment Application. Further technical comments have been received as part of a separate review as part of the Site Plan Control Applications.

Public Considerations

Specific to this Zoning By-Law Amendment Application, public consultation has occurred as follows:

- Notice of the Public Open House held on December 12, 2024, hosted by A.J. Clarke & Associates Ltd was provided to all properties within 120 metres of the subject lands.
- Notice of Complete Application, Statutory Public Information Meeting (January 14, 2025) and Council Recommendation Meeting (January 28, 2025) was posted by sign, online and within the Brantford Expositor due to limitations as result of the Canada Post Strike.
- A copy of the written submissions are attached to this report for Council's consideration.

Public Comments Summary

- A summary of the Open House is included within the 'Public Consultation Strategy' section of the Planning Justification Report (A.J. Clarke & Associates Ltd, December,

16, 2024) prepared by James Thomas, CPT, HBA & Reviewed by Franz Kloibhofer, MCIP, RPP, BES (Hons.).

- Public comments received during the public meeting and by written submission, expressed general support for the redevelopment of the site and library project as a whole.
- It was recognized by the public, some of which included abutting residents that redevelopment of the site with this community related use would enhance the sense of community within the established built up area.
- Concerns were raised about the lack of 'off-street' parking and additional stress placed on the existing 'on-street' parking. The concerns identified that the proposed reduction will increase the demand for the available 'on-street' parking as a number of residents and existing institutional uses are already competing for these spaces.
- Concerns were also raised about the methodology used to establish the scope of the Parking Study.

Summary and Recommendations

The recommendation included in this report, refer to the amendments outlined in the Draft By-Law, attached, required in order to facilitate redevelopment of the site for the New Paris Library are supported by the Planning Justification Report, prepared by A.J. Clarke & Associates Ltd, December, 16, 2024; and Parking Study, prepared by LEA Consultants Ltd, December 2024. The amendments requested (building layout, parking etc) are also implemented on *Site Plan, prepared by DPAI Architects, November 21, 2024;*

As outlined in the report, the amendments required and reason for approval are as follows:

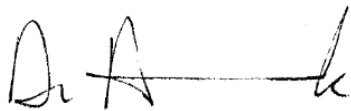
1. *Existing Conditions: To recognize existing zoning deficiencies of the existing building related to building height & setback along Church St;*
 - The scope of this development involves elements of conservation and restoration of the Bawcutt Centre (Former Town Hall), designated under the Ontario Heritage Act Part IV, individual designation. Managing, conserving, and protecting the County's cultural heritage resources, including built heritage resources, cultural heritage landscapes and archeological resources, reflects and contributes to the history, identity, and character of the County of Brant.
 - Recognizing the existing conditions of the building through this application is considered technical in nature bringing the existing building into compliance with the Zoning By-law.
2. *Proposed Additions: To permit reduced street setbacks along Church St. & Burwell St. for the proposed addition that are in keeping with the established setbacks of the existing building;*
 - The project represents an opportunity to redevelop and promote intensification with a new community use within the established built-up area of Paris and the proposed building addition will allow for the space required in order to accommodate the proposed community use.

- Permitting reduced setbacks for proposed for the building addition will allow for the function and design of the site to be distributed more efficiently in order:
 - To maximize the number of 'off-street' parking spaces;
 - Establishing a built form that best compliments the existing heritage building;
 - Provide for outdoor amenity areas and increase landscape space.
 - Increase the separation between abutting low density residential uses; and
 - Maintain an urban streetscape consistent with the surrounding area.
- The appropriateness of the reduced setbacks for the purpose of achieving the benefits as previously noted are further demonstrated as reflected on the *Site Plan, prepared by DPAI Architects, November 21, 2024.*

3. *Parking/ Loading: To permit a reduction in the overall required number of 'off-street' parking spaces which includes standard, barrier-free & loading spaces.*

- The zoning analysis included within this Staff Report, the *Planning Justification Report, prepared by A.J. Clarke & Associates Ltd, December, 16, 2024;* and *Parking Study, prepared by LEA Consultants Ltd, December 2024* demonstrate and conclude that the parking reduction being requested is appropriate to maintain the function of the proposed use.
- The number of 'off-street' parking being provided is appropriate and sufficient to accommodate daily operation of the library space and the 'on-street' parking available and permitted is suitable to accommodate parking needs during peak times (scheduled, programming, events etc.).
- The additional 13 'on-street' parking spaces and 1 loading space are proposed although located within the County of Brant right-of-way, are positioned directly adjacent to building along Church Street & Burwell Street. The 'on-street' parking is currently permitted in the right-of-way within the surrounding area along Burwell Street, Grand River right-of-way Street, Dumfries Street and Church Street.
- Relying on the combination of 'on-street' and 'off-street' parking to serve the function of the proposed community use encourages the following:
 - Active transportation for those who live within the immediate area and for those who utilize 'on-street' parking within the vicinity to access the Library.
 - The presence of the community 'use' to naturally extend beyond the property line, into the community that it is located within.
 - The community 'users' are present within the community that the community use is located within fostering a more sustainably supportive and healthy and interactive complete community.
 - Efficient use of existing, County of Brant maintained infrastructure such as sidewalks, 'on-street' parking, lighting etc.
- The amendments are consistent with the Provincial Planning Statement (2024) having consideration for heritage conservation, efficient use of land and infrastructure, introducing an essential community use.
- The amendments establish zoning which implements the intent of the Community Node and Corridor Designations supporting the achievement of 'Complete Communities' within an area identified by the County to experience future growth and redevelopment.as outlined in Official Plan (2023)

It is my professional recommendation that Zoning By-Law Amendment Application ZBA28-24-DN and the amendments outlined in the Draft By-law, required to facilitate infill development to establish the community use implements applicable policy direction of the Province and the County of Brant, is in the best interest of the public and represents good planning, be **APPROVED**.



Dan Namisniak, BA, RPP, MCIP
Manager of Development Planning

File # ZBA28-24-DN

Attachments

- 1. Aerial Mapping
- 2. Official Plan Mapping
- 3. Zoning Mapping
- 4. Site Plan Concept (November 2024)
- 5. ‘On-Street’ Parking Analysis
- 6. Draft By-Law and Schedule ‘A’ Mapping
- 7. Planning Justification Report (A.J. Clarke & Associates Ltd), December, 16, 2024
- 8. Parking Study, prepared by LEA Consultants Ltd, December 2024

Reviewed By

- 1. Jeremy Vink, Director of Planning
- 2. Alysha Dyjach, General Manager of Development Services

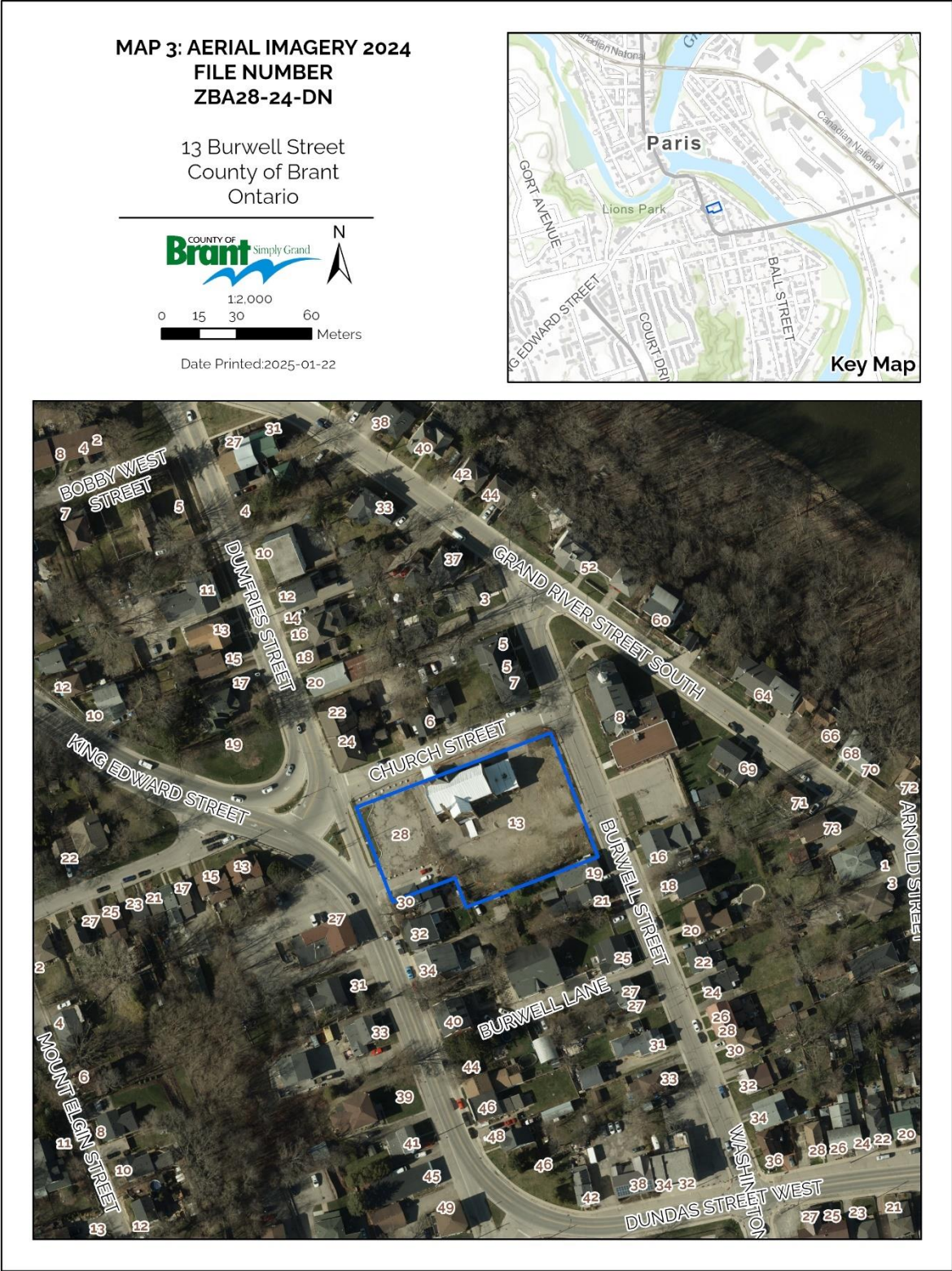
Copied To

- 1. Sunayana Katikapalli, Director of Council Services, Clerk
- 2. Nicole Campbell, Planning Administrative Assistant
- 3. Applicant/Agent/Owner

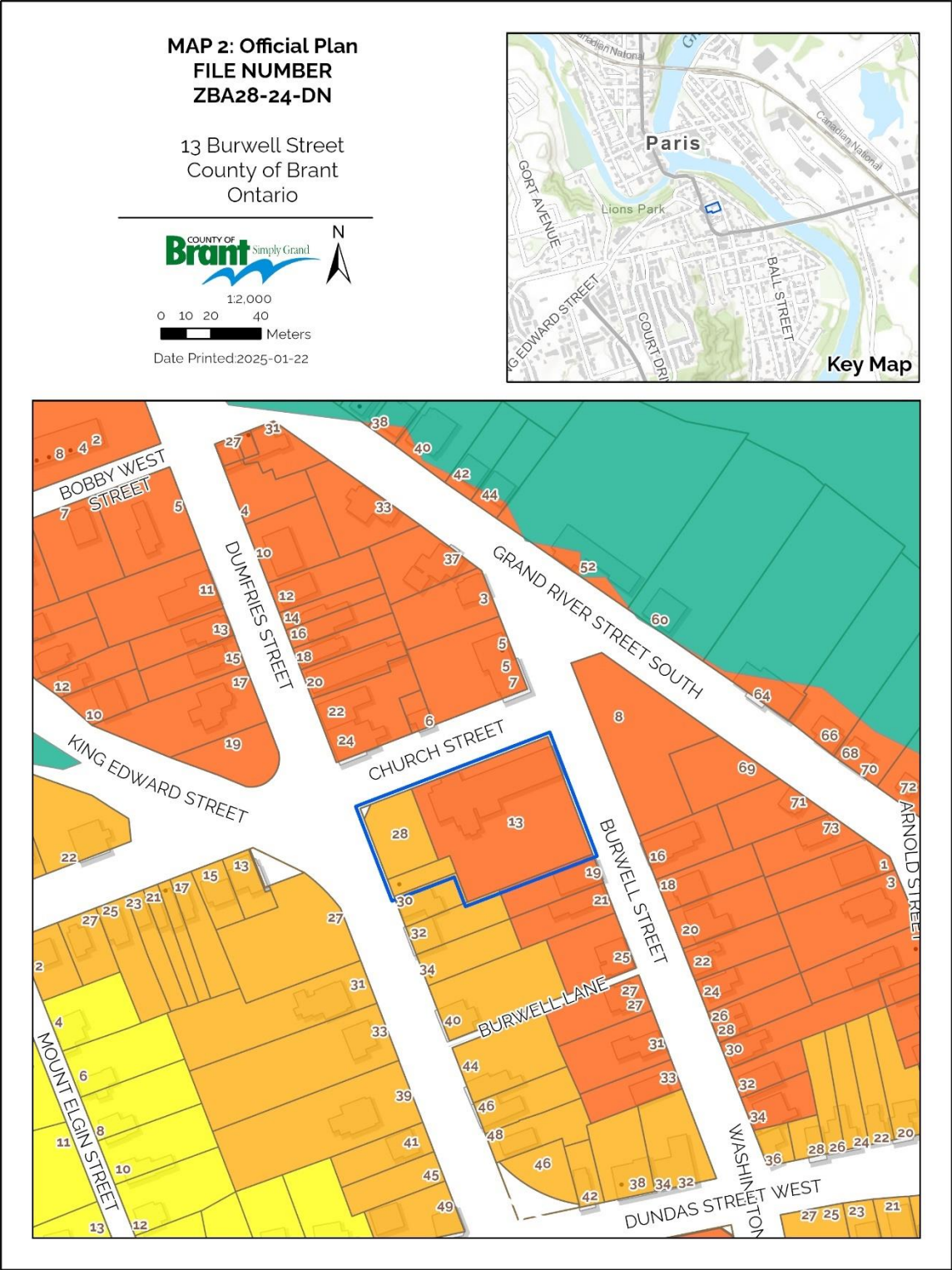
By-law and/or Agreement

By-law Required	Yes
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No

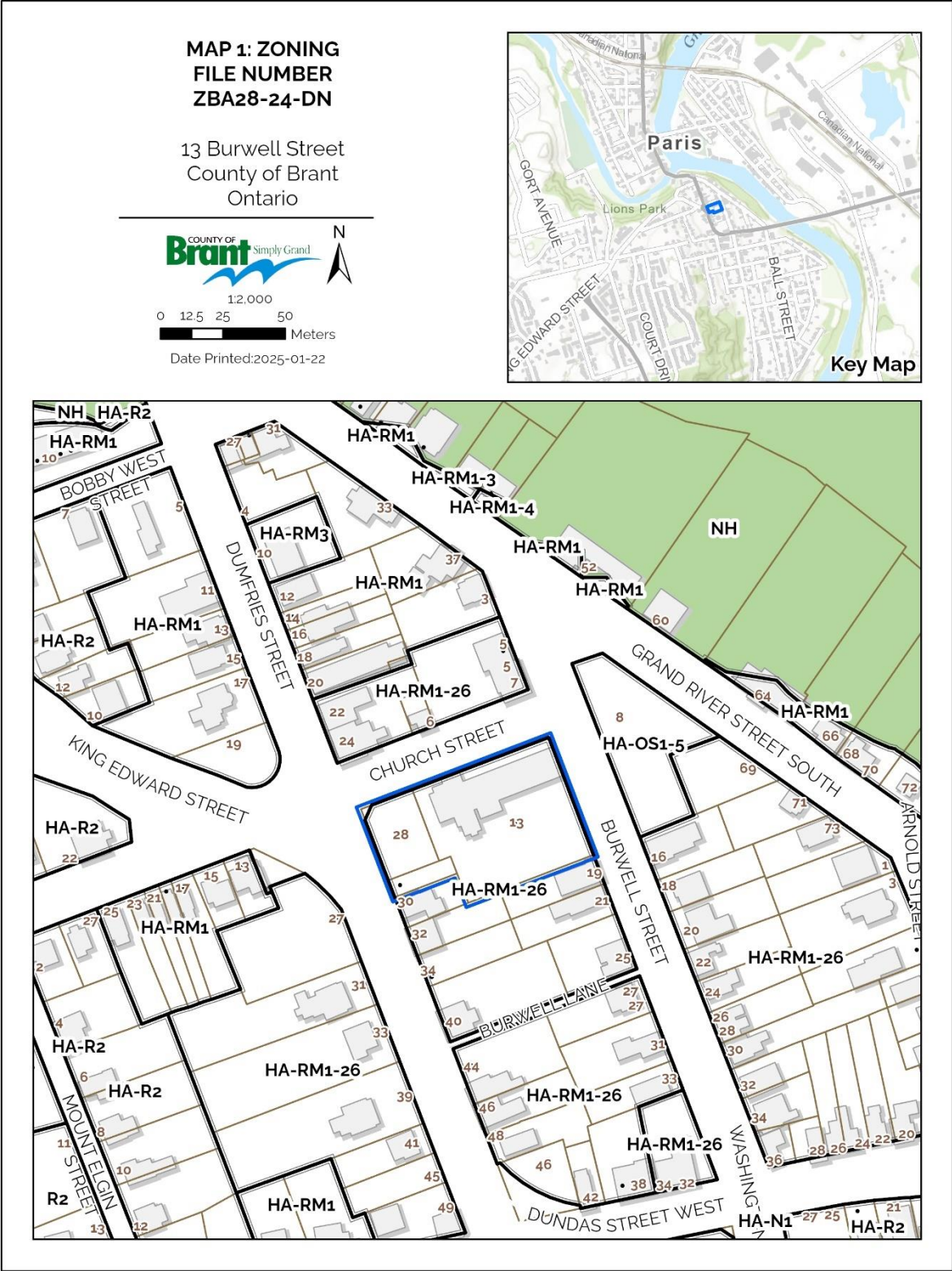
Attachment 1 - Aerial Mapping



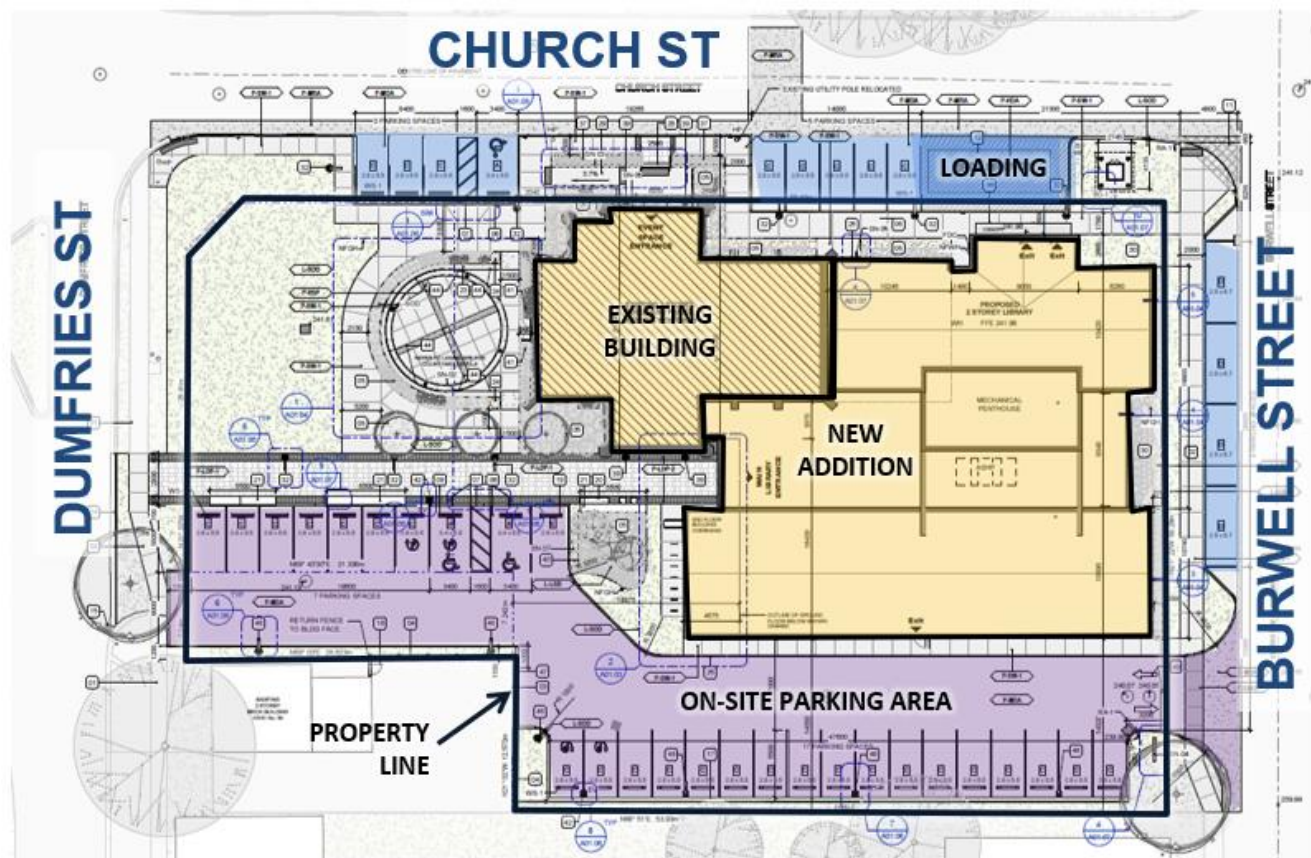
Attachment 2 - Official Plan Mapping



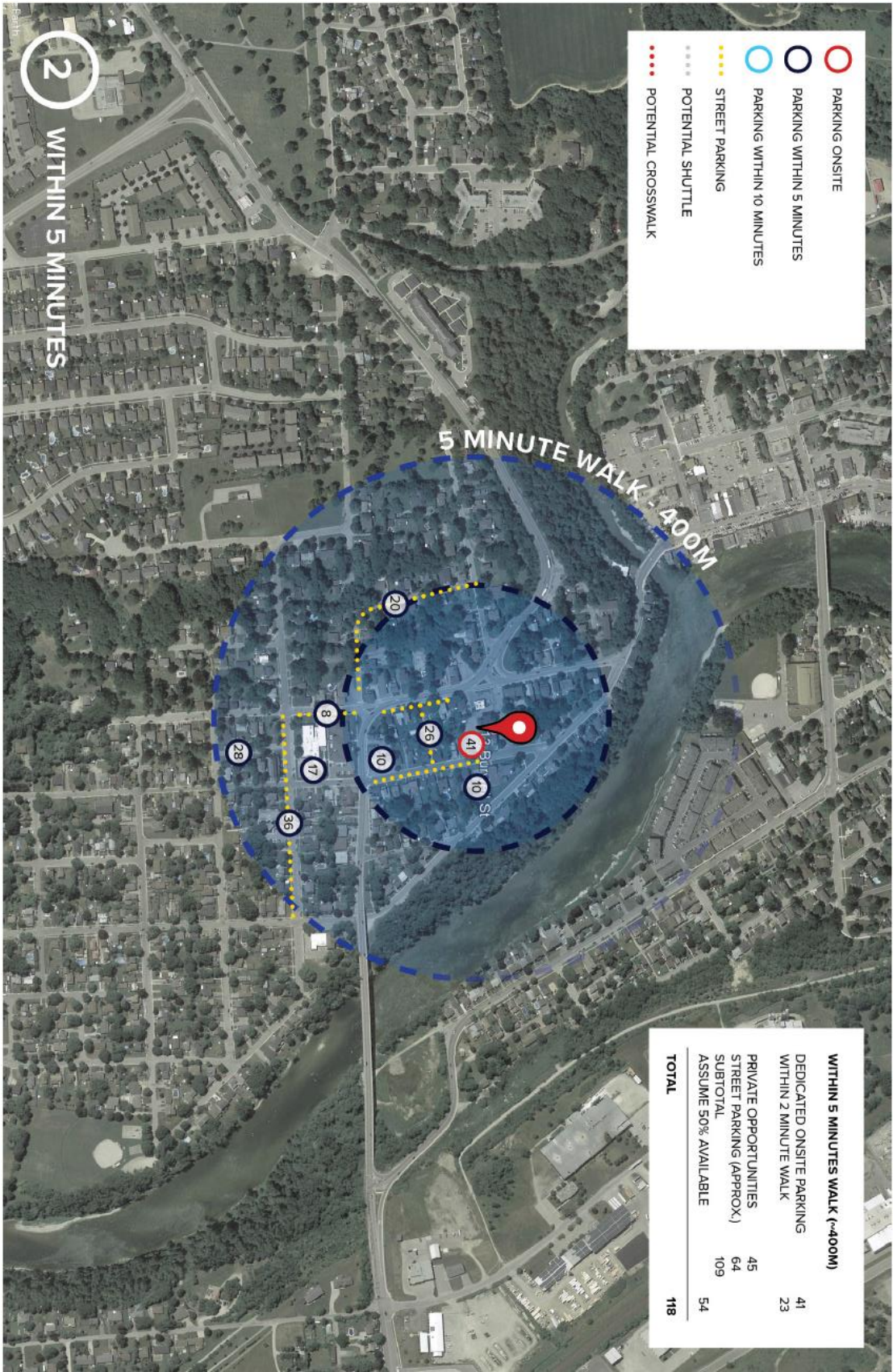
Attachment 3 - Zoning Mapping



Site Plan



Attachment 5 - 'On-Street' Parking Analysis



Attachment 6 - Draft By-Law and Schedule 'A' Mapping

BY-LAW NUMBER xxx-25

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To amend By-Law Number 61-16, the Zoning By-Law for the County of Brant, as amended (County of Brant, 13 Burwell Street & 28 Dumfries Street).

WHEREAS application ZBH28-24-DN has been received from A.J. CLARKE & ASSOCIATES LTD on behalf of BRANT COUNTY, owner of lands legally described as LTS 6 & 7, W/S OF BURWELL ST, TOWN OF PARIS; PT LTS 6 & 7, E/S OF DUMFRIES ST, TOWN OF PARIS, PTS 1 & 2, 2R2832; S/T A409518; PT LTS 6 & 7, E/S OF DUMFRIES ST, TOWN OF PARIS, AS IN A472500; AND LT 6, E/S DUMFRIES ST, TOWN OF PARIS, EXCEPT A349962 & A472500 & A17400; PARIS municipally known as 13 BURWELL STREET AND 28 DUMFRIES STREET, in the County of Brant, proposing to amend the Comprehensive Zoning By-law for the County of Brant, being By-law 61-16 as amended.

AND WHEREAS the application to amend the Comprehensive Zoning By-Law for the County of Brant seeks to change the present zoning of 13 BURWELL STREET AND 28 DUMFRIES STREET with respect to street setbacks, maximum building height, yard encroachments, accessible parking requirements, permitted off-site parking agreements, location of parking spaces and loading zones, loading space requirements, and parking requirements for non-residential uses for the Residential Multiple Low Density; Special Exception 26 (RM1-26) Zone.

AND WHEREAS the *Planning Act* empowers a municipality to pass By-Laws prohibiting the use of land and the erection, location and use of buildings or structures, except as set out in the By- Law;

AND WHEREAS this By-Law is in conformity with the Official Plan for the County of Brant (2023);

AND WHEREAS the Council of the Corporation of the County of Brant has recommended approval of this By-Law on January 28, 2025;

AND WHEREAS the Council of the Corporation of the County of Brant deems it to be desirable for the future development and use of the lands described above;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF

BRANT HEREBY ENACTS as follows:

1. **THAT** Section 8.5 'Special Exceptions RM1 Zone' of By-law 61-16, as amended, is hereby further amended to add the following site-specific provisions of the RM1-53 Zone:

Notwithstanding any provisions of the Residential Multiple Low Density (RM1-26) Zone, Section 4 and Section 5 to the contrary:

- a. To permit a Minimum required Street Setback:
 - i. Burwell Street: 0.7 metres
 - ii. Church St: 2.7 metres
 - iii. Recognize the existing heritage structure with a 0 m setback from Church Street.
- b. Architectural adornments including, but not restricted to, sills, belt courses, chimneys, bay windows, cornices, coves, eaves, gutters, awnings, canopies, cantilevered wall, parapets and pilasters may encroach up to 0.8 metres into a required yard
- c. A maximum building height of 16 metres shall be permitted for the existing heritage structure and 15.5 metres shall be permitted for any new development or additions.
- d. The minimum number of 25 standard parking spaces be required for the following uses: Library, Assembly Hall and Banquet Hall associated with a Community Use
- e. The minimum number of 2 accessible spaces shall be required in addition to the standard spaces as determined in item "d." for the following uses: Library, Assembly Hall and Banquet Hall associated with a Community Use.
- f. Parking spaces may be located within a front yard and within 3 metres of a street lot line or exterior lot line.
- g. No loading space required for a library, assembly hall, or banquet hall use.
- h. Where the provision of off-street parking cannot be accommodated on site, such off-street parking facilities may be located on another lot within 400 metres of the lot containing the use requiring the parking, provided a Parking Agreement is registered on title of the lot used for parking.

All other provisions of the By-Law shall apply.

2. Except as may have been amended by preceding regulations, the lands illustrated on Schedule 'A' attached to and forming part of this By-Law shall be subject to all other applicable regulations as set down in By-law 61-16, as may be further amended.
3. **THAT** this By-Law shall come into force on the final passing thereof by the Council of the Corporation of Brant subject to compliance with the provisions of The Planning Act, R.S.O., 1990, as amended from time-to-time.

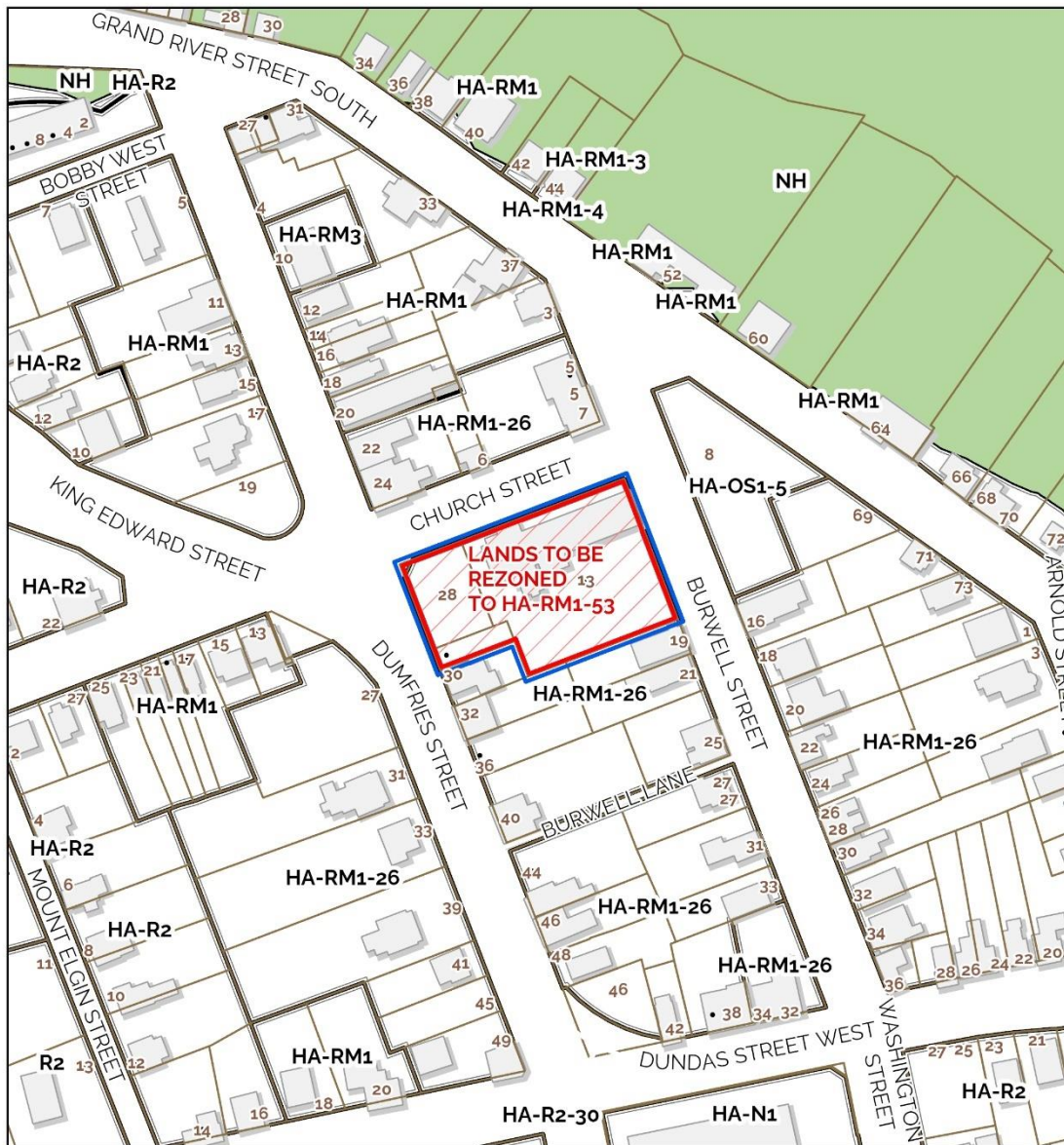
READ a first and second time, this 28th day of January, 2025.

READ a third time and finally passed in Council, this 28th day of January, 2025.

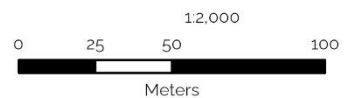
THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Sunayana Katikapalli, Clerk



SCHEDULE 'A'
COUNTY OF BRANT
BY-LAW No. _____



Date Printed: 2025-01-22