



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To amend Comprehensive Zoning By-law 270-2004

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The Council of The Corporation of the City of Brampton ENACTS as follows:

By-law 270-2004, as amended, is hereby further amended:

1. By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

| From:   | To:   |
|---|---|
| Institutional Two –<br>Section 1067 (I2-1067) | Institutional Two –<br>Section 3691 (I2-3691) |

3691 The lands designated 12 – Section 3691 on Sheet 27 of Schedule A to this by-law shall be further amended as follows:

3691.1 shall only be used for the following purposes:

- (a) an apartment dwelling, excluding a single room occupancy unit;
- (b) a nursing home;
- (c) a retirement home;
- (d) only in conjunction with a), b) or c):
  - a. Adult Day Care; and,
- (e) purposes accessory to the permitted uses including but not limited to:
  - a. Day Nursery for the primary use of staff
  - b. Health Centre/Fitness Centre
  - c. Living Classroom;
  - d. Office;
  - e. Medical Office;
  - f. Services Shop, Personal;
  - g. Research and Development;
  - h. Restaurant, Dining Room; and

i. Retail Establishment

3691.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Setback
  - I. For any portion of a building 3 storeys in height or less: 5.0 metres
  - II. For any portion of a building 4 storeys in height or greater: 7.0 metres
- (b) Minimum Interior Side Yard Setback
  - I. For any portion of a building 3 storeys in height or less: 3.8 metres
  - II. For any portion of a building 4 storeys in height or greater: 27.00 metres
- (c) Minimum Exterior Side Yard Setback
  - I. For any portion of a building 3 storeys in height or less: 3.5 metres
  - II. For any portion of a building 4 storeys in height or greater: 35.0 metres
- (d) Minimum Rear Yard Setback
  - I. For any portion of a building 3 storeys in height or less: 13.8 metres
  - II. For any portion of a building 4 storeys in height or greater: 88.0 metres
  
- (e) Minimum Setback from a Daylight Triangle: 3.5 metres;
  
- (f) Maximum Building Height of 12 storeys;
  
- (g) Maximum Number of Apartment Dwelling Units: 138;
  
- (h) Maximum Floor Space Index (FSI): 2.15
  
- (i) Landscaped Open Space: except at approved driveway locations, a landscaped open space strip having a minimum width of 3.0 metres shall be provided along the northerly and westerly property lines;
  
- (j) All loading and waste disposal shall be screened.
  
- (k) Parking:
  - I. 0.33 parking spaces per bed for a nursing home and a retirement home.
  - II. For each dwelling unit in an apartment or multiple residential dwelling, the minimum required parking shall be 1.0 parking space for residents and 0.20 parking spaces for visitors.
  - III. No additional parking required for uses identified in 3691.1 d) and e)

3691.3 All lands zoned I2-3691 shall be treated as one lot for zoning purposes.

3691.4 For the purposes of Section 3691 only:

- a) A Single Room Occupancy Unit shall mean a habitable dwelling unit owned and operated by a public authority, or by a non-profit and non-

commercial organization, within which kitchen, sleeping and sanitary facilities are not physically separated;

- b) An Adult Day Care shall mean an indoor or outdoor premises in which care is offered or supplied on a regular schedule to adults for a portion of a day, but does not provide overnight accommodation;
- c) A Medical Office shall mean premises designed and used for the diagnosis, examination, treatment and rehabilitation of human patients, including waiting and treatment rooms, blood testing clinics and pharmacy, but shall not include overnight accommodation for in-patient care;
- d) A Living Classroom shall mean a place that provides an in-situ learning platform that integrates theoretical and practical education and training for health care workers in the gerontological field;
- e) A Research and Development shall mean scientific research investigation, testing, or experimentation, but not for the manufacture or sale of products.

ENACTED and PASSED this [enter date] day of [enter month], 2023.

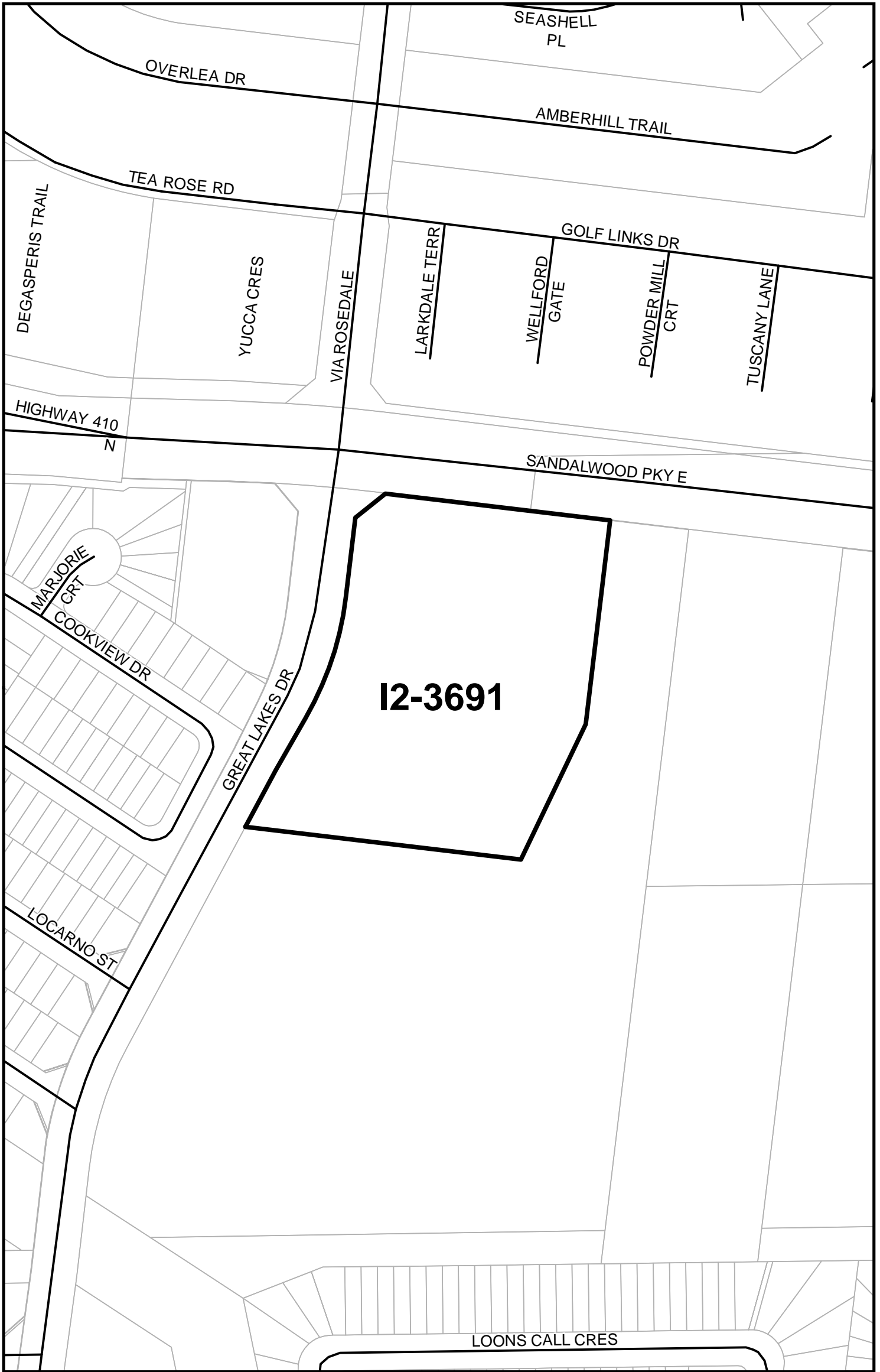
Approved as to  
form.  
20 \_\_/month/day  
[insert name]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
20 \_\_/month/day  
[insert name]

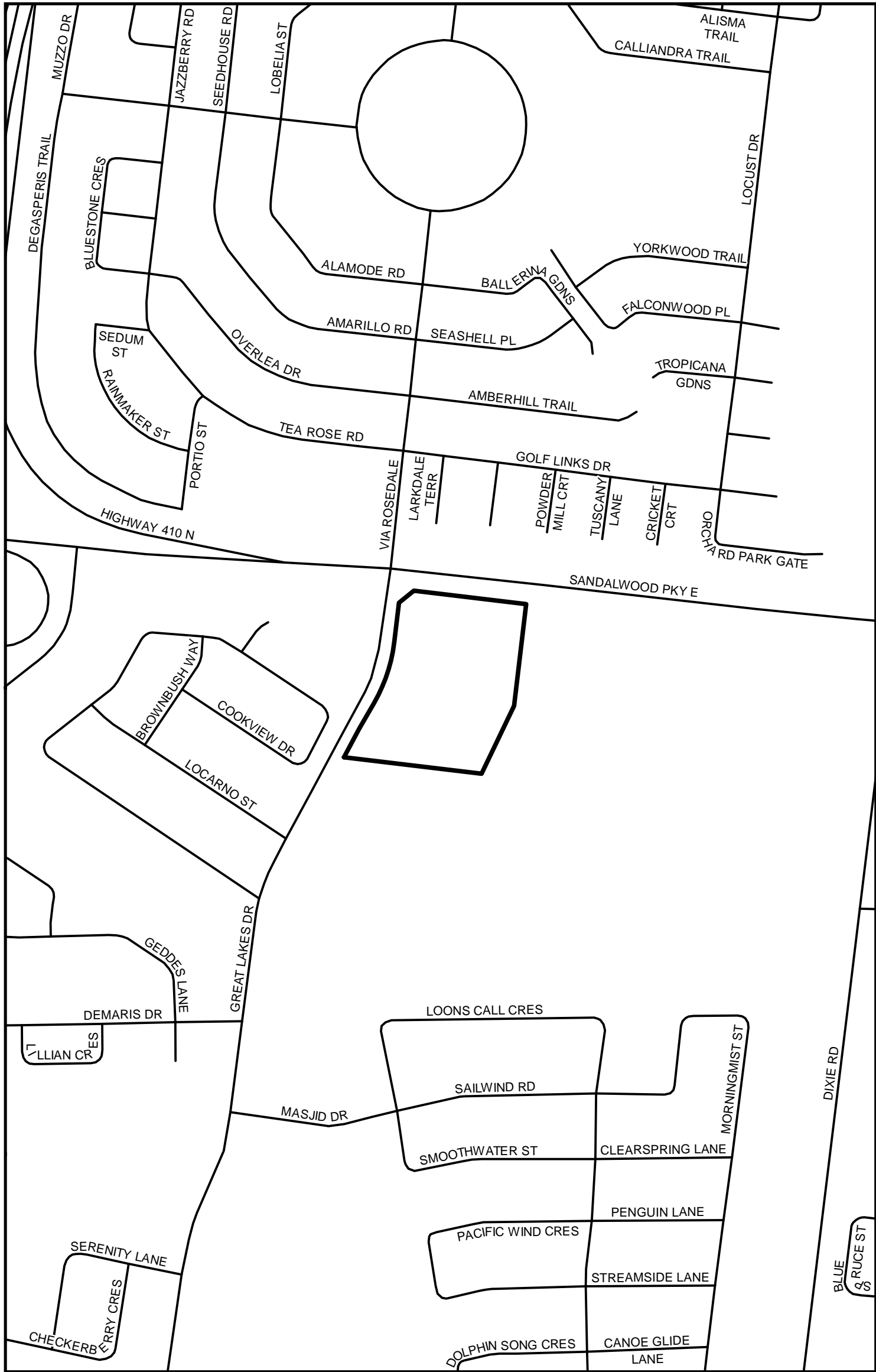
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Peter Fay, City Clerk

(OZS-2020-0009)



**12-3691**





 SUBJECT LANDS



**KEY MAP**