



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

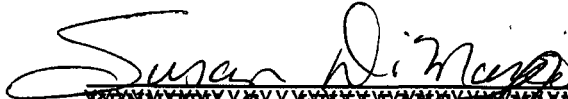
Number 208-89  
To adopt Amendment Number 168  
and Amendment Number 168 A to  
the Official Plan of the City  
of Brampton Planning Area

The council of The Corporation of the City of Brampton, in  
accordance with the provisions of the Planning Act, 1983,  
hereby ENACTS as follows:

- 1. Amendment Number 168 and Amendment Number 168 A to the  
Official Plan of the City of Brampton Planning Area are  
hereby adopted and made part of this by-law.
- 2. The Clerk is hereby authorized and directed to make  
application to the Minister of Municipal Affairs for  
approval of Amendment Number 168 and Amendment Number 168 A  
to the Official Plan of the City of Brampton Planning  
Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN  
COUNCIL,

this 17th day of July, 1989.

  
~~KENNEDY XXX WILSON XXX MAJOR~~  
 SUSAN J. DiMARCO ACTING MAYOR

  
~~BONARD XXX MITCHELL XXX CLERK~~  
 R. DAVID TUFTS ACTING CLERK

APPROVED  
S TO FORM  
LAW DEPT.  
BRAMPTON

DATE DJM

ORIGINAL

AMENDMENT NUMBER 168  
to the Official Plan of the  
City of Brampton Planning Area  
and

AMENDMENT NUMBER 168 A  
to the Consolidated Official Plan of the  
City of Brampton Planning Area

21-OP 0031-168-1

Amendment Number 168 and Number 168A  
to the  
Official Plan  
for the  
City of Brampton

These amendments to the Official Plan for the City of Brampton which have been adopted by the Council of the Corporation of the City of Brampton, are hereby approved pursuant to Section 17 of the Planning Act, S.O. 1983, as Amendment Numbers 168 and 168A to the Official Plan for the City of Brampton.

Date: .....

1989.10.03

*Diana Jardine*

Diana L. Jardine, M.C.I.P.  
Director  
Plans Administration Branch  
Central and Southwest



AMENDMENT NUMBER 168  
and  
AMENDMENT NUMBER 168 A  
TO THE OFFICIAL PLAN  
OF THE CITY OF BRAMPTON

1.0 Purpose

The purpose of this amendment is to amend the development principles imposed by Amendment Number 130 and 130A by deleting the reference to the number of retirement home units and by adding a nursing home use.

2.0 Location

The lands subject to this amendment are located on the north side of Ray Lawson Boulevard approximately 350 metres east of McLaughlin Road South, and are described as Part 1 of Reference Plan 43R-14516 and Block 134 of Plan 43M-775, being part of Lot 14, Concession 1, W.H.S., in the geographic Township of Toronto in the City of Brampton.

3.0 Amendment and Policies Relative Thereto

3.1 Amendment Number 168 :

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 24 set out in the first paragraph of subsection 7.2.7.24, Amendment Number 168 A.

3.2 Amendment Number 168 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as amended, which constitutes part of the Fletchers Creek South Secondary Plan is hereby amended by deleting Section 8.5 and substituting therefor the following:

"8.5 The Institutional designation on the north side of Ray Lawson Boulevard, approximately 350 metres east of McLaughlin Road South, is intended to permit a retirement and nursing home facilities with indoor and outdoor amenities and shall be subject to the following principles:

8.5.1 Provision shall be made for adequate landscaping, fencing and buffering to minimize the adverse influence of development upon abutting District Park and Open Space uses and to enhance the appearance of the subject lands.

8.5.2 Adequate off-street parking spaces shall be provided in accordance with acceptable standards to satisfy the requirements of employees, residents and visitors. The design of parking facilities shall have regard to the convenience and safety of residents, visitors and employees.

8.5.3 Adequate loading spaces shall be provided to the satisfaction of the City.

8.5.4 The applicant shall include a warning clause in all offers to lease and leases, that nearby active, floodlit sport facilities may generate noise and disrupt residential activities.

8.5.5 The retirement home facilities, described as a unit, shall not mean a "dwelling unit" as defined by the zoning by-law."

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 168  
AND  
AMENDMENT NUMBER 168 A

Attached are copies of a report from the Planning and Development Services Division, dated December 9, 1988 and a copy of a report from the Director, Planning and Development Services Division, forwarding the notes of a public meeting held on Wednesday, January 4, 1989.

The following written submissions were also received with respect to the official plan amendment:

The Regional Municipality of Peel	July 4, 1989
Credit Valley Conservation Authority	Aug 15, 1988

9/89/icl/am

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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December 9, 1988

TO: The Chairman of Development Team  
FROM: Planning and Development Department  
RE: Application to Amend the Official Plan  
and Zoning By-law  
Part of Lot 14, Concession 1, W.H.S.  
Ward Number 3  
SOUTHBROOK LODGE LIMITED.  
Our File Number: T1W14.8

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1.0 Introduction

An application to amend the Official Plan and zoning by-law for the above noted lands to permit the expansion of a retirement home has been submitted to the City Clerk and referred to staff for a report and recommendation. This application amends a previously approved 114 room retirement home to permit an additional 70 room retirement facility or 140 bed nursing facility.

2.0 Property Description

The subject lands are located on the north side of Ray Lawson Boulevard, approximately 217 metres (889 feet) east of McLaughlin Road South, opposite the intersection of Timberlane Drive. The property has approximately 205 metres (672.6 feet) frontage along Ray Lawson Boulevard in a semi-circular shape with a maximum radius or depth of approximately 140 metres (461.9 feet) and comprises a total area of 2.393 hectares (5.913 acres). Topographically, the



D8-2

lands slopes down to the north and east towards the open space of Fletchers Creek valley. The easterly property boundary follows the westerly top-of-bank along Fletchers Creek. The site has no significant vegetation.

The land use surrounding the subject property are as follows:

- to the west and north, the abutting land is a future district park;
- to the east, the abutting land is Fletchers Creek valley, and
- to the south, on the south side of Ray Lawson Boulevard, is future residential.

The previously approved 114 room retirement home is under construction and nearing completion (site plan approval file SP87-62).

### 3.0 Official Plan and Zoning Status

The Official Plan, Schedule 'A', General Land Use Designations identifies the property as Residential. Amendment Number 130 designating the subject property as Institutional, was approved by the Minister of Municipal Affairs on January 18, 1988.

A Comprehensive Zoning By-law 139-84, as amended by By-law 287-87, designates the subject property as Institutional Two - Section 783 (I2 - Section 783).

#### 4.0 Proposal

The applicant proposes to expand the retirement home of 114 units by adding a 20 unit wing to be used as a 40 bed chronic care facility at the south-westerly end of the present building. In addition, the applicant is proposing to develop a free standing 50 unit retirement building or 100 bed nursing facility on the easterly portion of the site adjacent to Fletchers Creek. The nursing home facilities will be capable of providing long term care in three categories: residential or type 1 care; extended health or type 2 care, and chronic or type 3 care. It is not expected that the residents of the proposed nursing home will be operators of private automobiles.

The number of parking spaces will be increased from 90 to approximately 104.

#### 5.0 Comments from Other Departments and Agencies

Circulation of the application has produced comments from departments and agencies as noted herein.

Public Works and Building Department - Development and Engineering Services Division note that a site plan agreement addressing the grading, drainage and access concerns is necessary prior to the issuance of a building permit.

Other departments, particularly Public Works and Building Department - Traffic Engineering Services Division, Zoning and By-law Enforcement; Community Services Department -Parks and Recreation, Transit and Fire; Planning and Development

-Community Design Section and Planning Policy and Research Division; Law Department have replied they have no comment with regard to the proposed plan.

The Region of Peel has no objections as all the services are presently available for the existing site.

The Credit Valley Conservation Authority indicate that the two additions are not within the regulated area of Fletchers Creek and their concerns have been previously addressed through the review of the initial Official Plan and zoning by-law amendment for this development, as well as the issuance of a permit pursuant to Ontario Regulation 162/80 for the proposed walkway. As a result, the Conservation Authority have no objection to the subject application to amend the Official Plan and zoning by-law.

#### 6.0 Discussion

From By-law 139-84, as amended by By-law 31-88, the following definition is included:

RETIREMENT HOME shall mean a residential care facility for the accommodation of persons, who, by reason of their emotional, mental, social, or physical condition, or legal status require a supervised living arrangement for their well-being, in which:

- 1) dwelling units, rooms or room and board are supplied for hire or gain;
- 2) more than eight persons in addition to staff and operator are accommodated in the retirement home;
- 3) there is a common dining room and common sitting room for the residents,

but shall not include

- a) a group home;
- b) an auxillary group home;
- c) a nursing home;
- d) a place maintained and operated primarily for, and occupied by, inmates or adults placed on parole;
- e) a place maintained and operated primarily for the temporary care of, and occupied by, transient or homeless persons, or
- f) a place maintained and operated primarily for the treatment and rehabilitation of, and occupied by, persons who are addicted to drugs or alcohol.

The opportunity to locate the additional proposed services on the site is intended to increase the viability of the project and to improve the appeal to the residents by providing a complete range of services at one location. For residents it will be re-assuring to know that there is a continuity to the services in a facility that will develop as a community to provide comfort for each other and make visiting of friends and loved ones more convenient.

The present Southbrook Lodge includes full dining room services, a tuck shop, a hairdressing salon, that may also serve a dual purpose as a dental check-up area, a library, a games room and a T.V. video and movie room. Southbrook Lodge will be administered by a full-time staff, including a registered nurse on duty at all times. Other staff will coordinate the recreational activities, supervise dietary provisions and manage the proposed facilities.

The original proposal indicated that recreational facilities, shuffle boards and garden plots would be located in the area proposed to be occupied by the free

standing 50 unit retirement home or 100 bed nursing facility. The applicant has revised the plan and will now provide a more extensive games area indoors; as a result, the facilities will be available 12 months of the year in a more hospitable environment.

The parking standard currently applicable to Southbrook Lodge is imposed by By-law 139-84, as amended specifically by By-law 287-87, will require for the 114 unit retirement home a total of 89 spaces. The requirement would be based upon the following standards:

<u>Purpose</u>	<u>Requirement</u>	<u>Number</u>
Residents	1 space for each 10 units or portion thereof	12
Staff	1 space for each day time staff	20
	1 space for each night time staff	10
Visitor	1 space for each 2.5 units or portion thereof	46
Service Vehicle	1 space for each service vehicle	1
	Total	89

The applicant contends that the parking standard for the 114 unit building, now under construction, is excessive when compared with similar projects in Brampton and elsewhere in the Greater Toronto area. In particular, the applicant

feels that the adding of additional beds or a nursing home component should not require a significant increase in the number of parking spaces.

The applicant has advised that staffing requirements for the 114 room retirement home had been overestimated with the requirement now being 12 staff members during the day and 4 staff persons during the night. Further, the applicant has provided information that indicates 100 bed nursing home would have a staff requirement of 26 persons during the day and 6 persons during the night. It is evident that staff requirements vary significantly between a retirement home and a nursing home with the equivalent impact on parking requirement. As well, the applicant has requested that parking for the retirement home facility be based upon the maximum or largest shift only and not include additional parking spaces for other shifts.

In case of retirement homes and nursing homes, off-street parking facilities are required primarily for staff and visitor automobiles with resident requirements being a very low requirement. It is doubtful that nursing homes require any resident or occupant parking facilities as a mandatory by-law requirement. A retirement home, from the perspective of parking generation, is similar to a nursing home, but could have a small resident population operating their own private automobiles. Therefore, it is recommended that no parking facilities be a requirement for residents of nursing homes and for retirement homes, parking facilities for residents be provided at the rate of 1 space for each 10 beds or portion thereof.

According to a staff review of visitor parking standards for retirement and nursing homes used by other municipalities, a

requirement of 1 parking space for each 4 beds or fraction thereof would be an accepted norm. It is recommended that this standard be used.

With respect to staff parking requirements for retirement and nursing homes, planning staff accept, in part, the argument that staff parking be determined by the size of the largest shift on duty. This will mean that for a retirement home, 1 space for each 10 beds or fraction thereof would be required, while for a nursing home, the requirement would be 1 space for each 4 beds or fraction thereof. With regard to the proviso noted previously, it is noted that parking facilities will have to be located in appropriate areas to permit swing parking to operate effectively between staff and visitor needs.

For administrative purposes it is recommended that a single composite parking standard incorporating the needs of residents, visitors and staff be used for retirement homes and for nursing homes. Therefore, for a retirement home it is recommended that the parking requirement, using a "bed" as the unit of measurement, be as follows:

resident parking	0.10 space per bed
visitor parking	0.25 space per bed
staff parking	<u>0.10</u> space per bed
Total	0.45 space per bed

Similarly, for a nursing home it is recommended that the parking requirement be as follows:

resident parking	0.0 space per bed
visitor parking	0.25 space per bed
staff parking	<u>0.25</u> space per bed
Total	0.50 space per bed

Thus the 114 bed retirement home will generate a parking requirement of 52 spaces and the 140 bed nursing home component, a requirement of 70 spaces, or a total of 122 spaces. The proposal will provide about 104 spaces which is 18 spaces less than the requirement.

The proposed free standing nursing home will disrupt a portion of the planned outdoor recreation facilities. While the outdoor shuffleboards are to be relocated within the building; the proposed on-site private walk as shown on the approved landscape plans will be disrupted. Therefore, it is recommended that the concept site plan be revised to incorporate replacement of outdoor recreation facilities.

In summary, staff support the proposal for additional residential care facilities subject to revision to the parking standard and to the concept site plan. The requirements of the original proposal for the 114 bed retirement home (our file T1W14.6) and for the site plan approval procedures (our file SP87-62) shall apply dealing with engineering, conservation and warning clause matters.

7.0 Recommendation

It is recommended that Planning Committee recommend to City Council that:

- A. A Public Meeting be held with respect to the proposed amendment to the Official Plan and zoning by-law in accordance with City Council's procedures, and
- B. Subject to the results of the Public Meeting, Planning Committee recommend to City Council that the proposed development be recommended for approval, subject to the following conditions:



1. A revised concept site plan be provided which shows:
  - a) the 122 parking spaces, and
  - b) alternative location of outdoor recreational facilities.
  
2. The site specific zoning by-law shall contain the following:
  - a) the site shall only be used for:
    - i) retirement home;
    - ii) a nursing home;
    - iii) purposes accessory to other permitted purposes, including tuck shop and hairdressing salon, and
  
  - b) the maximum height of the nursing home building shall not exceed two storeys;
  
  - c) yard requirements for the nursing home shall be as established for the retirement home, namely:
    - i) minimum front yard depth - 22 metres, and
  
    - ii) rear yard depth shall be:
      - 1) minimum 8.4 metres, and

2) abutting open space, a minimum of 9.0 metres from the approved top-of-bank.

3. Development of the site shall be subject to a development agreement and the development agreement shall contain the applicable provisions of the development approved under our file T1W14.6.

Respectfully submitted,

*Ron Burnett*  
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Ron Burnett, M.C.I.P.  
Development Planner

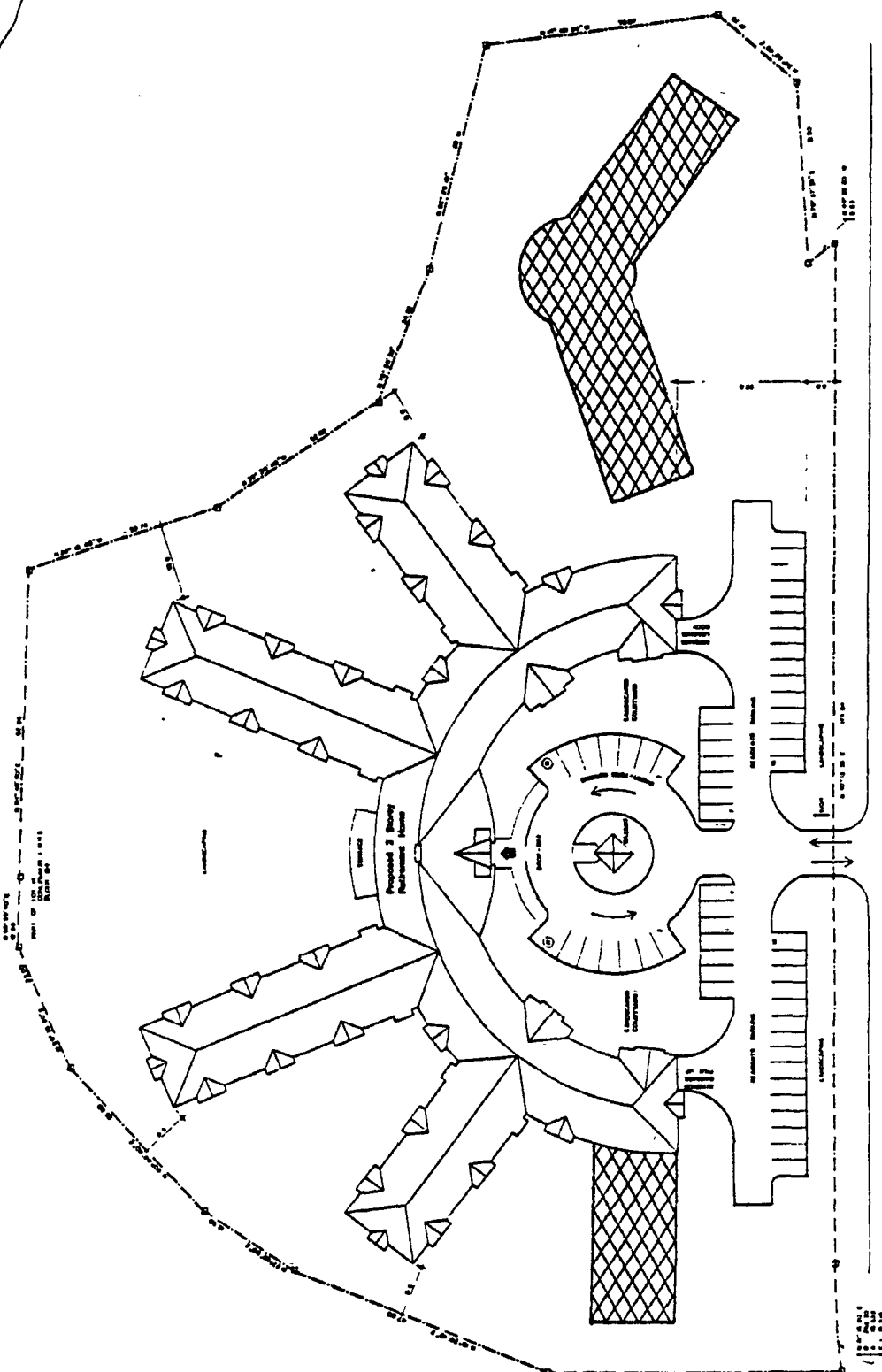
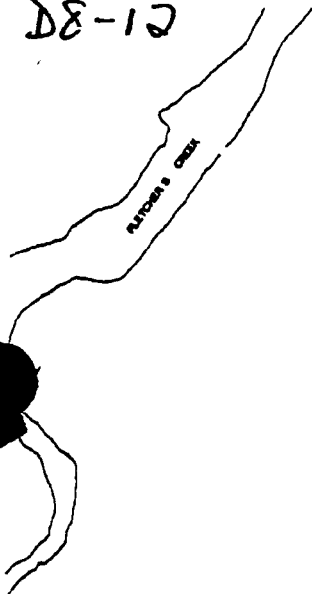
AGREED:

*F. R. Dalzell*  
\_\_\_\_\_  
F. R. Dalzell, Commissioner of  
Planning and Development

*L. W. H. Laine*  
\_\_\_\_\_  
L. W. H. Laine, Director,  
Planning and Development  
Services Division

RB/hg/icl

D8-12



ADDITIONAL BUILDINGS 

# SOUTHBROOK LODGE

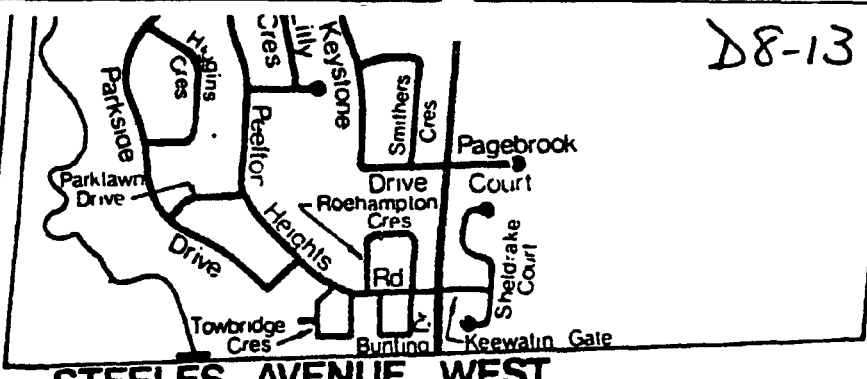
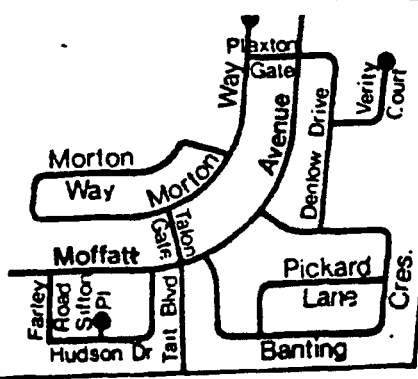
## Site Plan



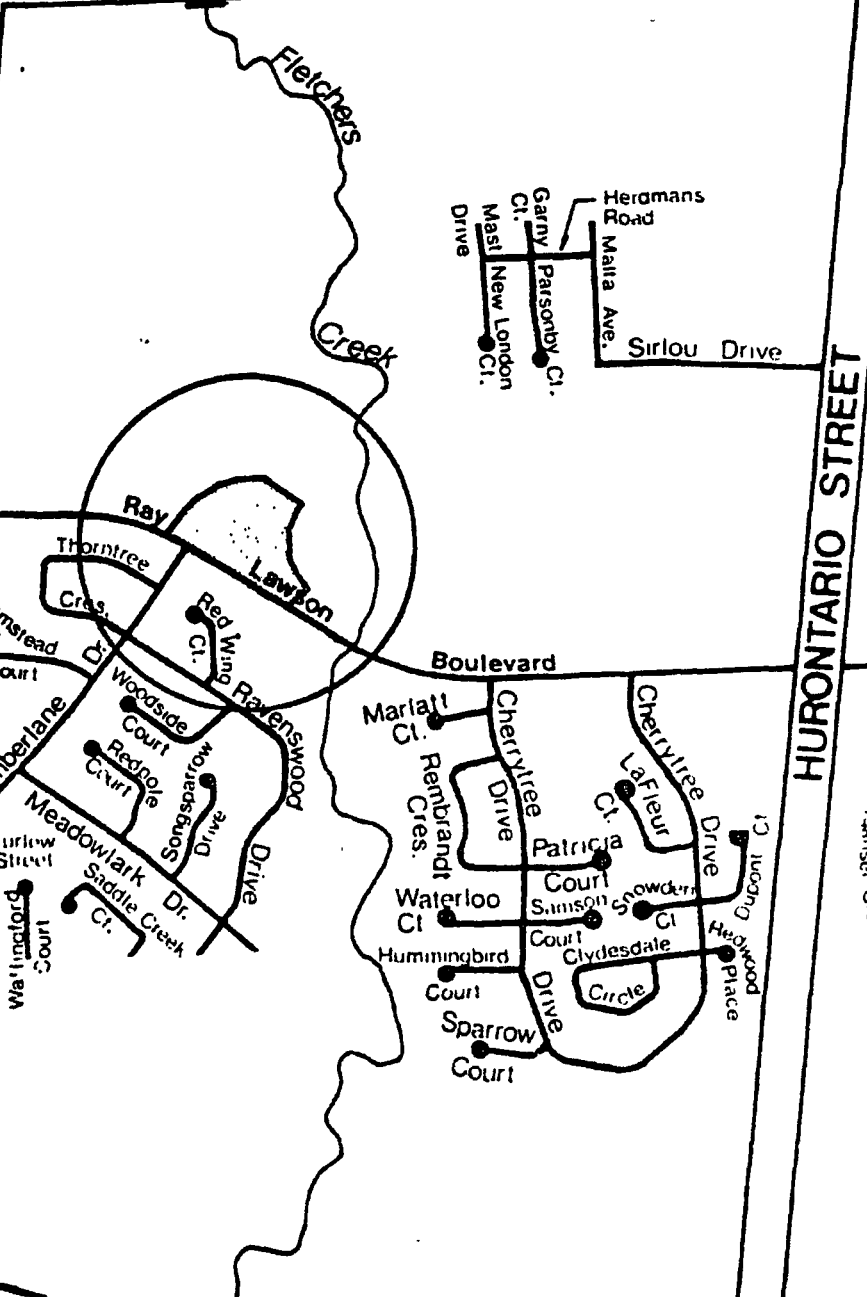
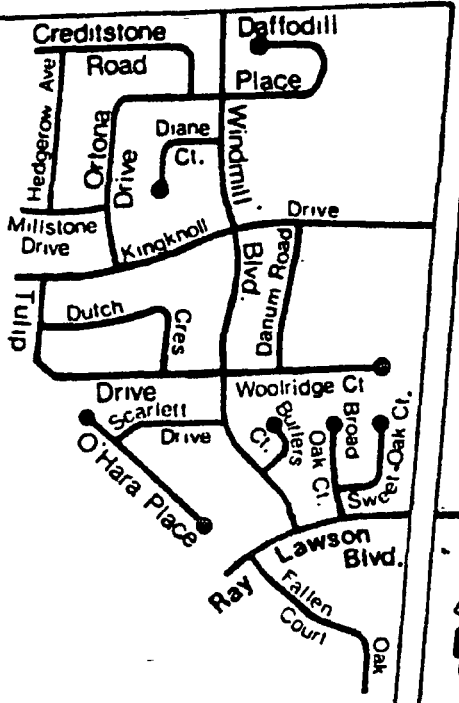
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**CITY OF BRAMPTON**  
Planning and Development

Date: 1987 08 27    Drawn by: *P.S.*  
File no. TIW14.6    Map no. 75-19A



STEELES AVENUE WEST

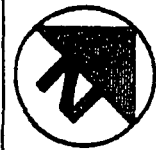


MCLAUGHLIN ROAD

HURONTARIO STREET

SOUTHBROOK LODGE

Location Plan



1:12000

CITY OF BRAMPTON  
Planning and Development

Date: 1987 08 27    Drawn by: P.S.  
File no. TIW14.6    Map no. 75-19B

## INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning &amp; Development

January 12, 1989

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan  
and Zoning By-law  
Part of Lot 14, Concession 1, W.H.S.  
400 Ray Lawson Boulevard  
Ward 4  
SOUTHBROOK LODGE LIMITED  
Our File Number: T1W14.8

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The notes of the Public Meeting held on Wednesday, January 4, 1989, with respect to the above noted application are attached for the information of Planning Committee.

No members of the public appeared at the Public Meeting and no letters or objections have been received.

A further examination of the plan indicates that the road widening at the easterly portion of the site is wider than along the majority of the frontage, as a result the recommended front yard setback 22 metres should be modified. The setback should be established as one-half of the width of the 26 metres wide right-of-way of Ray Lawson Boulevard. Therefore Condition 2(c)(i) should be deleted, and the following substituted therefor:

"2(c)(ii) minimum front yard depth - 35 metres, to the centreline of the right of way, and"


IT IS RECOMMENDED THAT Planning Committee recommend to City Council that:

- A) the notes of the Public Meeting be received;
- B) the conditions of approval, approved by City Council at its meeting held on December 19, 1988, be amended by deleting Condition 2(c)(i) and substituting therefor the following:

"2(c)(i) minimum front yard depth - 35 metres to the centre line of the right of way, and"

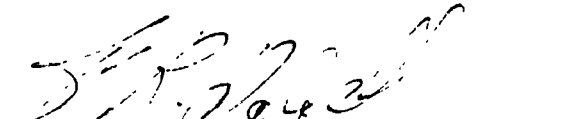

- c) Staff be directed to present the appropriate documents for the consideration of City Council.

Respectfully submitted,



Ron Burnett  
Development Planner

AGREED:

  
F.R. Dalzell, Commissioner,  
Planning and Development  
L.W.H. Laine, Director  
Planning and Development  
Services

Attachment

RB/am/icl

A Special Meeting of Planning Committee was held on Wednesday, January 4, 1989, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 9:15 p.m., with respect to an application by SOUTHBROOK LODGE LIMITED (File: T1W14.8 - Ward 3) to amend both the Official Plan and the Zoning By-law to permit the expansion of the existing retirement home of 114 units by adding 70 units for a retirement facility or 140 beds for a chronic and nursing care facility.

Members Present: Councillor R. Begley - Chairman  
Councillor F. Russell  
Councillor P. Robertson  
Alderman S. DiMarco  
Alderman A. Gibson  
Alderman S. Fennell  
Alderman G. Miles  
Alderman J. Spovieri  
Alderman E. Ludlow

Staff Present: F. R. Dalzell, Commissioner of Planning and Development  
L.W.H. Laine, Director, Planning and Development Services  
J. Armstrong, Development Planner  
D. Ross, Development Planner  
K. Ash, Development Planner  
R. Burnett, Development Planner  
E. Coulson, Secretary

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The Chairman inquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Dalzell replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 9:16 p.m.

# The Regional Municipality of Peel

Planning Department

July 4, 1988

City of Brampton  
Planning and Development Department  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Attention: Mr. Ron Burnett

Re: Proposed Amendment and Rezoning  
Part Lot 14, Concession 1, W.H.S.  
Southbrook Lodge Limited  
City of Brampton  
Our File: R42 1W79B

*[Handwritten signature]*

City of Brampton PLANNING DEPT.	
Date	JUL - 7 1988 Rec'd.
File No.	T1W14-8

Dear Sir:

Further to your request for comments regarding the above noted Official Plan Amendment and Rezoning to permit an addition to a retirement home, the Region of Peel has no objections.

We trust this is of assistance.

Yours truly,

*[Handwritten signature: D. R. Billett]*

D. R. Billett  
Director of  
Development Control

MB:nb

*8540708*





BY COURIER

# CREDIT VALLEY CONSERVATION AUTHORITY

MEADOWVALE, ONTARIO L0J 1K0

Telephone 451-1615

WHEN REPLYING KINDLY QUOTE  
THIS FILE NUMBER

August 15, 1988

City of Brampton  
Planning and Development Department  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

City of Brampton PLANNING DEPT.	
Date	AUG 19 1988 Rec'd.
File No.	T1W14.8

Attention: Mr. R. Burnett  
Development Planner

Dear Sir:

Re: Application to Amend the Official Plan and  
Restricted Area (Zoning) By-law  
Part of Lot 14, Concession 1, W.H.S.  
SOUTHBROOKE LODGE LIMITED  
City of Brampton  
Your File No. T1W14.8  
Our File No. OZ/B/7/88

Further to your circulation dated June 20, 1988, we have now reviewed the above noted application and accompanying site plan. The following comments are provided for your information and reference.

The subject site is located adjacent to the Fletcher's Creek Valley. As a result, a portion of the tableland adjacent to the valley is located below the Fill Line of Fletcher's Creek. The Fill, Construction and Alteration to Waterways Regulations (Ontario Regulation 162/80) prohibit the erection of any structure or the placement or removal of any material within the regulated area without the prior written approval of the Authority.

The locations of the two additions are not within the regulated area of Fletcher's Creek. In addition, our concerns have been addressed previously through the review of the initial Official Plan and Zoning Amendment for this development, as well as the issuance of a permit, pursuant to Ontario Regulation 162/80, for the proposed walkway.

...continued...

550879

August 15, 1988

On this basis, we have no objection to the subject application to amend the Official Plan and Zoning By-law.

Yours very truly,



Lisa Ainsworth  
Resource Planner

LA:dl

cc: City of Brampton

Attention: Mr. D.J. Van Beilen, P. Eng.  
Director of Development and Engineering

Attention: Mr. H.P. Hornblow  
Supervisor, Plans and Permits

(BY COURIER)