

**Adoption of Official Plan Amendment OP2006-238 (By-law 61-2023)  
and Zoning By-law 62-2023**

**425 Great Lakes**

**Date of Decision: April 5, 2023**  
**Date of Notice: April 18, 2023**  
**Last Date of Appeal: May 8, 2023**

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 61-2023, to adopt Official Plan Amendment OP2006-238, and By-law 62-2023, to amend Comprehensive Zoning By-law 270-2004, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by – Wellings Planning Consultants Inc – Schlegel Villages Inc., Ward 9, File: OZS-2020-0009.

This official plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

**The Purpose and Effect of Official Plan Amendment OP2006-238:** To permit a maximum building height of twelve (12) storeys to facilitate an integrated senior's development.

**The Purpose and Effect of Zoning By-law 62-2023:** To amend the Zoning By-law to facilitate an integrated seniors development.

**Location of Lands Affected:** 425 Great Lakes Drive - located on the south side of Sandalwood Parkway and east of Great Lakes Drive.

**Obtaining Additional Information:** A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at [www.brampton.ca](http://www.brampton.ca). Any further inquiries or questions should be directed to François Hémon-Morneau, Development Planner, Planning, Building and Growth Management at [Francois.hemonmorneau@brampton.ca](mailto:Francois.hemonmorneau@brampton.ca).

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

There are no other applications under the *Planning Act*, pertaining to the subject lands.

**When and How to File an Appeal:** Any appeal of the official plan amendment or zoning by-law to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than May 8, 2023**, shown above as the last date of appeal. An appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>.

**The Notice of Appeal must:**

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Ontario Land Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

**Notice of Appeal may be hand delivered to:**

City of Brampton  
Office of the City Clerk  
2 Wellington St. W.,  
Brampton, ON L6Y 4R2  
905.874.3858



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 61 - 2023

To adopt Amendment Number OP-2006- 238  
To the Official Plan of the City of Brampton Planning Area

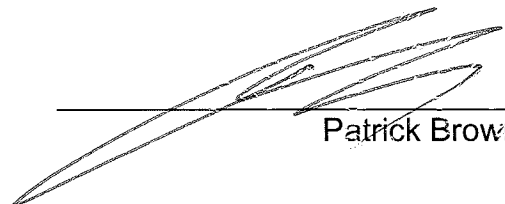
The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, RS.O. 1990, c.P.13, hereby ENACTS as follows:


1. Amendment Number OP 2006- 238 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

ENACTED and PASSED this 5<sup>th</sup> day of April, 2023.

Approved as to  
form.  
2023/04/03  
AWP

Approved as to  
content.  
2023/03/31  
[DV]

  
Patrick Brown, Mayor

  
Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006- 238

To the Official Plan of the  
City of Brampton Planning Area

**1.0 Purpose:**

The purpose of this amendment is to amend the “Special Site Area 4” policies in Secondary Plan Area 2 – Springdale Secondary Plan applying to the lands known as 425 Great Lakes Drive, to permit a maximum building height of twelve (12) storeys to facilitate an integrated senior’s development.

**2.0 Location:**

This Amendment applies to the lands located at the southeast corner of Great Lakes Boulevard and Sandalwood Parkway East known municipally as 425 Great Lakes Drive, City of Brampton.

**3.0 Amendments and Policies Relative Thereto:**

3.1 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 2: Springdale Secondary Plan as set out in Part Two: Secondary Plans, thereof, Amendment Number OP 2006- 238

3.2 The document known as Secondary Plan Area 2 – Springdale Secondary Plan (Part Two: Secondary Plan, as amended, of the City of Brampton Official Plan) is hereby further amended as follows:

- (1) By deleting Section 7.4 in its entirety and replacing it with the following:

“The lands designated Institutional on Special Site Area 4 at the southeast corner of Great Lakes Blvd. and Sandalwood Pkwy. E. may be used for a nursing home, retirement home, apartment dwelling purposes and ancillary uses. The maximum building height is twelve (12) storeys. Apartment dwelling purposes are permitted as a secondary use so long as they do not detract from the primary institutional use. Appropriate design and buffering shall be required in order to minimize the impact of the development on surrounding uses and address satisfactory interface between surrounding institutional blocks. Development standards shall be established by the implementing zoning by-law.”



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 62 - 2023

To amend Comprehensive Zoning By-law 270-2004

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

1. 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 – Section 1067 (I2-1067)	Institutional Two – Section 3691 (I2-3691)

(2) by adding thereto the following Section:

“3691 The lands designated I2 – Section 3691 on Sheet 27 of Schedule A to this by-law:

3691.1 shall only be used for the following purposes:

- (a) a Nursing Home;
- (b) a Retirement Home;
- (c) only in conjunction with a) or b):
  - i. Apartment Dwelling, excluding a single room occupancy unit;
  - ii. Adult Day Care; and,
- (d) The following purposes accessory to the permitted uses:
  - i. Day Nursery for the primary use of staff
  - ii. Health Centre/Fitness Centre
  - iii. Living Classroom;
  - iv. Office;
  - v. Medical Office;
  - vi. Services Shop, Personal;
  - vii. Research and Development;
  - viii. Restaurant, Dining Room; and
  - ix. 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: 27.0 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: 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. For each bed for a nursing home and a retirement home, the minimum parking spaces shall be 0.33 parking spaces.
  - ii. For each dwelling unit in an apartment or multiple residential dwelling, the minimum required parking shall be:
    - 1. 1.0 parking space for residents, and
    - 2. 0.20 parking spaces for visitors,
  - iii. No additional parking is 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) 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

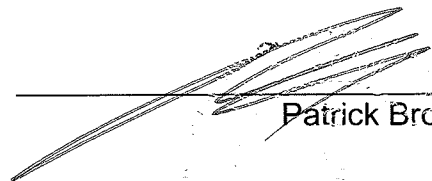
organization, within which kitchen, sleeping and sanitary facilities are not physically separated;


- b) 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 shall no include overnight accommodation;
- c) 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) Living Classroom shall mean premises that provides an in-situ learning platform that integrates theoretical and practical education and training for health care workers in the gerontological field;
- e) Research and Development shall mean premises for scientific research investigation, testing, or experimentation, but not for the manufacturing or sale of products.”

ENACTED and PASSED this 5<sup>th</sup> day of April, 2023.

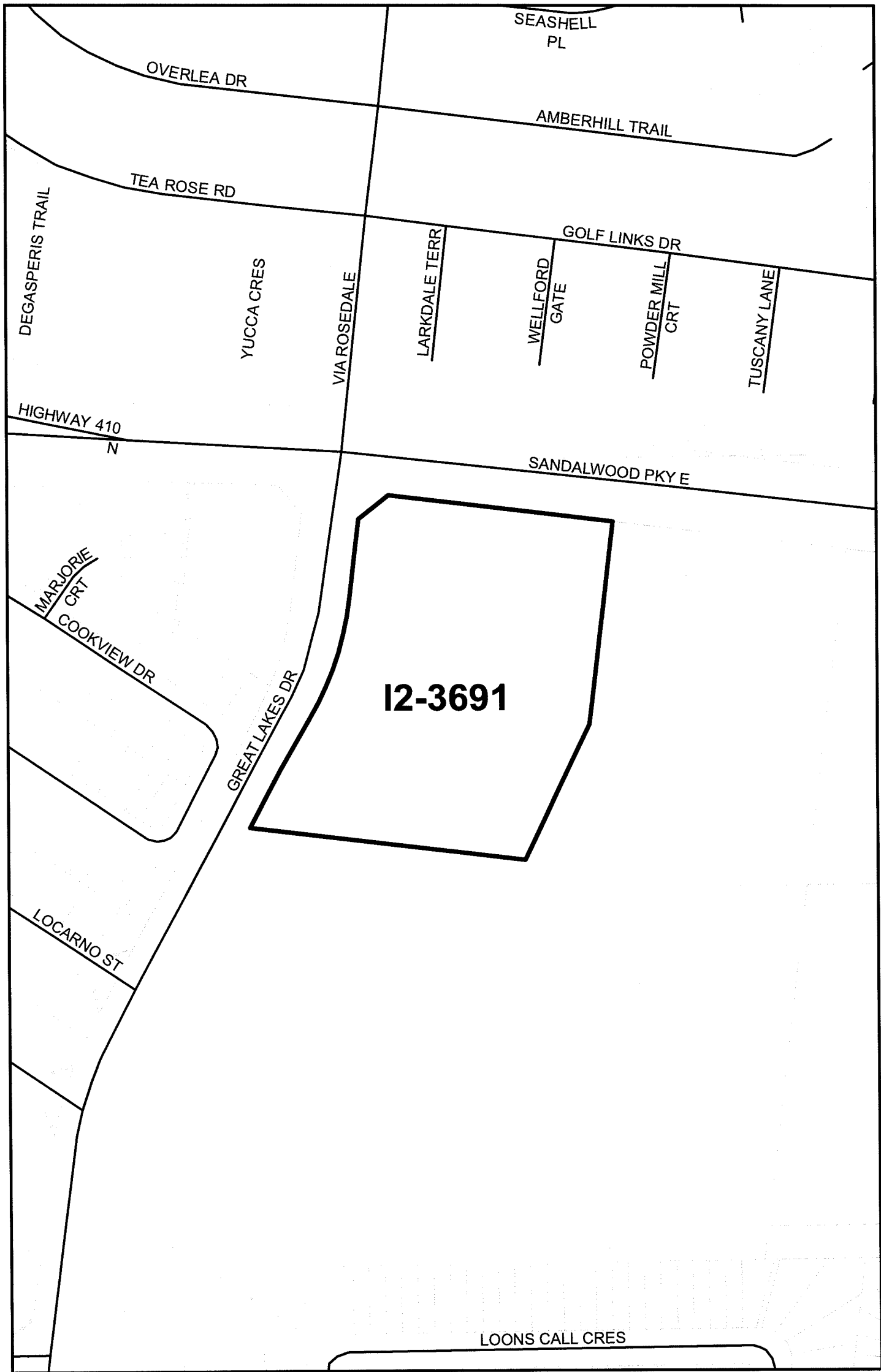
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Patrick Brown, Mayor

  
Peter Fay, City Clerk

(OZS-2020-0009)



**12-3691**

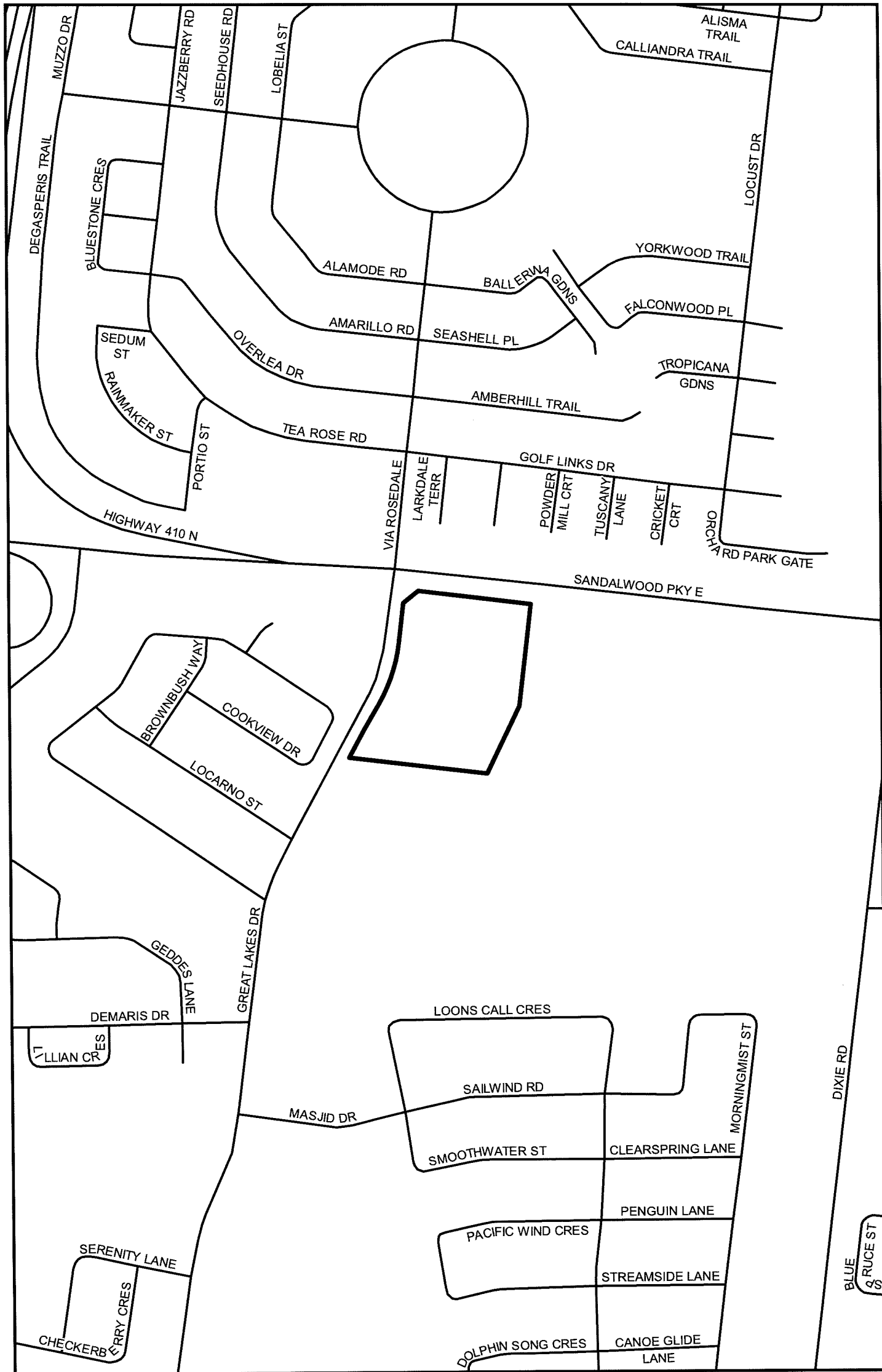


**PART LOT 13, CONCESSION 3 E.H.S.**

BY-LAW 62-2023

**SCHEDULE A**





 SUBJECT LANDS



**BRAMPTON**  
Flower City



**KEY MAP**

brampton.ca  
PLANNING, DEVELOPMENT AND ECONOMIC DEVELOPMENT

File: OZS-2020-0009\_ZKM

Date: 2022/07/04

Drawn by: ckovac

**BY-LAW 62-2023**