

CITY OF
BRANTFORD



New Zoning By-law Project

8

Institutional Zones

DISCUSSION PAPER



May 2022

Table of Contents



1	<i>Introduction</i>	1
1.1	What is a Zoning By-law?	2
1.2	Why does it matter to you?	3
1.3	Purpose of this Discussion Paper	3
1.4	Structure of the Paper	3
2	<i>Institutional Designations and Zones</i>	5
2.1	Institutional Designation	5
2.2	Institutional Zones Permitted Uses	11
3	<i>Built Form Considerations</i>	16
3.1	Brantford Urban Design Manual	16
3.2	Best Practices	16
4	<i>Options and Recommendations for the Structure of the Institutional Zone(s)</i>	22
4.1	Zone Options	22
4.2	Recommended Approach	23
4.3	Lot, Yard and Built Form Provisions	23
5	<i>Conclusions and Next Steps</i>	24

1 Introduction



The City of Brantford New Zoning By-law Project is a comprehensive phased approach that will establish a new Zoning By-law for the City of Brantford that is in conformity with the City's Official Plan - Envisioning our City: 2051, Provincial policies and emerging best practices. It will replace the current City of Brantford Zoning By-law 160-90 and the County of Brant Zoning By-law 61-16 that applies to the municipal boundary adjustment lands. The new Zoning By-law will regulate all lands within the City of Brantford, including the former County lands, and it will provide zoning direction in a clear, concise and easy to read document.

The Zoning By-law Project will occur over approximately twenty-seven months, divided into six phases, as outlined below.

Phase 1 included background research related to development activity within the City and variances to the existing Zoning By-law. In addition, the phase included a review of the City's reports related to land use, transportation, parking, and urban design.

Phase 2 included the preparation of the Public Consultation and Communication Plan, outlining the key timelines for engagement and presentation to the project's commenting Committees. Engagement feedback will be incorporated into the Discussion Papers in the third phase and the subsequent new Zoning By-law.

Phase 3 includes the preparation of Discussion Papers, including this report, related to:

- Zoning By-law Structure;
- General Provisions;
- Definitions;
- Parking and Loading Standards;
- Residential Zones;
- Mixed Use Zones;
- Employment Zones;
- Institutional Zones;
- Agricultural Zones; and
- Other Zones.

Phase 3 will also include public input into the Discussion Papers, as well as presentations to Council's Zoning By-law Task Force and the Committee of the Whole – Planning and Administration.

Phase 4 will include the preparation of the Strategic Directions Report, public engagements, and a presentation to the Committee of the Whole – Planning and Administration.

Phase 5 will include the preparation of the first draft new Zoning By-law, as well as public consultations, and the circulation of the draft among City Departments and commenting agencies.

Phase 6 will include the preparation and approval of the final new Zoning By-law, as well as public consultations, and circulation among City Departments and commenting agencies.

1.1 What is a Zoning By-law?

A Zoning By-law implements the direction of the Official Plan and contains specific requirements for parcels of land including but not limited to:

- Permitted uses;
- Permitted building types;
- Building height;
- Where buildings and structures can be located on a lot – i.e., front, side and rear yard setbacks;
- Lot standards such as minimum lot area and frontage; and
- Parking standards.

As noted above, a Zoning By-law implements the direction of the Official Plan, which is required to be consistent with and conform to the Provincial policies. Provincial land use documents in Ontario such as the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe outline the rules and direction for land use. Provincial policies typically provide more general direction for land uses whereas Official Plans provide more details for land uses. A Zoning By-law provides specific details for an individual property. Ontario's land use planning framework structure is illustrated in **Figure 1**.

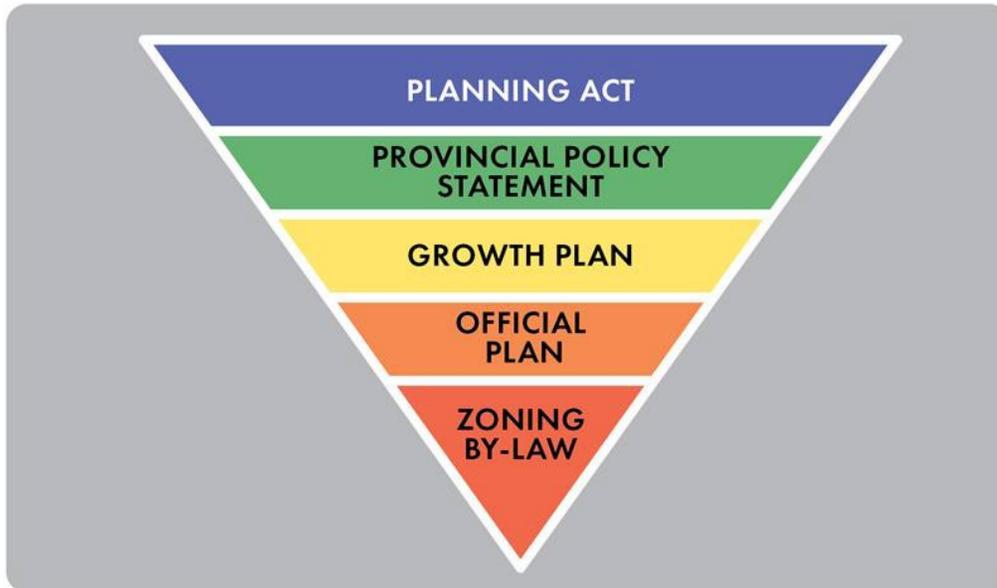


Figure 1: Ontario's land use planning framework

1.2 Why does it matter to you?

The new Zoning By-law will implement the vision of the City's new Official Plan: Envision our City 2051, influencing the look and feel of the City.

As residents and stakeholders in and around the City, you have an important role to play in shaping the future of the City. As experts of your community, you can provide insights to help inform and influence a variety of aspects of the Zoning By-law such as urban design standards, provisions related to parking and park space, as well as building types and density.

1.3 Purpose of this Discussion Paper

The purpose of this Discussion Paper is to identify a general blueprint for the Institutional Zones in the proposed new Zoning By-law. This Paper reviews the Institutional sections of the Brantford Official Plan followed by a review of existing Institutional Zones. It also explores built form best practices for Institutional Zones in other municipal zoning by-laws. This analysis helps inform the proposed new zone options and corresponding built form provisions that are recommended to be included in the new Zoning By-law.

1.4 Structure of the Paper

The contents of this Discussion Paper are outlined below:

Chapter 1: provides an overview of the New Zoning By-law Project, outlining what a Zoning By-law is and why it is relevant to the growth of the City and describing the purpose of the Institutional Discussion Paper.

Chapter 2: summarizes the structure of the Major Institutional Designation within the new City of Brantford Official Plan – Envisioning Our City: 2051 and describes which zones apply within the designation. It also profiles the existing Institutional Zones that are found within other designations in the City.

Chapter 3: summarizes built form best practices for institutional sites.

Chapter 4 outlines the recommended structure and new Institutional Zones.

Chapter 5: contains the conclusions and next steps in the New Zoning By-law Project.

2 Institutional Designations and Zones



The Major Institutional Designation is the only institutional designation in the Official Plan. This Chapter outlines the permitted uses in the Major Institutional Designation and documents which zones apply to lands within this Designation. A review of each zone’s permitted uses is compared with the Major Institutional Designation to determine how to proceed with Institutional Zones in the new Zoning By-law.

In addition, several Institutional Zones apply to lands within other land use designations in the Official Plan (i.e., the Residential Designation) and are profiled in this Chapter.

2.1 Institutional Designation

2.1.1 Major Institutional Designation Policies

The location of the Major Institutional Designation in the City is shown in **Figure 2**, in blue.

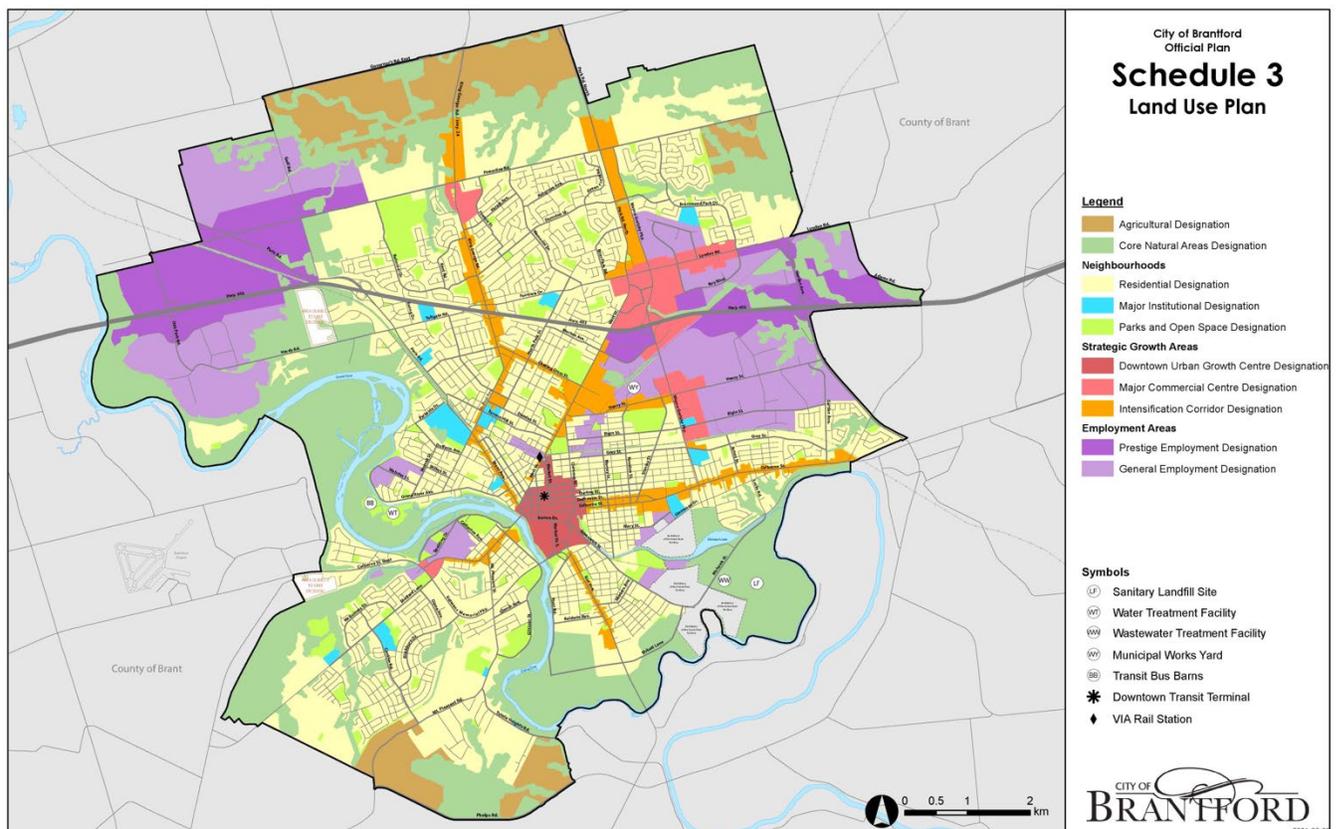


Figure 2: City of Brantford Official Plan Schedule 3: Land Use Plan

The Major Institutional Designation permits institutional uses at a City-wide or regional scale. The institutional uses are intended to be integrated into the City's fabric while contributing to a complete community. Section 5.2.2.b. outlines the specific permitted uses for the Major Institutional Designation that include:

- Large-scale public service facilities, including secondary schools, post-secondary educational facilities, hospitals, police stations, and emergency medical service (EMS) stations;
- Retirement homes and communal housing which may include special needs housing and nursing homes; and
- Large-scale places of worship that may include daycare facilities.

In addition, Policy 5.2.2.c. permits complementary uses, located internal to one of the Major Institutional Designation uses listed above. The complementary uses include:

- Convenience retail;
- Personal service establishment;
- Financial institutions; and
- Offices.

Section 5.2.2. of the Official Plan also provides additional policy direction for specific permitted uses within the Major Institutional Designation as outlined below.

Secondary Schools and Post-Secondary Educational Facilities

Secondary schools and post-secondary schools are permitted within the Major Institutional Designation subject to the following criteria:

- Secondary school sites shall be provided in accordance with the standards of the appropriate Board of Education, where applicable;
- Municipal parkland and other community facilities/services may be considered in conjunction with a school;
- Recreational facilities located within secondary schools and post-secondary schools are encouraged;
- The site is within 250 metres of an existing or planned public transit route and in proximity to parks and community facilities;
- Post-secondary schools should be located close to retail and service commercial uses;
- The proposed site should have a frontage onto an Arterial Road or Major Collector Road;
- Amenity areas, parking and pick-up/drop off facilities shall be provided; and
- Schools should have direct connections to City's active transportation network.

Hospitals

The Official Plan provides the following regulations for new hospitals that are not part of an existing facility within the Major Institution Designation:

- The site is within 250 metres of an existing or planned public transit route and in proximity to parks and community facilities;
- The proposed site should have a frontage onto an Arterial Road or Major Collector Road;
- Amenity areas, parking and pick-up/drop off facilities shall be provided; and
- Hospitals should have direct connections to City's active transportation network.

Police and EMS Stations

Police and EMS station facilities that are not part of an existing site within the Major Institutional Designation may be considered a public service facility and permitted within any land use designation shown on **Figure 2**, subject to:

- Being located on an arterial road;
- Appropriate buffering; and
- Adequate parking facilities on site.

Retirement Homes and Communal Housing

As noted in Section 5.2.2 g of the new Official Plan, retirement homes and communal housing, including special needs housing and nursing homes, are permitted if the use includes specific health or life care services as the primary use, subject to the Zoning By-law and the following criteria:

- Appropriate buffering, parking and amenity areas are provided on-site;
- The proposed site should have a frontage onto an Arterial Road or Major Collector Road; and
- The site is within 250 metres of an existing or planned public transit route and in proximity to parks and community facilities.

Large-Scale Places of Worship

Large-Scale Places of Worship are permitted within the Major Institutional Designation subject to the Zoning By-law and the following criteria:

- The place of worship has capacity to accommodate more than 250 people;
- The proposed site has a frontage onto an Arterial Road or Major Collector Road;
- The Place of worship will not cause any traffic hazards or unacceptable levels of congestion;

- The site contains sufficient area to accommodate a building, on-site parking areas and appropriate buffering; and
- The place of worship will have direct access to the surrounding community and the active transportation network.

2.1.2 Existing Uses in the Major Institutional Designation

Lands within the Major Institutional Designation, shown on **Figure 2**, are predominantly developed with secondary schools and post-secondary schools, located along Arterial Roads and Major Collector Roads. The remaining lands within the Major Institutional Designation contain medical-related uses which include a hospital (Brantford General Hospital), long term care facility (St. Joseph's Lifecare Centre), and a medical centre (Grey Gretzky Medical Centre). The medical-related uses are located along Wayne Gretzky Parkway which is a Major Arterial Road, and Terrace Hill Street which is a Minor Collector Road.

2.1.3 Institutional Uses in Other Designations

Institutional uses are not exclusively located within the Major Institutional Designation and are located across the City in other land use designations which permit smaller scale institutional uses. Institutional uses are specifically permitted in the Residential Designation, Downtown Urban Growth Centre Designation, Major Commercial Centre Designation and the Intensification Corridor Designation, as outlined below.

Limited Institutional uses permitted in the Residential Designation include:

- Small-scale places of worship;
- Daycare facilities;
- Neighbourhood supporting uses;
 - Healthcare offices and clinics;
 - Recreational and/or cultural facilities;
- Elementary schools; and
- Retirement homes and Communal housing which may include special needs housing and nursing homes.

Institutional uses permitted in the Downtown Urban Growth Centre Designation / Major Commercial Centre Designation / Intensification Corridor Designation include:

- Secondary and elementary schools;
- Post-secondary education facilities;
- Places of worship;
- Daycare facilities;

- Retirement homes and Communal housing which may include special needs housing and nursing homes; and
- Cultural and recreational uses.

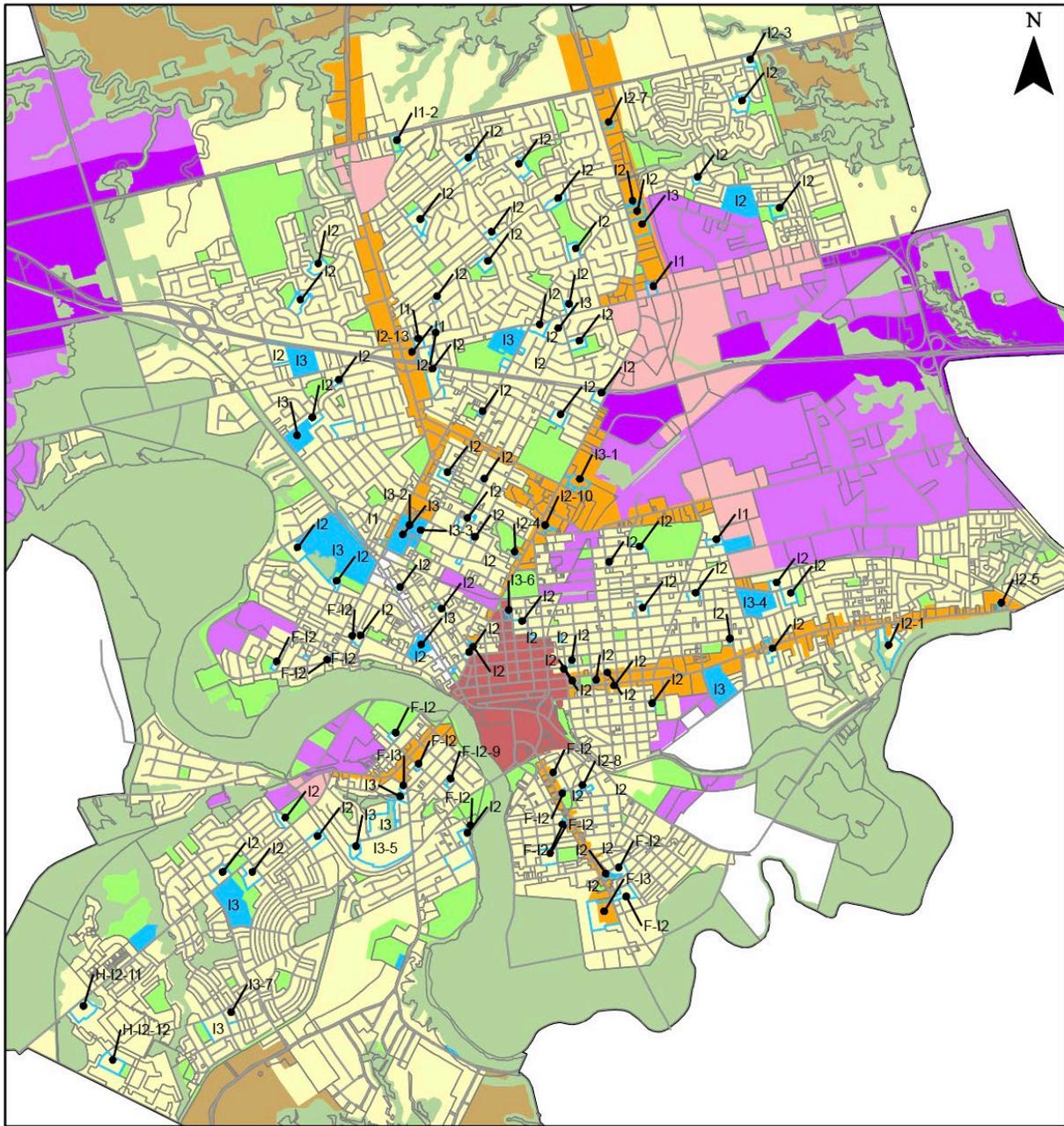
It is also noted that public service facilities are permitted in all designations per policy 5.1.k., although the term is not defined. Within the Provincial Policy Statement the term is defined broadly to include the provision of programs and services provided or subsidized by a government or other body.

2.1.4 Existing Institutional Zones in all Land Use Designations

A mapping exercise was undertaken to identify the locations of Institutional Zones in the City relative to the land use designations in the Official Plan. The existing Institutional Zones and land use designations are shown on **Figure 3**.

Existing zones in the Major Institutional Designation include:

- City of Brantford Zoning By-law 160-90
 - Institutional Services (I1) Zone;
 - Institutional School (I2) Zone;
 - Institutional Major (I3) Zone, including site-specific exceptions; and
 - Planned Unit Development Type One (PUD1) Zone.
- County of Brant Zoning By-law 61-16
 - Minor Institutional (N1) Zone;
 - Natural Heritage Zone (NH) Zone; and
 - Open Space (OS1) Zone.



- All Institutional Zones
- Zoning_NAD1983
- Agricultural Designation
- Core Natural Areas Designation
- Downtown Urban Growth Centre Designation
- General Employment Designation
- Intensification Corridor Designation
- Major Commercial Centre Designation
- Major Institutional Designation
- Parks and Open Space Designation
- Prestige Employment Designation
- Residential Designation

0 0.5 1 2 Kilometers

Institutional Zones
 I1--Institutional Services Zone
 I2--Institutional School Zone
 I3--Institutional Major Zone

Figure 3: Existing Institutional Zones in comparison to the Official Plan Land Use Designations

As shown above, the majority of lands within the Major Institutional Designation are regulated by Institutional Zones, with a few exceptions such as the Natural Heritage Zone and Open Space Zone. This Discussion Paper will focus on those Institutional Zones noted above.

There are also numerous instances where Institutional Zones occur outside of the Major Institutional Designation, this includes:

- Institutional Services (I1) Zone is also found in the:
 - Residential Designation;
 - Major Commercial Designation; and
 - Intensification Corridor Designation.
- Institutional School (I2) Zone is also found in the:
 - Parks and Open Space Designation;
 - Residential Designation;
 - Intensification Corridor Designation; and
 - Major Commercial Centre Designation.
- Institutional Major (I3) Zone is found in the:
 - Residential Designation; and
 - Downtown Urban Growth Centre Designation.

Outside of the Major Institutional Designation, the most common designation for an Institutional zone to occur in is the Residential Designation, followed by the Intensification Corridor Designation.

2.2 Institutional Zones Permitted Uses

Scope of Permitted Uses

The scope of permitted uses within the Institutional Zones is set out in **Table 1** below:

Table 1: Permitted Uses in Existing Institutional Zones

Zone	City of Brantford Zoning By-law			County of Brant Zoning By-law
	I1	I2	I3	N1
Accessory uses, buildings and structures	Yes	Yes	Yes	-
Ambulance station	Yes	-	-	-
Art gallery	-	-	-	Yes
Community Centre	-	-	-	Yes

Zone	City of Brantford Zoning By-law			County of Brant Zoning By-law
	I1	I2	I3	N1
Crisis residence	-	-	Yes	-
Day nursery/Day Care	-	Yes	Yes	Yes
Elementary school	-	Yes	Yes	Yes
Farmers' market	-	-	-	-
Fire station	Yes	-	-	-
General office of a Board of Education	-	-	Yes	-
Group correctional residence	-	-	Yes	-
Group residence	-	-	Yes	-
Home for the aged	-	-	Yes	-
Hospital	-	-	Yes	-
Library	-	-	-	Yes
Medical office	-	-	-	-
Mobile Refreshment Cart				Yes
Monastery	-	-	Yes	-
Museum	-	-	-	Yes
Neighbourhood convenience store	-	-	Yes	-
Nursing home	-	-	Yes	Yes
Parking lots or structures	-	-	Yes	-
Personal service store	-	-	Yes	-
Place of worship	-	Yes	Yes	Yes
Police station	Yes	-	-	-
Post-secondary school	-	-	Yes	-
Private school	-	Yes	Yes	-
Public school	-	Yes	Yes	-
Retirement home	-	-	Yes	Yes
School, Private Elementary, excluding a dormitory	-	-	-	Yes
School, Private Secondary				-
Secondary school	-	Yes*		-

*Secondary schools are permitted within existing elementary school buildings within the I2 Zone.

Permitted Uses Reviewed

Uses permitted in the current Institutional Zones that require additional considerations are described below:

- Farmers' market and neighbourhood convenience
 - A farmers' market and neighbourhood convenience are commercial uses that often occur on municipal property that may be zoned institutional. It is recommended that the new Zoning By-law clarify that these uses are permitted as secondary uses in an Institutional Zone. This approach is consistent with the Major Institutional Designation which permits complementary uses that are ancillary to the primary institutional use.
- Medical office
 - Medical offices are appropriate in conjunction with a primary institutional use but are also permitted in commercial and mixed-use zones. Therefore, medical offices should be permitted within hospitals, retirement homes, special needs housing, nursing homes, or other institutional facilities as a secondary use.
- Mobile refreshment cart
 - Similar to the farmers' market, a mobile refreshment cart is not intended to be a primary use for an institutional property but could be identified as a secondary use.

Differences Amongst the Zones

As shown on **Table 1**, the Institutional Services (I1) Zone has the least number of permitted uses and focuses only on emergency services including police, ambulance and fire stations, as well as accessory uses. The Institutional Major (I3) Zone permits the widest range of uses, including both large and small scale uses, followed by the Major Institutional (N2) Zone from the County of Brant's Zoning By-law. The Institutional School (I2) Zone focuses on schools and more local institutional uses including places of worship and day cares.

Lot, Yard and Built Form Provisions

The different lot, yard and built form standards in the Institutional Zones are outlined in **Table 2**. The Institutional School (I2) and Institutional Major (I3) Zones have standards for specific permitted uses. Overall, there are few similarities among the zones except for the minimum lot frontage requirement, which is either 20 metres or 30 metres for the zones in the City's Zoning By-law and 15 metres for the zones in the County's Zoning By-law.

The minimum lot area ranges from 450 m² up to 10,000 m² depending on the zone and the use. Lot coverage is also generally consistent, ranging from 35% to 40%.

Front yard setback requirements range from 6 metres to 15 metres, depending on the zone and use. The most common front yard setback within the Institutional Zones is 6.0 metres, which is seen in the Institutional Services (I1) and Minor Institutional (N1) zones as well for places of worship in the Institutional School Zone (I2) and Institutional Major (I3) zones, and Private Schools and General Offices of a Board Education in the Institutional Major (I3) Zone.

The minimum rear yard requirements also vary among the zones and uses, from 6 metres to 12 metres. The minimum side yard varies the most among the zones, with requirements of 1.2 metres to 10 metres depending on if it is internal or exterior side yard, as well as different requirements from different uses. The minimum rear yard varies the least with the Institutional Services (I1), Institutional School Zone (I2), and Institutional Major (I3) zones requiring 6 metres or 7.5 metres, whereas Minor Institutional (N1) and Major Institutional (N2) zones do not have a minimum requirement.

The minimum requirements for landscaped open space are either 15% or 30% of the lot area. The 30% landscape requirement is associated with institutional uses such as schools, places of worship, hospitals, and long-term care facilities.

Table 2: Existing Institutional Zone Provisions

Zone	City of Brantford Zoning By-law						County of Brant Zoning By-law
	I1	I2	I2 Places of Worship	I3 Hospitals, Nursing Homes, retirement	I3 Places of worship, private schools, offices	I3 Schools	N1
Min. Gross Floor Area	-	-	-	30 m ² /bed	-	-	-
Min. Lot Area (sq. m)	800 m ²	5000 m ²	800 m ²	83.5 m ² /bed	10000 m ²	5000 m ²	450 m ²
Min. Lot Width/Lot Frontage	20.0 m	20.0 m	20.0 m	30.0 m	20.0 m	20.0 m	15.0 m
Max. Lot Coverage	40%	40%	40%	35%	40%	35%	35%
Max. Height	15.0 m	15.0 m	15.0 m	4 storeys	15.0 m	15.0 m	10.0 m
Max. Height for Hospital	-	-	-	No maximum	-	-	-
Min. Front Yard	6.0 m	15.0 m	6.0 m	7.5 m	6.0 m	15.0 m	6.0 m
Min. Rear Yard	7.5 m	12.0 m	7.5 m	7.5 m	7.5 m	12.0 m	6.0 m
Min. Interior Side Yard	4.0 m	12.0 m	2.4 m	1.5 m/storey	2.4 m	5.0 m	1.2 m
Min. Exterior Side Yard	6.0 m	7.5 m	6.0 m	7.5 m	6.0 m	7.5 m	-
Landscaped Open Space (% of lot area)	15%	15%	30%	15%	30%	30%	30%

3 Built Form Considerations



3.1 Brantford Urban Design Manual

The Brantford Urban Design Manual (the Manual) is a consolidated set of City-wide urban design guidelines for the City of Brantford. The Manual contains guidelines for the public realm, private realm and a diverse range of building types. The urban structure section provides a vision and design guidance for each of the structural elements in the City's Official Plan. The built form guidelines are set out in Section 5 of the Manual and provide direction for the various building types including institutional buildings.

3.1.1 Institutional Buildings Built Form

Section 5.5 of the Manual provides built form guidance for institutional buildings. The Manual generally provides guidelines specific to schools, and site layout, and states that institutional buildings should set a high standard of architectural design that reflects the scale and character of the surrounding neighbourhood. There are no specific design directions from the Manual that are recommended to be translated into Institutional Zone provisions.

3.2 Best Practices

The purpose of this section is to identify uses or elements that other existing Zoning by-laws in Ontario address, to help inform Brantford's New Zoning By-law. The zoning by-laws reviewed in this study were chosen based on the following factors:

- Locale - to review zoning by-laws within southern Ontario;
- Approval date - to review more recent zoning by-laws, such as in the case of recently approved Vaughan, and Kingston which is not in effect yet; and
- Clarity - to consider zoning by-laws that had been noted in other planning work as being clear, concise and well organized.

Zoning By-law reviewed included:

- The Town of Milton;
- The City of St. Catharines;
- The Town of Oakville;
- The City of Kingston;
- The City of Peterborough;
- The City of Vaughan; and
- The City of Guelph.

The following table, **Table 3**, provides a summary of institutional zone provisions from other municipal zoning by-laws that could be considered for implementation in the new comprehensive Zoning By-law. Trends emerging from **Table 3** are summarized in the following themes:

- By-law Structure,
- Lot Standards,
- Landscaped Open Space, and
- Building Height.

By-law Structure

The majority of Zoning By-laws reviewed have multiple Institutional Zones, however, the most common approach is a two zone structure, reflecting that there are both small and large scale institutional operations. Typically, the zones are broken into minor and major institutional, as seen in Milton's Zoning By-law. However, Peterborough's Zoning By-law has one zone for public services and a second university-related zone.

The City of Brantford's current Zoning By-law includes three zones, with one major zone and two minor zones for schools and emergency services, whereas the County of Brant Zoning By-law utilizes a one major and one minor zone.

Lot Standards

The review of existing Zoning By-laws in Ontario identified an interesting trend of some municipalities eliminating the minimum lot area requirements. This is reflective of some of the institutional permitted uses which typically require larger lot areas, such as schools. In addition, there is a trend of many Zoning By-laws utilizing a consistent front yard setback of approximately 6 metres, whereas side and rear yard setbacks were based on adjacent zones. This approach can be considered in the City's new Zoning By-law, as different setbacks may be appropriate from residential and non-residential zones. A maximum lot coverage was not always provided, however when provided it was typically 30% or 40%, which is consistent with the City's current zoning permissions.

Landscaped Open Space

The landscaped open space requirements, which refer to the minimum amount of area that must be landscaped on a property, were typically 20% or 25% of the lot area, across the Zoning By-laws that were reviewed. This is slightly lower than the City of Brantford's current requirements which range from 15% or 30%. It may be appropriate to consider a slight reduction in the minimum landscaped open space requirements in the City's new Zoning By-law, consistent with the other municipalities' built form standards.

Building Height

Except for the City of Guelph, all municipalities reviewed utilize maximum height permission in metres. The permitted heights range from 11 metres to 36 metres, whereas the City of Guelph permits 4-storeys. Regulating building height with a maximum standard provided in metres provides greater clarity compared to a standard provided in storeys as floor to ceiling height can vary among building types and uses. Most Zoning By-laws do not provide a maximum height for major institutional zones, this is also seen in the City of Brantford's current Zoning By-law where hospitals are exempt from height permissions. For those that do provide a maximum height, it is between 22 and 36 metres (approximately 7 and 12 storeys). The City's new Zoning By-law should contain a maximum height in metres for each specific institutional use.

Table 3: Best Practices Summary Table

Municipality	Zone	Min. Lot Area (sq. m.)	Min. Lot Frontage (m)	Min. Yard Setback				Max. Height	Coverage	Landscape	Other
				Front (m)	Rear (m)	Int. Side (m)	Ext. Side (m)				
Milton	Institutional Minor	10,000	50.0	3	7.5 & 10.5	6 & 9	3	12.5	30%	20%	Landscape buffer of 3 metres abutting a street
	Institutional Major	30,000	150.0	9	7.5 & 13.5	6 & 12	9	36	30%	20%	Landscape buffer of 3 metres abutting a street
St. Catharines	Local Neighbourhood Institution	N/A	20	6	-	-	6	14	-	25%	Minimum setbacks provided for abutting residential and non-residential
	Community Institution	N/A	20	6	-	-	6	20	-	25%	
	Major Institution	100,000	50	6	-	-	6	-	-	25%	
Oakville	Institutional	N/A	N/A	6	7.5	4.5	6	-	-	-	Setbacks differ when abutting an adjacent institutional zone
Kingston	Institutional Minor	0	0	6.1	7.5 & 10.5	0 & 6.1	7.6	23	-	-	Provides a maximum permission for residential
	Institutional Major	0	0	-	7.5 or 25% if lot depth less than 30m	23	50% of the height to max of 23	-	-	-	-
Peterborough	Public Service District	-	18	30	3 metres	3 metres or the	3 metres or the height	-	40	-	-

Discussion Paper #8 - Institutional Zones, Brantford New Zoning By-law Project

Municipality	Zone	Min. Lot Area (sq. m.)	Min. Lot Frontage (m)	Min. Yard Setback				Max. Height	Coverage	Landscape	Other
				Front (m)	Rear (m)	Int. Side (m)	Ext. Side (m)				
					or the height of the building, whichever is the greater	height of the building, whichever is the greater	of the building whichever is the greater				
	University and College District	-	30	30	3 metres or the height of the building, whichever is the greater	3 metres or the height of the building, whichever is the greater	3 metres or the height of the building whichever is the greater	-	40	25	-
Vaughan	General Institutional Zone	650	15	3	7.5	4.5	3	11	-	3m landscape strip	
	Major Institutional Zone	1500	30	3	7.5	7.5	3	22	-	3m landscape strip	
Guelph	Institutional 1 Zone (Educational, Spiritual and Other Services)	700	30	6	7.5 metres or one-half the Building Height, whichever is greater.	6 metres or one-half the Building Height, whichever is greater.	6	4-storeys	-		-
	Institutional 2 Zone (University of Guelph and Guelph)	700	-	6	7.5 metres or one-half the Building	6 metres or one-half the Building Height,	6	10-storeys	-	-	-

Discussion Paper #8 - Institutional Zones, Brantford New Zoning By-law Project

Municipality	Zone	Min. Lot Area (sq. m.)	Min. Lot Frontage (m)	Min. Yard Setback				Max. Height	Coverage	Landscape	Other
				Front (m)	Rear (m)	Int. Side (m)	Ext. Side (m)				
	Correctional Centre)	-	-	-	Height, whichever is greater.	whichever is greater.	-	-	-	-	
	Institutional 3 Zone (Health and Social Services)	700	-	6	7.5 metres or one-half the Building Height, whichever is greater.	6 metres or one-half the Building Height, whichever is greater.	6	10-storeys	-	-	

4 Options and Recommendations for the Structure of the Institutional Zone(s)



4.1 Zone Options

This section provides options and recommendations for the overall organization and structure of the City's new institutional zone(s). Three options are proposed as follows.

1) Maintain the existing Institutional Zones

The first option maintains the existing three Institutional Zones and combines the County's N1 Zone with the City's I2 Zone. It is the easiest approach to implement, but it doesn't relate well to the Official Plan Structure and provides for a lengthier Zoning By-law, with provisions/standards repeating among the three zones.

2) One Institutional Zone

The second option streamlines all Institutional Zones in the City into one Institutional zone. It would permit all institutional uses within the one zone. This option would permit more intense institutional uses as of right on lands currently zoned institutional within the Residential Designation, which may create compatibility issues. However, in most cases, such new uses would not be locating on an existing vacant Institutional zoned site but rather would be approved through a site specific process. The Residential Designation permits many of the uses permitted in the Major Institutional Designation and in the existing Major Institutional Zone (I3), such as emergency services and retirement homes. The only uses that are not permitted outside of the Major Institutional Designation are hospitals and large scale places of worship. To mitigate this, various provisions would need to be included in the Zoning By-law regarding built form standards and location that would govern where larger institutional uses could be located. However, this could create a confusing Zoning By-law where numerous additional provisions apply and could lead to misinterpretations.

3) Two Institutional Zones related to the Official Plan Designations

This option would relate more specifically to the Official Plan with one Major Institutional Zone for lands within the Major Institutional Designation and a second Minor Institutional Zone for existing Institutional Zoned lands in the Residential and Mixed-Use Designations. New institutional uses outside of existing uses and existing institutional zoning would be subject to a Zoning By-law amendment except for those public uses permitted in all zones as will be set out in the General Provisions section of the new Zoning By-law.

The Major Institutional Zone would largely reflect the permitted uses in the existing I3 Zone with some refinements to reflect the Official Plan permissions. The Minor

Institutional Zone could include the existing permitted uses in the Institutional Services (I1), Institutional School (I2) and Minor Institutional (N1) zones, discussed in Section 2.2 of this Discussion Paper. This approach would maintain conformity with the new Official Plan which permits limited institutional uses in other land uses designations. Similar to the other approaches, the built form provisions could be unique for the different uses and/or built forms.

4.2 Recommended Approach

The recommended approach is Option 3 with two Institutional Zones, a Major and a Minor Institutional Zone, as this best matches the permitted uses in the Official Plan.

4.3 Lot, Yard and Built Form Provisions

It will be difficult to determine one set of provisions and standards that would be appropriate for all institutional uses across the City. For example, a hospital has very different building requirements than a school. Based on the review of existing Institutional Zones in Brantford and those of other municipalities, it is recommended that lot, yard and built form provisions be consolidated into categories of uses which would ensure the new Zoning By-law is reflective of the different types of institutional uses and their built forms.

5 Conclusions and Next Steps



The purpose of this Discussion Paper was to review the existing Institutional Zones and to identify which provisions should be carried forward into the new Zoning By-law, and what changes should be made to ensure the Institutional Zones in the new Zoning By-law conform to the City's new Official Plan.

The recommended approach is two Institutional Zones: one Major and one Minor. It is also recommended that the new Zoning By-law set out different lot, yard and built provisions based on the type of use, i.e., hospitals, schools, places of worship etc. in each zone.

In Phase 4 of the New Zoning By-law Project, the information collected and summarized in this Discussion Paper will be further examined and used to inform the overall Strategic Directions report which brings together all the findings of the Phase 3 Discussion Papers.