

Detailed Planning Analysis
City File Number: OZS-2023-0037

The proposal has been reviewed and evaluated against The Planning Act, Provincial Planning Statement (PPS), the City's Official Plan, the Bram West Secondary Plan (Area 40c) and other applicable City of Brampton guidelines and priorities. The following provide direction and policies that encourage the efficient and sustainable development, and the use of existing infrastructure to provide an appropriate mix and density of land uses and built form to foster a balanced community structure, including the proper allocation of employment and residential uses. These documents support land use planning in a logical, well-designed manner that supports sustainable long term economic viability.

Planning Act R.S.O. 1990 (Consolidation 2024)

The Planning Act is the provincial legislation which sets the rules for land use planning in Ontario. *Part 1, Section 2* of the Act includes matters of Provincial Interest, which the Council of a municipality must have regard for.

This proposal is consistent and conforms with the following specific matters of provincial interest:

Section 2:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:

- (e) The supply, efficient use and conservation of energy and water;
- (f) The adequate provision and efficient use of communication, transportation, sewage and water services, and waste management systems;
- (g) The minimization of waste;
- (h) The orderly development of safe and healthy communities;
- (h.1) The accessibility of persons with disabilities to all facilities, services and matters to which this Act applies;
- (i) The adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- (k) The adequate provision of employment opportunities;
- (o) The protection of public health and safety;
- (p) The appropriate location of growth and development;
- 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

Analysis - Planning Act R.S.O 1990:

The proposed development aligns with the objectives of the Planning Act R.S.O 1990 by supporting the orderly development of safe, healthy communities, and fostering economic growth and employment opportunities through the proposed Zoning Bylaw amendment. The proposed development will repurpose an existing underutilized building in an area which is built out and is municipally serviced. As such, adequate services exist to support the proposed development in accordance with Sections (e) and (f) of the Planning Act. The City of Brampton has provided notice that the proposed development can be adequately serviced with existing municipal services and existing septic tank to be re-used. A condition of approval for a Site Plan application to be submitted has been noted to address any necessary site improvements. The proposal envisions a private faith-based community teaching centre, providing institutional uses that contribute to local employment opportunities to the City of Brampton in accordance with Sections 2 (h), (k) and (l). The development will be designed to meet accessibility standards, consistent with Section 2 (h.1) of the Planning Act. Furthermore, the proposed development will facilitate the provision of educational, social, and cultural facility in close proximity to residential uses within the Bram West Secondary Plan, in accordance with Section (i) of the Planning Act. The Planning Act further encourages compact, efficient development that makes use of existing municipal water and sewage infrastructure. This proposal represents orderly development by making efficient use of the underutilized land in a designated growth area, intensifying an existing building with access to municipal services, in accordance with Section (p). The proposed development calls for minor exterior site alterations to site parking whilst maintaining the existing building on site. This approach preserves the character and sense of place of the surrounding neighbourhood, in accordance with Section 2(r) of the Planning Act.

Based on the above, Staff are satisfied that the proposed development has regard for matters of Provincial interest in the Planning Act.

Provincial Planning Statement 2024, (PPS)

The proposal will be reviewed for its compliance with matters of provincial interest as identified in the Provincial Planning Statement (PPS). Through staff review it was determined that the proposed development is consistent and confirms with the following pertinent PPS policies that are applicable to this application:

Section 2.1 – Planning for People and Homes:

2.1.4 - To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and

2.1.6 - Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Section 2.2 — Housing:

2.2.1.b) - Permitting and facilitating:

- 1) all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities;

2.3. — Settlement Areas and Settlement Area Boundary Expansions:

2.3.1 - Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2.3.1.2 - Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate;

2.3.1.3 - Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

2.3.1.6 - Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.

2.4 — General Policies for Settlement Areas and Settlement Area Boundary Expansions:

2.4.1.1 - Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.

2.4.1.2 - To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:

- a) to accommodate significant population and employment growth;
- b) as focal areas for education, commercial, recreational, and cultural uses;
- c) to accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and
- d) to support affordable, accessible, and equitable housing.

2.4.1.3 - Planning authorities should:

- a) prioritize planning and investment for infrastructure and public service facilities in strategic growth areas;
- b) identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas;
- c) permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form;
- d) consider a student housing strategy when planning for strategic growth areas;

2.4.3.1. Planning authorities shall plan for intensification on lands that are adjacent to existing and planned frequent transit corridors, where appropriate.

Analysis Provisional Policy Statement 2024, (PPS):

The proposed development looks to foster livable, healthy communities by supporting an institutional land use within the surrounding resident area. The proposed development is consistent with the surrounding land use patterns and promotes efficient development and land use patterns over the long term by providing an institutional building that will connect with existing municipal infrastructure, services and amenities, in accordance with Section 2.1.4 and 2.1.6 (a), (b), (c). The Provincial Planning Statement focuses on growth and development within urban and rural areas whilst not compromising mix of housing options and densities required to meet projected requirements of current and future residents. The proposal introduces a compact housing form that is consistent and complimentary with the existing subdivision, enhancing the neighborhood with a mix of uses and densities. Section 2.3.1, 2.3.1.2, 2.3.1.3 and 2.3.1.6 speaks to growth and development within settlement areas, with focus on efficient use of land and resources and optimization of existing and planned infrastructure and public service facilities. Furthermore, Section 2.4 of the PPS prescribes general policies for Settlement areas with emphasis on identifying and focusing growth and development in strategic growth areas while providing a range and mix of housing options, intensification and more

mixed-use development to foster stronger sense of community through employment growth, education and cultural facilities.

The proposed Zoning Bylaw amendment supports the provision of educational, employment and cultural services to meet the City's long-term institutional needs in accordance with section 2.4 of the Provincial Policy Statement.

The proposal is consistent with the goals and intent of the provincial planning policy as it proposes to efficiently use land and infrastructure through reliance on the existing municipal and public services. The development of these lands for an institutional use masqueraded in an existing residential form contributes in a positive manner to the building of a complete community and avoids risks to public health and safety in respecting the adjacent existing land uses.

The proposed development will intensify a currently underutilized parcel and contribute to a mix of employment options in accommodating the overall economic growth of the area. The proposal will allow for increased density and diversity in land use that will promote surrounding transit and active transportation. The proposed development is in proximity to an identified MTSA boundary located at the corner of Steeles Ave and Mississauga Road being serviced by a BRT Corridor as per Schedule C of the City of Brampton Official Plan.

The proposed development is consistent and conforms with the Provincial Planning Statement.

City of Brampton Official Plan, 2020 Consolidation

The City of Brampton Official Plan charts the course for land use decision-making within the municipality. The purpose of the plan is to guide development and infrastructure decisions and set the basis for addressing the challenges of growth in Brampton.

The property is designated "Residential" in Schedule A: General Land Use Designations, "Community Area" in Schedule 1A: City Structure and 'Neighbourhoods' on Schedule 2: Designations of the Official Plan.

The following Official Plan policies have been reviewed in evaluating the proposed development:

Section 2.4.2 – Managing Growth in Brampton:

- a) Maintain an effective development approval process that optimizes the public and economic benefits of growth, while working to provide the necessary services and infrastructure to serve residents and businesses today and in the future;
- e) Promote economic prosperity, improve live/work ratios and enhance the economic integrity of the municipality by ensuring that an appropriate amount of land is designated for employment uses, and mixed-use development; and,

- f) Promote the efficient use of existing City and Regional services and infrastructure.

Section 3.2.8 – Communities

Section 3.2.8.1 - The City shall consider appropriate forms of infilling to maximize the benefits of municipal services already in place. Specific locations suitable for infilling will be detailed within Secondary Plans.

Section 4.2 - Residential

Section 4.2 (i) - Promoting vibrant, sustainable and accessible residential communities which accommodate a variety of housing forms, tenure, a mix of uses, attractive streetscapes, walkable/pedestrian environment, and accessible open space to create an overall high quality public realm

Section 4.2 (vi) - Promoting well planned, well designed and well built residential areas that will enhance the sense of place for residents as well as visitors.

Section 4.2.1.1 - The Residential designations shown on Schedule "A" permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. **Complementary uses**, other than Places of Worship, shall be permitted subject to specific Secondary Plan policies or designations, and **may include** uses permitted in the Commercial and **Institutional and Public Uses designations of this plan, such as schools**, libraries, parks, community and recreation centres, health centres, day care centres, local retail centre, neighbourhood retail, convenience retail, or highway and service commercial uses. **Quasi-institutional uses including social service agencies**, union halls, as well as fire halls, police stations and utility installations may also be permitted in the Residential designations of this Plan.

Section 4.9 – Institutional and Public Uses

- a) Ensure the equitable allocation and integration of Institutional and Public Uses throughout the City;
- b) Encourage and support a partnership with all the providers of services in Institutional and Public Uses designation, including both public and non-profit agencies;
- c) Identify needs and location of institutional and public services and promote public awareness.

Section 4.9.1 - The City shall interpret the large-scale Institutional Uses designation as shown on Schedule “A” to include hospitals, correctional institutions and associated facilities, colleges, universities, and public, major places of worship and related uses, military and cultural buildings, community recreation facilities, libraries and fire and police stations. Smaller scale institutional and public uses such as service clubs, day care centres, residential care facilities for more than 10 persons, and long-term care centres shall be permitted as complementary uses within all relevant designations provided that such uses are specifically designated in the appropriate Secondary Plan.

Section 4.9.1.7 - The City shall, in considering appropriate locations for Institutional and Public Uses during the preparation of Secondary and/or Block Plans and in reviewing development applications, have regard for the following principles:

- (i) Convenient access to at least one arterial or collector road;
- (ii) Access to public transit;
- (iii) Integration with the host neighbourhood;
- (iv) Access to municipal water and sewage disposal;
- (v) Impact on ecosystem function and natural environmental features;
- (vi) Central location within defined catchment or service area; and,
- (vii) Accessibility for persons with disabilities.

Section 4.9.6 – Education Facilities

Section 4.9.6.1 - The City shall permit school sites and ancillary uses within Residential, Institutional and Public Uses, Retail and Industrial designations of this Plan, provided that they are specifically designated for the purpose in the appropriate Secondary or Block Plan.

Analysis: City of Brampton Official Plan, 2020 Consolidation:

The subject site is designated ‘Residential’ in Schedule A: Land Use Designations. Section 4.2.1.1 indicates that lands designated ‘Residential’ are permitted additional uses in the form of ‘private’ schools and quasi-institutional uses which promote and support the community at large. The proposed development seeks to permit a faith-based community teaching centre with minor site improvements and no exterior alterations to existing building whilst making use of existing municipal infrastructure. In doing so, the proposed developments ensures the efficient use of existing City and Regional services and infrastructure to service local residents. This in turn aligns with Sections 2.4.2 and 4.2 general policies of the City of Brampton Official Plan providing for diversified uses within an existing community. Section 4.9 of the Official Plan further elaborates and identifies the Cities objective to ensure the equitable allocation and integration of Institutional and Public Uses throughout the City are observed.

The subject site is designated ‘Communities’ in Schedule 1: City Concept. The ‘Communities’ designation are the basic living units of the city that the residents can most

relate to and take ownership of. Communities are made up of both existing development and new communities and must be planned using an ecosystem approach and the principles of sustainability. Section 3.2.8 of the Official Plan outlines those new communities or new developments within an existing community, as is the case in this development proposal, shall be planned to be 'Complete Communities'. Complete communities are intended to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for residents. Given the proposed development looks to introduce a mix of job opportunities blending seamlessly into the existing neighbourhood fabric, it is anticipated to serve the needs of current and future residents for years to come.

Based on the above, staff is satisfied that the proposed development to amend the Zoning Bylaw conforms to the City of Brampton Official Plan.

Brampton Plan (2024)

On May 16, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan took effect on June 6th, 2024, except for noted sections that are currently under appeal.

The subject site is designated as 'Neighbourhoods' on Schedule 2 – Designations and as 'Community Areas' on Schedule 1A – City Structure of the Brampton Plan.

The Official Plan policies that are applicable to this application include but are not limited to:

Section 2.2.7 – Neighbourhoods

The range of permitted uses in Neighbourhoods is determined based on the street classification explained on **Table 6** in alignment with **Schedule 3C** that show the functional street classifications referenced.

Table 6 – Permitted Uses in Neighbourhoods

Functional Street Classification	Permitted Uses
Major and Minor Arterial (City and Region)	<ul style="list-style-type: none"> A. Residential Uses B. Community Services and Facilities C. Parks and Open Space D. Emergency Facilities E. Places of Worship F. Child Care Centres G. Long Term Care Facility H. Motor Vehicle Commercial

2.2.7.17 **Community services and facilities** are integral to supporting Neighbourhoods. **Community services and facilities** are permitted within Neighbourhoods in accordance with the Nurturing Strong and Connected Communities policies of this Plan.

2.2.7.18 Community services and facilities will be planned to promote the use of, and provide connections to, active and public transportation networks

The subject lands are located within the “Neighbourhoods” Designation of Schedule 2 of the Brampton Plan. The proposed teaching centre is a permitted use within the Neighbourhoods designation. The use is supportable as it provides community infrastructure and resources to the existing neighbourhood and contributes to complete communities.

As such, staff is satisfied that proposed Zoning Bylaw amendment conforms to the policies of the City of Brampton Official Plan.

The Bram West Secondary Plan Area (SPA40c)

The subject property is located within the Bram West Secondary Plan Area (SPA40c). The property is designated ‘Executive Residential’ in the Bram West Secondary Plan Area. Section 3.4.28 (ii) of the Bram West Secondary Plan Area outlines permitted uses for lands designed ‘Executive Residential’ as follows - limited development of the following complementary uses shall also be permitted:

- Private education facilities;
- Libraries;
- Day care centres;
- Health care centres; and
- Public recreation facilities

As such, no Secondary Plan amendment to the Secondary Plan is required to facilitate the proposed development. The proposed development looks to repurpose the existing residential dwelling for a faith-based teaching centre in the form of a private educational facility as a permitted use. No exterior changes to the existing dwelling are proposed and looks to maintain a residential façade, permitting the subject site to seamlessly reintegrate into the existing community.

The proposal generally conforms and is consistent to the policies and objectives of the Bram West Secondary Plan. An Amendment to the Secondary Plan is therefore not required.

Zoning By-Law

The subject property is currently zoned Agricultural (A) as per Bylaw 270-2004 as amended.

The 'Agricultural (A)' zone permits land uses such as agricultural purposes, single detached dwellings, supportive housing residence types, cemeteries, animal hospitals, kennels, a home occupation, and/or accessory uses.

A Zoning By-law Amendment is required to facilitate the proposed development. The Zoning Bylaw amendment proposed to rezone the property to 'Institutional One – Special Section 3802 (I1 – 3802) with site specific provisions. The site-specific provisions permitted uses including a 'Faith based community teaching centre with classroom space and ancillary common areas'. The site-specific performance standards are included to address existing site conditions to reflect reduced minimum interior side yard setback and a prescribed parking rate.

The zoning changes and performance standards will ensure that the site is properly integrated into the surrounding area. City staff worked with the applicant to provide necessary buffers to promote proper design and the efficient use of the subject site.

Technical Studies

The following technical requirements, reports and studies have been satisfied:

Planning Justification Report

The Planning justification report prepared by Meridian Planning dated May 15, 2023 and further revised September 6 2023, was submitted to provide the planning policy context and rationale to support the proposal. The report and appendices concludes that the objectives of the PPS, City of Brampton Official Plan, and the Bram West Secondary Plan are satisfied. The proposal represents good planning in the public interest. Planning staff have evaluated this study and have found it satisfactory.

Functional Servicing Report

A Functional Servicing Report dated August 27th, 2024 prepared by Jain Infrastructure Consultants Limited is completed in support of this development application. The purpose of this report is to provide information regarding the existing site conditions, and the proposed sanitary, storm and water systems, as well as the stormwater management infrastructure to accommodate the proposed development of the Subject Lands and to ensure compatibility with existing services.

Staff have reviewed the reports and have found them to be generally satisfactory to support the proposed development plans.

Traffic Impact Study

A Transportation Impact Study (TIS) prepared by Trans-Plan Transportation Engineering dated April 2023 is submitted along with a TIS Memo dated Sept 2024 to provide an assessment of the traffic related aspects of the proposed development including impacts on the existing road network. Traffic staff have reviewed the reports and have noted all

comments related to Mississauga Road (Regional Road) will be provided by Region of Peel.

Region of Peel staff have reviewed the TIS found minor revisions to TIS are required and are to be provided as part of Site Plan Application. Region of Peel staff have provided clearance memo noting no objection to proposed Zoning Bylaw amendment being brought forward for City of Brampton Planning and Development Committee for consideration (Appendix 9).