



The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

APPLICATION

Minor Variance or Special Permission
(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. Name of Owner(s) 2537079 ONTARIO INC. (HARJEET & MANDEEP KAUR BAINS)
 Address 11499 THE GORE ROAD, BRAMPTON ON. L6P 0B2

 Phone # 905-913-0801 Fax # _____
 Email info@kmschool.org

2. Name of Agent Gursewak Singh - King Consultants Inc.
 Address Unit 2, 177 Zenway Blvd, Vaughan ON. L4H 3H9

 Phone # 905-965-1610 Fax # _____
 Email singhplan@outlook.com

3. Nature and extent of relief applied for (variances requested):
To permit a temporary Lot Coverage of 28.5% for a period of 5 years whereas the By-law requires a maximum Lot Coverage of 25%.

To permit the existing and approved surplus 57.0 parking spaces for a temporary period of 5 years whereas the By-law requires an additional 3.5 parking spaces.

4. Why is it not possible to comply with the provisions of the by-law?
The Subject Property was recently site plan approved (OZS-2022-0024/SPA-2022-0226) to establish new site performance standards and implement a future 2 storey school addition to the existing montessori operation. The Project currently undergoing building review. However, the operation is facing an influx of enrollees and requires temporary accomodation for a period of 5 years till the construction is complete. Discussions with staff included both the temporary addition and the future structure in the lot coverage calculations.

5. Legal Description of the subject land: Part of Lot 16, Concession 10 N.D. Gore; Designated as Parts 2, 3, & 4, PLAN 43R38334; City of Brampton
 Lot Number Lot 16
 Plan Number/Concession Number CON 10; 43R38334
 Municipal Address 11499 The Gore Road

6. Dimension of subject land (in metric units)
 Frontage 60.99
 Depth 127.38
 Area 0.743 Ha (1.838)

7. Access to the subject land is by:
 Provincial Highway _____
 Municipal Road Maintained All Year _____
 Private Right-of-Way _____
 Seasonal Road _____
 Other Public Road _____
 Water _____

0. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land:

Existing one storey Private School/Day Nursery (Montessori) with a GFA of 252.90m², a front yard depth of 51.24m, rear yard depth of 58.18m, and side yard setbacks of 26.46m(N), 3.95m(S) and 3.95m(S). The approved addition to support a two storey wing of the existing building will increase the GFA to 2951.80m², a front depth of 42.34m, rear yard of 7.65m, side yard setbacks 4.50m(N), 20.67m(S) and 20.67m(S); (OZS-2022-0024/SPA-2022-0226).

PROPOSED BUILDINGS/STRUCTURES on the subject land:

The proposed temporary addition for Private School use will be a one storey structure adjoined to the existing structure and will have a building area of 450m². The temporary structure will have a length of 45m, a width of 10m, and height of 3.65m, a minimum side yard setback of 9.44m(S) and a minimum rear yard setback of 9.52m to ensure the approved screening and landscaping will be maintained established in the SPA Approval.

1. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback 51.24m
Rear yard setback 58.18m
Side yard setback 24.46m(N)
Side yard setback 3.95m(S) & 3.95m(S)

PROPOSED

Front yard setback 51.24m
Rear yard setback 9.52m
Side yard setback 9.44m
Side yard setback 26.46m

0. Date of Acquisition of subject land: September 2016

1. Existing uses of subject property: Private School/Day Nursery

2. Proposed uses of subject property: Private School

3. Existing uses of abutting properties: Estate Residential

4. Date of construction of all buildings & structures on subject land: 1966

5. Length of time the existing uses of the subject property have been continued:

16. (a) What water supply is existing/proposed?

Municipal Well Other (specify) _____

(b) What sewage disposal is/will be provided?

Municipal Septic Other (specify) _____

(c) What storm drainage system is existing/proposed?

Sewers Ditches Swales Other (specify) _____

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes No

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes No

19. Has the subject property ever been the subject of an application for minor variance?

Yes No Unknown

If answer is yes, provide details:

File # <u>A17-071</u>	Decision <u>APPROVED W/ CONDITIONS</u>	Relief _____
File # <u>A-2022-0021</u>	Decision <u>APPROVED</u>	Relief _____
File # <u>A-2023-0242</u>	Decision <u>Final and Binding</u>	Relief _____

[Signature]
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS 22nd DAY OF January, 2025.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, GURSEWAK SINGH, OF THE CITY OF BRAMPTON

IN THE REGION OF PEEL SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE Brampton CITY OF PEEL Region IN THE PEEL OF PEEL THIS 22 DAY OF JANUARY, 2025.

[Signature]
[Signature]
Kiran Basra
Signature of Applicant or Authorized Agent
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires December 6, 2027.

[Signature]
A Commissioner etc.
Bhupinder Nagra
1361469554

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Zoning Officer

Date

DATE RECEIVED [Signature] Jan 22/2025

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 11499 THE GORE ROAD

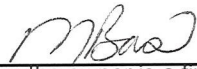

I/We, 2537079 ONTARIO INC. (HARJEET & MANDEEP KAUR BAINS)
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

GURSEWAK SINGH - KING CONSULTANTS INC.
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 10th day of January, 2025.

 
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

MANDEEP KAUR BAINS HARJEET KAUR
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 11499 THE GORE ROAD

I/We, 2537079 ONTARIO INC. (HARJEET & MANDEEP KAUR BAINS)
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 10th day of January, 2025

(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

MANDEEP KAUR BAINS HARJEET KAUR

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

SITE STATISTICS

SITE ADDRESS: 11499 THE GORE RD. BRAMPTON

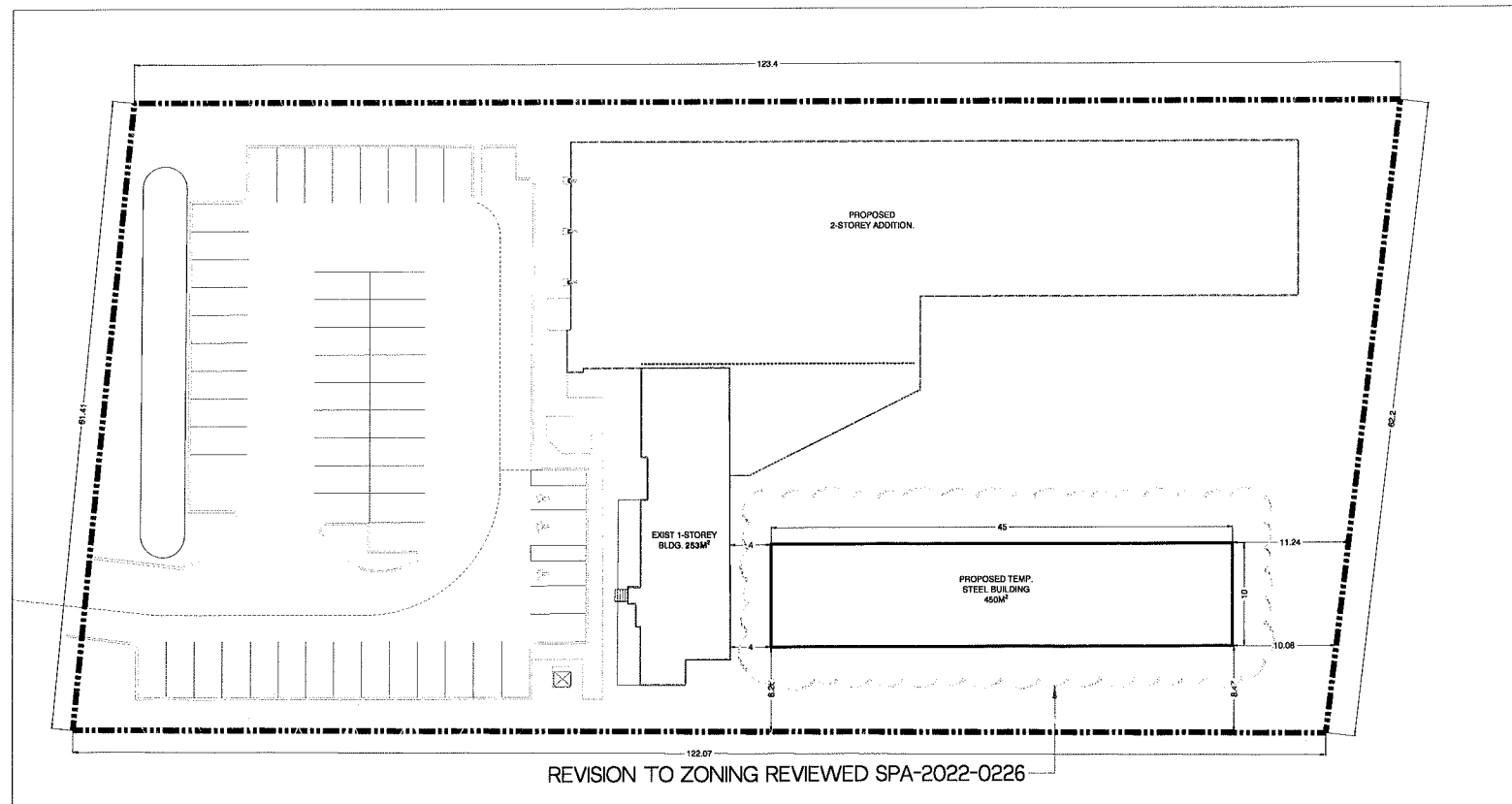
GFA

BUILDING-EXISTING
 BASEMENT 252.9M²
 GROUND FLOOR 149.6M²
 TOTAL BUILDING-GFA 402.4M²

BUILDING -PROPOSED
 BASEMENT 747.9M²
 FIRST FLOOR GFA 1396.8M²
 SECOND FLOOR GFA 642.2M²
 TOTAL BUILDING- GFA 2786.9M²

STEEL BUILDING-TEMPORARY
 MAIN FLOOR 450.0M²

TOTAL PARKING REQUIRED 60 SPACES
 PARKING PROVIDED 57 SPACES
 (INCL.2 CARPOOL + 3 ACCESSIBLE)



DESIGN
 CONSULTANT
KEVIN MERIDONS
 kevinm@ckload.com #16 738 1161

PROJECT
 PROPOSED STEEL BUILDING
 (TEMPORARY) AT
 11499 THE GORE RD. BRAMPTON

DRAWING NAME
 SITE PLAN

DRAWING No.

SP-1

Zoning Non-compliance Checklist

File No. A-2025- 0013

Applicant: 2537079 Ontario Inc. (Harjeet & Mandeep Kaur Bains)

Address: 11499 The Gore Road

Zoning: RE2-3697

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
OTHER			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE	To allow a lot coverage of 28.5%	Whereas the by-law permits a lot coverage of 25%	3697.2.g)
PARKING	To allow 57 parking spaces to be provided on-site for a temporary period of 3 years	Whereas the by-law requires 61 parking spaces to be provided on-site	20
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
GARAGE DOOR WIDTH			
SCHEDULE 'C'			
FENCE			
OUTSIDE STORAGE			

L.Barbuto
Reviewed by Zoning

January 22, 2025
Date

Received / Revised

FEB 07 2025

Committee of Adjustment

SITE STATISTICS

SITE ADDRESS: 11499 THE GORE RD. BRAMPTON

LOT AREA 7438.7M²
 PROPOSED LOT COVERAGE 28.24%

GFA

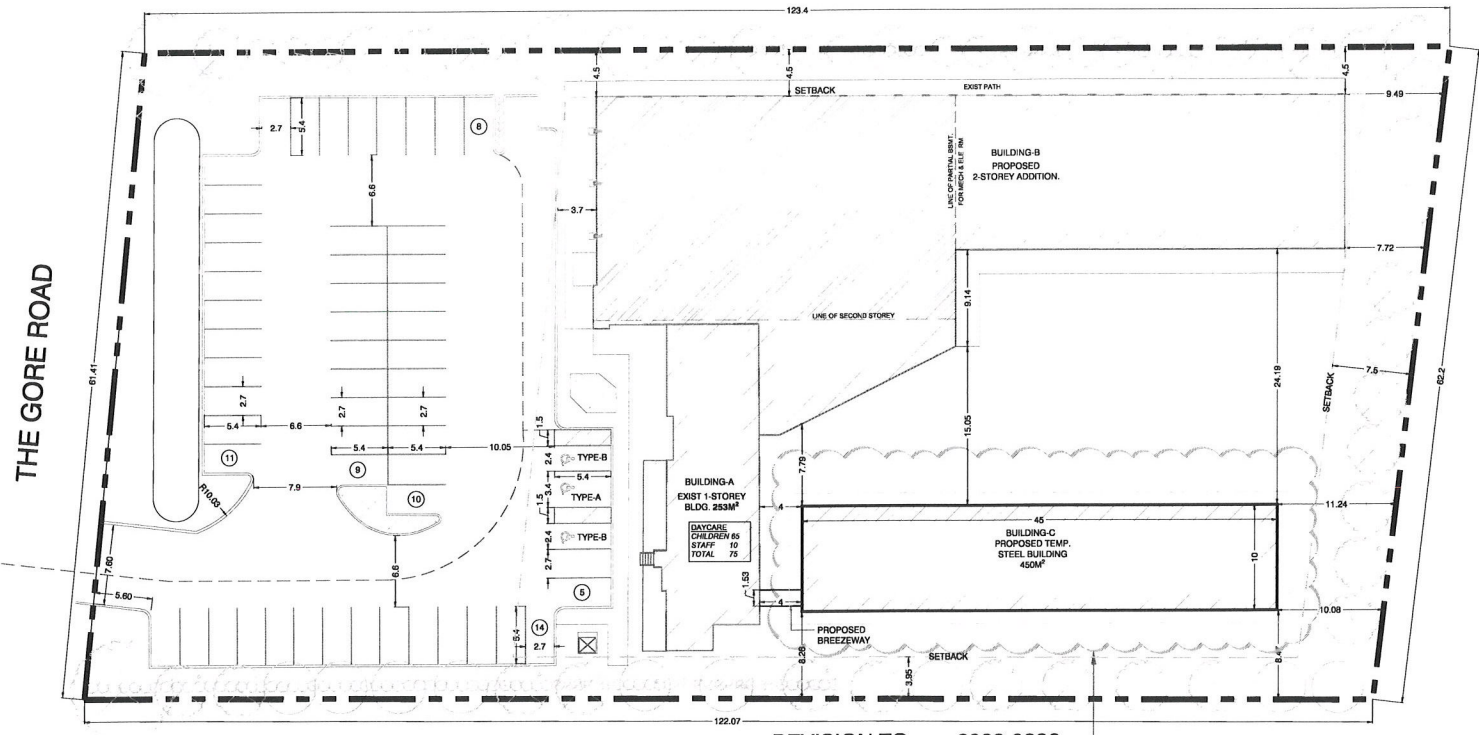
BUILDING-A (EXISTING)
 BASEMENT 252.9M²
 GROUND FLOOR 149.6M²
 TOTAL BUILDING-A GFA 402.4M²

BUILDING-B (PROPOSED)
 BASEMENT 747.9M²
 FIRST FLOOR GFA 1396.8M²
 SECOND FLOOR GFA 642.2M²
 TOTAL BUILDING-B GFA 2786.9M²

STEEL BUILDING-C (TEMPORARY)
 MAIN FLOOR 450.0M²

PARKING

SPA-2022-0226
1. DAY NURSERY
 a. STUDENTS 153/ 10 15.30 SPACES
 b. TEACHERS 20/ 1 20.00 SPACES
2. PRIVATE SCHOOL 2055.5/100 20.56 SPACES
 TOTAL = 55.86 SPACES
3. TEMP. STRUCTURE
 (ADDITION TO EXIST
 PRIVATE SCHOOL). 450/100 4.5 SPACES
 TOTAL PARKING REQUIRED 55.86+4.5 = *61 SPACES
 PARKING PROVIDED 57 SPACES
 (INCL.2 CARPOOL + 3 ACCESSIBLE)
 * = rounded up



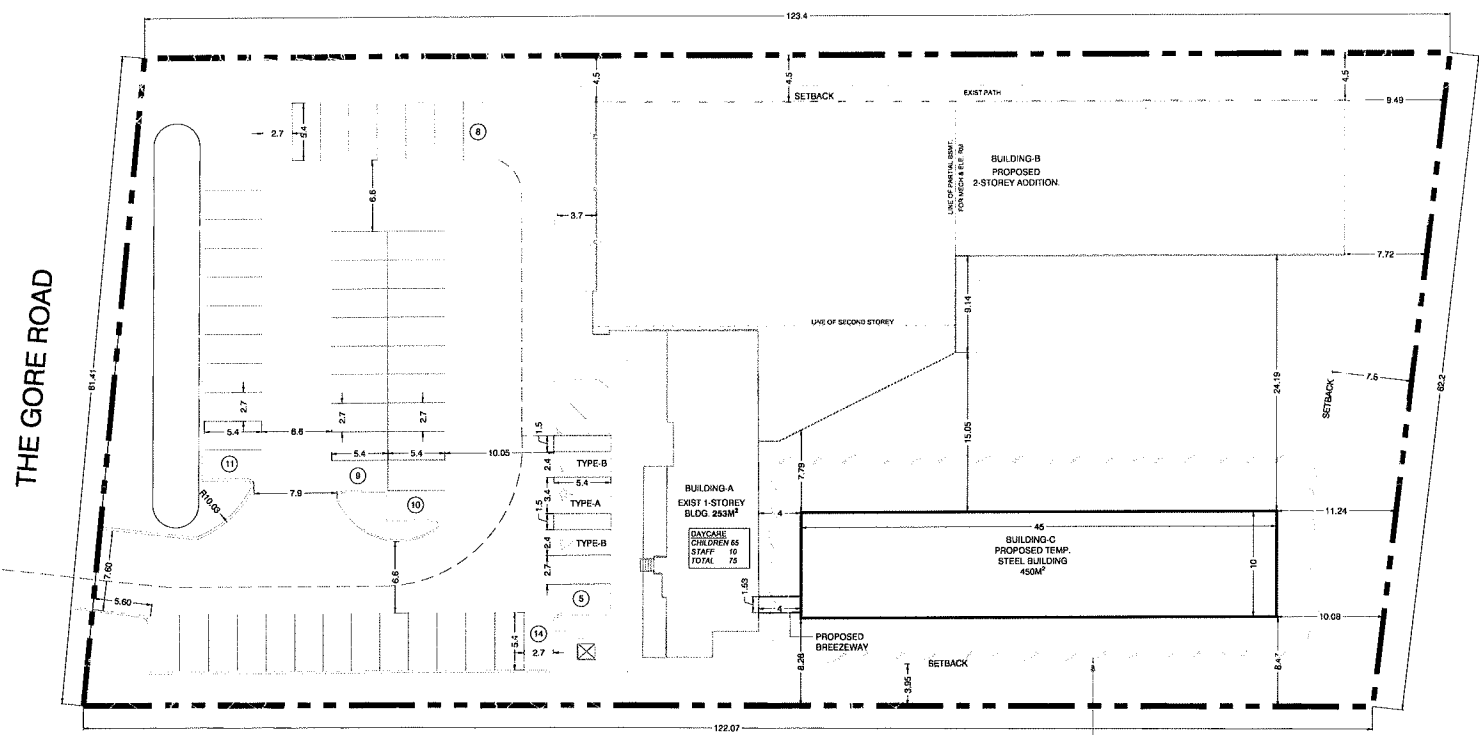
REVISION TO spa-2022-0226
 22/06/2024

DESIGN CONSULTANT
 KEVIN MERTONS
 kevinm@cloud.com #16 738 1161

PROJECT
 PROPOSED STEEL BUILDING (TEMPORARY) AT 11499 THE GORE RD. BRAMPTON

DRAWING NAME
 SITE PLAN

DRAWING No.
SP-1



REVISION TO spa-2022-0226
22/06/2024

SITE STATISTICS

SITE ADDRESS: 11499 THE GORE RD. BRAMPTON
 LOT AREA 7438.7M²
 PROPOSED LOT COVERAGE 28.24%

GFA

BUILDING-A (EXISTING)	
BASEMENT	252.9M ²
GROUND FLOOR	149.6M ²
TOTAL BUILDING-A GFA	402.4M ²
BUILDING-B (PROPOSED)	
BASEMENT	747.9M ²
FIRST FLOOR GFA	1396.8M ²
SECOND FLOOR GFA	642.2M ²
TOTAL BUILDING-B GFA	2786.9M ²
STEEL BUILDING-C (TEMPORARY)	
MAIN FLOOR	450.0M ²

PARKING

SPA-2022-0226

1. DAY NURSERY	
a. STUDENTS 153/ 10	15.30 SPACES
b. TEACHERS 20/ 1	20.00 SPACES
2. PRIVATE SCHOOL 2055.5/100	20.56 SPACES
	TOTAL = 55.86 SPACES
3. TEMP. STRUCTURE	
(ADDITION TO EXIST PRIVATE SCHOOL).	450/100 4.5 SPACES
TOTAL PARKING REQUIRED	55.86+4.5 = *61 SPACES
PARKING PROVIDED	57 SPACES
	(INCL.2 CARPOOL + 3 ACCESSIBLE)

* = rounded up

Received / Revised

FEB 06 2025

Committee of Adjustment

DESIGN CONSULTANT
KEVIN MENDONS
 kevinm@cloud.com 416.739.1181

PROJECT
 PROPOSED STEEL BUILDING (TEMPORARY) AT 11499 THE GORE RD. BRAMPTON

DRAWING NAME
 SITE PLAN

DRAWING No.

SP-1



King Consultants Inc.

Land Use Planning and Development Consultants

T: 905-965-1610

Gursewak@kingconsults.ca

February 7th, 2025
Committee of Adjustment
Planning, Building and Economic Development
City of Brampton
City Hall
2 Wellington St West
Brampton, Ontario L6Y 4R2

Attn: Planning, Building and Development Staff, City of Brampton

RE: Request for Relief from the Zoning By-law for 11499 The Gore Road, Brampton

King Consultants Inc. is the planning consultant representing the registered owner, 2537079 Ontario Inc. (c/o Harjeet & Mandeep Kaur Bains), of the above-noted property in the City of Brampton. We are applying to the Committee of Adjustment to seek relief from the Zoning By-law to permit a temporary increase in lot coverage and parking spaces to accommodate a temporary structure for Private School use to an existing Day Nursery operation.

The subject property is legally described as Part of Lot 16, Concession 10 N.D. Gore; Designated as Parts 2,3&4, Plan 43R38334; City of Brampton.

Description of Subject Lands

The Subject Property is located on the east side of The Gore Road and South of Mayfield Road in Brampton, Ontario. The site measures a total of 0.743 acres and is supported by a frontage of 60.99m, a width of 60.99m, a depth of 127.38m, and one full movement access driveway from The Gore Road. The City of Brampton's Official Plan designated the lands as Rural Residential. The City of Brampton's Zoning By-law 72-2023 designates the site as RE2-3697 which permits the use of Day Nursery, Private School and purposes accessory to the other permitted uses. The site performance standards and permitted uses were conferred through the development application process, File No. OZS-2022-0024. Through the Site Plan Approval process, SPA-2022 0226 approved new site performance standards and implements a 2-storey school addition to the existing Day Nursery operation with an increase in parking. The Subject Property is currently undergoing siteworks for the servicing, grading and the construction of the approved parking area.

Surrounding Uses and Variances

The surrounding uses in this Rural Residential Estate area predominantly include Residential. Estate Residential, Residential as well as Commercial (C1) with retail units. The properties to the north are occupied by Estate Residential development, Place of Worship, and some home occupation uses. To the west are Residential subdivisions, Retail Store (C1 Zone) and a Public School. To the south Estate Residential houses; and to the east, the Natural Heritage Corridor and Estate Residential.



King Consultants Inc.

Land Use Planning and Development Consultants

T: 905-965-1610

Gursewak@kingconsults.ca

Description of the Variance

We are seeking the following relief from the Zoning By-law, as amended:

- To Permit a Temporary of 28.5% for a period of 5 years whereas the By-Law requires a maximum Lot Coverage of 25%.
- To Permit the existing and approved parking of 57.0 parking spaces whereas the By-law requires a total of 61 parking spaces to implement the Private School Use in a temporary building addition structure.

The first variance request seeks approval to temporarily permit a lot coverage of 28.5% for a period of five years, exceeding the maximum allowable lot coverage of 25% as per the City of Brampton's zoning by-law. This 3.5% increase is necessary to accommodate the proposed temporary building addition to the existing breezeway in the rear yard for Private School use. The approved building in SPA-2022-0226 is currently in the building permit and limited site plan review process to implement further revisions to the building design. The KM School is requesting the temporary space for the Private School use to temporarily accommodate their enrolled students while review and construction takes place of the approved building.

A landscape plan will be submitted to ensure proper treatment and visual screening is created along the south lot line to minimize impact to the adjacent estate residential dwellings. Once the SPA-2022-0226 building addition has completed construction and gained occupancy status, the temporary structure will be discontinued and dismantled.

The second variance request seeks approval to permit the existing and approved 57 parking spaces, despite the zoning by-law requiring 61 spaces to implement the private school use within the temporary building addition. This results in a shortfall of 4 spaces, which the Parking Reduction Justification Study by Traffic+ Engineering Ltd. justifies by analyzing alternative transportation options and traffic management strategies. The site operation has an efficient pick-up and drop-off system where parents do not park but instead drop off their children with school staff. Additionally, the study highlights the use of carpooling, school bus services, and nearby public transit, all of which reduce the need for additional on-site parking.

Parking Reduction Justification Study

The Parking Reduction Justification Study by Traffic+ Engineering Ltd. was conducted to support a Minor Variance application for the temporary expansion of an existing site operation at 11499 The Gore Road, Brampton. The study assesses whether a 4-space parking shortfall from the City of Brampton's minimum requirement of 61 parking spaces will impact the school's operations. The study aims to justify the parking reduction by evaluating alternative transportation options and the school's existing traffic management plan.



King Consultants Inc.

Land Use Planning and Development Consultants

T: 905-965-1610

Gursewak@kingconsults.ca

The report highlights that the site is well-served by pedestrian infrastructure and public transit, reducing the dependency on personal vehicles. Sidewalks are available on both sides of The Gore Road, encouraging walkability for students and staff. Although dedicated bicycle lanes are not present, nearby roads such as Squire Ellis Drive and Countryside Drive offer a boulevard bike path and multi-use cycling routes, respectively, allowing cyclists to commute safely. Additionally, Brampton Transit Route 36 Gardenbrooke serves the area, connecting Ebenezer Road & McVean Drive to The Gore Road & Squire Ellis Drive, further supporting the reduced need for parking spaces. The presence of transit infrastructure aligns with provincial and municipal policies aimed at promoting sustainable transportation and lowering vehicle dependency.

To manage traffic flow effectively, the school has implemented a transportation management plan that minimizes on-site parking demand. A structured pick-up and drop-off system ensures that parents do not park; instead, students are received directly from vehicles by school staff, reducing congestion. The school also encourages carpooling, with 71 students sharing 30 vehicles and 5 staff members participating in ride-sharing. Furthermore, a school bus system operates with 1-2 buses, each accommodating approximately 20 students, and routes are designed to cover high-density student areas, further decreasing reliance on private vehicles.

The study concludes that the 4-space parking shortfall will not negatively impact the approved site operations, as existing and future transportation management strategies effectively mitigate parking demand. The findings demonstrate that the site is highly accessible via transit, walking, and carpooling, justifying the request for a minor parking variance.

Planning Analysis & Section 45(1)

Maintains the General Intent and Purpose of the Official Plan

The City of Brampton's *Official Plan* designates the lands as *Estate Residential – Special Land Use Policy Area 22*. The Designation was applied through the Official Plan Amendment (OPA-2022-0024) and was approved and adopted. The *Official Plan* and *Secondary Plan Area* permits a broad range of uses which cover the proposed uses to permitted uses. **The nature of the variances and extent do not contravene the policies and objectives of the *Official Plan*.**

Maintains the General Intent and Purpose of the Zoning By-law

The Subject Property is designated *Residential Rural Estate Two – Section 3697 (RE2-3697)* which permits a variety of uses, including a Private School, Day Nursery and associated accessory use to the principal Estate Residential use. The temporary increase in the lot coverage and parking requirement will generally be absorbed with the completion of the SPA approved building addition for the Private School. The proposed increase does not affect the current use or adversely affect the established site performance implemented in the SPA process.

The proposed variance permits 57.0 parking spaces, whereas the By-law requires 61.0 parking spaces, combining the total parking ratio (existing and proposed) across all uses on-site. As noted



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Land Use Planning and Development Consultants

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in a previous section of this letter, the proposed only creates a temporary shortfall of 4 parking spaces for a period of time which thereafter will bring the parking ratio back into compliance with SPA approved parking ratios. The Study highlights the site operations current programs to manage traffic is sufficient and the deficiency can be contained within the 57.0 parking spaces.

The proposed temporary variances generally maintain the intent of the Zoning By-law as they do not impact the approved and established permission and lot performance standards.

Desirable for the Appropriate Development of the Land

The requested variances are appropriate for the surrounding uses as the site has already undergone and approved an Official Plan & Zoning By-law amendment. We also note that the Committee of Adjustment has approved similar proposals for this site to accommodate the site operations while the approved plans are under review and continue through the building permit process. As discussed in this letter, the site exhibits control and efficient use of the traffic programming to control and utilize the approved parking area. A landscape plan will be submitted to ensure effective screening will be implemented along the south lot line from the estate residential dwellings.

Therefore, the proposed variances are desirable and appropriate development of the land.

Minor in Nature

The requested variances are temporary in nature and will be discontinued upon the completion and occupancy of the approved SPA building addition. The variances only represent a temporary increase in lot coverage as staff have combined the future building and the proposed temporary building to ensure the full site operation is documented and supportable. The minor shortfall in parking is justifiable as the site manages traffic and programming effectively. The Limited Site Plan Approval process will assist in implementing the minor increase in lot coverage, parking shortfall and minimize impact on the surrounding neighbors.

Therefore, the proposed variances can be considered minor in nature.



King Consultants Inc.

Land Use Planning and Development Consultants

T: 905-965-1610

Gursewak@kingconsults.ca

We trust that the above materials are in order. Should you require any further information, do not hesitate to contact the undersigned.

Warm regards,

Gursewak Singh
Director, Planner
King Consultants Inc.
Provisional Member MCIP, RPP
Unit 2, 177 Zenway Blvd
Vaughan, ON L4H 3H9
905-965-1610
singhplan@outlook.com



Engineering Ltd.

Parking Reduction Justification Study

**Proposed Building Addition to an Existing
Montessori School
11499 The Gore Road, City of Brampton**

Prepared by: Traffic+ Engineering Ltd.

Prepared for: King Consultants Inc.

January 06, 2025

Date

February 06, 2025

Our Reference:

2025-0004

Client

King Consultants Inc.

Client Contact

Mr. Gursewak Singh, Provisional Member MCIP, RPP
Director, Planner
31 Sherwood Crescent, Brampton, ON L6X 2C9

**Re: Parking Reduction Justification Study
Minor Variance for the Expansion of a Montessori School
11499 The Gore Road, City of Brampton**

1.0 Introduction

1.1 Study Overview

Traffic+ Engineering Ltd. was retained by King Consultants Inc. to submit this Parking Reduction Study in support of a Minor Variance in relation to the proposed expansion of an existing Montessori School located at 11499 The Gore Road in the City of Brampton.

The purpose of this study is to demonstrate that the parking shortfall of 4 parking spaces from the minimum required parking supply (based on the parking by-law) will not have any effect on the parking operations under future conditions.

The subject site is located along The Gore Road in the City of Brampton. The proposed additional building will consist of a two-storey building with a total of six (6) classrooms and a gymnasium which will be built next to the existing classroom building.

1.2 Pedestrian Routes and Walkability

The site is located along The Gore Road which has sidewalks on both sides of the road. There is a bus stop within walking distance to the school property.

1.3 Cycling Corridors

Bicycle lanes are not currently provided along The Gore Road, however bicycles are permitted to use the existing corridor. and Additionally Squire Ellis Drive is a boulevard bike path, and Countryside Drive is a multi-use path for bicycle riders to use.

1.4 Existing Transit Operations

The area within the proposed development is currently well serviced by transit. There is currently a local Brampton Transit service provided in the immediate area of the school.

Brampton Transit:

36 Gardenbrooke: The 36 bus (36 Gardenbrooke North) has 37 stops departing from Ebenezer Rd E/Of Mcvean Dr and ending at The Gore Rd N/Of Squire Ellis Dr..

1.5 Active Transportation

In addition to transit, there are currently continuous sidewalks on each side of the Gore Road and Squire Ellis Drive. The sidewalks and shared shoulder bike lane will encourage active transportation to get to different places within walking/cycling distances.

2.0 Parking Supply

2.1 City Of Brampton Zoning By-Law Requirements

The proposed development is located in the City of Brampton, and the minimum parking requirements are as follows:

1. SPA-2022-0226

- a. Day Nursery – Students = $153 \text{ students} / 10 = 15.3$
- b. Day Nursery – Teachers = $20 \text{ teachers} / 1 = 20$
- c. Private school = $2,055.5 / 100 = 20.56$
- d. Total: 55.86

1. Temporary Structure building addition for Private School:

- 1. Private School = $450.00/100 = 4.5$

Total: 55.86 + 4.5 = 60.36 (rounded to 61 parking)

Total required parking is 61 parking spaces whereas 57 parking spaces are provided

2.2 Reduced Vehicle Parking Justification

In order to lower single vehicle occupancy and vehicle congestion and pollution emanating from personal vehicles, the Province of Ontario and the City of Brampton are actively promoting for lower levels of auto ownership and auto based trips through a number of initiatives both from a policy perspective and the provision of infrastructure expansion to support greener alternative modes of transportation.

This section summarizes the dominant policies and site-specific factors which will influence auto ownership and parking demand for the subject site.

2.3 Planning Context

There are a number of key City and provincial policy documents and initiatives providing overarching direction as it relates to the reduced provision of vehicular parking, particularly near transit infrastructure. Given that the subject site is located along a transit corridor, this will provide a reduced parking supply is consistent with the policy direction and objectives provided by both levels of government.

2.4 Transportation Context

To assess and quantifying the feasibility of traveling without a vehicle by using other modes of transportation, such as walking, cycling, carpooling and transit,

2.5 The Site Transportation Demand Management

The Montessori School has developed a transportation management plan that is managing the existing transportation operation and the future building to ensure that parking for staff and parents are, and will be managed in an orderly manner.

The following is the school's transportation management:

7:30am – 8:00am	8:00am – 8:30am	8:00am – 9:00am	3:00pm – 3:30pm	3:30pm – 4:00pm	4:00pm – 4:30pm
Staff arrival	Elementary students arrival	Daycare students arrival	Daycare students departure	Elementary students departure	Staff departure

Some additional considerations:

- Parents do not park during pick-up and drop-off. Children are received from the car by staff and brought in.
- Carpooling: Number of students that carpool: 71 students in 30 cars
- Number of staff that carpool: 5
- Carpooling vehicles do not remain on-site after drop-off.
- Future Considerations for Site Traffic Efficiency:
- Bus System Information The school bus system accommodates approximately 20 students per bus.
- Number of buses operating: 1-2, depending on student enrollment.
- Routes will be designed to cover high-density student areas to minimize congestion at the school entrance.

The Montessori School Transportation Demand Management letter is found in Appendix A

3.0 Findings and Conclusions

Based on the above listed transportation demand management, it can be concluded that the shortfall of 4 parking spaces will NOT have any or minimal impacts on the school's daily operations

APPENDIX A

Transportation Demand Management Letter from The School

February 6, 2025

Re: Brief on School and Day Nursery Transportation and Staffing Schedule

TO WHOM IT MAY CONCERN

Following is our parking lot schedule:

7:30am – 8:00am	8:00am – 8:30am	8:00am – 9:00am	3:00pm – 3:30pm	3:30pm – 4:00pm	4:00pm – 4:30pm
Staff arrival	Elementary students arrival	Daycare students arrival	Daycare students departure	Elementary students departure	Staff departure

Some considerations:

- Parents do not park during pick-up and drop-off. Children are received from the car by staff and brought in.
- **Carpooling:**
 - **Number of students that carpool:** 71 students in 30 cars
 - **Number of staff that carpool:** 5
- Carpooling vehicles **do not** remain on-site after drop-off.

Future Considerations for Site Traffic Efficiency:

- **Bus System Information**
 - The school bus system accommodates **approximately 20 students per bus.**
 - Number of buses operating: **1-2**, depending on student enrollment.
 - Routes will be designed to cover high-density student areas to minimize congestion at the school entrance.
- Exploring alternative drop-off strategies (e.g., staggered timings) to enhance efficiency.

Yours truly,

Harpreet Singh
 Harpreet Singh Gill
 Principal