



Report Committee of Adjustment

Filing Date: December 3th, 2025
Hearing Date: May 27th, 2025
File: A-2025-0029
Agent: Weston Consulting - Darrin Cohen
Owner: Acumen Brampton Inc.
Address: 21 Coventry Road
Ward: Ward 8
Contact: Marina Shafagh, Planner I, Development

Recommendations:

That application A-2025-0029 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to those generally shown on the sketch attached to the Notice of Decision, with the exception of the variance related to the permitted commercial school use, provided it complies with the applicable parking requirements;
 2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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Background:

The commercial school use associated with St. Clair College Acumen Brampton was approved on a temporary basis for three (3) years through application A-2022-0168 on August 2, 2022. This temporary use is set to expire on August 2, 2025; therefore the current application seeks to extend the use permissions on a permanent basis. As a condition of the previous application, the applicant was required to provide a parking utilization study to justify the reduction in the number of parking spaces to mitigate the impact of the reduction. The required study was submitted and found satisfactory by the City's traffic staff. Overall, the purpose of the current Minor Variance application is to permit a Commercial School use on a permanent basis with 48 parking spaces.

Existing Zoning:

The property is zoned 'Industrial Three A (M3A) - Special Section 2544 (M3A-2544)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a commercial school, whereas the By-law doesn't permit a commercial school;
2. To provide 48 parking spaces, whereas the By-law requires 158 parking spaces.

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The subject property is designated as 'Industrial' in the Official Plan 2006 and as 'Employment' in the Brampton Plan 2024. The subject lands are further designated as 'General Employment 1 – Special Site Area 13' under the 'Airport Intermodal Area (Area 4)' Secondary Plan. This special policy area permits a Private School and associated accessory uses, with zoning regulations in place to limit classroom floor area and manage overall school size.

On May 16th, 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 was scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved.

The proposal respects the intended land use designation in Official Plan and Secondary Plan and associated policies. It is similar in nature to a Private School and represents only a minor deviation from the permitted use. The proposal remains consistent with other provisions of the Secondary Plan, including the specific zoning restrictions related to classroom size. No physical changes are proposed from what has already been approved through the previous minor variance application in 2022 and currently exist on the site. Additionally, traffic staff support the proposed reduction in parking requirements. This reduction encourages the use of multi-modal transportation, including public transit and school buses, and aligns with the policy direction in Section 4.5 of the Official Plan 2006.

Subject to the recommended conditions of approval in place, the requested variances are considered to maintain the general intent and purpose of the Official Plan.

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

The subject property is zoned 'Industrial Three A (M3A) – Special Section 2544 (M3A-2544)' in accordance with Zoning By-law 270-2004, as amended.

Variance 1 seeks relief from Zoning By-law 270-2004 to permit a Commercial School use on the property on a permanent basis and to allow a reduction in the required number of parking spaces to

48. Special Section 2544, implemented through By-law 161-2017 on August 1, 2017, currently permits a Private School on the site. The relevant definitions of schools are as follows:

Private school: School, Private shall mean a school that is not a public school that provides the same services as a public school.

Commercial, technical, or recreation school: School, Commercial, Technical, or Recreational shall mean a building or place where training in language skills, secretarial skills or other trade skills, or training in sports, dance or other recreational skills, is provided for compensation.

Permitting a Commercial School on a permanent basis is considered similar in nature to the already permitted Private School use, as both function as educational institutions. Temporary approval for the Commercial School use was granted in 2022, and the City has monitored its operations since then. Over the past three years, no negative impacts have been observed on the site or within the surrounding area. The Commercial School has operated in a manner similar to the Private School use. As part of the previous Minor Variance approval, a condition was imposed to limit the combined gross floor area for both the Commercial and Private Schools to 1,400 square metres for classroom space with a maximum building occupancy of 480 persons. The current proposal adheres to this condition and has not resulted in any adverse impacts on the functionality of the site or nearby businesses.

Variance 2 requests a reduction in the number of required parking spaces from 158 to 48. The intent of the parking requirement is to ensure adequate on-site parking to support the use on site. In accordance with the 2022 Minor Variance conditions, an updated Parking Utilization Study Letter was prepared by Paradigm Transportation Solutions Ltd. and reviewed by the City's traffic staff. The study concluded that 48 spaces are sufficient to support the continued operation of the Commercial School. The school has functioned with 48 parking spaces over the past three years with no observed impacts on-site or to neighboring properties.

As such, Subject to the recommended conditions of approval, the proposed use is considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

Permitting a commercial school on a permanent basis on the subject property is not expected to alter the character of the surrounding area or result in any negative impacts to the site. The proposed Commercial School use is compatible and similar to the permitted Private School use under By-law 161-2017 and does not represent a significant change. Over the last three years the commercial school has provided an opportunity for post-secondary students to gain practical experience in service sector industries, such as Social Services and Office Administration. Also, the requested variance to reduce the number of required parking spaces has not negatively affected the operation of the site and it is deemed adequate to support the extension of this use on a permanent basis.

Subject to the recommended conditions of approval, the proposed variances are considered desirable and appropriate for the development of the property.

4. Minor in Nature

Permitting a commercial school on a permanent basis at the subject property is consistent with the general intent and purpose of the Official Plan, Secondary Plan, and Zoning By-law. Temporary approval for this use was granted in 2022, and the City has monitored the school's operation and impact over the past three years. No negative effects have been observed on the site or in the surrounding area. The commercial school functions in a manner comparable to the previously permitted private school use. Furthermore, no exterior modifications to the existing building are proposed and the current site conditions will be maintained. As such, no adverse impacts to the property or adjacent lands are anticipated. In addition, the proposed reduction in the required number of parking spaces is also not expected to affect the functionality of the site or surrounding area. As part of conditions of the 2022 Minor Variance application, the applicant submitted a parking utilization study, which was reviewed and found satisfactory by traffic staff.

Given that the school and the parking operation have been monitored over the past three years with no identified issues, staff are of the opinion that the proposed variances are minor in nature and subject to the recommended conditions of approval, are appropriate.

Respectfully Submitted,

Marina Shafagh

Marina Shafagh
Planner I, Development

Appendix A

