

# COMMITTEE OF ADJUSTMENT VIRTUAL HEARING

MINOR VARIANCE APPLICATION

21 COVENTRY ROAD  
CITY OF BRAMPTON

MAY 27, 2025

MINOR VARIANCE FILE NO. A-2025-0029

# Subject Property



## Location:

South side of Coventry Road west of Airport Road.

## Property Size:

Approx. 0.57 hectares.

## Current Use:

Three-storey private and commercial school.

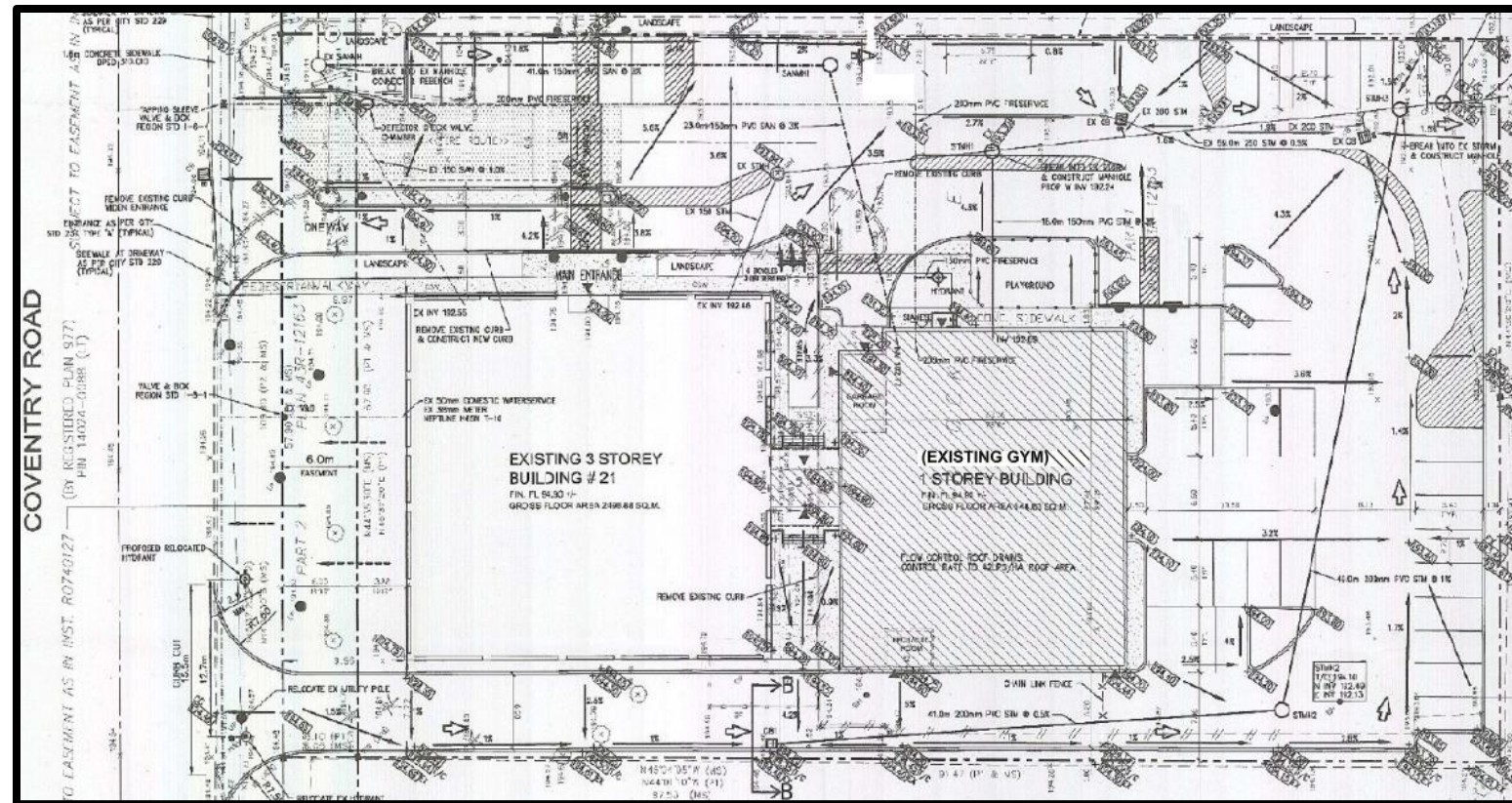
## Surrounding Context:

- *North:* Coventry Road and retail uses.
- *South:* Industrial uses including meat processing, manufacturing and packing.
- *East:* Warehousing and a hotel commercial mixed-use building.
- *West:* Manufacturing and an industrial mall with retail uses.



# Requested Variances

- a) To permit a *Commercial School* use on a permanent basis.
- b) To permit a parking rate of 4 spaces for each classroom or 0.3 parking spaces for each 20 square metres of gross commercial floor area or portion thereof.



# Previous Approvals

## August 1, 2017:

- OPA 2006-134 - permits a private school
- ZBA 161-2017 - rezones the site *Industrial Three A – Section 2544 (M3A-2544)*

## August 2, 2022:

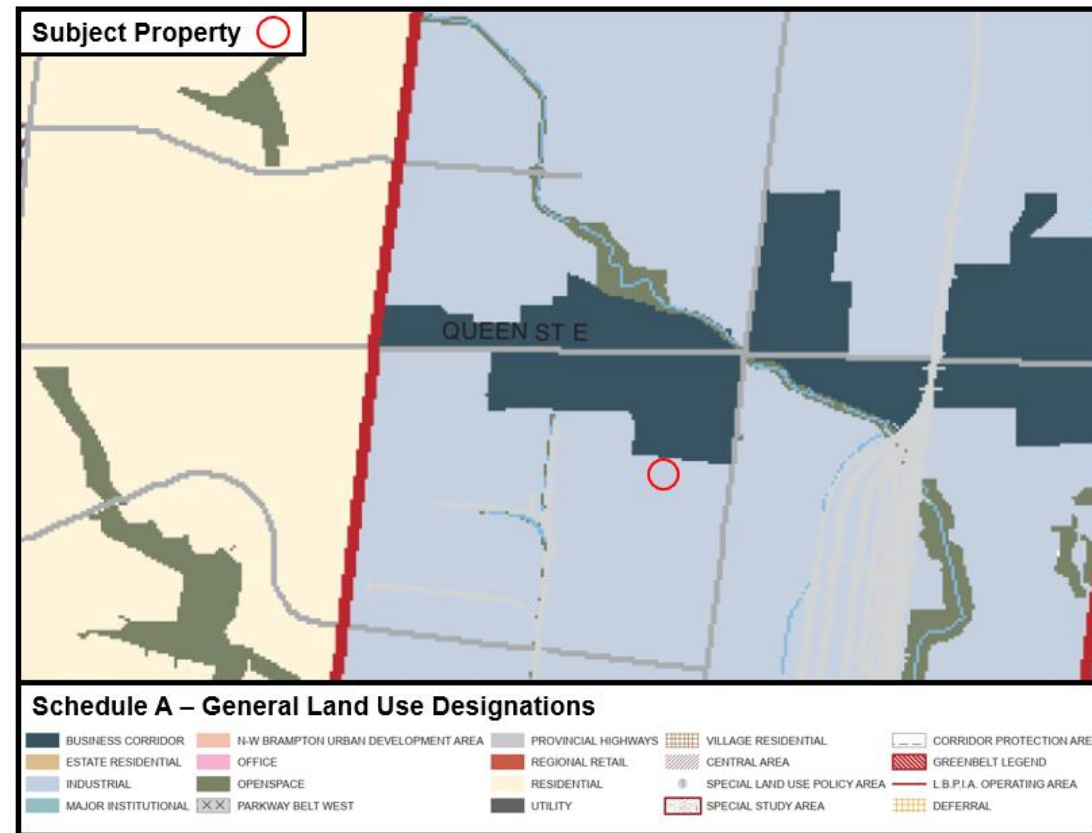
- Minor Variance (A-2022-0168) approved to permit a *Commercial School* use with 48 parking space
- Expires on August 2<sup>nd</sup>, 2025.



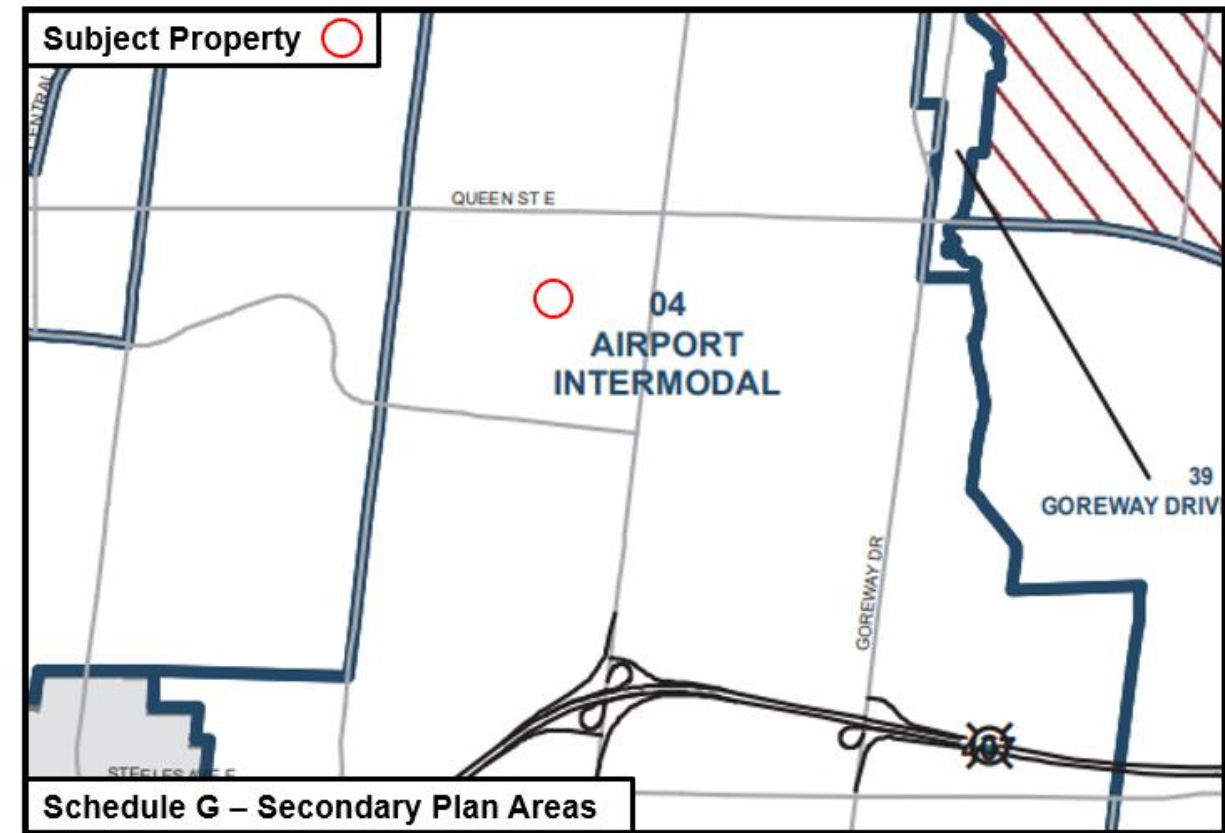


# Policy Context

## CITY OF BRAMPTON OFFICIAL PLAN 2006



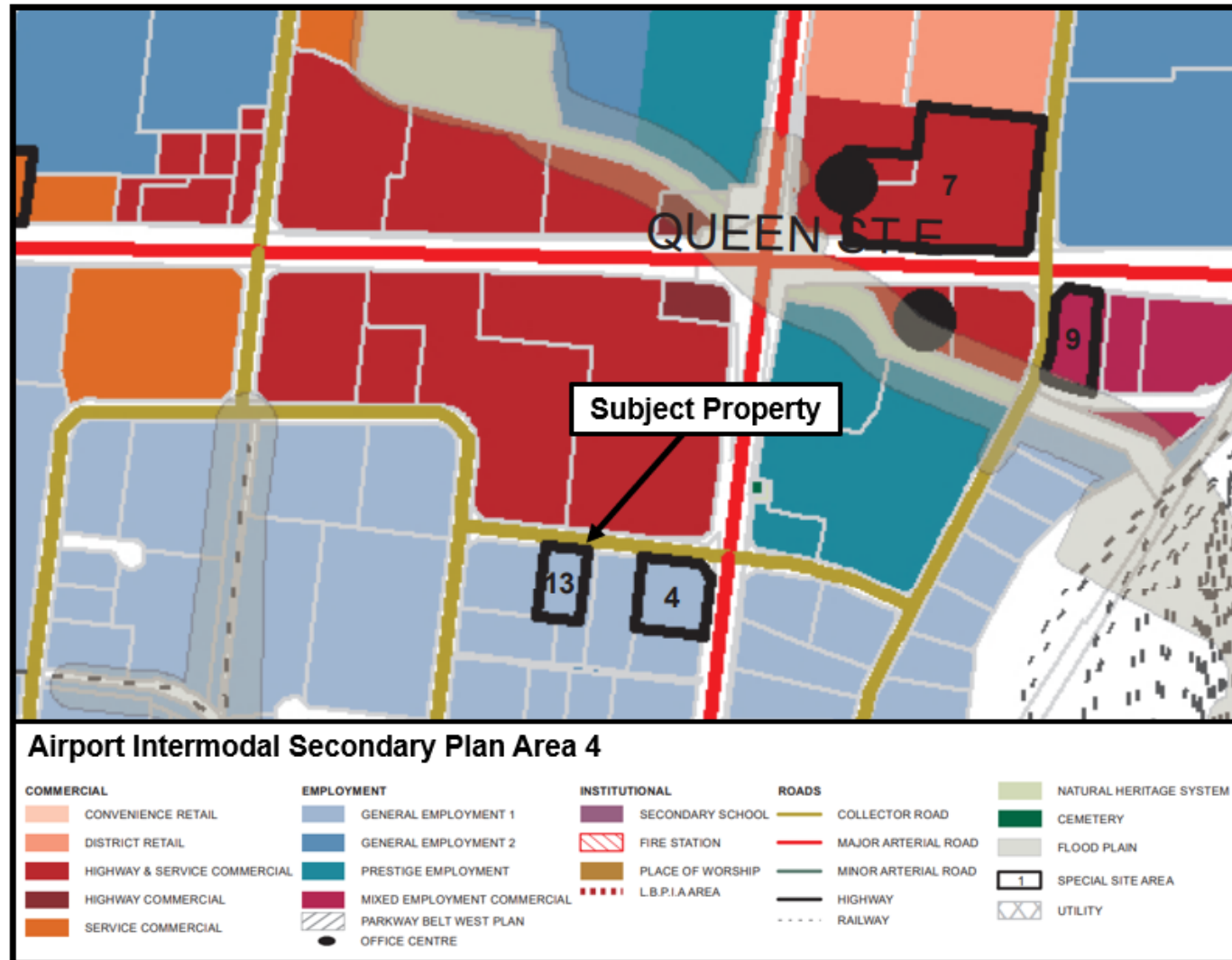
**Land use Designation:**  
*Industrial*



**Secondary Plan Area 4:**  
*Airport Intermodal Area*

# Policy Context

## AIRPORT INTERMODAL AREA SECONDARY PLAN



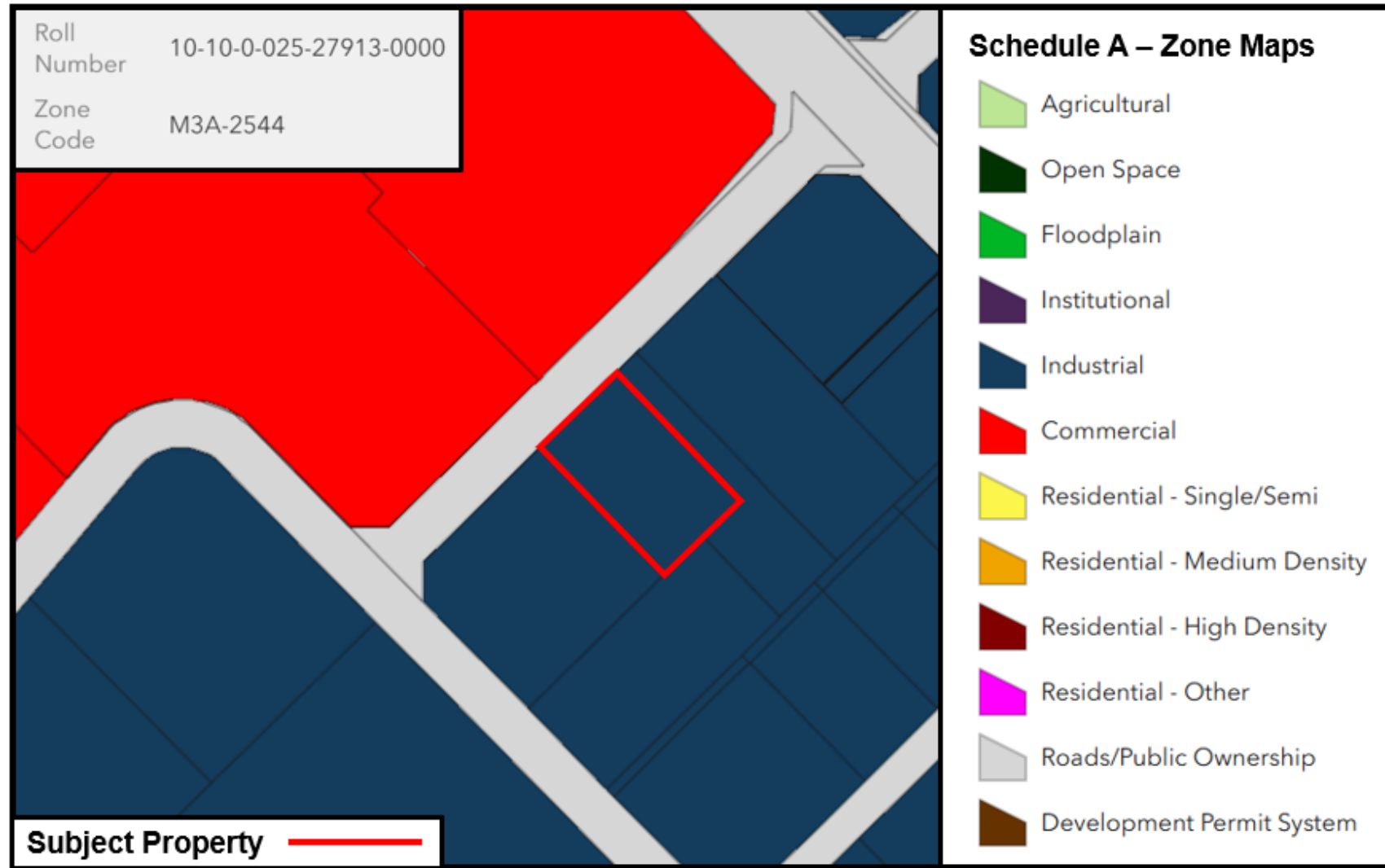
### Land Use Designation:

*General Employment 1 – Special Site Area 13*

*8.13 Special Site Area 13 located at 21 Coventry Road shall permit a private school in addition to the other permitted uses under the General Employment 1 designation, and accessory uses thereto. To limit the size of the school, the zoning by-law shall establish a restriction on the gross floor area for classrooms.*

# Policy Context

## CITY OF BRAMPTON ZONING BY-LAW 270 – 2004



### Zoning:

*Industrial Three A – M3A subject to Special Policy 2544*

- Permits a *Private School* use (Section 2544.1)
- Applicable Parking Rate:  
*School Commercial*: 4 spaces for each classroom or 1 parking space for each 20 square metres of gross commercial floor area or portion thereof; whichever is greater. (Section 20.3.1)

# Meets the Four Tests

## 1. Maintains the General Intent of the Official Plan

- *Commercial School* has similar function and operation to a *Private School*.

## 2. Maintains the General Intent of the Zoning By-law

- No impact to the building envelope and/or site layout.

## 3. Desirable

- *Commercial School* has operated on the site for the past three years without impacts to traffic or surrounding area

## 4. Minor

- Previous Minor Variance already approved. Request to make the *Commercial School* permanent.



# Thank You

## Comments & Questions?

**Ulysses Perkunder**  
Weston Consulting  
905-738-8080 ext. 368  
uperkunder@westonconsulting.com

**Darrin Cohen, MCIP, RPP**  
Weston Consulting  
905-738-8080 ext. 329  
dcohen@westonconsulting.com