

Delegation Request

For Office Use Only:
Meeting Name:
Meeting Date:

Please complete this form for your request to delegate to Council or Committee on a matter where a decision of the Council may be required. Delegations at Council meetings are generally limited to agenda business published with the meeting agenda. Delegations at Committee meetings can relate to new business within the jurisdiction and authority of the City and/or Committee or agenda business published with the meeting agenda. **All delegations are limited to five (5) minutes.**

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2
 Email: cityclerksoffice@brampton.ca Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting: City Council Planning and Development Committee
 Committee of Council Other Committee:

Meeting Date Requested: Agenda Item (if applicable):

Name of Individual(s):

Position/Title:

Organization/Person being represented:

Full Address for Contact: Telephone:
 Email:

Subject Matter to be Discussed:

Request to Council/Committee:

Attendance: In-person Remote
 A formal presentation will accompany my delegation: Yes No
 Presentation format: PowerPoint File (.ppt) Adobe File or equivalent (.pdf)
 Picture File (.jpg) Video File (.mp4) Other:

Additional information/materials will be distributed with my delegation: Yes No Attached

Note: Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:**

- (i) all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
- (ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

Submit by Email

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P.13 and will be used in the preparation of the applicable council/committee agenda and will be attached to the agenda and publicly available at the meeting and on the City's website. Questions about the collection of personal information should be directed to the City Clerk's Office, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2100, email:cityclerksoffice@brampton.ca.

Cc: MayorBrown <MayorBrown@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Keenan, Dennis (Councillor) <Dennis.Keenan@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; [REDACTED] Margaret Corcoran <[REDACTED]>

Subject: [EXTERNAL]RE: Request to be added to the April 1st Correspondence and be added to the April 8, 2026 Council Meeting

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Request that this below email be added as correspondence on the April 1, 2026 Committee of Council Meeting;

And, be added on the Agenda for the Counsel Meeting on April 8, 2026 with all of the attached Delegation Requests.

RE: 17 Chapel Street Brampton
COA Application # A-2025-0107
60 Child Day Care in a Residential Neighbourhood

Good Afternoon Mayor Brown and Counsellors,

We request that the City of Brampton file an appeal with the Ontario Land Tribunal in regard to the attached Committee of Adjustment (“COA”) Decision. This Application should never have been approved. Affordable day care is needed, but it should not be allowed at the above location. The Committee of Adjustment failed to apply the 4 pronged test under the Planning Act; the City of Brampton supported this Application despite concerns over traffic congestion, lack of parking on the property by the City Traffic Planning Analyst in an email dated April 29, 2025 contained in the Application file; opposition by all of the neighbours within 60 metres of this property which opposition was provided either orally at the COA meetings or by petition; a 60 child day care is a major change in use, not a minor variance and should go through a zoning change application not through a volunteer lay Committee designed to address minor variances, not a major change in use of a property that is located in a residential neighbourhood which already has traffic congestion issues and parking issues. The above will be discussed in further detail below.

I am a resident and owner at [REDACTED] in Brampton where I have lived for the past 8-9 years with my husband and 3 children. This is a residential area which has over the past few years endured a significant increase in traffic due to Main Street and Queen Street being reduced from 4 lanes to 2 lanes of traffic. I have contacted the City’s traffic person on a couple of occasions due to me not being able to get out of my driveway. Now, Mothercraft Day Care, who has purchased 17 Chapel Street Brampton has been permitted to run a 60 child day care with 25 staff despite the fact all of the residents; across the street (the entire block of residences from Wellington Steet to John Str on Chapel); adjacent to this property; and in the vicinity have opposed this application through either attending the various sittings of the COA, or signing a petition which I presented to the COA. (attached)

I can not conceive how this change in use is a minor variance. The City has rightfully opposed and taken action to stop the overcrowding of residential properties that one person rented, but ended up

with multiple people moving in creating health and safety issues, and a nuisance to the residents in the neighbourhood. This historical property at 17 Chapel Street (the property) was a single family dwelling converted into a commercial use property with very limited uses permitted, which uses were included because they did not impact this historical residential area. A 60 child day care facility was not included in the acceptable uses under this bylaw and for a reason. Previously the property was Hahn's Spa which business saw 1-3 customers at a time. The impact on the parking/traffic from this business was negligible. Across the street is a Physiotherapy business. Again, the use was within the bylaw as it has no more than 1-2 people attending this business at a time. This business has had no impact on this residential area.

A 60 child day care business with 25 staff was not an acceptable use under the bylaw for a reason; it's impact on our neighbourhood would be significant. If it was a 5-10 child day care that would not have a significant impact on the neighbourhood and there would be no opposition from neighbours. The fact that the City has a new vision for Brampton and the Region of Peel has a significant amount of Provincial money with a December 31, 2026 deadline; and there is a significant waitlist for daycare; and some City employees would benefit from such a close day care; this should not taint the reality that this is the wrong location for such a business. This day care needs to find an appropriate Commercial location with sufficient parking and space owned by the Commercial property that would accommodate such a large scale child care facility. Yes, the new City vision is to create a City that residents can access everything they need within a 15 minute walk, but the establishing of these amenities must be done thoughtfully considering whether locations are appropriate.

A residential area that is already significantly impacted by traffic flow/congestion is not appropriate. Allowing a high volume business not to have sufficient parking on their own property is not only inappropriate it is irresponsible and totally disregards the potential for disaster. The suggestion that the addition of 85 patrons/staff to this business can use public parking is ignoring the reality. It is highly unlikely parents who are rushing to get to work and get home are going to park in public parking. They are going to park on the street which will add to the already congestion of traffic. The Commercial property used for a 60 child day care should have sufficient parking and space to avoid any impact on the residential neighbourhood. The reality of a day care business is: they provide services to babies and toddlers ages 1-3; parents need to park their cars for drop off and pick up for at least 10 minutes or more; parents are in a rush and will seek out fast/convenient parking adjacent to, or on the business property; parents are unlikely to use public parking as it involves a further expenditure of time and inconvenience; and the fact that the Region of Peel wants to use up the Provincial daycare funding before the end of 2026 and there is a day care waitlist should not impact making appropriate day care location decisions.

At the March 24, 2026 COA meeting, the Committee of Adjustments, but for 2 committee members ignored that all of the neighbours 60 metres from 17 Chapel Street and more were opposed to allowing a 60 child day care facility with 25 staff to be approved. The above residents made their opposition known by either attending the COA or signing a petition making their position known. Not only was the above opposition ignored; the majority of the Committee failed to apply the 4 prong test which they are required to do under the Planning Act. In fact, Kathleen McDermott clearly went through the 4 prong test in her deliberations and reviewed each of the 4 step test and how the Application should be not be allowed for a number of reasons..

I was also quite dismayed that the previous month, the Committee of Adjustment voted and there was a 3 to 3 tie at which point the matter was put over to the next month. At the March 24, 2026 meeting, in attendance were 2 of the members against the Application and the 3 members who were previously in favour of the Application. Not surprisingly the Application was approved with standard terms and conditions. It made every resident who opposed this application feel like their input was

irrelevant and that this entire Application process was a farce and was an exercise in futility for residents. Public input appeared to be sought only for the purpose of checking off the box saying public input was sought; what we had to say was entirely ignored.

This is not a minor variance, this is a major change in use and is very impactful on this residential area. I am shocked that this Application was allowed to be filed so that a volunteer lay committee could make this significant decision rather than it being properly filed as a Zoning change under the Planning Act. Convenience and cost savings can not be used as an excuse for allowing such a significant change in use to occur; especially when it has a significant impact and opposition from a neighbourhood. This is catastrophic to the residents of this neighbourhood who have already been impacted by the increase in traffic and bottleneaking that occurs outside our driveways impairing our safe ingress and egress from our properties. This kind of business has no place in a residential neighbourhood. It should be placed at an appropriate commercial property that has sufficient parking where the business is being run and that has ample space inside the day care property to avoid any traffic impact by parents using the child care center. A residential neighbourhood, 17 Chapel Street, is not an appropriate location for such a large scale facility. This kind of use, was never contemplated for this property and that is why a day care was not included as an acceptable use for this property.

We request that the City of Brampton file an Appeal with the OLT to stop 17 Chapel from being used as a 60 child day care facility as there are more appropriate Commercial properties that could better support such a large scale day care facility. A residential neighbourhood is totally not an appropriate location and if the COA would have properly applied the 4 prong test it is required to apply, the above Application would never have been approved.

Regards,

Norma English