

Ajitkumar, Richa

To: [REDACTED]
Subject: RE: [EXTERNAL]Delegation Request Form - Committee of Adjustment Application
Bramalea Islamic Culture Centre A-2025-0113 - 89 MillStreet North

From: suresh essar.net [REDACTED]
Sent: 2026/04/02 11:12 AM
To: City Clerks Office <City.ClerksOffice@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>;
Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; MayorBrown <MayorBrown@brampton.ca>
Subject: [EXTERNAL]Delegation Request Form - Committee of Adjustment Application Bramalea Islamic Culture Centre
A-2025-0113 - 89 MillStreet North

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Dear Sir or Madam,

We respectfully request that Council consider appealing the Committee of Adjustment decisions related to application A-2025-0113 for 89 Mill Street North.

It is my opinion that this application should not have been approved by COA or Planning Staff as it does not meet the following four Criteria under the Planning Act:

- Not minor in nature
- Not desirable for the appropriate development of the land
- Not in keeping with the intent of the Zoning By-law
- Not in keeping with the intent of the Official Plan

The proposed application is to operate a Daycare Centre in a property Zoned Residential. As per the zoning bylaws for the City of Brampton , a daycare can only be operated in a property that is zoned Commercial or Institutional.

The subject property is zoned Residential. For this property to be used as a daycare, it must be Re-Zoned which requires a Zoning By-Law Amendment. This requires a formal, multi-step application to amend the City's Zoning By-law under the Planning Act.

The Application details a childcare with 57 children and 10 staff including the supervisor. It also shows only 4 proposed Tandem Parking Sports on the subject property. The drawing indicates a 'Kiss and Ride' provision showing a narrow driveway entering the property from Mill Street and exiting the property from David Street.

Assuming that this is approved, the driveway will not accommodate more than 5 vehicles before the first vehicle stops at the main entrance to the proposed Daycare to drop off a child.

The children here are toddlers and infants who are in distress because they are being separated from their parent (albeit briefly). Parents who are also distressed are not going to drop off the child at the front door of the daycare and leave as they would an older child at the kiss and ride in an Elementary school or a High school.

This would result in traffic from parents waiting to drop off their child being backed onto Mill Street. There are 57 children so we can consider at least 30 to 35 vehicles at any given period between the hours of 7.00 am to 9.00 am and again from 4.00 pm to 6.00 pm on weekdays.

Mill Street, north of the Brampton Go Station is very congested during this period from residents using the Brampton Go Station, and heading to the get to the parking lot in time to catch the train to work and returning from work and rushing home to be with their family.

There have been several accidents in this area, and police have often ticketed drivers for recklessly speeding in this zone. With this new Daycare Center, the traffic congestion will multiply tenfold and there will be total chaos. This is further exasperated when Main Street north of the Brampton Go Station is closed due to some construction or an accident and all traffic including public transportation is routed via Mill Street.

The proposed 'Kiss and Ride' drive-through will be covered with 4 feet of snow in the winter. There is no space for shovelling all this snow as this driveway barely allows one vehicle to go through with the fencing for the neighbouring property on one side, and the daycare building on the other. **Where will all this snow be put away ?**

While childcare services are important, facilities of this scale should be located on properly zoned, purpose-built, or otherwise appropriate sites—not within residential dwellings or heritage homes that were never designed to accommodate this level of traffic intensity. Suitable alternative locations exist within Brampton, and I am sure the owners of this property can seek to have a childcare as intended in an area where the residents are not affected going about their day-to-day lives.

Residents came to the COA meeting and waited for over 6 hours to express their opposition to this plan, and they were heard and simply dismissed by the members of the Committee barring two members, one of them who overwhelmingly tried to warn the other COA members of the disastrous impact of their decision.

There are serious concerns regarding how these applications were evaluated and discussed during the Committee of Adjustment hearing, including inconsistent understanding and application of the Planning Act and its four tests.

The way the meeting was chaired and the lack of responsiveness to resident concerns undermine confidence in the fairness and transparency of the process

The Application does not mention any consideration for the Metrolinx comment on this issue.

Also, there is no supporting document from the Ministry of Education that governs the Child Care and Early Years Act (CCEYA) mentioning that it agrees to this proposal to have 57 children and 10 adults in such a small area including basement with practically no windows.

How do they plan to meet the CCEYA requirements? Are they going to tear down this building and re-construct? If so, how is this a Minor Variance ?

This is an attempt by the applicant to circumvent the city's zoning bylaw by applying for a Minor Variance. What surprised me is that the city accepted this application and wasted the time of the city council members and the staff, not to mention the residents who must take time off work to attend the COA meeting and spend countless hours to fight against this decision. If this is how the City of Brampton plans to move forward, why have a Zoning By-Law ? Anyone with a large residential property can have a daycare centre in their property. This is not right and must be stopped.

I request you to please consider my request and appeal against this decision with the Ontario Land Tribunal.

Thank you,
Yours truly

Suresh Ramachandran

