

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:	how the is able to bypass zoning restrictions. The property at 89 Mill Street North is zoned residential and is not a commercial unit and should not be considered or a large scale daycare. It is concerning that the COA has the power to make these decisions. Despite outreach from the community
Request to Council/Committee:	we request that the review the decision and the power of the COA to be able to override zoning restrictions and Reconsider this application for approval. This should have been rejected before reaching the COA this is not considered a minor variance. Please review

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

A-2025-0113
89 MILL STREET NORTH

Plan BR 32, Part 1 Lots 27 & 28, Ward 1

A Forensic Review For Brampton City Council

An Overreach of Authority That Endangers Mill Street North



The Decision

The Committee of Adjustment (COA) approved a 57-child commercial daycare in a strictly residential zone, categorizing a major land-use change as a minor variance.



The Reality

Imposes severe traffic congestion, creates critical safety risks at the Mill St N / David St intersection, and forces a massive institutional footprint into a heritage residential property.



The Remedy

City Council must formally appeal Application A-2025-0113 to the Ontario Land Tribunal (OLT) within the 20-day statutory window to uphold Brampton's zoning bylaws.

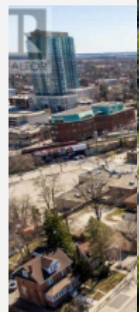


BETTER SUITED COMMERCIAL PROPERTIES FOR SALE

8 CHURCH STREET E

Greater Toronto Area / Peel Region / Brampton / Downtown

69 DAVID STREET



A Complete Failure of the Four Planning Act Tests

Is it minor in nature?

FAIL.

The introduction of 67 individuals and high-turnover traffic into a single-family dwelling is a massive increase in density and operational intensity.

Is it desirable for the appropriate development of the land?

FAIL.

Commercial daycare operations are fundamentally incompatible with the quiet, low-density character of this residential street.

Does it maintain the general intent of the Zoning By-law?

FAIL.

Daycares are strictly designated for Commercial or Institutional zones. Approving this bypasses the entire purpose of residential zoning.

Does it maintain the general intent of the Official Plan?

FAIL.

It destabilizes the neighborhood character and ignores the lack of adequate infrastructure to support the commercial volume.

NOT MINOR IN NATURE

I. Circumventing The Zoning By-Law Process

This application seeks to permit a use (day nursery) that the by-law explicitly prohibits in the R1B zone.

The Standard for a Minor Variance	The Reality of A-2025-0113
Slight adjustments to property setbacks.	Complete change of land use from Residential to Commercial/Institutional.
Negligible impact on neighborhood traffic flow.	Introduces 30-35 vehicles looping twice daily.
Maintains the core residential nature of the lot.	Forces institutional-level noise and activity into a quiet backyard setting.
Does not alter the fundamental character of the community.	Requires a comprehensive Zoning By-Law Amendment, not a minor variance slip.

A commercial childcare facility belongs in a properly zoned commercial space, not shoehorned through a minor variance loophole.

INADEQUATE CONDITIONS FOR CCEYA HEALTH & SAFETY STANDARDS

CCEYA Requirements Check

- The applicant intends to house infants and toddlers in a basement environment with practically no windows.
- **MISSING DOCUMENTATION:** The application lacks any supporting documentation from the Ministry of Education confirming this residential basement can meet the strict physical requirements of the Child Care and Early Years Act (CCEYA).
- **THE CATCH-22:** If the applicant plans to tear down and reconstruct the building to meet CCEYA codes, how can this possibly be classified as a 'Minor Variance'?



NOT A DESIRABLE DEVELOPMENT

The property is located in a **stable residential neighborhood** comprised of single-family homes. Introducing a daycare will lead to noise, increased traffic, and frequent pick-up/drop-off activity that is not desirable or appropriate for this specific residential corner.



Unprecedented Density

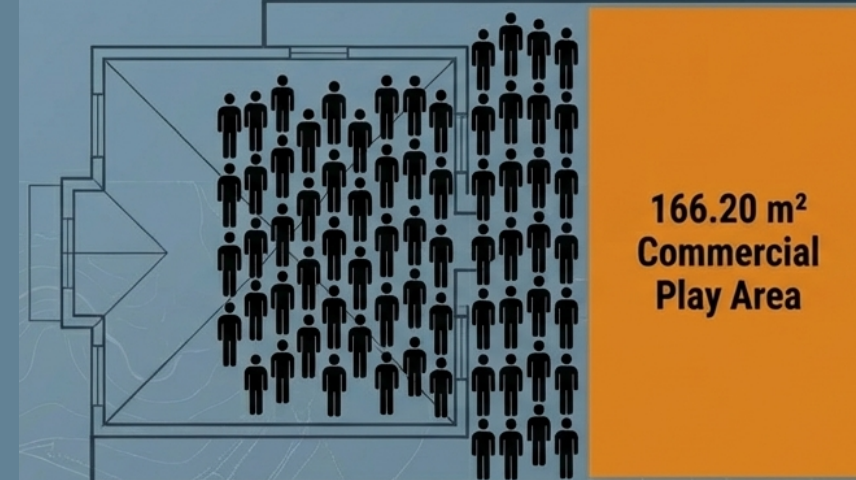
67 individuals occupying a single-family dwelling daily.

Inadequate Facilities

Heavy reliance on basement spaces featuring practically no windows to house infants and toddlers.

Acoustic Overload

A 166.20 m² commercial-grade play area generating institutional-level noise directly adjacent to neighboring bedroom windows and quiet backyards.



NOT A DESIRABLE DEVELOPMENT

Loss of Soft Landscaping: Proposed site yard currently filled with trees and grass. The Site Plan reveals that much of this will be replaced with "**Play Area on Asphalt**" and parking. Replacing a green residential lot with an asphalt-heavy commercial lot is **not desirable** for the neighborhood.



GENERAL INTENT OF THE ZONING BY-LAW

Incompatibility With Neighborhood Character. Requires Rigorous Zoning By-Law Amendment.



The Math Panel

The Supply: The proposed loop (entering Mill St, exiting David St) with 4 tandem spots accommodates a maximum of 5 vehicles at any one time.

The Demand: 30 to 35 vehicles will arrive simultaneously during peak hours (7:00–9:00 AM and 4:00–6:00 PM).

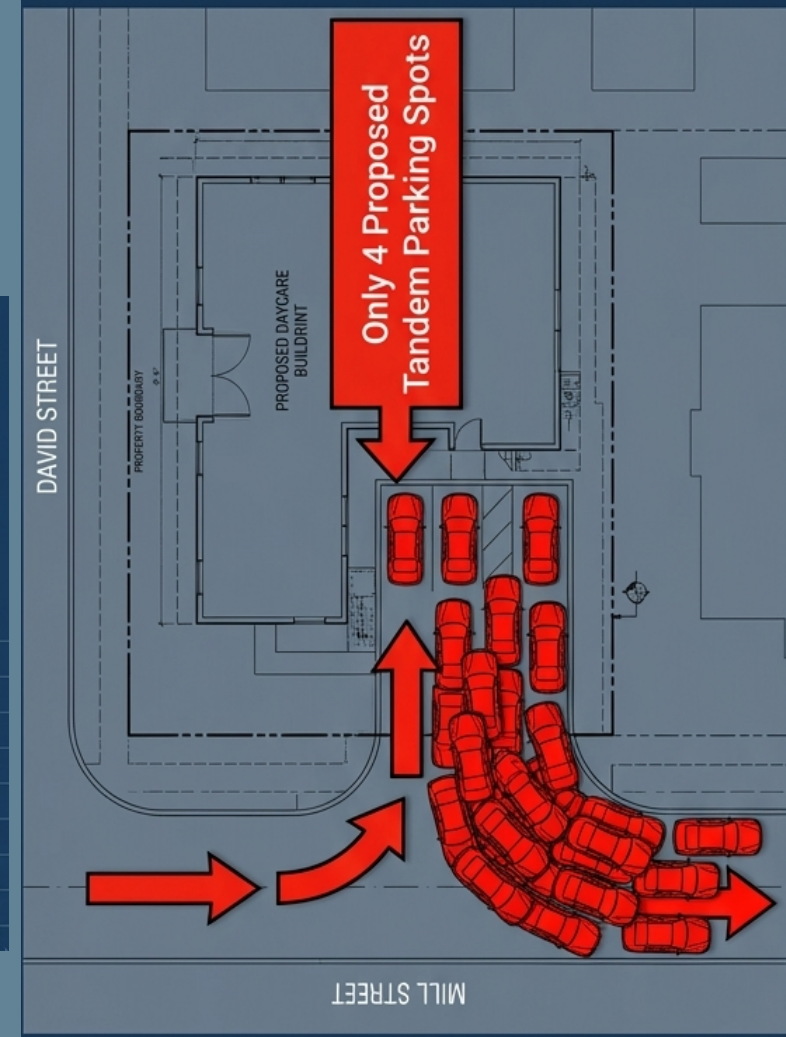
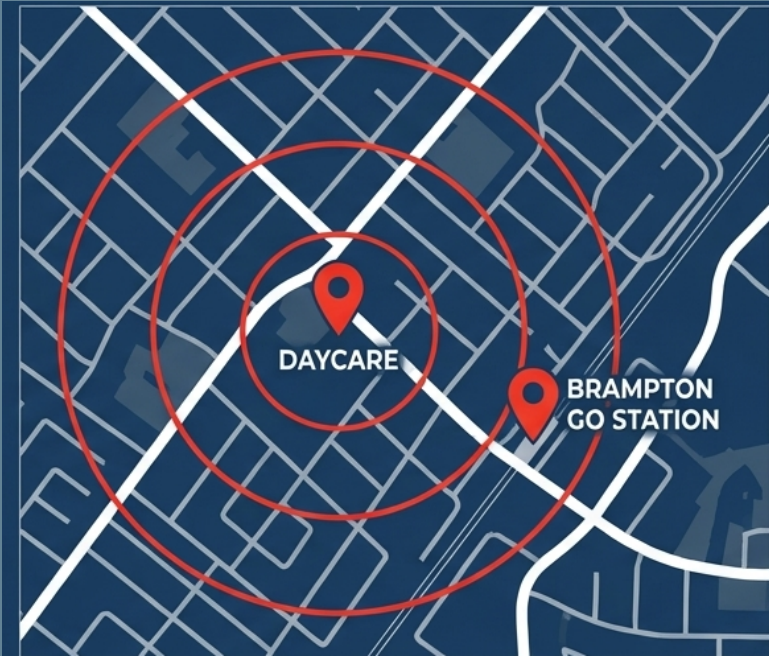
The Friction Points

Toddler drop-offs are not instantaneous. Parents must park, unbuckle, and escort distressed infants to the door, halting the entire queue.

Winter Paralysis: The 1-car-width driveway will be covered in 4 feet of snow. There is zero physical space allocated for snow removal or storage.

GENERAL INTENT OF OFFICIAL PLAN

- No winter Maintenance Possible. During winter months, where will 4 feet of shoveled snow be stored?
- Multiplying Gridlock in the Brampton Go Station Corridor
- Spatial impossibility for “Kiss & Ride”



REDLINE CALLOUT: When Main Street is closed for construction or accidents, Mill Street absorbs all overflow transit. A blocked daycare entrance will paralyze the relief route.

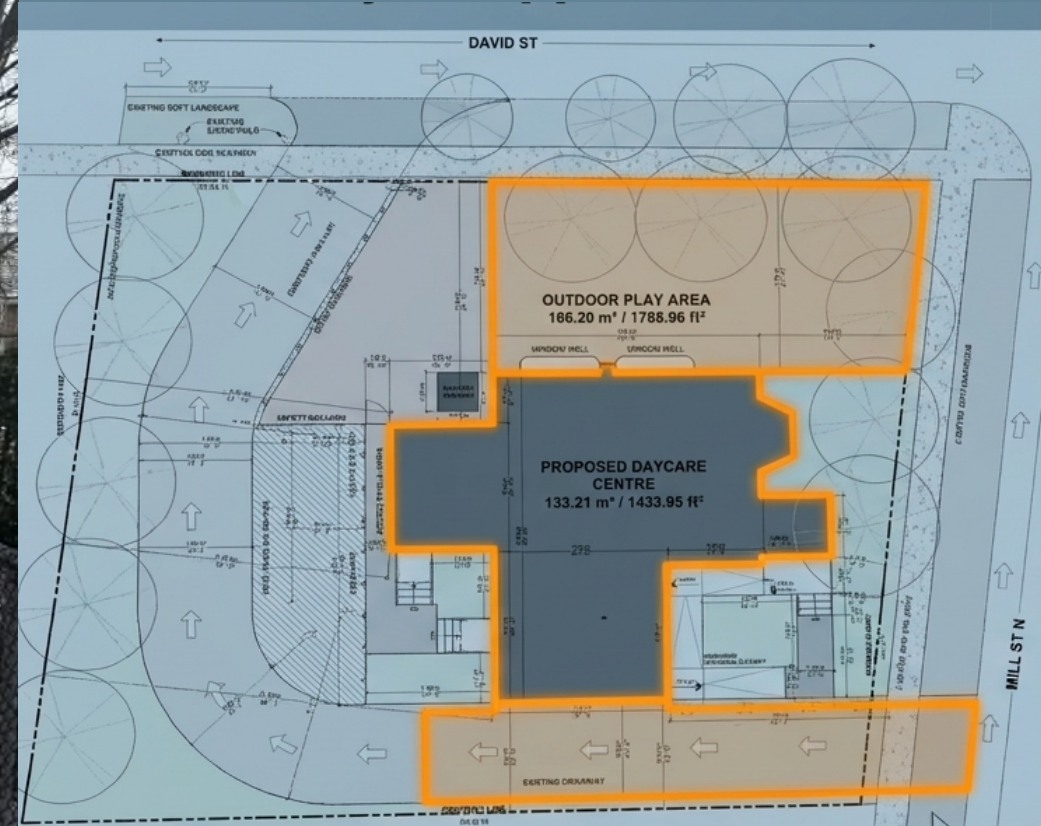
GENERAL INTENT OF THE OFFICIAL PLAN

Cascading Traffic & Safety Crisis: The proposed site is **too small to safely accommodate** both the required commercial play space and the traffic flow for a daycare without significant negatives impacts to the neighbors.



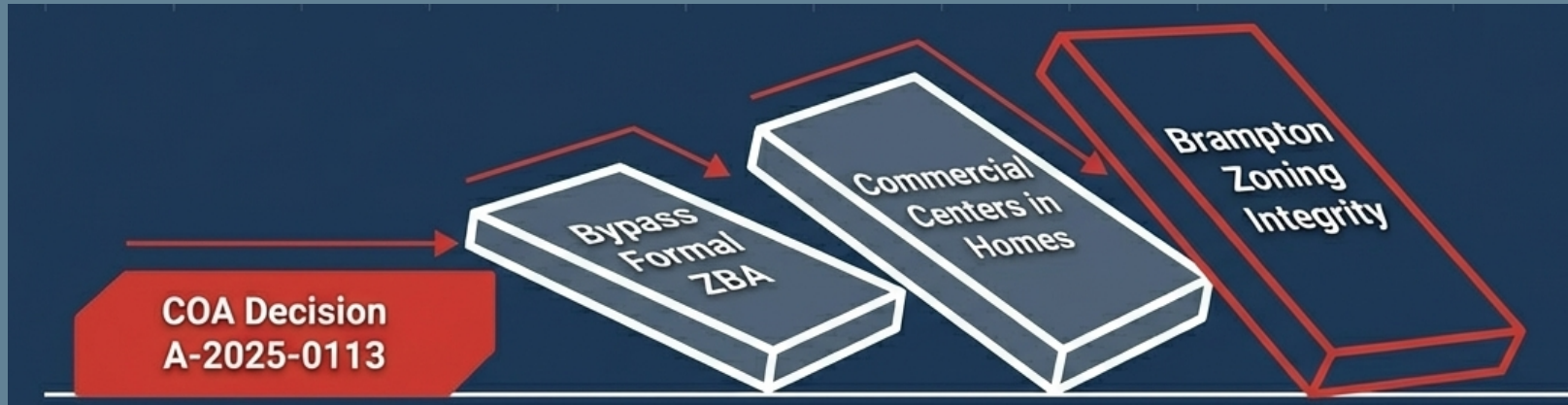
GENERAL INTENT OF THE OFFICIAL PLAN

Cascading Traffic & Safety Crisis: The proposed site is too small to safely accommodate both the required commercial play space and the traffic flow for a daycare without significant negatives impacts to the neighbors.



THE PRECEDENT AND THE REMEDY

- While childcare services are vital to Brampton, facilities of this magnitude must be located on properly zoned, purpose-built commercial sites-not squeezed into residential heritage homes lacking infrastructure.
- Allowing this application to stand tells developers that Brampton's Zoning By-Laws can be entirely bypassed via minor variance applications.



THE THREAT

This is not just about one street; it is about the structural integrity of Brampton's city planning. If converting a single-family heritage home into a 67-person commercial operation without adequate parking qualifies as a "minor variance," then the City's entire Zoning By-law system is compromised.

THE PRECEDENT

Allowing this to stand signals to developers that any large residential property in Brampton can bypass formal Zoning By-Law Amendments to establish large-scale commercial centers.