

Date: 2020-05-17

Subject: **Information Report**
Application to Amend the Official Plan and Zoning By-law
(to permit the continued use of an existing single detached home as a day nursery and private school, and expansion of the facility to accommodate additional staff and students)
2537079 Ontario Inc. – Candevcon Ltd.
11499 The Gore Road
Ward: 10

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Report Number: Planning, Bld & Ec Dev-2022-521

Recommendations:

1. **THAT** the report titled: **Information Report**, Application to Amend the Official Plan and Zoning By-law, **2537079 Ontario Inc. – Candevcon Ltd.**, 11499 The Gore Road, Ward 10 (City File OZS-2022-0024 and Planning, Bld & Ec Dev 2022- 521), dated May 17, 2022 to the Planning and Development Committee Meeting of June 20, 2022, be received; and
2. **THAT** Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to completion of circulating the application and a comprehensive evaluation of the proposal.

Overview:

- The applicant has submitted an application to amend the Official Plan and Zoning By-law to formalize the existing Day Nursery and Private School use on the subject property, and to facilitate an expansion of the facility to accommodate additional staff and students.
- In 2017, approval was granted by the Committee of Adjustment under City File A17-071 to permit the operation of a Day Nursery on the subject property for a

period up to five (5) years or until an Official Plan and Zoning By-law Amendment application is approved.

- In March of 2022, approval was granted by the Committee of Adjustment under City File A-2022-0021 to permit the operation of a Day Nursery on a temporary basis until such time that an application to amend the Official Plan and Zoning By-law is approved to permit the use on a permanent basis.
- The subject property is designated “Estate Residential” and “Unique Communities” in Schedule A – General Land Use Designations of the City of Brampton Official Plan. An amendment to the Official Plan is required to permit the proposed development.
- The subject property is zoned “Residential Rural Estate Two – RE2” by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed development.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-Run City (Good Government)” priorities with respect to encouraging public participation by actively engaging the community.

Background:

Prior to the submission of this application, the proposed development underwent a Pre-Application Consultation. Following the meeting, a Pre Development Application Consultation Checklist was provided to the Applicant, outlining the reports and studies requested with the submission of this application. The applicant, Candevcon Ltd., submitted the application on May 3rd, 2022. Staff reviewed the application for completeness and found it to be complete in accordance with the Planning Act on May 6th, 2022. A formal Notice of Complete Application dated May 6th, 2022 was provided to the applicant.

Current Situation:

This application proposes to amend the Official Plan and Zoning By-law to permit the permanent use of the subject property for a Day Nursery and Private School and permit a 1,218.79m² addition to the existing building to accommodate an additional 50 students. As noted in the Planning Justification Report, a total of 12 new parking spaces are required as a result, expanding the parking lot to accommodate 25 spaces, 2 of which will be accessible.

Property Description and Surrounding Land Uses (Refer to Appendix 6):

The lands have the following characteristics:

- The subject property has a total site area of 0.77 hectares (1.91 acres);
- The site has a total frontage of approximately 61 metres (200 feet) on The Gore Road;
- The property contains an existing building with institutional use permissions by way of previous Minor Variance applications (A17-071, A-2022-0021).

The surrounding land uses are as follows:

North: Low-density residential estate homes and lands zoned “Floodplain” in the Zoning By-law;

East: An Estate Residential Lot and lands designated “Open Space” in the Official Plan;

South: Directly south of the site are estate residential homes located on Beamish Court as well as low-density residential uses east of The Gore Road;

West: Across The Gore Road are low density residential uses and a commercial plaza at the corner of Airport Road and Squire Ellis Drive.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through the development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

Other Implications:

Toronto Gore Rural Estate Secondary Plan

The subject property is within the Toronto Gore Rural Estate Secondary Plan, which is currently under review through the Toronto Gore Density Policy Review. The Toronto Gore Rural Estate Area is predominantly occupied by large, estate properties. Through detailed analysis of the application, staff will take particular consideration for the subject property’s location within the Toronto Gore Density Policy Review Study area, as well as the following key considerations:

- Compatibility with adjacent estate residential properties;
- The appropriate screening and buffering from abutting estate residential uses;
- Traffic impacts resulting from the expansion of the school and student enrollment;
- Noise impacts on abutting estate residential uses;
- Consideration for landscaping and the capacity of the private water and sanitary systems to accommodate the proposed use;
- Implications for future development of abutting estate residential lots.

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Living the Mosaic – 2040 Vision:

This Report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’. The proposal specifically meets the intent of Vision 3: In 2040, Brampton will be a mosaic of characterful and complete neighbourhoods.

Term of Council Priorities:

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the Planning Act. A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Zoning By-law.

Authored by:

Reviewed by:

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Attachments:

Appendix 1: Concept Site Plan
Appendix 2: Location Map
Appendix 3: Official Plan Designation
Appendix 4: Zoning Designations
Appendix 5: Aerial & Existing Land use
Appendix 6: Heritage Resources
Appendix 7: Information Summary
Appendix 8: Sustainability Matrix

