

APPLICATION # A-2022-0168
WARD #8

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **ACUMEN BRAMPTON INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Block E, Plan 977, Parts 1, 2, Plan, 43R-12163 municipally known as **21 COVENTRY ROAD**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a commercial school whereas the by-law does not permit a commercial school;
2. To provide 48 parking spaces whereas the by-law requires a minimum of 158 parking spaces.

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____	NO _____	File Number: _____
Application for Consent: _____	NO _____	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, July 12, 2022 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 4th Day of July, 2022

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

COVENTRY ROAD

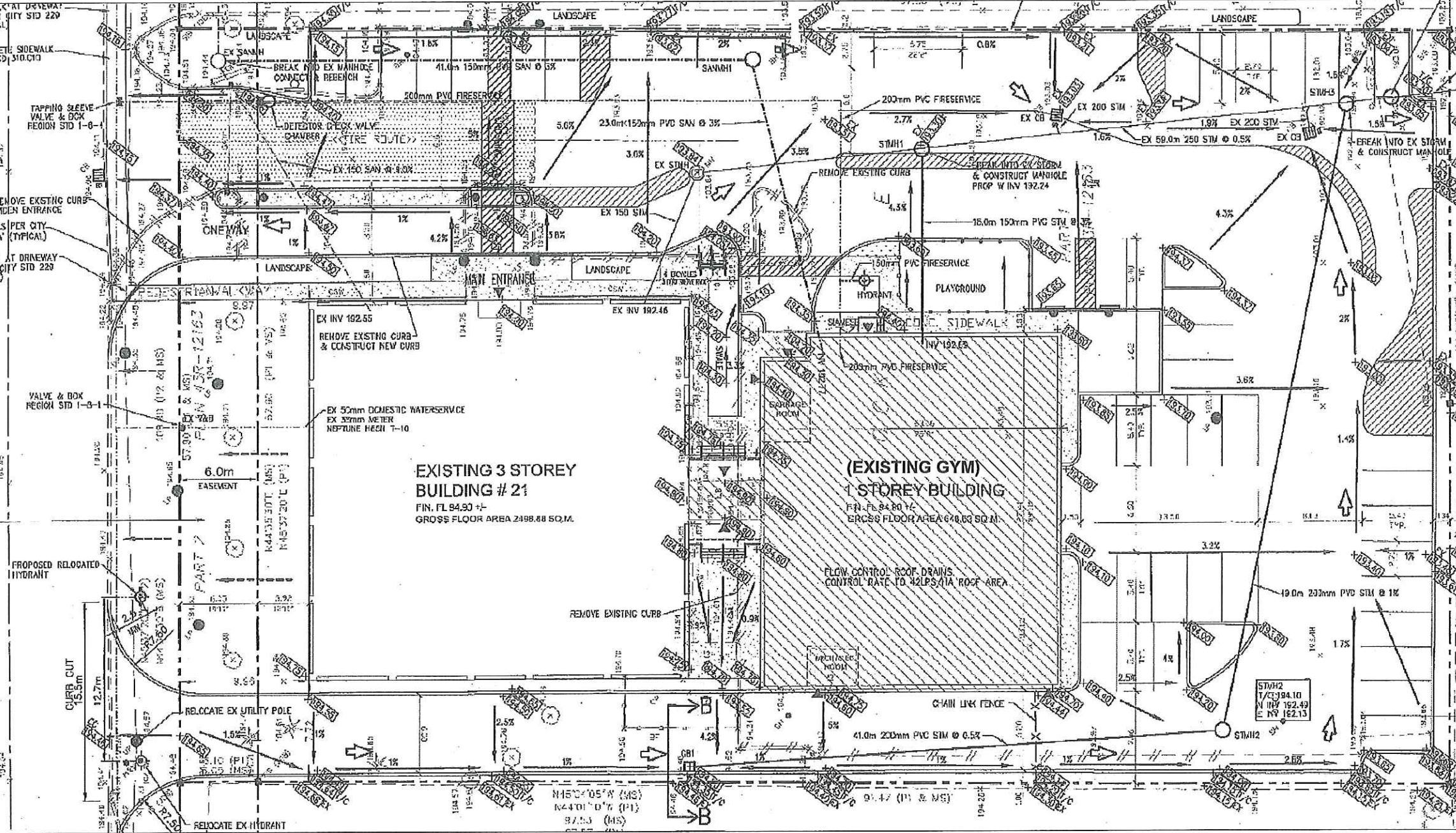
(BY REGISTERED PLAN 977)
PIN 14074-0088 (LT)

TO CASIMINT AS IN INST. R0740127

**EXISTING 3 STOREY
BUILDING # 21**
FIN. FL 94.90 +/-
GROSS FLOOR AREA 2198.88 SQ.M.

**(EXISTING GYM)
1 STOREY BUILDING**
FIN. FL 94.80 +/-
GROSS FLOOR AREA 670.00 SQ.M.

FLOW CONTROL ROOF DRAINS
CONTROL RATE TO 42LPS/HA ROOF AREA



Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **July 12, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, July 7, 2022.**
- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, July 7, 2022.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, July 7, 2022.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, July 7, 2022.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

The City of Brampton is reviewing its Committee of Adjustment process. As a participant in this process, if you have comments or input you would like to share about your experience with the Committee of Adjustment, please email cityclerksoffice@brampton.ca to indicate your interest and you will be contacted with more information.



**WESTON
CONSULTING**

planning + urban design

Development Planning Department
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

June 24, 2022
File 7766-1

Attn: Jeanie Myers, Treasurer, Committee of Adjustment

**Re: Addendum
Application for Minor Variance (A-2022-0168)
21 Coventry Road, City of Brampton**

Dear Madame,

Weston Consulting is the authorized planning agent for Ace Acumen Academy, the owner of the property known as 21 Coventry Road, in the City of Brampton, herein referred to as the "subject property". On behalf of the landowner, an application for Minor Variance was submitted to the City on May 10, 2022 (A-2022-0168). This letter provides addition planning rationale with regards to the proposed variance required for the proposed parking supply that was identified following submission of the application.

This Minor Variance application seeks permission for a minor modification of the approved land use for the purposes of operating a commercial school, related to post-secondary education in disciplines such as social service, business, and computer education.

It is the intent of our client to undertake internal changes to the building in order to facilitate a minor change in use to commercial school. No changes are proposed to the exterior of the building, parking areas or associated landscaped areas. It is confirmed by the owner that the 480 persons occupancy maximum and maximum total gross floor area of 1,400 square metres of classroom space will be respected.

The change to the existing permitted use of a private school to a commercial school, results in a change to the required parking rate and supply. Zoning By-law 270-2004 requires the greater of 4 spaces per classroom or one space per 20 m² gross floor area (GFA), which equates to 125 parking spaces (omitting the gymnasium). In support of the Minor Variance application, Paradigm Transportation Solutions Limited prepared a Parking Study that concludes that the 48 (0.3 spaces per 20 m² GFA) spaces provided on site are appropriate for the proposed use. The Parking Study was provided to Committee of Adjustment and City of Brampton Transportation Staff on June 8, 2022.

This addendum letter is provided to further address the required variances, applying the mandatory four tests.

Maintains the General Intent and Purpose of the Official Plan

The proposed variance with regards to parking maintains the general intent and purpose of the Official Plan. The proposed variance is concerned directly with the parking supply for a commercial use, which is regulated by the Zoning By-law. However, the proposed variance maintains the general intent and purpose of the Official Plan by promoting multi-modal transportation use through a reduced parking rate and encouraging transit use (Section 4.5). The Parking Study prepared by Paradigm identifies various Transportation Demand Management strategies, which are identified by the City of Brampton Official Plan as a key element of the overall transportation system. Furthermore, Section 4.5.5 of the Official Plan states that the City's objective is to restrict parking supply, where appropriate, to support public transit, transportation demand management measures and reduce development costs. As such, the proposed reduction in required parking supply is appropriate and maintains the general intent and purpose of the City of Brampton Official Plan.

Maintains the General Intent and Purpose of the Zoning By-law

The requested variance to the parking supply is required as a result of the proposed change in use, as a commercial school has a greater parking requirement than a private school use. As noted above, the required parking according to By-law 270-2004 is 125 spaces (omitting the gymnasium) and the provided parking supply is 48 spaces.

While the proposed variance to required parking is significant it is worth noting that the characteristics of the site and the uniqueness of the proposed use, reduce the demand for parking as described within the Parking Study prepared by Paradigm. Furthermore, the site is in proximity of several transit routes and the landowner is prepared to explore bussing of students, should it be required. Additionally, the proposed commercial school that will be operated by Ace Acumen Academy is specifically for international students, who will not have or be eligible for driver's licenses. Based on information from the landowner and based on Ontario's graduated licensing system, students would not have the opportunity to obtain driver's licenses over the course of the educational program held on site. Furthermore, the City of Brampton is undergoing a Comprehensive Zoning By-law Review and a citywide Parking Plan, that will include a new comprehensive parking policy and implementation framework. While the proposed variance looks to reduce the amount of parking required on site, it maintains the general intent and purpose of the Zoning By-law as it proposes an appropriate and suitable parking rate, dependent on site context.

Desirable and Appropriate

Given the unique proposed use and site context, the proposed variance for the parking supply is desirable and appropriate for the site. Given the likelihood that the majority of future students will not be drivers or owners of automobiles, the provision of private bussing for students by the

operators of the school, the proximity of public transit and other transportation demand management strategies discussed in the provided Parking Study, the proposed variance is desirable and appropriate. Further, if the required amount of parking under the By-law was provided, a very large surface parking lot would be required, significantly increasing hardscaping and impervious surfaces.

As noted within the project website for the City's ongoing Parking Plan review, *parking is the single biggest land use in cities. Parking requirements encourage more auto use and have several unintended consequences. To name a few, they increase traffic congestion and air pollution, increase energy consumption, degrade urban design, create urban heat islands, cause faster storm water run-off and consequent soil erosion.* As such, it is our opinion that the proposed variance is desirable and appropriate.

Minor in Nature

Lastly, the proposed variance is minor in nature. While the degree of variance to the required parking supply appears substantial, the proposed variance is actually minor given the proposed change in use and site context. As noted, due to several factors the expected parking demand will be lower than the required parking rate. Furthermore, it is our opinion that the difference in required parking rate between private and commercial school according to the By-law, may be unrealistic and reflects outdated parking standards. As such, it is our opinion that the proposed variance is minor in nature.

The purpose of this Minor Variance addendum letter is to provide additional rationale to the proposed variance to required parking supply. As previously noted, no change is proposed to the exterior of the existing building or the parking area. The requested variance is minor in nature given the overall development concept, maintains the general intent and purpose of the Official Plan and the Comprehensive Zoning By-law, and is desirable and appropriate for the proposed. It is our opinion that the proposed minor variance represents good planning and should be approved by the Committee of Adjustment.

Yours truly,

Weston Consulting

Per:



David Waters, MCIP, RPP, PLE
Associate

c. Ace Acumen Academy

June 23rd, 2022

Reference Letter for Ace Acumen Academy

On behalf of CPTRIP Service Inc., we would like to extend and communicate our support of Ace Acumen Academy. We have provided bus routes to support Acumen's students transit needs between campuses and provided transportation to different extra-curricular activities over the past 10+ years as well.

CPTRIP Service is happy to continue to support Acumen with future bus routes to also accommodate the student body that will be present in their Brampton Campus location located at 21 Coventry Road, opening in the Fall. We will be happy to review a schedule of bus routes that Acumen provides us as we approach the opening of 21 Coventry Rd.

We look forward to doing continued business with Ace Acumen in the foreseeable future.

Sincerely,

A handwritten signature in black ink that reads "Charles Zhao" in a cursive script.

Charles Zhao / Managing Director

CPTRIP Service Inc.

(416) 890 1818

Charles.zhao@cptrip.com



Development Planning Department
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

May 10, 2022
File 7766-1

**Attn: Emma Demelo
Planner 1**

**Re: Application for Minor Variance
21 Coventry Road, City of Brampton**

Weston Consulting is the authorized planning agent for Ace Acumen Academy, the owner of the property known as 21 Coventry Road, in the City of Brampton, herein referred to as the “subject property”. The property is legally described as PT BLK E PL 977 CHINGUACOUSY PTS 1 & 2, 43R12163; S/T RO740127 CITY OF BRAMPTON. The following letter includes an overview of the project and property description, as well as a planning rationale in support of the enclosed Minor Variance Application.

A Pre-Consultation Meeting with the City of Brampton was requested in early April of this year. Our office was subsequently advised by City staff, Emma Demelo on April 14, 2022 that a Pre-Consultation Meeting was not necessary as the proposed change in use could be facilitated by a Minor Variance application, rather than a rezoning. This Minor Variance application seeks permission for a minor modification of land use for the purposes of operating a commercial school, related to post-secondary education in disciplines such as social service, business, and computer education.

Property Description and Applicable Land Use Policy

The subject property is located to the southwest of the Airport Road and Queen Street East intersection in the City of Barrie. The subject property has an approximate area of 0.57 hectares with an approximate frontage of 58 metres onto Coventry Road. The property contains a three-storey building that was previously used as an international school, Frederick Banting International School, and is currently not in operation. Associated parking is located in the rear of the property and landscaped areas are located within the front yard and within the perimeter of the site.

The surrounding land uses are shown in the following figure, and are described as follows:

North	Several large department stores, a large plaza, and associated parking. Further north, 450 metres from the subject property, is the Mimico Creek.
South	Variety of commercial and industrial uses, including processing, manufacturing, and packaging uses.

East	Commercial plazas, a hotel, and associated parking. The CN Rail container yard is also located 600 metres to the east of the subject property.
West	Manufacturing businesses, and office uses further west across from Walker Drive.



Figure 1 Aerial photo of subject lands and surrounding land uses

The subject property is designated *Employment* lands according to City of Brampton Official Plan Schedule 1: City Concept. Schedule A: Land Use Designations further designates the subject property *Industrial*. The property is also located within the Bramalea South Industrial Secondary Plan (Area 22), which designates the subject property *Industrial Use Area* and *Special Policy Area 4*. The *Special Policy Area 4* designation includes private school as a permitted use. *Private school* was included as a permitted use through an Official Plan Amendment that was approved on August 1, 2017.

The subject property is currently zoned *Industrial Three A (M3A-2544)* in City of Brampton Zoning By-law 270-2004, as amended by By-law no. 161-2017 which was approved by Council on August 1, 2017. The current zoning permits a private school use or industrial, manufacturing and warehousing uses. Educational uses that are accessory to primary industrial uses are also permitted. According to the Zoning By-law, a maximum occupancy of 480 persons is permitted in association with the private school use, with a maximum total gross floor area of 1,400 square metres of classroom space.

A private school, providing education from the Ontario grade school curriculum, has been operational on site in accordance with permissions obtained through the Official Plan Amendment and Zoning By-law Amendment that were passed in 2017.

Development Proposal

It is the intent of our client to undertake internal changes to the building in order to facilitate a minor change in use to a commercial school. It is our understanding that a building permit application will be submitted to the City of Brampton in order to permit the proposed internal renovations. No changes are proposed to the exterior of the building, parking areas or associated landscaped area. It is confirmed by the owner that the 480 persons occupancy maximum and maximum total gross floor area of 1,400 square metres of classroom space will be respected.

Proposed Minor Variance

The purpose of this Minor Variance Application is to seek a modification of land use from the City of Brampton Zoning By-law 270-2004 as amended by By-law Number 161-2017, to include commercial school as a permitted use. The zoning provisions at the current time permit industrial uses or private school use as a result of the Zoning By-law Amendment from 2017.

The Brampton Zoning By-law defines private school as:

SCHOOL, PRIVATE shall mean a school that is not a public school that provides the same services as a public school.

The Brampton Zoning By-law defined commercial, technical or recreational school as:

SCHOOL, COMMERCIAL, TECHNICAL OR RECREATIONAL shall mean a building or place where training in language skills, secretarial skills or other trade skills, or training in sports, dance or other recreational skills, is provided for compensation.

Both definitions represent unconventional educational purposes. The proposed commercial school will maintain the current parking area and access point via Coventry Road to the northeast of the subject property. Additionally, the maximum occupancy and maximum GFA of classroom space according to by-law no. 161-2017 is unchanged.

Planning Rationale

Section 45 (1) of the *Planning Act* provides that a minor variance may be granted if, in the opinion of the Committee of Adjustment, the application satisfies the “four tests” as prescribed by the *Planning Act*:

- *The variance requested maintains the general intent and purpose of the Official Plan;*
- *The variance requested maintains the general intent and purpose of the Zoning By-law;*
- *The variance is desirable for the appropriate use of the land; and*
- *The variance is minor in nature.*

The following is a summary of how in our opinion, this application meets the four tests of a minor variance under Section 45 (1) of the *Planning Act*.

Planning Rationale

Maintains the General Intent and Purpose of the Official Plan

The City of Brampton Official Plan designates the subject property *Industrial*, and the subject property is further subject to the policies of the Bramalea South Industrial Secondary Plan (Area 22), which designates the subject property *Industrial Use Area*.

Amendment number OP2006-134 implemented the addition of a private school use on the subject property. The proposed use is similar in nature and is a minor variation of this permitted use. The other policies of the Secondary Plan still apply. Seeing that a private school use is permitted on the subject property and is in conformity as per the Official Plan and Secondary Plan, a commercial school use would meet the intent and purpose of the Official Plan.

A commercial or technical school is similar in use to a private school, providing instruction and educational opportunities in exchange for compensation. The proposed use does not represent a more sensitive use than what currently exists on site. No change is proposed to the exterior of the existing building, which has already been subject to the Official Plan Amendment application process to become suitable for a private school use.

The requested variance does not represent a change to the previously approved architectural plans, which were approved through an Official Plan and Zoning By-law Amendment process. As such, it is our opinion that the requested variance maintains the general intent and purpose of the City of Brampton's Official Plan.

Maintains the General Intent and Purpose of the Zoning By-law

The City of Brampton Zoning By-law 270-2004 zones the subject property as *Industrial Three A (M3A)* – Section 2544, as amended by By-law no. 161-2017, which permits a private school use or industrial, manufacturing, and warehousing uses.

There is no change proposed to the exterior of the building structure, which has been approved for the above-noted uses. Additionally, no change is proposed to the maximum occupancy or maximum classroom GFA. This minor variance is requested in order to permit a similar use that would meet the criteria of the applicable zoning standards.

Private, commercial and technical schools are similar in nature as they are both represent unconventional education facilities. The operational hours, number of staff and students, noise level, parking requirements and infrastructure needs will remain the same. As such, it is our opinion that the proposed variance maintains the general intent and purpose of the Zoning By-law.

Desirable and Appropriate

Whether a minor variance is desirable and appropriate can be addressed by assessing the compatibility of the proposed variance with the surrounding context. The requested variance is desirable for the subject property as it provides a service for post-secondary education in a well-

serviced area. It is appropriately located in a well-connected and accessible location with nearby office, commercial, and industrial uses. Public services are available within the vicinity of the subject property, including seven different bus stops within 250 metres and the commercial and retail uses to the immediate north.

The proposed commercial school use also provides a degree of transition, in terms of use, to the industrial uses to the south and the commercial uses to the north.

The requested variance does not represent a significant change. As such, it is our opinion that the proposed variance is desirable.

Minor in Nature

The requested variances are minor in nature as they will not significantly change the already-permitted private school use. A commercial or technical school is also an educational use, albeit geared toward post-secondary education rather than standard Ontario grade school curriculum. The proposed use is similar in function to a private school use in terms of operation and impacts to the surrounding area and infrastructure.

There is no change proposed to the exterior of the building, and no change to the proposed density and occupancy. No change in density or design would be produced with the approval of the proposed variance. Setbacks, parking, access, and physical functions of the existing building are to remain.

The requested variance will not have any unacceptable impact on the surrounding area and can be considered minor in nature.

Submission Materials

In support of the Minor Variance Application, the following materials are enclosed:

	Document	Prepared By:
1.	Cover Letter and Planning Rationale	Weston Consulting
2.	Minor Variance Application Form	Weston Consulting
3.	Parcel Register	Teranet

Conclusion

The purpose of this Minor Variance application is to permit a commercial or technical school use on the subject property. No change is proposed to the exterior of the proposed development as a result of this minor variance. The requested variance is minor in nature given the overall development concept, maintains the general intent and purpose of the Official Plan and applicable Zoning By-laws, and is desirable and appropriate for the proposed development. It is our opinion that the proposed minor variance has planning merit and should ultimately be approved as they

meet the four tests for a minor variance under Section 45 (1) of the Planning Act. The proposed minor variance represents good planning.

We request that staff review the enclosed materials and proceed to process the application at the earliest available opportunity so that it may be considered by Committee of Adjustment at the earliest date possible.

We trust that all required materials and information have been provided to advance this application. Should you have any further questions or require any additional materials, please contact the undersigned at extension 291 or Mallory Nievas at extension 275.

Yours truly,
Weston Consulting
Per:



David Waters, MCIP, RPP, PLE
Associate

c. Ace Acumen Academy

FILE NUMBER: A - 2022-C 168

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1.

Name of Owner(s)Acumen Brampton Inc., also known as Ace Acumen Academy

Address102-1440 Don Mills Road, North York, Ontario M3B 3M1

Phone #416-804-4790

Fax #

Emailamit.jain@canadaacumen.ca
2.

Name of AgentWeston Consulting c/o David Waters

Address201 Millway Avenue, Unit 19, Vaughan, Ontario L4K 5K8

Phone #905-738-8080 ext. 291

Fax #

Emaildwaters@westonconsulting.com
3.

Nature and extent of relief applied for (variances requested):

The subject property does not currently permit the proposed use, which is a commercial or technical school. No changes are proposed to the external building, capacity, and parking configuration. Private school is currently permitted and the landowner wishes to operate a commercial school on site.
4.

Why is it not possible to comply with the provisions of the by-law?

The current zoning on the subject property does not permit a commercial or technical school use. It does, however, permit a private school and industrial uses.
5.

Legal Description of the subject land:

Lot Number

PT BLK E PL 977 CINGUACOUSY PTS 1 & 2

Plan Number/Concession Number

43R12163; S/T RO740127 CITY OF BRAMPTON

Municipal Address

21 Coventry Road
6.

Dimension of subject land (in metric units)

Frontage

58 metres

Depth

98 metres

Area

0.57 hectares
7.

Access to the subject land is by:

Provincial Highway

☐

Municipal Road Maintained All Year

☒

Private Right-of-Way

☐

Seasonal Road

☐

Other Public Road

☐

Water

☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

There is a single existing 3-storey building containing a GFA of 2499 square metres, with a 1-storey portion containing a GFA of 649 square metres. The main entrance is accessed on the northeastern side, with a pick up and drop off area. Parking is located toward rear and side, with a landscape strip surrounding the property.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

The proposed buildings are unchanged - no changes are proposed to the exterior of the existing building on the subject property.
The maximum capacity and classroom GFA will also be respected.

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback	<u>approximately 10 metres</u>
Rear yard setback	<u>approximately 30 metres</u>
Side yard setback	<u>approximately 7 metres</u>
Side yard setback	<u>approximately 21 metres</u>

PROPOSED

Front yard setback	<u>Unchanged.</u>
Rear yard setback	<u>Unchanged</u>
Side yard setback	<u>Unchanged</u>
Side yard setback	<u>Unchanged.</u>

10. Date of Acquisition of subject land: June 2021
11. Existing uses of subject property: The existing use is a private school, but it has been vacant for over a year.
12. Proposed uses of subject property: The proposed use is a commercial or technical school.
13. Existing uses of abutting properties: Manufacturing and commercial uses.
14. Date of construction of all buildings & structures on subject land: unknown
15. Length of time the existing uses of the subject property have been continued: From at least 2017
16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | ☒ | Other (specify) _____ |
| Well | ☐ | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | ☒ | Other (specify) _____ |
| Septic | ☐ | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | ☒ | Other (specify) _____ |
| Ditches | ☐ | |
| Swales | ☐ | |

17. Is the subject property the subject of an application under the Planning Act, for approval of a pl subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☐ Unknown ☒

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

David Waters

Digitally signed by David Waters
DN: cn=David Waters, c=CA, o=Weston
Consulting,
email=dwaters@westonconsulting.com
Date: 2022.05.09 14:11:47 -0400

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ City _____ OF _____ Vaughan _____
THIS 9th DAY OF May, 20 22.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNE THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATIO THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, David Waters, OF THE City OF Brampton
IN THE Region OF Peel SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIO BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UN OATH.

DECLARED BEFORE ME AT THE

CITY OF VAUGHAN
IN THE REGION OF
YORK THIS 9TH DAY OF

MAY, 2022
A. Santino
Patrizia Santino,
a Commissioner, etc.,
Province of Ontario,
for Weston Consulting Group Inc.
Expires May 31, 2024
A Commissioner etc.

David Waters

Digitally signed by David Waters
DN: cn=David Waters, c=CA, o=Weston
Consulting,
email=dwaters@westonconsulting.com
Date: 2022.05.09 14:11:29 -0400

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

M3A-2544

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Tommy Payne

Zoning Officer

May 13, 2022

Date

DATE RECEIVED MAY 13, 2022

TO EASMENT AS AN INST. R0740127 (BY REGISTERED PLAN 877)
 HIM 14024-0088 (LT)

