



Report Committee of Adjustment

Filing Date: May 13, 2022

Hearing Date: July 12, 2022

File: A-2022-0168

**Owner/
Applicant:** ACUMEN BRAMPTON INC.

Address: 21 Coventry Road

Ward: WARD 8

Contact: François Hémon-Morneau, Planner I

Recommendations:

That application A-2022-0168 be deferred to the August 2, 2022 Committee of Adjustment hearing.

Background:

Existing Zoning:

The property is zoned 'Highway Commercial One (HC1-1968)' according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

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.

Current Situation:

The subject application requires a variance provide 48 parking spaces whereas the by-law requires a minimum of 158 parking spaces to facilitate the approval of the commercial school use on the property. The applicant has submitted a parking justification study in support of the requested parking reduction variance which includes Transportation Demand Management (TDM) strategies. Transportation Demand Management is the application of strategies and policies to influence travel behaviour with the objective of both reducing overall parking demand, especially from single-occupant vehicle use. The study states that TDM measures including the coordination of a school bus program and the provision

of subsidized transit passes for students attending the commercial school will reduce the overall parking demand.

Traffic Services staff require additional time to discuss with the applicant how these measures can be achieved in a manner that guarantees their full implementation should the Committee of Adjustment approve the minor variance application. Conditions developed by Traffic Services staff in consultation with the applicant and land owner would seek to ensure TDM measures are implemented in order to minimize potential parking related impacts on adjacent properties. Staff discussed these issues with the applicant on July 6th and were amenable to the deferral of the application.

The application is related to a commercial school which is set to begin operations at the start of September. Given these time constraints and nature of the use, staff respectfully request that the Committee of Adjustment grant a deferral of the application to the August 2nd hearing in order to ensure that the school can begin operations at the start of September should the Committee approve the application following the implementation of parking related conditions.

Respectfully Submitted,

François Hémon-Morneau

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