

Detailed Planning Analysis
City File Number: OZS-2023-0026

The proposal has been reviewed and evaluated against the Planning Act, Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the City's Official Plan, and other applicable City of Brampton guidelines and priorities.

The Planning Act, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Region of Peel Official Plan, and the City of Brampton Official Plan provide direction and policies that encourage efficient and sustainable development, and the use of existing infrastructure to provide an appropriate mix and density of land uses and built form. These documents support land use planning in a logical, well-designed manner that supports sustainable long-term economic viability.

Planning Act R.S.O 1990:

The Planning Act is the provincial legislation which sets the rules for land use planning in Ontario. Part 1, Section 2 of the Act includes matters of Provincial Interest, which the Council of a municipality must have regard to. This proposal has regard for the following specific matters of provincial interest:

2 The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:

(e) The supply, efficient use of communication, transportation, sewage and water services and waste management systems;

(f) The adequate provision and efficient use of communication, transportation, sewage and water services, and waste management systems;

(g) The minimization of waste;

(h) The orderly development of safe and healthy communities;

(h.1) The accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

(i) The adequate provision and distribution of educational, health, social, cultural and recreational facilities;

(k) The adequate provision of employment opportunities;

- (l) The protection of the financial and economic well-being of the Province and its municipalities;
- (o) The protection of public health and safety;
- (p) The appropriate location of growth and development;
- (r) The promotion of built form that,
 - i. Is well-designed,
 - ii. Encourages a sense of place, and
 - iii. Provides for public spaces that are high quality, safe, accessible, attractive, and vibrant.

Analysis: Planning Act R.S.O 1990

The development proposal supports the orderly development of safe and healthy communities and allows for the economic growth and employment opportunities through the proposed commercial development. The proposed development contemplates using an existing underutilized building in an area which is built-out and has full municipal services. As such, adequate services exist to support the proposed development in accordance with Sections (e) and (f) of the Planning Act. The City of Brampton has provided notice that the proposed development can be adequately serviced with existing municipal water and wastewater.

The proposal contemplates a private Montessori School and day nursery, providing institutional uses, thus adding employment uses to the City of Brampton in accordance with Sections 2 (h), (k) and (l) of the Planning Act. Furthermore, the application will facilitate the provision of educational and child care services in close proximity to residential land uses within the Springdale Secondary Plan, in accordance with Section (i). The PPS promotes compact, efficient forms of development which make use of existing municipal sewage and water services. The proposal represents orderly development as it will make efficient use of the lands at an appropriate location of growth and development through intensifying an underutilized building with access to existing municipal services, in accordance with Section (p).

The proposed development will have minor exterior and interior site alterations while maintaining the existing building on site which will encourage a sense of place and character of the existing the neighborhood in accordance with Section (r) of the Planning Act.

Based on the above, Staff is satisfied that the proposed development has regard for matters of provincial interest in the Planning Act.

Provincial Policy Statement (PPS):

The Provincial Policy Statement (PPS) sets out fundamental planning principles and provides policy direction on matters of provincial interest related to land use planning and development. The Subject Lands are located within a 'Settlement Area' as defined by the PPS. The proposal was reviewed for its consistency with the matters of provincial interest as identified in the PPS. Through staff review it was determined that the proposed development has regard for the pertinent PPS policies that are applicable to this application:

Section 1.1.1 – Healthy, liveable and safe communities are sustained by:

- a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) Accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- g) Ensuring that all necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

Section 1.1.2 – Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has

been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon.

Section 1.1.3.2 – Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;
- b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- e) Support active transportation;
- f) Are transit-supportive, where transit is planned, exists or may be developed.

Section 1.1.3.4 – Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Section 1.6.6.2 – Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

Section 1.6.7.2 – Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.

Section 1.6.7.4 – A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

Section 1.7.1 – Long-term economic prosperity should be supported by:

- c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;
- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;

Analysis: Provincial Policy Statement

The proposed development supports livable, healthy communities by supporting institutional land uses within the surrounding residential area. The proposed development is also consistent with the surrounding land use patterns and promotes efficient development and land use patterns over the long term by providing an institutional building that will connect with municipal infrastructure, services, and amenities, in accordance with S.1.1.1, S.1.1.2, and S.1.6.7.4 of the PPS.

The proposed Official Plan Amendment and Zoning By-Law amendment support the provision of educational and child-care services to meet the City's long-term institutional needs in accordance with section 1.1.1 (b) of the Provincial Policy Statement. As such, the proposed institutional use will contribute to the City in meeting its employment forecasts.

The proposed development will intensify a currently underutilized parcel and contribute to a mix of employment options to assist in accommodating the overall economic growth of the area. The proposal will allow for increased density and diversity of uses that will promote surrounding transit and active transportation within an area of Brampton that is predominantly occupied by residential dwellings. The proposed development is in proximity to future transit services on Bramalea Road, which is anticipated to be a Primary-Transit Corridor as per Schedule C of the City of Brampton Official Plan. As such, the subject site will support the use of public transit and provide opportunities for cycling and walking in accordance with S.1.6.7.2 and S.1.6.7.4 of the PPS.

Based on the above, staff is satisfied that the proposed development is consistent with the policies of the Provincial Policy Statement.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides a framework for building stronger, more prosperous communities by managing growth over the long term. Guiding principles include supporting complete communities, providing a mix of housing types, and prioritizing intensification throughout the built-up area. The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The subject lands are located within the delineated 'Built-Up Area' within the Growth Plan. The proposal was evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH), and it was determined that it conforms to the applicable policies of the Growth Plan.

2.2.1 Managing Growth

Section 2.2.1.2 – Forecasted growth to the horizon of this plan will be allocated based on the following:

- a) The vast majority of growth will be directed to settlement areas that:
 - i. have a delineated built boundary;
 - ii. have existing or planned municipal water and wastewater systems; and
 - iii. can support the achievement of complete communities;
- b) Growth will be limited in settlement areas that:
 - i. are rural settlements;
 - ii. are not serviced by existing or planned municipal water and wastewater systems; or
 - iii. are in the Greenbelt Area;
- c) Within settlement areas, growth will be focused in:
 - i. delineated built-up areas;
 - ii. strategic growth areas;
 - iii. Locations with existing or planned transit, with a priority higher order transit where it exists or is planned; and
 - iv. areas with existing or planned public services facilities;
- d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;
- e) development will be generally directed away from hazardous lands;

Section 2.2.1.3 – Upper- and single-tier municipalities will undertake integrated planning to manage forecasted growth to the horizon of this Plan, which will:

- a) establish a hierarchy of settlement areas, and of areas within settlement areas, in accordance with policy 2.2.1.2;
- b) be supported by planning for infrastructure and public service facilities by considering the full life cycle costs of these assets and developing options to pay for these costs over the long-term;

- c) provide direction for an urban form that will optimize infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact built form;
- d) support the environmental and agricultural protection and conservation objectives of this Plan; and
- e) be implemented through a municipal comprehensive review and, where applicable, include direction to lower-tier municipalities.

Section 2.2.1.4 – Applying the policies of this Plan will support the achievement of complete communities that:

- a) Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- b) Improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- d) Expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - ii. public service facilities, co-located and integrated in community hubs;
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
 - iv. healthy, local, and affordable food options, including through urban agriculture;
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;
- f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and

2.2.2 Delineated Built-Up Area

Section 2.2.2.3 – All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:

- a) identify strategic growth areas to support the achievement of the intensification target and recognize them as a key focus for development;

- b) identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;
- c) encourage intensification generally throughout the delineated built-up area;
- d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;
- e) prioritize planning and investment in infrastructure and public service facilities that will support intensification; and
- f) be implemented through official plan policies and designations, updated zoning and other supporting documents.

2.2.4 Transit Corridors and Station Areas

Section 2.2.4.10 – Lands adjacent to or near existing and planned frequent transit should be planned to be transit-supportive and supportive of active transportation and a range and mix of uses and activities.

Section 2.2.5 Employment

Section 2.2.5.1 – Economic development and competitiveness in the GGH will be promoted by:

- b) Ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;
- c) Integrating and aligning land use planning and economic development goals and strategies to retain and attract investment employment;
- d) integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.

Analysis: A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Subject Site is located within the 'Built-Up Area' within the Growth Plan, in which infrastructure services and planned public transit already exist. The proposed development is located on lands that are located in an existing settlement area in accordance with section 2.2.1.2 (d), and are also situated away from natural hazards as the subject lands are located outside of the floodplain of the Humber River with respect to section 2.2.1.2 (e) of the Growth Plan. The proposal directs growth within the built boundary in accordance with section 2.2.1.2 (a) (i) and 2.2.2.3 (c) of the Growth Plan. The proposal will contribute to the establishment of complete communities in

accordance with S.2.2.1.2, S.2.2.1.4, and S.2.2.1.4.10 through optimization of land use and overall expansion of land use diversity through the introduction of institutional uses in a predominantly residential neighbourhood.

In accordance with S.2.2.2.3, the proposed institutional development will provide necessary services to cater to the needs of the local community and further serve to accommodate the employment forecasts and minimum intensification targets for the delineated built-up area in the Region of Peel by providing intensification through appropriately scaled development in a location where infrastructure is available.

By introducing a day nursery and private school use in an established residential area, the proposed development is supporting the creation of a more complete community, whereby residents and growing families in the neighbouring Springdale Secondary Plan Area will have access to educational services. The proposed use will support the convenient access of educational and child-care services for residents in the neighbouring residential community and will introduce a diverse land use within an established residential neighbourhood while paying due respect for the character and built form of the Springdale community with respect to section 2.2.1.4 (a). Moreover, the proposal also serves to support policies related to employment opportunities and economic development in accordance with S.2.2.5.1. The proposal provides employment in appropriate locations in order to accommodate forecasted employment growth. Overall, the development proposal provides a built form that will be well integrated to the existing neighbourhood and contribute to the Provincial objective of developing complete communities.

Based on the above, staff is satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment conforms to the policies of the Growth Plan.

Region of Peel Official Plan

The Region of Peel Official Plan facilitates decisions with regard to land use matters and guides growth and development within the lower-tier municipalities in the Region of Peel. The subject lands are within the “Urban System” in Schedule E-1: Regional Structure, of the Region of Peel Official Plan. The proposal has been evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

5.4 Growth Management

Section 5.4.1 – To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the Delineated Built-up Areas through intensification, particularly Strategic Growth Areas such as the Urban Growth Centres, intensification corridors and Major Transit Station Areas.

Section 5.4.6 – To optimize the use of the existing and planned infrastructure and services.

Section 5.4.7 – Promote the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

Section 5.4.8 – To support planning for complete communities in Peel that are compact, well designed, transit-supportive, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.

Section 5.4.10 – Direct the local municipalities to incorporate official plan policies to develop complete communities that are well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses in a compact built form, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality public open space and easy access to retail and public service facilities.

5.4.11 – Direct a significant portion of new growth to the Delineated Built-up Areas of the community through intensification.

5.4.18 Intensification

Section 5.4.18.1 – To achieve efficient and compact built forms.

Section 5.4.18.2 – To optimize the use of existing infrastructure and services.

Section 5.4.18.3 – To revitalize and/or enhance developed areas.

Section 5.4.18.8 – To achieve a diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods.

5.6 Urban System

Section 5.6.1 – To achieve sustainable development within the Urban System, reduce greenhouse gas emissions, and adapt the region to a changing climate.

Section 5.6.2 – To establish complete healthy communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.

Section 5.6.3 – To achieve intensified and compact built form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.

Section 5.6.4 –To achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive.

Section 5.6.9 – To provide for and facilitate a wide range of goods and services to meet the needs of those living and working in the Urban System.

Section 5.6.11 – Direct urban development and redevelopment to the Urban System within the Regional Urban Boundary, as shown on Schedule E-1, consistent with the policies in this Plan and the local municipal official plan.

Section 5.6.12 – Plan for the provision and financing of Regional facilities and services so as to efficiently use existing services and infrastructure, and encourage a pattern of compact built forms of urban development and redevelopment.

Analysis: Region of Peel Official Plan

The subject parcel is located within the 'Urban System' as delineated in Schedule E-1 of the Region of Peel Official Plan. The proposed development will be serviced with existing municipal services that can accommodate a compact urban form. The size and scale of the proposal is progressive and consistent with the scale of the surrounding residential neighborhood. The proposal introduces a diverse land use in a predominately residential community and accommodates the needs of growing families in the Springdale Secondary Plan area.

The proposed development directs growth to the urban system, and supports modest intensification of the Subject Site to introduce a diverse land use to a residential area to support complete and healthy communities in accordance with S.5.4.1 and 5.4.8. The proposed development contributes to a healthy, complete urban community in accordance with S.5.4.10 and S.5.6.2 through offering live-work opportunities. The proposal keeps the character of the existing neighbourhood as there are only minor exterior and interior site alterations proposed, in keeping with S.5.6.3. It provides diversified land uses through the inclusion of institutional uses and will also have access to surrounding transit options and active transportation.

The proposal will utilize existing and planned infrastructure and as such will contribute toward the optimization of the use of Regional resources. The proposal is a representative of efficient growth and development, which will assist in achieving the Regional growth and employment targets for the City of Brampton. The proposal and its location within the Regional Urban Boundary are consistent with the Regional Official Plan's goal of ensuring that development and redevelopment takes place in a timely, orderly and sequential manner. The proposal will assist Brampton in fulfilling numerous planning objectives including meeting and accommodating Regional Growth and

Employment forecasts. Furthermore, the proposal directs development to the urban system in accordance with Section 5.6.11 of the Region of Peel Official Plan.

Based on the above, staff is satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment conforms to the policies of the Region of Peel Official Plan.

City of Brampton Official Plan (2006):

The City of Brampton Official Plan guides the physical growth and development of the City and guides land use decision-making to meet the needs of current and future residents. The property is designated “Residential” in Schedule A: General Land Use Designations of the Official Plan. The lands are situated along Bramalea Road, which is identified as a ‘Minor Arterial’ road in Schedule B: City Road Hierarchy. The “Residential” designation permits full range of dwelling types ranging from single detached houses to high-rise apartments and private schools, and day care centres as complementary uses.

The proposed Official Plan Amendment and Zoning By-Law Amendment generally conforms to the intent of this plan. The Official Plan policies that are applicable to this application include but are not limited to:

Section 2.4.2 – Managing Growth in Brampton:

- a) Maintain an effective development approval process that optimizes the public and economic benefits of growth, while working to provide the necessary services and infrastructure to serve residents and businesses today and in the future;
- e) Promote economic prosperity, improve live/ work ratios and enhance the economic integrity of the municipality by ensuring that an appropriate amount of land is designated for employment uses, and mixed-use development; and,
- f) Promote the efficient use of existing City and Regional services and infrastructure.

Section 2.4.5 – Community Lifestyle

- b) Ensure that people of all ages and abilities enjoy the same opportunities as they live, work, play, visit and invest in our City;

Section 4.2 – Residential

Section 4.2(i) – Promoting vibrant, sustainable and accessible residential communities which accommodate a variety of housing forms, tenure, a mix of uses, attractive

streetscapes, walkable/pedestrian environment, and accessible open space to create an overall high quality public realm.

Section 4.2(vi) – Promoting well planned, well designed and well-built residential areas that will enhance the sense of place for residents as well as visitors.

Section 4.2.1.1 – The Residential designations shown on Schedule "A" permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. **Complementary uses**, other than Places of Worship, shall be permitted subject to specific Secondary Plan policies or designations, and **may include** uses permitted in the Commercial and Institutional and Public Uses designations of this plan, such as **schools**, libraries, parks, community and recreation centres, health centres, **day care centres**, local retail centre, neighbourhood retail, convenience retail, or highway and service commercial uses. Quasi-institutional uses including social service agencies, union halls, as well as fire halls, police stations and utility installations may also be permitted in the Residential designations of this Plan.

Section 4.9 – Institutional and Public Uses

- a) Ensure the equitable allocation and integration of Institutional and Public Uses throughout the City;
- b) Encourage and support a partnership with all the providers of services in Institutional and Public Uses designation, including both public and non-profit agencies;
- c) Identify needs and location of institutional and public services and promote public awareness.

Section 4.9.1 – The City shall interpret the large-scale Institutional Uses designation as shown on Schedule "A" to include hospitals, correctional institutions and associated facilities, colleges, universities, and public, major places of worship and related uses, military and cultural buildings, community recreation facilities, libraries and fire and police stations. Smaller scale institutional and public uses such as service clubs, day care centres, residential care facilities for more than 10 persons, and long term care centres shall be permitted as complementary uses within all relevant designations provided that such uses are specifically designated in the appropriate Secondary Plan.

Section 4.9.1.7 – The City shall, in considering appropriate locations for Institutional and Public Uses during the preparation of Secondary and/or Block Plans and in reviewing development applications, have regard for the following principles:

- (i) Convenient access to at least one arterial or collector road;
- (ii) Access to public transit;
- (iii) Integration with the host neighbourhood;

- (iv) Access to municipal water and sewage disposal;
- (v) Impact on ecosystem function and natural environmental features;
- (vi) Central location within defined catchment or service area; and,
- (vii) Accessibility for persons with disabilities.

Section 4.9.6 – Educational Facilities

Section 4.9.6.1 – The City shall permit school sites and ancillary uses within Residential, Institutional and Public Uses, Retail and Industrial designations of this Plan, provided that they are specifically designated for the purpose in the appropriate Secondary or Block Plan.

Section 4.9.11 – Day Care Centres

Section 4.9.11.1 – The City shall encourage the location of Day Care Centres on new elementary school sites with the consent of the School Boards to encourage share use and concentration of related land uses.

Section 4.9.11.3 – Day Care Centres shall be designed to provide appropriate facilities for parking, pick-up and drop-off areas.

Analysis: City of Brampton Official Plan (2006)

The Subject Site is designated ‘Residential’ in Schedule A: Land Use Designations. Section 4.2.1.1 states: “The Residential designations shown on Schedule "A" permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. Complementary uses, other than Places of Worship, shall be permitted subject to specific Secondary Plan policies or designations, and may include uses permitted in the Commercial and Institutional and Public Uses designations of this plan, such as schools, libraries, parks, community and recreation centres, health centres, day care centres, local retail centre, neighbourhood retail, convenience retail, or highway and service commercial uses. Quasi-institutional uses including social service agencies, union halls, as well as fire halls, police stations and utility installations may also be permitted in the Residential designations of this Plan.”

This indicates that additional uses such as private schools and day cares which support the community at large are permitted within the ‘Residential’ designation. The proposed development seeks to permit a private school and day-care use, with proposed minor interior and exterior site alterations to the existing building. The proposed development ensures a sense of place and maintains the character of the existing Residential neighbourhood, in keeping with Section 4.2 general policies and Section 2.4 in ensuring that residents are able to enjoy their community as they live and work.

The subject application is proposed to redesignate the lands to 'Institutional' from 'Low Density Residential 1' in the Springdale Secondary Plan Area. As per the Springdale Secondary Plan lands designated 'Institutional' shall adhere to the policies of Section 4.9 of the Official Plan. The proposal conforms to policies of Section 4.9 as the proposed development seeks to permit a private Montessori School and day care on lands that are underutilized within a Residential neighbourhood and at a location in which neither a Montessori School nor a day care facility is in proximity. The proposed development is accessible to the surrounding Residential neighbourhood through an adjacent cat-walk, as well as both pedestrian and vehicular access along Bramalea Road, in accordance with Section 4.9.1.7.

Although the proposed day nursery and private school land uses are not consistent with the surrounding residential land uses, the proposal is complementary to the area by maintaining the scale and height of surrounding residential properties and maintaining the existing underutilized building. The effect of the day nursery and private school use is to create a landmark within the Residential designation, which is strategically located within a predominately residential neighbourhood in the Springdale Secondary Plan Area.

As such, staff is satisfied that the proposed Official Plan and Zoning By-law amendment conforms to the policies of the City of Brampton Official Plan.

Springdale Secondary Plan Area (SPA2)

The property is located within the Springdale Secondary Plan Area (SPA2). The SPA2 area is bounded by Countryside Drive to the north, Bovaird Drive to the south, Heart Lake Road to the west, and Airport Road to the east.

The Subject Site is designated as 'Low Density Residential 1' in SPA2 which permits single detached and semi-detached dwellings only. As such, an Official Plan Amendment to the Secondary Plan is required to facilitate the proposed development.

The Official Plan Amendment seeks to redesignate the lands as 'Institutional' in the Springdale Secondary Plan, which will permit the private Montessori and day care facility.

The Official Plan Amendment to redesignate the lands will implement the 'Institutional' policies of the Official Plan to ensure that the site is properly integrated into the surrounding area.

Zoning By-law

The Subject Property is split zoned as 'Agricultural (A)' and 'Residential Single Detached D – Special Section 807 (R1D-807)' as per By-law 270-2004 as amended, respectively.

Analysis: Zoning By-law

The 'Agricultural (A)' zone permits land uses such as agricultural purposes, single detached dwellings, supportive housing residence types, cemeteries, animal hospitals, kennels, a home occupation, and/or accessory uses. The 'Residential Single Detached D – Special Section 807 (R1D-807)' zone permits single detached dwellings, supportive housing residence type 1, and/or accessory uses. As such, a Zoning By-law Amendment is required to facilitate the proposed development.

The Zoning By-law amendment proposes to rezone the property to 'Institutional One – Special Section 3718 (I1-3718)' with site specific provisions. The site-specific zoning will include select performance standards including minimum front yard depth, minimum exterior side yard width, maximum lot coverage, minimum landscape open area, fencing and parking rates.

The zoning changes and performance standards will implement the policies of the Official Plan and Zoning by-law to ensure that the site is properly integrated into the surrounding area.

Technical Studies

The following technical requirements have been satisfied:

Planning Justification Report

The Planning Justification Report was submitted to the City to provide the rationale for the development, and to outline how the proposal aligns with provincial and municipal policy. The report and its addendums conclude that the objectives of the PPS, the Growth Plan, the Region of Peel Official Plan, and the general intent and vision of the City of Brampton Official Plan and the Zoning By-Law are satisfied, and that the development represents good planning. Planning staff have evaluated this study and have found it satisfactory.

Traffic Impact Study

A Traffic Impact Study (TIS) was prepared by Traffic Engineering Ltd. to assess the transportation related aspects of the proposed development. The memo includes a review and assessment of the existing road network, traffic volumes, vehicle maneuvering and circulation. The Traffic Services department have reviewed the TIS and have found the document to be satisfactory.

Phase 1 Environmental Site Assessment

A Phase 1 Environmental Site Assessment was prepared by Azure Group in support of this application. The City of Brampton Environmental Engineering staff require a Record

of Site Condition (RSC) or Declaration Statement by a Qualified Person at the site plan approval stage.