

**Date:** 2023-08-28

**File:** **OZS-2023-0026**

**Subject:** **Recommendation Report**  
Application to amend the Official Plan and Zoning By-Law  
(To permit a private Montessori School and Day Nursery)  
Navjot Dhami & 1000446904 Ontario Ltd. c/o King Consultants Inc.  
10209 Bramalea Road  
Ward: 9

**Contact:** Harjot Sra, Development Planner, Development Services  
Angelo Ambrico, Manager, Development Services

**Report Number:** Planning, Bld & Growth Mgt-2023-729

**Recommendations:**

1. That the report from Harjot Sra, Development Planner, Development Services to the Planning and Development Committee of September 11, 2023, re: **Recommendation Report**, Application to amend the Official Plan and Zoning By-law, **Navjot Dhami & 1000446904 Ontario Ltd. c/o King Consultants Inc.**, 10209 Bramalea Road, Ward 9, be received;
2. That the application for Official Plan Amendment and Zoning By-law Amendment submitted by King Consulting on behalf of Navjot Dhami & 1000446904 Ontario Ltd. Ward 9, File: OZS-2023-0026 be approved on the basis that it is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendments to the Official Plan generally in accordance with the attached Attachment 8 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 9 to this report be adopted;

5. That no further notice of public meeting be required for the attached Official Plan Amendment as per Section 22(6.1) and 34(10.4) of the Planning Act, R.S.O. c.P. 13, as amended.

**Overview:**

- **An application to amend the Official Plan and Zoning By-law has been filed with the City to permit a private Montessori school and day nursery.**
- **The subject property is designated “Residential” on Schedule A: General Land Use Designations of the City of Brampton Official Plan. The “Residential” designation permits residential uses, as well as complementary uses such as a private school and day nursery. An amendment to the Official Plan is not required to facilitate the proposed development.**
- **The subject property is designated “Low Density Residential 1” in the Springdale Secondary Plan Area, which permits single detached and semi-detached dwellings. An amendment to the Secondary Plan is required to redesignate the lands to “Institutional” to permit a private school and day nursery.**
- **The subject properties are zoned “Agricultural (A)” and “Residential Single Detached D – Special Section 807 (R1D-807)” as per By-law 270-2004, as amended. The “Agricultural (A)” zone permits land uses such as agriculture, 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 2, and/or accessory uses. An amendment to the Zoning By-law is required to facilitate the proposed development.**
- **At the time of writing this report, no public correspondence was received in advance of the August 28<sup>th</sup>, 2023 Statutory Public Meeting. Staff can provide an update at the September 11<sup>th</sup>, 2023 Planning and Development Committee Meeting should any public feedback be received.**
- **This application represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Provincial Growth Plan, the Region of Peel Official Plan and the City of Brampton Official Plan.**

## **Background:**

The lands subject to the Official Plan and Zoning By-Law Amendment applications are located at 10209 Bramalea Road. King Consultants Inc. submitted the application on behalf of Navjot Dhani and 1000446904 Ontario Ltd., on May 18, 2023. This application was deemed complete on August 1, 2023, in accordance with Section 22(6.1) and 34(10.4) of the Planning Act.

The Statutory Public Meeting for the application is scheduled on August 28<sup>th</sup>, 2023. At the time of writing this report, no correspondence from the public was received. Staff can provide an update at the September 11<sup>th</sup>, 2023 Planning and Development Committee Meeting should any public feedback be received.

## **Current Situation:**

### Proposal

An application to amend the Official Plan and Zoning By-Law has been filed with the City to permit the development of a private Montessori School and day nursery. The applicant is proposing to use the existing building on site, with minor exterior and interior alterations being completed to accommodate a private school and day nursery. The proposal seeks an occupancy of 65 students and 12 staff members.

### Details of the Proposal are as follows:

- The building area is 666.74 square metres (7,176.78 square feet);
- The applicant proposes to use the existing building with minor exterior alterations to the parking lot and landscaped areas, and interior alterations.
- A single vehicular access off of Bramalea Road;
- A minimum of 17 parking spaces;
- The proposal seeks an occupancy of 65 children and 12 staff members.

### Property Description and Surrounding Land Use:

The lands have the following characteristics:

- Municipally known as 10209 Bramalea Road, the lands are located on the east side of Bramalea Road, north of Peter Robertson Boulevard
- A total site area of approximately 2,332 square metres (0.57 acres)

- The site has a frontage of approximately 30.48 metres along Bramalea Road and a lot depth of 61.51 metres.

The surrounding land uses are described as follows:

- North: Existing low-density single detached residential dwellings
- South: Existing low-density single detached residential dwellings and Brampton Civic Hospital (William Osler Heath System).
- East: Existing low-density single detached residential dwellings
- West: Existing low-density single detached residential dwellings and an existing woodlot (Springdale Forest)

#### Application to Amend the Official Plan

The subject property is designated “Residential” as per Schedule A: General Land Use Designations of the City of Brampton Official Plan, and “Low Density Residential 1” in the Springdale Secondary Plan Area (SPA2). The proposed Official Plan Amendment will remove the “Low Density Residential 1” designation in the Secondary Plan and redesignate the lands to “Institutional” to permit a private school and day nursery.

The proposed Official Plan Amendment is attached as Attachment 8 to this report.

#### Application to Amend the Zoning By-Law

The subject property is split zoned “Agricultural (A)” and “Residential Single Detached D – Special Section 807 (R1D-807),” as per By-Law 270-2004, as amended.

The proposed Zoning By-Law Amendment will rezone the property to “Institutional One – Special Section 3718 (I1-3718).” The proposed Amendment includes performance standards to regulate minimum landscaped areas, maximum lot coverage, building height, and the number of parking spaces.

The proposed Zoning By-law Amendment is attached as Attachment 9 to this report.

#### **Summary of Recommendations:**

This report recommends that Council approve the proposed Official Plan Amendment and Zoning By-law Amendment application. This report further recommends that Council approve the Official Plan Amendment in accordance with Attachment 8 and the Zoning By-law Amendment in accordance with Attachment 9. The proposal and implementing documents represent good planning, are consistent with the Provincial Policy Statement, and conform to the Growth Plan for the Greater Golden Horseshoe,

the Region of Peel Official Plan, and the City of Brampton Official Plan – see associated details in Attachment 7.

### **Matters of Provincial Interest**

#### **Planning Act**

This development proposal has regard for the matters of Provincial interest as set out in Section 2 of the Planning Act. The proposed development has regard for Section 2(h)(p)(i) and 2(r) of the Planning Act. Staff is satisfied that the proposed development is consistent with the matters of provincial interest as set out in the Planning Act.

The proposed development is also consistent with the surrounding land use patterns and promotes efficient development over the long term by using an existing underutilized building that is connected to municipal infrastructure.

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

#### **Provincial Policy Statement (PPS)**

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The application is consistent with the PPS as the proposed development helps to achieve complete communities and efficiently uses existing infrastructure. The subject property is located within a settlement area and is therefore appropriately suited for redevelopment.

Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement.

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

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people’s needs for daily living by providing convenient access to local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject application conforms to the applicable policies as outlined in the Growth Plan for the Greater Golden Horseshoe with respect to directing development to a settlement area within the built boundary.

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 an institutional

use. 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 an appropriate location to accommodate to the existing employment trends and support the work-from-home culture. Overall, the development proposal provides a built form that will be well integrated into the existing neighbourhood and contribute to the Provincial objective of developing complete communities.

Staff is satisfied that the proposed development conforms to the applicable sections of the Growth Plan.

### **Municipal Planning Documents**

#### **Region of Peel Official Plan**

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the “Urban System” designation in the Regional Official Plan and conform to the related policies with respect to healthy communities, achieving an intensified and a mix of land uses in appropriate areas that efficiently use resources.

The proposal also contributes to a healthy, complete urban community in accordance with policies S.5.4.10 and S.5.6.2. 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 representative of efficient growth and development, which will assist in achieving the Regional growth and employment targets for the City of Brampton, while maintaining and supporting local residents by providing access to educational facilities and day nurseries. 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.

Based on the above, staff are satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment generally conforms to the Regional Official Plan.

#### **City of Brampton Official Plan**

The purpose of the City of Brampton’s Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents. The property is designated ‘Residential’ on Schedule A of the City of Brampton Official Plan. The policies of the ‘Residential’ designation in S.4.2.1.1 of the Official Plan supports a private school and day nursery as a complementary use within an existing Residential neighborhood. The proposal allows residents to have additional opportunities to access educational facilities and day nurseries, which are considered to be complementary uses within a residential neighbourhood.

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

### Springdale Secondary Plan (SPA 2)

The property is designated 'Low Density Residential 1,' in the Springdale Secondary Plan Area (SPA2) and the proposal seeks to redesignate the lands to 'Institutional.' The proposed development has the potential to contribute to the sense of place and identity in this community through the development of a complementary land use offering educational services to children, being a complementary use to the surrounding residential properties.

Staff is satisfied that the proposed Official Plan and Zoning By-Law Amendments are consistent with the policies of the Springdale Secondary Plan.

### City of Brampton Zoning By-Law

The lands are currently split zoned 'Agricultural (A),' and 'Residential Single Detached D – Special Section 807 (R1D-807)'. An Amendment to the Zoning By-Law is required to facilitate the use of the subject lands for the proposed private Montessori school and day nursery. This report recommends rezoning of the subject lands to 'Institutional 1 – Special Section 3718,' zone to permit the proposed use.

The detailed planning analysis (Attachment 7) provides a detailed overview and planning rationale as to why the proposed Zoning By-law Amendment is supportable and appropriate, and is attached as Attachment 9 to this report.

Staff is satisfied that the proposed Zoning By-law amendment and associated performance standards will ensure that the proposed use is appropriate for the development of the site.

### Community Engagement

At the time of writing this report, no written correspondence was received for the upcoming the Statutory Public Meeting scheduled for August 28<sup>th</sup>, 2023. Staff can provide an update at the Planning Committee Meeting on September 11<sup>th</sup>, 2023 should any public feedback be received.

### **Corporate Implications:**

#### Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget.

### Other Implications:

There are no other corporate implications associated with this application.

### **Strategic Focus Area:**

This application to amend the Official Plan and Zoning By-law is consistent with the “Growing Urban Centres & Neighbourhoods” strategic focus area. The proposal will result in the adaptive re-use of an underutilized property within an established neighbourhood and will contribute to additional amenities to residents by providing a private school and day nursery. The proposal is also consistent with the “Health and Well-being” focus area as it allows for a comfort to surrounding parents in the Residential community to have children attend a private school and nursery in close proximity to them, consistent with the Official Plan’s ‘Residential’ land use policies.

### **Conclusion:**

The Development Services Department undertook a circulation of the application to ensure that technical and financial matters have been satisfactorily addressed.

Staff is satisfied that the proposed Official Plan and Zoning By-law amendment represent good planning, including that it is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the Peel Region Official Plan. Further, the application is consistent with the principles and overall policy direction of the City of Brampton Official Plan.

The report recommends that Council enact the Official Plan Amendment and Zoning By-law Amendment attached hereto as Attachment 8 and Attachment 9. The Official Plan Amendment and Zoning By-law Amendment application is appropriate for the orderly development of the lands considering the following:

- The application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe as well as the City and Region’s Official Plans;
- The location of the proposed development provides an opportunity for intensification and growth while providing institutional and employment opportunities;
- The standards regulating built form in the zoning by-law amendment will ensure the development is implemented as proposed, with further details relating to site design to be addressed at subsequent stages of development review, such as through the submission of site plan applications; and
- The proposed development represents an efficient use of land and resources.



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**Attachments:**

- Attachment 1 – Concept Plan
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designation
- Attachment 4 – Zoning Designations
- Attachment 5 – Aerial & Existing Land Use
- Attachment 6 – Results of External Circulation
- Attachment 7 – Detailed Planning Analysis
- Attachment 8 – Official Plan Amendment
- Attachment 9 – Zoning By-Law Amendment