



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

November 20, 2023

GWD File:
16.2217.00 ZBLA

**The Corporation of the City of Brampton
2 Wellington Street West
City of Brampton, Ontario
L6Y 4R2**

**Attention: Mayor and Members of Planning Committee/Council
Peter Fay, City Clerk
Steve Ganesh, Commissioner, Planning, Building and Growth
Management
Simran Sandhu, Advisor, Special Projects, Planning, Building and
Growth Management**

**Subject: FORMAL PUBLIC INPUT
November 20, 2023 Planning & Development Committee
Item 5.1 – City-Initiated Amendment to the Zoning By-law – City Wide
9058 Creditview Road – Mr. Gurpreet Gill**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Mr. Gurpreet Gill, the Registered Owner of 9058 Creditview Road, generally located north of Queen Street West within the Springbrook Settlement Area, in the City of Brampton. The lands are currently subject to a Draft Plan of Subdivision and Zoning By-law Amendment which will facilitate the development of five (5) single detached dwellings. Attached for convenience is a copy of enacting Zoning By-law Amendment 187-2023, the current Draft Plan and Preliminary Homebuyers' Information Map (City File: OZS-2020-0018).

We write to express our Client's concerns regarding the City-initiated 'housekeeping' amendment which proposes to increase/expand the garage dimension provisions for residential lots as regulated within Section 10.5(c) of Zoning By-law 270-2004. According to the Staff Presentation, the basis for the increase is to provide a functional parking space and storage of waste bins while also enhancing residential streetscapes.

Current By-law Garage Dimension

*"The interior space of a garage shall have a rectangular area not less than **2.7 metres by 5.4 metres** with no more than one step encroachment."*

Proposed By-law Garage Dimension

*"The interior space of a garage shall have a rectangular area not less than **3.3 metres by 7.0 metres** with no more than one step encroachment."*

On behalf of our Client, we offer the following comments and observations:

GAGNON WALKER DOMES LTD.

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY
CAUTION**

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- The Region of Peel Waste Collection Standard Manual (2020) allows for the storage of bins within a dwelling's garage, rear yard, or side yard. The increase in width does not ensure/predetermine that waste bins (garbage, organics, recycling) will be stored in the garage.
- The increase in the minimum interior garage space results in the loss of approximately 92ft² of usable floor space, which is the equivalent of a loss of one (1) bedroom per dwelling unit. The delivery of compact built form may now be challenged as housing designs will need to accommodate larger garages.
- The reduction in usable floor space per dwelling unit, along with the increased minimum interior garage space has the potential to result in a reduction of units. There is an unintended consequence of reduced density compared to the current policy framework which supports increased density.
- Based on a review of the materials provided to-date (Staff Presentation), there does not appear to be any consideration of transition provisions. Appropriate transition provisions should be included to exempt applications that are substantially advanced or have received Council approval/endorsement, thereby preventing further delays in delivering housing towards meeting the City's Housing Pledge (113,000 new homes by 2031).
- The City of Brampton is currently undertaking a Comprehensive Review of its Zoning By-law. Changes to the minimum interior garage space provisions are more appropriately dealt with through that process and not through a 'housekeeping' amendment.

Closing Remarks

Thank you for the opportunity to provide public input. At this time our Client is unable to support the proposed amendment, rather we recommend the current standard be maintained and that City Staff be directed to assess the convenient storage and movement of waste bins in a garage on a site-by-site basis.

Kindly accept this letter as our formal request to be notified of all future Open Houses, Public Meetings, Planning Committee and Council meetings to be held in connection with the City-Initiated Amendment. Lastly, we request notification of the passage of any and all By-laws and/or Notices on this matter.

Yours truly,


Marc De Nardis, B.U.R.P.I., M.C.I.P., R.P.P.
Planning Associate

mdenardis@gwdplanners.com



C.c. Mr. Gurpreet Gill
M. Gagnon, Gagnon Walker Domes Ltd.
M. Harris, Gagnon Walker Domes Ltd.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 187 - 2023

To amend Comprehensive Zoning By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Residential Hamlet 1 (RHM1)	Residential Single Detached E -11.0-3678 (R1E-11.0- 3678) and Floodplain (F)

(2) By adding thereto the following section:

"3678 The lands zoned as R1E-11.0-3678 on Schedule A to this By-law:

3678.1 Shall be subject to the following requirements and restrictions:

1. Minimum Lot Area: 264 square metres
2. Minimum Lot Depth: 24.0 metres
3. Minimum Lot Width for Lots located fronting Creditview Road: 20.0 metres
4. Minimum Lot Area for Lots located fronting Creditview Road: 500 square metres
5. Minimum Front Yard Depth:
 - a. 4.5 metres but 6.0 meters to the front of the garage
 - b. 3.5 metres but 5.5 metres to the front of the garage for lots abutting the Floodplain Zone
6. Minimum Rear Yard Depth:
 - a. 6.0 metres
 - b. 4.75 metres from any residential dwelling existing at the time of the passing of this by-law

- c. 4.5 metres for lots abutting the Floodplain Zone
 - d. A balcony or deck in the rear yard may encroach up to 2.5 metres into the required rear yard setback.
7. Garage Control: The maximum cumulative garage door width for an attached garage shall be 5.05 metres for a lot having a width less than 11.6 metres.

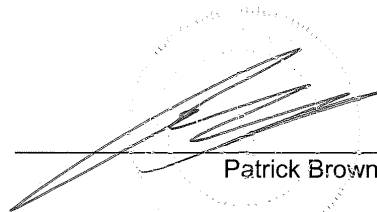
3678.2 Shall also be subject to the requirements and restrictions relating to the R1E Zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3678.1”

ENACTED and PASSED this 1st day of November, 2023.


Approved as to form.
2023/10/26
SDSR

Approved as to content.
2023/10/26
AAP

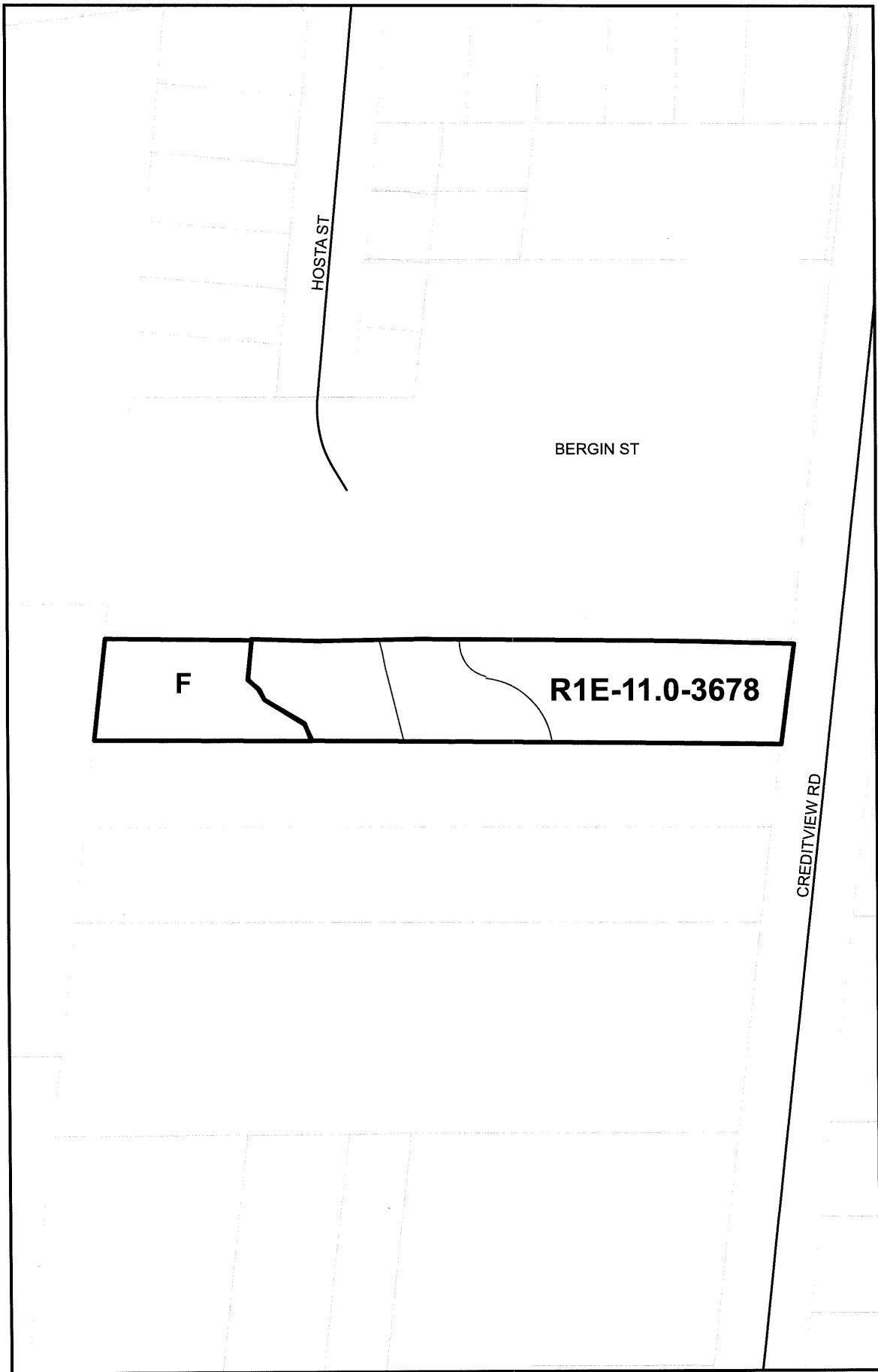
(OZS-2020-0018)



Patrick Brown, Mayor



Peter Fay, City Clerk



BRAMPTON
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2020-0018_ZBLA

Date: 2023/02/24

Drawn by: ckovac




PART LOT 16, CONCESSION 6 E.H.S.

BY-LAW 187-2023

SCHEDULE A



 SUBJECT LANDS



BRAMPTON
Flower City

PLANNING, DEVELOPMENT AND ECONOMIC DEVELOPMENT

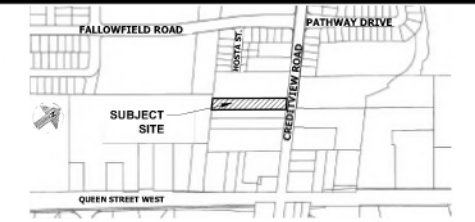
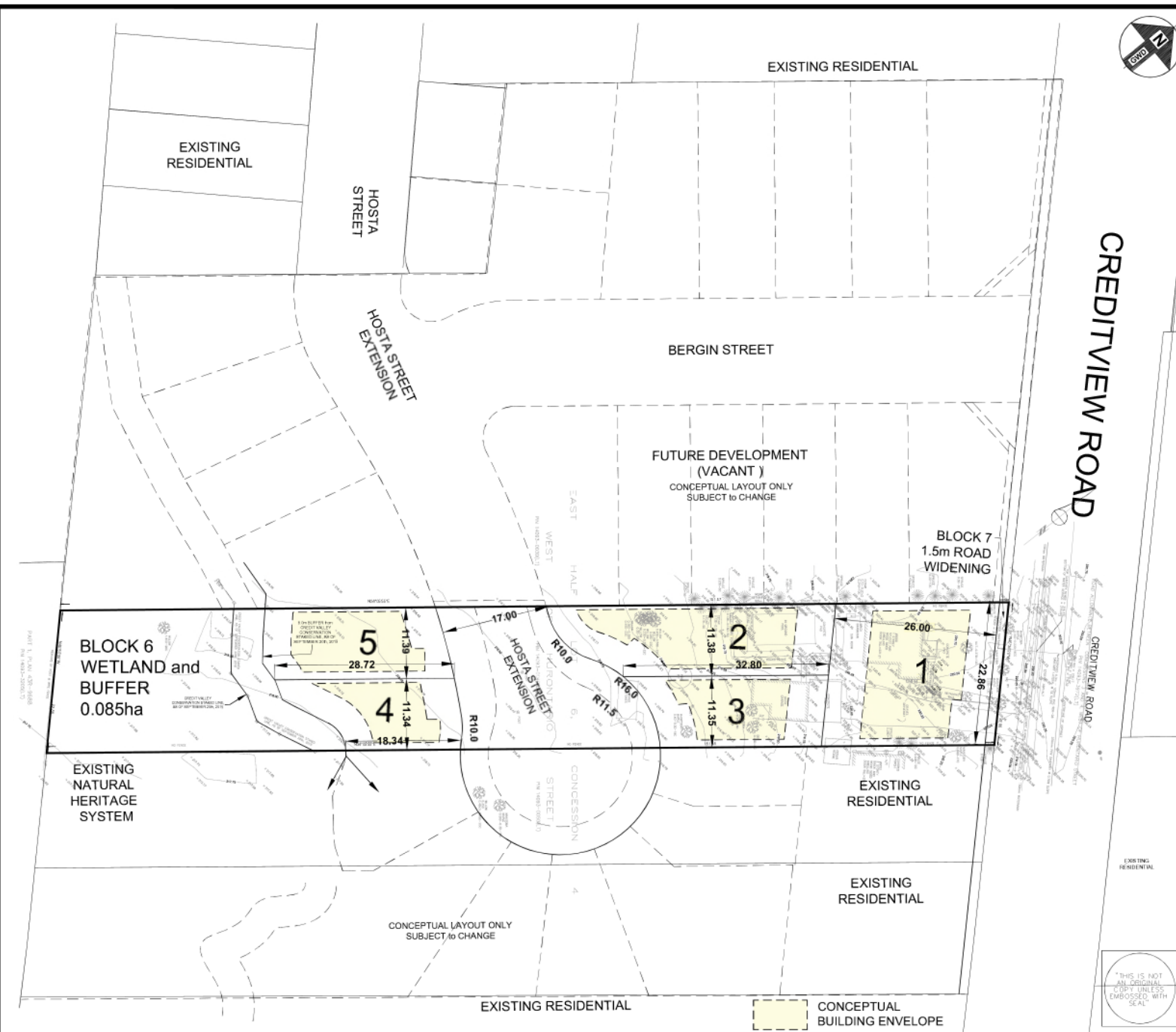
File: OZS-2020-0018_ZKM
Date: 2023/02/06

Drawn by: ckovac



KEY MAP

BY-LAW 187-2023



KEY PLAN N.T.S

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER, AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY - LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

SIGNED: _____ DATE: _____

TED VAN LANKVELD, O.L.S.
TED VAN LANKVELD, ONTARIO LAND SURVEYORS
110 GOLDCREST ROAD, BRAMBLEA, ONTARIO L6S 1H4

OWNER'S CERTIFICATE

I/WE HEREBY AUTHORIZE GAGNON WALKER DOMES LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

SIGNED: _____ DATE: _____

GURPREET GILL

TOTAL LAND AREA TO BE SUBDIVIDED = 0.344 ha			
Land Use	Units	Lot/Block	Area (HA.)
Single Detached Residential	5	Lots 1-5	0.199
Wetland and Buffer		Block 6	0.085
Roads			
Road Widening		Block 7	0.003
17.0m Local Road			0.057
TOTAL	5		0.344

3		
2	MAY 23, 2023	UPDATE CONCEPTUAL BUILDING ENVELOPES
1	APRIL 27, 2021	REVISE ROAD LAYOUT, LOT LINES, ADJACENT DEVELOPMENTS
REVISION NO.	REVISION DATE	REVISION DESCRIPTION

DRAFT PLAN OF SUBDIVISION

APPLICATION No. 21T-20006B
CITY FILE NO. OZS-2020-0018

EAST HALF OF LOT 6, CONCESSION 4, WEST OF HURONTARIO STREET
CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEELE
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY, COUNTY OF PEELE)

DATE: April 29, 2020	LATEST REVISION: May 23, 2023
LATEST REVISION NUMBER: 2	PROJECT NUMBER: 17.2386.00
DRAWING NO. 2386_DP_APR.29.2020	DRAWN BY D.S.
DESIGNED BY: D.S.	CHECKED BY: D.S.

GWD
Gagnon Walker Domes
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P.N. 17.2386.00

PRELIMINARY 'HOMEBUYERS' INFORMATION MAP

GURPREET GILL
CITY FILE NUMBER: OZS-2020-0018
EAST HALF OF LOT 6, CONCESSION 4
WEST OF HURONTARIO STREET
CITY of BRAMPTON
REGIONAL MUNICIPALITY of PEEL

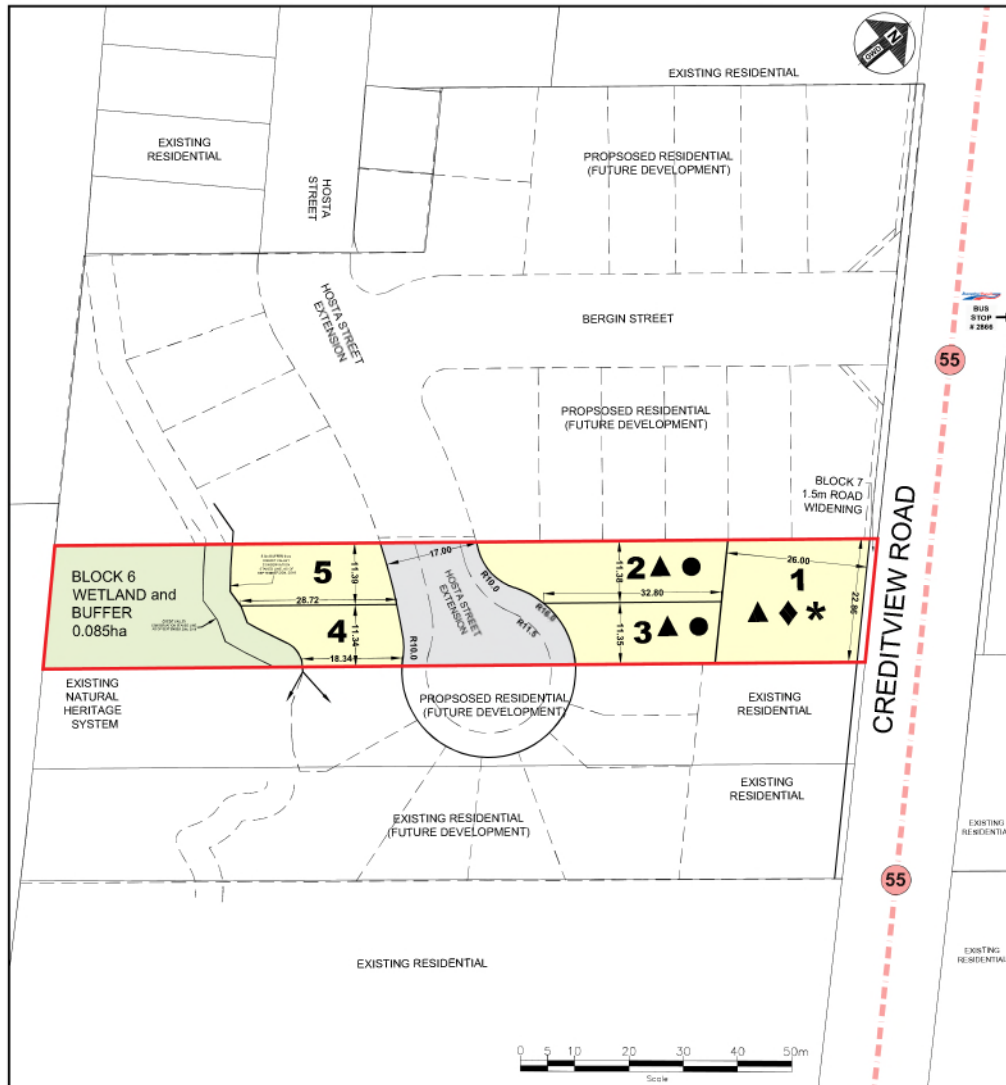
APPROVED
Planning & Development
Services Department

Date: July 13, 2023

[Signature]
Manager, Development Services



KEY MAP



NOTICE AND ADVICE TO PURCHASERS

THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOMEBUYERS MAY HAVE AND THE TELEPHONE NUMBERS AT CITY HALL IF YOU NEED MORE INFORMATION. FOR THE BEST SERVICE, YOU ARE ENCOURAGED TO CALL DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM, MONDAY TO FRIDAY. PLEASE NOTE: THIS MAP IS BASED ON INFORMATION AVAILABLE ON JULY 2023 AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED LAND USE INVOLVES A PLANNING PROCESS, INCLUDING PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT.

ITEMS RELATED TO THE SPECIFIC PLAN OF SUBDIVISION

- Purchasers are advised that Lots 1 to 5 will be developed for Single Detached Residential purposes.
- Purchasers are advised that Block 6 includes a wetland and buffer (flood and erosion) and will be left in a naturalized state with minimal maintenance such as periodic removal of paper and debris. For more information, please call the City of Brampton's Public Works & Engineering Department at (905) 874-2050.
- Purchasers are advised that Creditview Road is to be maintained as a rural heritage feature that will include the existing narrow paved roadway, low maintenance ditches, driveway headwalls, large shade trees, minimal street lighting and a potential future sidewalk.
- There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- Some lots and development blocks will be affected by noise from adjacent roads, and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- The map shows that some of the lots affected by noise will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- The final location of walkways may change without notice. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- Door to door mail delivery will not be provided in this subdivision and designated Community mailboxes will be directly beside some lots. If you have any questions, please call 1-800-267-1177.
- Purchasers are advised to confirm with your builder for the location of designated Community Box locations prior to closing of any sales.
- Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- There may be Brampton Transit bus routes on some streets within this subdivision with stops beside some homes. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage. If you have any questions, please call (905) 874-2750 or email transit@brampton.ca.
- Boulevard trees will be planted according to City requirements approximately 8 to 10 metres apart and a tree will not necessarily be located in front of every home.
- The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question.
- The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.
- Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes.
- The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures.
- This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.
- The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.
- There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area.
- Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools.
- Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
- That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL PLANNING.DEVELOPMENT@BRAMPTON.CA.
- FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT, R.J. BURNSIDE & ASSOCIATES LIMITED, (905) 821-1521.
- FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER'S LANDSCAPE ARCHITECTURAL CONSULTANT.

LEGEND

- Subject Property
- Single Detached Residential (Lots 1-5)
- Valleyland / Watercourse Corridor Wetland and Buffer (Block 6)
- Hosta Street Extension
- 55 Brampton Transit Route 55
- 55 Brampton Transit Bus Stop #2866

WARNING CLAUSES - NOISE

For further information please email infrastructure@brampton.ca or call 905-874-2050

WARNING CLAUSE A:

Purchasers are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels may exceed the noise guidelines of the Municipality and the Ministry of the Environment.

WARNING CLAUSE B:

This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within sound level limits of the Municipality and the Ministry of the Environment.

WARNING CLAUSE C:

This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment.

WARNING CLAUSE D:

Purchasers/tenants are advised that due to the proximity of the cultural centre, noise from this facility may as time be audible.

July 11, 2023

