

CAIVAN

November 20, 2023

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

Attention: Simran Sandhu
Advisor, Special Projects

Dear Simran Sandhu

Re: Public Meeting November 20, 2023
Proposed City-initiated Housekeeping Amendments to Zoning Bylaw 270-2004

We are the owners of land in the City of Brampton at various stages of planning approvals. It has been brought to our attention that the City of Brampton is proposing a "housekeeping" Zoning By-law amendment to address various items. We are concerned with how this process is proceeding without a fulsome stakeholder review. Most concerning is the proposed amendment to Section 10.5 (c) of the Zoning By-law to increase the minimum dimensions of residential garages. More specifically, we understand that the City is proposing to increase the minimum dimensions from 2.7m wide by 5.4m deep to 3.3m wide by 7.0m deep.

We are in the midst of a housing crisis in this province. Housing affordability is a significant and serious concern. The proposed change in minimum garage dimension will remove approximately 92 square feet of living space from the home, or thought differently, will require more land to be consumed for the equivalent home. That land comes at a price, and the reduced density will require as much as 10% more land to be developed for the same number of homes.

Furthermore, there are several existing approved subdivisions with sold homes, approved under existing Zoning that are not yet at the Building Permit stage that would be impacted by this change.

Please accept this letter as our formal submission. We reserve the right to raise additional concerns in the future with respect to the proposed housekeeping amendments to the Zoning By-law.

Thank you for the opportunity to provide this feedback. We would be happy to meet with Staff to further discuss these comments.

Regards,



Andrew Finnson, P.Eng.
Senior Vice-President, Caivan Communities
andrew.finnson@caivan.com