

November 17, 2023

Chair and Members of the Planning and Development Committee
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Sent via email to: cityclerkoffice@brampton.ca

Attention: Peter Fay
City Clerk

RE: City of Brampton November 20th Planning and Development Comment – City Initiated Amendment to the Zoning By-law

Dear Chair, and members of the Planning and Development Committee,

Candevcon Group Inc., has completed a cursory review of the City's Staff Presentation on the City-initiated Amendments to the Zoning By-law that is scheduled for November 20th Planning and Development Committee meeting. Based on our quick review we have some preliminary comments on the proposed amendments and its effects on our client, 2511362 Ontario Inc., development project at 27 Cliffside Drive in Brampton.

The proposed Zoning By-law Amendments which is of concern relates to the following provisions:

1. Increase in the driveway widths provisions of residential lots a with driveway widths between 8.23 metres and 9.14 metres; and
2. Increases in the garage dimension for residential lots.

The amendment would increase the driveway width from 5.2 metres to 5.5 metres on lots having widths of equal to or greater than 8.23 metres but less than 9.14 metres and 6.71 metres to 7 metres on lots having width equal to or greater than 9.14 metres but less than 15.24 metres. This increase in the depth requirement is of great concern given the shallow depths of 27.5 metres on the Draft Plan approved lots at 27 Cliffside Drive. We would ask that the exiting provision 10.9.1 (B)(1)(b) **"....5.2 metres on lots having a width of equal to or greater than 8.23 metres but less than 9.14 metres"** and provision 10.9.1 (B)(1)(c) **"... 6.71 metres on lots having width equal to or greater than 9.14 metres but less than 15.24 metres"** should remain.

The amendment would increase garage widths by an extra 0.75 metres. This increase in garage widths will cause undue limitation and restrictions to our client's development applications that are in place and currently under consideration with the City. We would ask that the existing provision 10.5 (c) for interior spaces of a garage remain as it originally reads: **"a rectangular area not less than 2.7 metres by 5.4 metres with no more than one step encroachment"**.

The City is currently in the process of a comprehensive review of the of it Comprehensive Zoning By-law and we would suggest the garage width issue should be tabled at that time. In this way, it would generate

the necessary discussion to ensure that the zoning provisions do not create outcomes that would negatively impact development within the city through non-compliance in development plan designs. Also, transitional provisions should be incorporated into the zoning by-law to provide a means for current development plans to proceed without being in contravention of the zoning by-law.

We are open to an opportunity to discuss these comments at your convenience. Feel free to contact us with any questions or concerns.

Sincerely,

CANDEVCON GROUP INC.

Maria Jones MCIP, RPP
Project Planner