

January 25, 2024

Mayor and Members of Council

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 Initiated Amendment to the Zoning By-law
Driveway widths, and Interior Garage Space Zoning Standard zoning standard
2511362 Ontario Inc.
By-law 148-2022; 21T-17016B**

Dear Mayor, and members of Council,

Candevcon Group Inc., are the Planning and Engineering Firm representing 2511362 Ontario Inc., owners of the development project at 27 Cliffside Drive in Brampton. 2511362 Ontario Inc. have received draft approval for nineteen (19) single-detached residential subdivision on the subject property in August 2022 (approved Zoning By-law 148-2022 and draft plan of subdivision 21T-17016B)

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

1. Increases in the garage dimension for residential lots.
2. Increase in Driveway Widths

Driveway Widths

Currently, the Zoning By-law allows for maximum driveway width of 5.2 metres and 6.7 metres. 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 change is initiated to reduce the number of driveway related minor variance applications dealt with by the city.

This increase in the depth requirement is of great concern given the shallow depths of 27.5 metres on the draft approved subdivision plan. We would ask that the existing 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**” remain.

Garage Dimensions

Currently, the existing provision 10.5 (c) of the Zoning By-law allows for interior garage space to be “**a rectangular area not less than 2.7 metres by 5.4 metres with no more than one step encroachment**”. The purpose of the amendment is to provide additional space within the interior of the garage to allow for storage of garbage bins. The amendment would increase garage widths by an extra 0.60 metres, and

increase the minimum garage space from 14.5 square metres to 23.1 square metres resulting in approximately 60% increase in garage floor space. The interior garage depth of 7.0 metres will restrict the housing design on shallow lots, proposed in the approved draft plan, by reducing the livable ground floor area, typically used for kitchen and laundry room areas. Ultimately, this change would require a reduction in livable space provided within the dwelling unit to accommodate the extra space for a vehicle and garbage bins.

It is our understanding that the Region of Peel "*Waste Collection Design Standards Manual (2020)*" allows for the storage of garbage bins within the backyard, or side yard of a dwelling in addition to inside the garage. Mandating an increase in the interior space of the garage will not guarantee the garage space as storage of the garbage bins and results in limiting the available livable space proposed for new dwellings.

This increase in garage width and depth will cause undue limitation and restrictions to our client's approved development plan application that is in place. 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***", or, at minimum provide an alternative garage dimension which is functional but less invasive.

Transition Policy

The city is introducing a transition period ending as of December 31, 2024. We want to ensure that our currently approved Draft Plan is not subjected to this Housekeeping Zoning By-law as of January 1st, 2025.

We request that the any currently approved draft plans or planning applications submitted to the city and deemed complete at the time of Council enactment of the Housekeeping Zoning By-law be exempt from the new interior garage requirements.

The City is currently in the process of a comprehensive review the Comprehensive Zoning By-law and we would suggest these issues 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.

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

cc. Bruno Mannella
Diarmuid Horgan