

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](mailto: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  
Dbrand Investment Corporation  
11772 McLaughlin Road North  
By-law 182-2022; 21T-21023**

Dear Mayor, and members of Council,

Candevcon Group Inc., are the Planning Consultant for Dbrand Investment Corporation, owners of the development project at 11772 McLaughlin Road North ("DBRAND"). DBRAND have received draft approval for thirty-five (35) single-detached dwellings and a future townhouse block residential subdivision on the subject property in 2022 (approved Zoning By-law 182-2022 and draft pan of subdivision 21T-21023).

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 some lots on the draft approved subdivision have shallow depths. 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**" 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 room 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 recuing the livable ground floor area, typically use 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 draft 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 subject to this Housekeeping Zoning By-law as of January 1<sup>st</sup>, 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 ZBL be exempt from the new interior garage requirements.

The City is currently in the process of a comprehensive review of the of it 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. David Brand  
Vladimir Rudenko  
Diarmuid Horgan