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File: P-2921

January 27, 2023

Development Services and Design Department
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

**Attention: Steven Ganesh
Commissioner of Planning**

**Re: City of Brampton Recommendation Report – City-initiated Zoning By-law Amendments
To be considered at the January 29, 2024, Planning and Development Committee Meeting
Upper Mayfield Estates Inc. (C/O Caliber Homes)
Part of Lots 17 and 18, Concessions 6, East of Hurontario Street and Part of the Road Allowance
Between Lots 17 and 18
City File No.: OZS-2022-0034
City of Brampton, Region of Peel**

Dear Mr. Ganesh,

KLM Planning Partners Inc. is the land use planning firm retained on behalf of Upper Mayfield Estates Inc. (the “Owners” or the “Clients”) with respect to the development of their above noted (the “Subject Lands”). The Subject Lands are approximately 13.016 hectares (“ha”) in area and are located west of Airport Road and municipally known as 5759 Mayfield Road and 0 Mayfield Road.

This letter is in regard to the City of Brampton’s Recommendation Report – City-initiated Zoning Bylaw Amendments, being considered at the January 29th, 2024, Planning Committee Meeting, which includes a number of proposed changes to the City’s Zoning By-law. Notably, item 3 on the Recommendation Report includes an amendment to subsection 10.5(c) of the Zoning By-law, that increases the minimum required garage size.

1.0 File History

Complete applications for Zoning By-law Amendment and Draft Plan of Subdivision were submitted on July 12, 2022. The applications were subsequently approved on September 11, 2023. Model Homes have been fully designed and our client is currently proceeding with their detailed engineering design and hope to be registered in the near future. However, my client’s development contains 29 part lots shared with an adjacent development that are further behind in the detailed design process.

2.0 Approved Development

The Development consists of 185.5 residential units consisting of the following 115 single detached dwellings and 70 street townhouse dwellings.

3.0 City of Brampton's Recommendation Report – City-initiated Zoning Bylaw Amendments

We have reviewed the City of Brampton's Recommendation Report being considered at the January 29th, 2024, Planning Committee Meeting, which includes a number of proposed changes to the City of Brampton's Zoning By-law 270-2004. Notably, item 3 on the Recommendation Report includes an amendment to subsection 10.5(c) of the Zoning By-law, that increases the minimum required garage size from "2.7 m by 5.4 m with no more than one step encroachment" to "3.3 metres by 7 metres with no more than one step encroachment".

This change in minimum garage size would impact the design of all 185.5 Single-Detached and Street Townhouse dwellings units proposed on the Subject Lands, as indicated above.

The recommendation includes the following transition policy:

*As per the transition policy, the Zoning By-law (Attachment 3) will be in effect starting January 1st, 2025, after which time all development applications shall adhere to the new garage dimensions. Any development applications that have planning approvals and building permits issued prior to this date will not require any changes to the garage dimensions. **Any development applications which only have planning approvals but no building permits or have not received planning approvals prior to January 1st, 2025, will be required to comply with the new garage dimensions as proposed in the Zoning By-law.***

This transition period will allow for sufficient time for developers to receive all required planning approval and building permits for any of their applications that are currently in review while requiring all other applications which have required approvals after January 1st, 2025 to adhere to the new garage dimensions

As per the transition policy, the Zoning By-law (Attachment 3) will be in effect starting January 1st, 2025, after which time all development applications shall adhere to the new garage dimensions. Any development applications that have planning approvals and building permits issued prior to this date will not require any changes to the garage dimensions. Any development applications which only have planning approvals but no building permits or have not received planning approvals prior to January 1st, 2025, will be required to comply with the new garage dimensions as proposed in the Zoning By-law.

Based on the above, in order to proceed with the current design of the approved development, as approved through the multiple *Planning Act* Applications listed in this letter, our clients would need to have building permits issued by January 1st, 2025, which is not realistic in this particular case. This is especially true for the significant portion of the dwelling units that consist of part lots shared with an adjacent development that may not be developed for several years.

In our professional opinion, this transition does not adequately accommodate developments such as this one, which has been through years of planning review, received *Planning Act* approvals and is in the midst of the detailed design process.

As such, we kindly request a site-specific exemption from the revised minimum garage dimensions for this particular development, to allow the Owners to proceed with the development that has been contemplated for several years.

We trust that the above materials are in order. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned. If you have any questions, or require any additional materials or clarification, please feel free to contact the undersigned.

Yours truly,
KLM PLANNING PARTNERS INC.

A handwritten signature in blue ink, appearing to read "R. Virtanen". The signature is fluid and cursive, with a large initial "R" and a stylized "V".

Ryan Virtanen BES, MCIP, RPP
Partner

cc. Danny DiMeo, Upper Mayfield Estates Inc. (C/O Caliber Homes)