



64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

T 905.669.4055 F 905.669.0097

KLMPANNING.COM

File: P-3381

January 29, 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 Committee Meeting
PRE-2022-0177
Related Files: C03E15.010, 21T-10009B & 21CDM-14005B
OLT File No.: PL170473 & PL170476
Part of Lot 15, Concession 3 E.H.S.
10881 Heart Lake Road
City of Brampton, Region of Peel**

Dear Mr. Ganesh,

KLM Planning Partners Inc. is the land use planning firm retained on behalf of Regal Crest Homes and Countrywide Homes (the “**Owners**” or the “**Clients**”) with respect to the development of their lands legally described as Part of Lot 15, Concession 3 E.H.S., and municipally known as 10881 Heart Lake Road in the City of Brampton (the “**City**”), Region of Peel (the “**Region**”) (the “**Subject Lands**”). The Subject Lands are approximately 18.74 hectares (“**ha**”) in area and are located at the southeast corner of Countryside Drive and Heart Lake Road, west of Highway 410.

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

We submitted the related Official Plan Amendment (“**OPA**”), Zoning By-law Amendment (“**ZBA**”), and Draft Plan of Subdivision (“**DPOS**”) applications on March 29, 2010, followed by the Draft Plan of Common Element Condominium (“**DPOC**”), which was submitted to the City on April 18, 2014, in order to pursue development for 500 to 800 residential units. The OPA ZBA and DPOS applications were heard by the Ontario Land Tribunal (“**OLT**”) on February 25, 2020, and the decision was issued on April 29, 2020, while the DPOC application was approved by the OLT via Telephone Conference Call on February 9, 2021 (PL 170473). The Master Site Plan was also approved through the Ontario Land Tribunal, heard on February 25, 2020, and decision issued on April 29, 2020. We filed a Pre-Application Consultation (“**PAC**”) request on December 2, 2022, for a Site Plan Application (“**SPA**”) for the Subject Lands, and completed a PAC

Meeting with the City on March 7, 2023. Most recently, we filed a Completeness Review submission in accordance with the PAC on October 26, 2023, ahead of the 1st formal SPA.

2.0 Proposed Development

The Site Plan proposes 400 residential townhouse units, to be developed in accordance with the Master Site Plan Agreement and Executed Settlement as per PL170473, PL170474, PL170475, PL170476 municipal file C03E15.010 (Regional #: 21T-10009B). More specifically, the proposed development includes:

- **104** 3-storey Back-to-Back Townhouses;
- **82** 3-storey Half Back-to-Back Townhouses;
- **32** 25 foot (7.62 metre) wide traditional Townhouses;
- **29** 15 foot (4.5 metre) wide Rear-Lane Townhouses, and;
- **153** 3-storey 20 foot (6.09 metre) wide Stacked Townhouses.

247 of the 400 units, including the Back-to-Back Townhouses, Rear-Lane Townhouses and Traditional Townhouses unit typologies, include garages. The garages have been designed in accordance with subsection 10.5(c) of the in-effect City-wide Zoning By-law 270-2004, and are dimensioned as follows:

- **104** 3-storey Back-to-Back Townhouses;
 - 3.0 metres wide and 6.4 metres deep.
- **82** 3-storey Half Back-to-Back Townhouses;
 - 2.7 metres wide and 5.4 metres deep.
- **32** 25 foot (7.62 metre) wide Traditional Townhouses;
 - 3.0 metres wide and 6.0 metres deep.
- **29** 15 foot (4.5 metre) wide Rear-Lane Townhouses;
 - 2.7 metres wide and 5.4 metres deep.
- **153** 3-storey 20 foot (6.09 metre) wide Stacked Townhouses;
 - No garage.

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 247 of the 400 townhouse units proposed on the Subject Lands, including the Back-to-Back units, Half Back-to-Back units, Rear-Lane Townhouses and Traditional Townhouses, 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 proposed 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.

In our professional opinion, this transition does not adequately accommodate developments such as this one, which has been through years of planning review, has an approved Master Site Plan and is currently in the detailed Site Plan process with the City.

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 since 2010.

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.



Keith MacKinnon BA, MCIP, RPP
Partner



Alyssa Woods BAH
Intermediate Planner

cc. Countrywide Homes
RegalCrest Homes