



Report
Staff Report
The Corporation of the City of Brampton
2/28/2024

Date: 2024-02-26

Subject: **Supplementary Recommendation Report – City-initiated Zoning By-law Amendments**

Contact: Simran Sandhu, Advisor, Special Projects, Planning, Building & Growth Management
Steve Ganesh, Commissioner, Planning, Building & Growth Management

Report number: Planning, Bld & Growth Mgt-2024-192

RECOMMENDATIONS:

1. That the report from Simran Sandhu, Advisor, Special Projects, Planning, Building & Growth Management to the Council Meeting of February 28th, 2024, re: **Supplementary Recommendation Report – City-initiated Zoning By-law Amendments**, be received;
2. That the Zoning By-law Amendments attached hereto as Attachments 1 be adopted, on the basis that it represents good planning for the reasons set out in the Recommendation Report dated January 12, 2024; and,
3. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 22(6.1) and Section 34(17) of the Planning Act, R.S.O c.P. 13, as amended.

OVERVIEW:

- **This report presents the final recommendations for an amendment to the Zoning By-law regarding residential garage dimensions to allow for a more functional space for residents.**
- **The Report titled “Recommendation Report – City-Initiated Zoning By-law Amendments” was brought forward to the Planning and Development Committee on January 29, 2024, for consideration. Attachment 3 of the report, related to garage dimensions, was referred back to staff for further consideration.**

- **The purpose of this Supplementary Recommendation Report is to present the outcome of the consultation session held on February 22, 2024 with the development industry and the resulting changes to the draft Zoning By-law for Garage Dimensions on Residential lots (attached as Attachment 1).**
- **The City and industry agreed that a two-tiered approach to garage dimensions tied to dwelling frontage achieved the most balanced outcomes – providing functional garage space while accommodating for smaller and larger dwelling frontages.**
- **All dwelling types will have the same minimum length of 6.1 meters, while units with frontage equal or less than 6 meters will have a minimum width of 2.9 meters; dwellings with frontage greater than 6 meters will have a minimum width of 3.1 meters.**
- **The proposed amendment will assist in achieving well-designed residential neighborhoods and the intent of the Zoning By-law, which is to protect the safety and well-being of residents.**

BACKGROUND:

A Statutory Public Meeting was held on November 20th, 2023, to provide information on several city-initiated zoning by-law amendments. Following this, the report titled “Recommendation Report – City-Initiated Zoning By-law Amendment” was brought forward to Planning and Development Committee on January 29, 2024, for consideration.

At the Planning and Development Committee on January 29, 2024, Council passed recommendation [PDC023-2024](#), that Attachment 3 – Garage Dimensions Draft Zoning By-law of the report be referred back to staff for further consideration, and to report back to Council by February 2024. This would allow for staff to work with the development industry to address concerns raised at the January 29, 2024, Planning and Development Committee.

On February 22, 2024, a workshop was held with the development industry to revise the information presented in the previous recommendation report regarding the garage dimensions on residential lots.

CURRENT SITUATION:

The report titled “Recommendation Report – City-Initiated Zoning By-law Amendment” presented final recommendations for amendments to various sections of the Zoning By-law. Specifically, the Zoning By-law amendments will address the following:

- amend the provisions for below grade entrances in the exterior side yard on residential lots;
- amend driveway width provisions for residential lots having widths of 8.23 metres and 9.14 metres;
- amend the provisions for garage dimensions for residential lots;
- update the provisions related to Supportive Housing Residence Type 1 and 2.

The proposed amendments are intended to be incorporated into the City’s current Zoning By-law so they may take effect at the earliest opportunity.

Concerns were raised by the development industry (BILD) regarding the garage dimensions and the transition policy. Staff hosted a workshop to work with the industry to address their concerns and come to a decision that works for all parties.

It was previously noted that the Zoning By-law included a provision to regulate minimum interior dimensions of an attached garage to provide space to accommodate the parking of a motor vehicle. However, staff have found that the current dimensions do not provide for a functional garage as there is not enough space in an attached garage to park a vehicle and store waste bins. The increased garage size will accommodate a functional parking space and storage for waste bins while also enhancing residential streetscapes. The previously proposed amendment would require the interior space of an attached garage to have a rectangular area not less than 3.3 metres by 7 metres. The previously proposed amendment also included a transition policy stating that all development applications shall adhere to the new garage dimensions by January 1st, 2025.

On February 22, 2024, the city hosted a workshop with BILD representatives to have further discussions and come to a consensus on the interior garage dimensions and the new transition policy.

The workshop discussion was facilitated by city staff and the city’s consultant WSP, who is also leading the Comprehensive Zoning By-law Review. The workshop was attended by development industry leaders and their design teams to discuss and determine the best outcome for interior garage dimensions. The workshop covered a variety of dwelling types ranging from townhouse units to larger residential dwellings. As part of the discussion, the measurement of a mid-sized SUV was used to provide a fair and reasonable approach to determining the size of the garage.

The workshop resulted in consensus that a two-tiered approach would be the most desirable, allowing for slightly narrower garages for smaller dwelling units. This allows

the industry to continue to plan for residential product types knowing they are still satisfying Ontario Building Code requirements.

The details of the two-tiered approach and agreed upon new minimum interior garage dimensions are as follows:

- For dwellings that are 6 metres or less in width: the minimum interior garage width shall be 2.9 metres and the minimum length shall be 6.1 metres.
- For dwellings that are greater than 6 metres in width: the minimum interior garage width shall be 3.1 metres and the minimum length shall be 6.1 metres.

These dimensions are considered to be fully functional, where the length/depth will allow for the storage of waste bins and allow for entering and exiting of the driver and passenger of a mid-sized vehicle.

The new transition policy would require all development applications submitted or deemed complete after July 1st, 2024, to adhere to the new garage dimensions. All development applications either deemed complete, approved, draft approved or conditionally approved prior to July 1st, 2024, would continue to follow the previous interior garage dimensions of 2.7 metres by 5.4 metres. This new transition policy would effectively “grandfather” all existing approvals and plans currently in the approval process.

Summary of Recommendations

This report recommends that Council approve the proposed Zoning By-law Amendment in accordance with Attachment 1. The proposed amendment will allow for an increased garage size from what is currently in the Zoning By-law which will accommodate a functional parking space for vehicles and serve as a storage space for waste bins. The transition policy will allow development applications currently being reviewed by the City to continue without any changes being required, and any development application submitted or deemed complete after July 1, 2024, will be required to adhere to the new garage dimensions.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications associated with the proposed Zoning By-law Amendment.

Other Implications:

There are no other corporate implications associated with the proposed amendment.

STRATEGIC FOCUS AREA:

This report is consistent with the “Health and Well-being” and “Growing Urban Centres and Neighbourhoods” focus areas.

CONCLUSION:

This report presents for approval, City-initiated amendments to the Zoning By-law that will assist with the interpretation and application of the Zoning By-law to deliver well-designed and well-built residential neighbourhoods.

Staff is satisfied that the proposed Zoning By-law amendments represent good planning, including that they are consistent with the Provincial Policy Statement and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and the Region of Peel Official Plan and Brampton’s Official Plan.

Authored by:

Approved by:

Simran Sandhu, Advisor, Special
Projects
Planning, Building & Growth
Management

Steve Ganesh, MCIP, RPP
Commissioner
Planning, Building and Growth
Management

Approved by:

Marlon Kallideen
Chief Administrative Officer

Attachments:

- Attachment 1 – Garage Dimensions Draft Zoning By-law