

## Appendix 3 – Planning Analysis

### *Matters of Provincial Interest (Planning Act – Section 2)*

#### Official Plan Amendment

The deletion of a prescriptive second unit Official Plan policy will assist in promoting the registration of second units, which will help to provide safe affordable housing options in Brampton.

The proposed Official Plan Amendment has regard to, among other matters, the adequate provision of a full range of housing, including affordable housing (Section 2 j). Increasing the availability of affordable housing opportunities also has regard to the protection of the economic well-being of the Province and its municipalities (Section 2 l).

#### Zoning By-law Amendment

The proposed amendment to the above grade side entrances Zoning By-law provisions has regard to, among other matters, the promotion of built form that is well-designed (Section 2 i)). The proposed Zoning By-law amendment is to ensure that there is adequate space to access an above grade side door, without the potential of trespassing on the neighbouring property.

### *Provincial Policy Statement (PPS), 2020*

The PPS provides policy direction on matters of provincial interest related to land use planning and development that support our collective well-being, now and in the future, which are intended to be complemented by local policies addressing local interests.

#### Official Plan Amendment

The proposed Official Plan Amendment is consistent with the following sections of the PPS:

##### 1.1.1 Healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons)

##### 1.4.3 Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected market-based and affordable housing needs of current and future residents of the *regional market area* by:

- b) permitting and facilitating:
  - 1. all *housing options* required to meet the social, health, economic and well-being requirements of current and future residents, including

*special needs* requirements and needs arising from demographic changes and employment opportunities.

The proposed amendment promotes the registration of second units and helps to provide safe affordable housing options in Brampton, which is consistent with the policy directive of the PPS.

#### Zoning By-law Amendment

Section 1.0 states that Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth. The proposed Zoning By-law amendment promotes liveable communities by appropriately regulating above grade side doors to support well-designed residential dwellings and to ensure that neighbouring properties are not adversely impacted.

#### *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Office Consolidation)*

The Growth Plan is about accommodating forecasted growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The policy objective of the Growth Plan is to create places where residents enjoy a high standard of living and an exceptional quality of life.

#### Official Plan Amendment

The proposed Official Plan Amendment conforms with the following section of the Growth Plan:

- Section 2.2.1.4 c) provide a diverse range and mix of housing options, including second units and *affordable* housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes.

#### Zoning By-law Amendment

The proposed Zoning By-law amendment conforms with the following policy of the Growth Plan:

- Section 1.2.1 states that the policies of the Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on, among others, supporting the achievement of *complete communities* that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.

## *Region of Peel*

The purpose of the Region's Official Plan is to provide a holistic approach to planning through an overarching sustainable development framework that integrates environmental, social, economic and cultural imperatives to ensure the health and safety of those living and working in Peel.

### Official Plan Amendment

Section 5.8 – Housing of the Region of Peel's Official Plan acknowledges the Region's commitment to achieving a supply of accessible, adequate and appropriate housing of all types, sizes, densities and tenures to meet the existing and projected demographic and housing market requirements of current and future residents.

The proposed Official Plan amendment conforms with the Housing policies of the Region of Peel's Official Plan and specifically conforms with the following policies:

- 5.8.1.1 To foster the availability of housing for all income groups, including those with special needs.
- 5.8.3.1.1 To increase the supply of affordable rental and affordable ownership housing.
- 5. 8.3.2.6 Encourage and support the area municipal official plans to permit secondary suites in new and existing residential development, redevelopment and intensification while ensuring compliance with provincial legislation, plans and municipal standards.

### Zoning By-law Amendment

The Urban System policies of the Region of Peel Official Plan set out to provide a diversity of *healthy complete communities* for those living and working in *Peel Region*, offering a wide range and mix of housing, employment, and recreational and cultural activities. These communities will be served and connected by a multi-modal transportation system and provide an efficient use of land, public service, finances and *infrastructure*, while respecting the natural environment, hazards and resources, and the characteristics of existing communities in *Peel*. The proposed Zoning By-law amendment complies with the following policy of the Region of Peel's Official Plan:

- Section 5.3.1.3 states that a general objective of the Urban System is to establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.

The proposed Zoning By-law amendment will ensure that there is an appropriately sized interior side yard width to obtain access to a side door. This amendment supports well-designed residential dwellings that respect neighbouring properties.

## *City of Brampton's Official Plan*

The principle of sustainable development represents the foundation of the Official Plan as it continues to guide Brampton's growth. Sustainable development promotes a holistic approach to planning to achieve a balance between the social and economic needs of the community, and environmental and cultural conservation.

### Official Plan Amendment

The City's Residential policies (Section 4.2) acknowledge that choice and affordability represent the hallmark of a balanced housing policy. The Second Unit policies (Section 3.2.8.2) permits second residential units within single-detached, semi-detached and townhouse dwellings in all locations across the City where these housing forms are a permitted use in the Zoning By-law. The policies also address other relevant considerations, such as, compliance with the Ontario Building Code and/or Fire Code and Property Standards By-Law and other applicable approval requirements, floodplain, servicing constraints, design and parking.

Second Unit policy 3.2.8.2 d) that requires a Zoning By-law amendment to be approved by Council when a second unit fails to conform to any of the requirements of two-unit dwelling Zoning By-law provisions can be viewed as a deterrent in promoting the creation of second units, which is not consistent with Provincial policy direction that encourages the development of affordable housing.

The proposed recommendation to delete Section 3.2.8.2 d) provides the opportunity for the Committee of Adjustment to grant a variance from the two-unit dwelling Zoning By-law provisions, where it is determined that the variance meets the four tests of a minor variance. Allowing the opportunity for the Committee of Adjustment to consider a variance from the two-unit dwelling Zoning By-law provisions assists in providing an owner a more efficient and cost effective way of seeking the necessary approvals to register a second unit. The proposed Official Plan amendment promotes the registration of second units and helps to provide safe affordable housing options in Brampton.

### Zoning By-law Amendment

The Official Plan acknowledges the *Planning Act* requirement in Section 34 that the purpose of the City's Comprehensive Zoning By-law is to regulate the use of land and the character, location and use of buildings and structures in accordance with the policies of this Plan.

The Official Plan promotes well-planned, well-designed and well-built residential areas that will enhance the sense of place for residents as well as visitors (Section 4.2 (vi)). The Official Plan (Section 4.2.1.14) also recognizes that the key elements of design for residential areas include, but not limited to:

(i) Siting and building setbacks;

The proposed Zoning By-law amendment supports the above noted Official Plan objective for residential areas by appropriately regulating above grade side doors on residential dwellings to ensure that adequate access is provided to the side door without trespassing on neighbouring properties.