

Appendix 5 - Summary and Response to Public Comments

Virtual Statutory Public Meeting Comments

There was one (1) member of the public in attendance at the virtual statutory public meeting. A summary of the comments received at the public meeting are as follows:

- Provincial mandate is to provide affordable housing that is safe and legal
- Second units should be planned for at the subdivision approval stage
- Developers have been given free range to build houses that cause issues for purchasers (i.e. staggered garages and above grade side entrances in a 0.6 metre side yard)
- When developing policies for the City, the lobbying groups across the City should be involved.

The member of the public that spoke at the statutory public meeting also submitted a piece of correspondence that is in support of the proposed amendments. This correspondence is found in Appendix 6.

Below is a response to the comments that were received.

1. Planning staff agree with the comment that it is the Provincial policy directive to provide affordable housing that is safe.
2. Subject to zoning requirements and restrictions, second units are permitted in detached and townhouse dwellings. A builder can construct a two-unit dwelling before a purchaser occupies a new dwelling, subject to meeting all requirements under the Ontario Building Code or Fire Code, Electrical Safety Authority and Zoning By-law. The second unit must also be registered by the City. Staff can advise that there has been no interest from the building industry to construct and register second units as part of the construction of new homes.
3. As one of Canada's fastest growing municipalities, Brampton wants to make sure it has consistent, high-quality residential design and development. The City's Development Design Guidelines (DDGs) provide a minimum design standard that is expected from all developers and builders in planning, designing and constructing new communities or projects in Brampton. In addition to the DDGs, there are Council approved Architectural Control Guidelines (ACG's) for Ground-Related Residential Development that provide design criteria to improve the quality of residential development and ensure consistent standards. Prior to registration of a plan of subdivision, the City's Urban Design Division is required to review how builders have complied with the ACG's.

The City's overarching policies, zoning regulations and guidelines that influence community design and housing types are currently being reviewed to ensure that these documents implement the action items outlined in the Brampton 2040 Vision.

4. The City offers many opportunities for public and stakeholder engagement, enshrined through our hierarchy of planning documents and policies, ranging from our Official Plan through to individual development applications. As the City advances the review of its Official Plan, Zoning By-law and DDGs, there will be an

extensive consultation process where the public and key stakeholders will have opportunities to participate in the overarching policies, zoning regulations and guidelines that influence community design and housing types.

The Brampton 2040 Vision identifies five lenses to guide the implementation of each action item outlined in the Vision. Lens 1 is Public Engagement and under this lens, citizens, as individuals and in corporate, interest, and cultural groups, will be involved in Brampton in a systematic and inclusive way, at all times on all matters undertaken for the community.