

Eshesh, Shahinaz

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2021/06/22 8:11 AM
To: Eshesh, Shahinaz
Subject: [EXTERNAL]RE: Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

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Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE
TEL: 416-495-5386 | MunicipalPlanning@Enbridge.com
500 Consumers Road, North York, Ontario M2J 1P8

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From: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>
Sent: Monday, June 21, 2021 1:58 PM
To: Haiqing.Xu@vaughan.ca; Andrew.whittemore@mississauga.ca; Jason.bevan@mississauga.ca; Sylvia.Kirkwood@caledon.ca; Henry Gamboa <henry.gamboa@alecrautilities.com>; Municipal Planning <MunicipalPlanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; circulations@mmm.ca; meaghan.paynchuk@bell.ca; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; planification@cscmonavenir.ca; Dorothy.DiBerto@cvc.ca; landuse.planning@gtta.com; Koops, Krystina <krystina.koops@dpcdsb.org>; julian.wigle@peelsb.com; Adam.Miller@trca.ca; amiller@trca.ca; bianca.bielski@peelsb.com; FarouqueAlthaf <althaf.farouque@peelregion.ca>
Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>; Humble, Jeffrey <Jeffrey.Humble@brampton.ca>
Subject: [External] Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Eshesh, Shahinaz

From: Colleen Bonner <Colleen.Bonner@trca.ca>
Sent: 2021/08/04 1:44 PM
To: LaRota, Claudia; Eshesh, Shahinaz
Cc: Quentin Hanchard; Adam Miller; Mary-Ann Burns; Jeff Thompson; Trisha.hughes@cvc.ca; Hardcastle, John
Subject: [EXTERNAL]RE: Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg
Attachments: OPA ZBA Additional Residential Units Regulation _TRCA 20210805.pdf

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Please find attached TRCAs comments on the above proposed amendments.

Regards,

Colleen Bonner, MES, RPP
Senior Planner | Development Planning and Permits
Development and Engineering Services

T: (416) 661-6600 ext. 5307
C: (416) 543-0450
E: colleen.bonner@trca.ca
A: 101 Exchange Avenue, Vaughan, ON, L4K 5R6 | trca.ca

Please note that TRCA's Offices are presently closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that development planning and permit applications and materials be submitted digitally in PDF format. Paper submissions are discouraged and may result in extended timeframes for review.

*All digital submissions and documents can be submitted to the following e-mail addresses:
Enquiries/ applications within Peel Region municipalities – peelplan@trca.ca
Enquiries/ applications within York Region municipalities – yorkplan@trca.ca*

We thank you for your cooperation as we respond to the current situation.



From: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>
Sent: Monday, June 21, 2021 1:58 PM
To: Haqing.Xu@vaughan.ca; Andrew.whittemore@mississauga.ca; Jason.bevan@mississauga.ca; Sylvia.Kirkwood@caledon.ca; Henry Gamboa <henry.gamboa@electrautilities.com>; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; circulations@mmm.ca; meaghan.paynchuk@bell.ca; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; planification@cscmonavenir.ca; Dorothy.DiBerto@cvc.ca; landuse.planning@gtta.com; Koops, Krystina <krystina.koops@dpcdsb.org>; julian.wigle@peelsb.com; Adam Miller <Adam.Miller@trca.ca>; amiller@trca.ca; bianca.bielski@peelsb.com; FarouqueAlthaf <althaf.farouque@peelregion.ca>
Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>; Humble, Jeffrey <Jeffrey.Humble@brampton.ca>

Appendix 5

Subject: Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Hello,

Please find attached the City of Brampton's **formal circulation request for comments** on the **City-Initiated City-wide Official Plan Amendment and Zoning By-law Amendment – Implementation of Additional Residential Unit (Garden Suites) Regulations**

In accordance with *Bill 108 More Homes, More Choice Act, 2019*, the City of Brampton proposes to introduce Garden Suite permissions in the Official Plan and Zoning By-law to allow up to one additional residential unit in a detached building that is accessory to the principal dwelling located on the same lot as a detached, semi-detached and townhouse dwelling.

The policy review is aimed to reduce zoning barriers to the creation of additional residential units and support the supply and range of affordable rental accommodations in the City. The project is also a deliverable of Housing Brampton, which was endorsed by Council in May 2021, and supports the provision of age friendly and inclusive housing that is affordable and accessible to all.

Specifically, the amendment proposes to:

- Introduce “Additional Residential Units”, which are self-contained residential dwelling units, with their own cooking facilities, sanitary facilities and sleeping areas, and that are located either within a principal dwelling that is a single-detached, semi-detached, or townhouse dwelling (Second Unit), or within an accessory building or structure (Garden Suites) on the same lot as a single detached, semi-detached, or townhouse dwelling.
- Replace the existing Provisions for Two Unit Dwellings (second units) with general Provisions for Additional Residential Units (ARUs) in the Zoning By-law.
- The existing provisions for second units within a two-unit dwelling will remain unchanged, but for administrative purposes, have been restructured in the proposed amendments.
- Introduce zoning regulations for garden suites that include, but are not limited to dwelling type, size, unit height, parking and setback requirements.
- Add definitions in the Zoning By-law for “Additional Residential Unit (ARU)” and “Garden Suite”

A public meeting was held on Monday, June 7, 2021 to present the draft amendments for public consultation.

For your review and comments, please find attached the following materials:

1. Staff report re: City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations - <https://pub-brampton.escribemeetings.com/filestream.ashx?DocumentId=24837> (Item #5.1 <https://bit.ly/2Z96f9F>)
2. Appendix 2 Draft Official Plan Amendment - <https://pub-brampton.escribemeetings.com/filestream.ashx?DocumentId=24839>
3. Appendix 3 Draft Zoning By-law Amendment - <https://pub-brampton.escribemeetings.com/filestream.ashx?DocumentId=24840>

As we anticipate to bring forward a recommendation report and draft amendments for Council adoption in the Fall, we require your comments no later than **Monday, August 16, 2021**. If we have not received your comments by the specified date, we will assume you have no comments.

Please visit the project webpage at <https://www.brampton.ca/EN/Business/planning-development/housing-brampton/Pages/Additional-Residential-Units.aspx> for more information.

Thank you,

Shahinaz Eshesh, BURPI
Policy Planner III, City Planning & Design

Appendix 5

Planning, Building and Economic Development
City of Brampton | 2 Wellington Street West | City Hall
E: shahinaz.eshesh@brampton.ca | T: 905.874.3390 | W: www.brampton.ca

Our Focus Is People ●●●●●



The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the Brampton Plan. If you would like to receive information regarding the Official Plan review please email us at opreview@brampton.ca.

Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>



Toronto and Region
Conservation
Authority

August 4, 2021

CFN 64153.04

SENT BY E-MAIL (Claudia.LaRota@brampton.ca)

Claudia LaRota
Principal Planner/Supervisor City Planning & Design
Planning, Building and Economic Development
City of Brampton
2 Wellington St, Brampton ON, L6Y 4R2

Dear Ms. La Rota:

**Re: City-Initiated Official Plan Amendment and Zoning by-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations
City of Brampton, Region Municipality of Peel**

TRCA would like to thank the City of Brampton for the opportunity to comment on the 'Official Plan Amendment and Zoning by-law Amendment to Implement Additional Residential Units (Garden Suites) Regulation'. This letter acknowledges receipt of first submission materials associated with the above noted application. A digital copy of the materials was circulated by the City of Brampton and received by Toronto and Region Conservation Authority (TRCA) on June 21, 2021.

TRCA staff has reviewed the above noted application, and as per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), provides the following comments as part of TRCA's commenting role under the *Planning Act*; the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2020*; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and, our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice related to provincial plans.

Purpose of the Applications

It is understood that the proposed policy review is being undertaken to implement Additional Residential Units (ARU) policies in the City's Official Plan (OP) and Zoning By-law (ZBL) in accordance with Bill 108 More Homes, More Choices -2019, which requires municipalities to amend their policies to permit ARUs within a detached accessory structure.

Application-Specific Comments

TRCA supports policy direction that would help increase the affordability and supply of housing while making efficient use of existing infrastructure across the City of Brampton. However, in accordance with the Provincial Policy Statement (3.1), TRCA's Living City Policies and our regulatory responsibilities under the *Conservation Authorities Act*, we would not support ARUs within hazardous lands or with unsafe access associated with valley and stream corridors and the Lake Ontario Shoreline (i.e. flood and erosion hazards), as to do so would increase the risk to life and property associated with the hazard where previously no risk or less risk existed.

The draft OP and ZBLA indicate that ARUs are not permitted on properties located within a floodplain. The staff report and in Appendix 4 (Policy Planning Context and Analysis Summary) reaffirm this and maintain that the proposed OP amendment (OPA) and ZBL amendment (ZBLA) are consistent with matters of Provincial and Regional interest. However, there is no language in the proposed OPA or ZBLA regarding natural hazards other than floodplains. As such, TRCA staff recommend the following revisions:

Appendix 2: Draft Official Plan Amendment

- 1) Page 1: 7. ARUs are to be located outside of natural heritage and natural hazard lands as per the Conservation Authority.
- 2) 4.2.5.7.1 v. An ARU shall not be permitted within a natural heritage or natural hazard area as per the Conservation Authority.

Appendix 3: Draft Zoning By-law Amendment

- 1) c. Will not be permitted within a natural heritage or natural hazard area as per the Conservation Authority.

Further to the above, we note that the staff report indicates that the existing zoning provisions for a second unit within a two-unit dwelling will remain unchanged but will be moved under the new ARU heading. As such, we recommend that the same, or similar language regarding ARUs not being permitted within hazardous lands (and sites) be used in the City's OP and ZBL pertaining to secondary suites.

Recommendations

Given the above, TRCA staff are unable to support the proposed "City-Initiated Official Plan Amendment and Zoning by-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations" at this time. TRCA staff look forward to continued discussion with City staff.

Please note that this letter is based on TRCA's current policies and regulation, which may change from time to time. Please notify TRCA of any decisions made by the City on these applications, or any appeals made by any party in respect of these applications.

We trust these comments are of assistance. Should you have any questions, please contact the undersigned at extension 5307 or email colleen.bonner@trca.ca

Sincerely,



Colleen Bonner

Senior Planner

Development Planning and Permits | Development and Engineering Services

cc: Adam Miller, Quentin Hanchard, Mary-Ann Burns - TRCA
John Hardcastle - Region of Peel
Trisha Hughes - CVC

Appendix 'A': List of Materials Reviewed

The following materials were received by TRCA on June 21, 2021

- City Initiated OPA and ZBLA to Implement ARU (Garden Suites) Regulation, Staff Report, April 26, 2021
- Appendix 2: Draft Official Plan Amendment
- Appendix 3: Draft Zoning By-law Amendment

Eshesh, Shahinaz

From: Hughes, Trisha <trisha.hughes@cvc.ca>
Sent: 2021/08/06 2:11 PM
To: Eshesh, Shahinaz
Cc: DiBerto, Dorothy; Hardcastle, John; Colleen Bonner
Subject: RE: [External] Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg
Attachments: ltr_OPAZBAARU_br_20210806.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Shahinaz,

Please see attached CVC's comments regarding the below circulation. We were also copied on TRCA's comments, and note that the themes around natural hazards and safe access are the same for CVC.

Should you have any questions regarding our comments or wish to discuss, please let us know.

Kind regards,

I'm working remotely. The best way to reach me is by email or mobile phone.

Trisha Hughes | she/her/hers

Planner, Planning and Development Services | Credit Valley Conservation

905-670-1615 ext 325 | M: 437-855-4056

trisha.hughes@cvc.ca | cvc.ca



**Credit Valley
Conservation**
inspired by nature



[View our privacy statement](#)

From: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>

Sent: Monday, June 21, 2021 1:58 PM

To: Haiging.Xu@vaughan.ca; Andrew.whittemore@mississauga.ca; Jason.bevan@mississauga.ca; Sylvia.Kirkwood@caledon.ca; Henry.Gamboa@electrautilities.com; Municipal Planning <municipalplanning@enbridge.com>; [Dennis De Rango <landuseplanning@hydroone.com>](mailto:Dennis.DeRango@landuseplanning@hydroone.com); circulations@mmm.ca; meaghan.paynchuk@bell.ca; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; planification@cscmonavenir.ca; DiBerto, Dorothy <Dorothy.DiBerto@cvc.ca>; landuse.planning@gtta.com; Koops, Krystina <krystina.koops@dpcdsb.org>; julian.wigle@peelsb.com; Adam.Miller@trca.ca; amiller@trca.ca; bianca.bielski@peelsb.com; FarouqueAlthaf <althaf.farouque@peelregion.ca>

Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>; Humble, Jeffrey <Jeffrey.Humble@brampton.ca>

Subject: [External] Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg



**Credit Valley
Conservation**
inspired by nature

August 6, 2021

VIA EMAIL

Shahinaz Eshesh
Policy Planner III, City Planning & Design
Planning, Building and Economic Development
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Shahinaz Eshesh,

**Re: City Initiated Official Plan Amendment & Zoning By-law Amendment -
Additional Residential Unit Regulation**

Credit Valley Conservation (CVC) staff received the request for comments on the City Initiated Official Plan Amendment & Zoning By-law Amendment – Additional Residential Unit (ARU) Regulation received June 21, 2021.

We have now had an opportunity to review the *Information Report - City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations* (City of Brampton, April 26, 2021), as well as *Appendix 2 – Draft Official Plan Amendment* and *Appendix 3 – Draft Zoning By-law Amendment*.

We offer comments based on our roles and responsibilities as a watershed based resource management agency and public (commenting) body under the *Planning Act*, planning advisory services based on service agreements or memorandum of understanding, delegated responsibilities regarding natural hazards (except forest fires) as identified in Section 3.1 of the Provincial Policy Statement (2020), and regulatory responsibilities under the *Conservation Authorities Act* Section 28 regulation.

Based on our review, we offer the following comments:

1. Per our regulatory role under the *Conservation Authorities Act*, it should be noted that ARU's will not be permitted within natural hazards/hazardous lands (e.g. flood hazards, erosion hazards, etc.), to prevent risks to life and property caused by natural hazards.
2. In accordance with our policies, safe access must also be demonstrated when there is a proposed increase in the number of dwelling units on a property.
3. In Appendix 2, it is noted that, "ARUs must be in compliance with the Ontario Building Code and/or Fire Code, Registration By-law and Property Standards By-Law, and other applicable approval requirements" (Section 4.2.5.7.1 iv, page 3). It is recommended that, "the applicable regulation approved under the *Conservation Authorities Act*" be added as well. It is also recommended that a similar point be included in Appendix 3 - Draft Zoning By-law Amendment (e.g.

Appendix 5

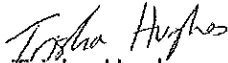
ARUs must be in compliance with the applicable regulation approved under the *Conservation Authorities Act*).

4. Appendix 2 states that, "*An ARU shall not be permitted on a property located within a floodplain*" (Section 4.2.5.7.1 v, page 3). As per our comment 1 above, there are restrictions for ARU's within natural hazards. It is recommended that the wording be changed to better reflect the areas of concern (e.g. An ARU shall not be permitted on a property located within a natural hazard area as per consultation with the appropriate Conservation Authority).
5. In Appendix 3, it is noted that, "*ARUs shall not be permitted on properties located within a Floodplain Zone or Open Space Zone, or on lands identified in Schedule B-6: Downtown Floodplain Regulations area*". Similar to our comment above, since not all properties that contain floodplain or other natural hazards are zoned either F or OS, we recommend changing the language to better reflect the areas of concern (e.g. An ARU shall not be permitted on a property located within a natural hazard area as per consultation with the appropriate Conservation Authority).

CVC staff would be happy to discuss our comments further with the City if clarification is required.

I trust the above is satisfactory, however please feel free to contact me at trisha.hughes@cvc.ca or 905-670-1615 extension 325 if you wish to discuss further.

Sincerely,


Trisha Hughes
Planner

cc: Dorothy DiBerto, Credit Valley Conservation
John Hardcastle, Region of Peel
Colleen Bonner, Toronto and Region Conservation Authority

Eshesh, Shahinaz

From: Koops, Krystina <Krystina.Koops@dpcdsb.org>
Sent: 2021/08/12 12:54 PM
To: Eshesh, Shahinaz
Cc: phillip.sousa@peelsb.com
Subject: [EXTERNAL]Comments City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg
Attachments: Comments Additional Residential Units - Garden Suites.pdf

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Hi Shahinaz,

Please find attached comments from DPCDSB.
If you have any questions, please let me know.
Regards,

Krystina Koops, MCIP, RPP

Planner - Planning Department
Dufferin-Peel Catholic District School Board
40 Matheson Boulevard West, Mississauga ON L5R 1C5
Tel: 905-890-0708 ext. 24407 | Email: krystina.koops@dpcdsb.org
Website: www.dpcdsb.org | Twitter: @DPCDSBSchools | YouTube: DPCDSBVideos

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Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga, ON L5R 1C5 | (905) 890-1221 | www.dpcdsb.org

August 12, 2021

Shahinaz Eshesh
Policy Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Eshesh:

**Re: Request for Comments
City Initiated Official Plan & Zoning By-law Amendments
Additional Residential Units (Secondary Units and/or Garden Suites)
City of Brampton**

Thank you for providing the Dufferin-Peel Catholic District School Board (DPCDSB) the opportunity to review and comment on the proposed City initiated Official Plan and Zoning By-law amendments.

The report outlines new terms such as "Additional Residential Unit (ARU)" and "Garden Suite". "Garden Suite" is defined as an ARU that is detached from the principal dwelling unit and is located in the rear or side yard, and which may be freestanding or attached to a detached private garage. The definition of a "Garden Suite" clearly defines that an ARU will be separate from the original dwelling unit, thereby increasing the gross floor area (GFA). This would not qualify as an exemption in the DPCDSB Education Development Charges (EDC) By-law. In view of the preceding, EDCs will be applicable to garden suites. In a situation where an ARU is created within an existing dwelling without the addition of GFA, such as a basement apartment, will continue to be exempt from EDCs.

In general, it is expected that student yields from garden suites will be similar to secondary units and have little impact on our existing infrastructure.

Thank you for giving us the opportunity to provide comments on this matter. If you require any further information, please feel free to contact me.

Yours sincerely,

K. Koops

Krystina Koops, MCIP, RPP
Planner
Dufferin-Peel Catholic District School Board
(905) 890-0708, ext. 24407
krystina.koops@dpcdsb.org

c: P. Sousa, Peel District School Board (via email)

Eshesh, Shahinaz

From: Sousa, Phillip <phillip.sousa@peelsb.com>
Sent: 2021/08/12 4:17 PM
To: Eshesh, Shahinaz
Cc: Koops, Krystina
Subject: [EXTERNAL]PDSB Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg (Garden Suites)
Attachments: PDSB Comments to Additional Residential Units - Garden Suites.pdf; City-Initiated OPA and ZBLA to Implement ARU (Garden Suites) Regulations.pdf

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Good afternoon Shahinaz,

Attached you will find the Peel District School Board's comments on additional residential units.

Please advise us if you have any questions or concerns.

Take care,
Phil

Phillip Sousa – Senior Planner
Planning & Accommodation Support Services
Peel District School Board
Phone: (905) 890-1010 Ext: 2009
Cell: (416) 518-4377
Fax: (905) 890-5295
phillip.sousa@peelsb.com

From: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>
Sent: June 21, 2021 1:58 PM
To: Haiging.Xu@vaughan.ca; Andrew.whittemore@mississauga.ca; Jason.bevan@mississauga.ca; Sylvia.Kirkwood@caledon.ca; Henry.Gamboa@electrautilities.com; Municipal Planning <municipalplanning@enbridge.com>; [Dennis De Rango <landuseplanning@hydroone.com>](mailto:Dennis.DeRango@landuseplanning@hydroone.com); circulations@mmm.ca; meaghan.paynchuk@bell.ca; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; [Hardcastle, John <john.hardcastle@peelregion.ca>](mailto:Hardcastle,John@john.hardcastle@peelregion.ca); planification@cscmonavenir.ca; Dorothy.DiBerto@cvc.ca; landuse.planning@gtta.com; [Koops, Krystina <krystina.koops@dpcdsb.org>](mailto:Koops,Krystina@krystina.koops@dpcdsb.org); [Wigle, Julian <julian.wigle@peelsb.com>](mailto:Wigle,Julian@julian.wigle@peelsb.com); Adam.Miller@trca.ca; amiller@trca.ca; bianca.bielski@peelsb.com; [FarouqueAlthaf <althaf.farouque@peelregion.ca>](mailto:FarouqueAlthaf@althaf.farouque@peelregion.ca)
Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>; [Humble, Jeffrey <Jeffrey.Humble@brampton.ca>](mailto:Humble,Jeffrey@Jeffrey.Humble@brampton.ca)
Subject: [EXTERNAL] Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

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Hello,



5650 Hurontario Street
Mississauga, ON, Canada L5R 1C6
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f 905.890.6747
www.peelschools.org

August 12, 2021

Shahinaz Eshesh
Policy Planner III, City Planning & Design
City of Brampton, 2 Wellington Street West
Ontario, L6Y 4R2

Greetings Ms. Eshesh:

**Re: Request for Comments: City-Initiated City-Wide Official Plan & Zoning By-Law Amendments
Implementation of Additional Residential Units (Secondary units and/or Garden Suites)**

The Peel District School Board (PDSB) is grateful for the opportunity to review and comment on the proposed amendments to the City-Wide Official Plan & Zoning By-Law amendments.

As detailed in the City report, the Planning Act changes resulting from Bill 108 will now allow for the construction of Additional Residential Unit (ARU) types, one of which are "Garden Suites". The report defines a "Garden Suite" as an ARU that is detached from the principal dwelling unit and is located in the rear or side yard, and which may be freestanding or attached to a detached private garage. The definition of a "Garden Suite" clearly defines that it will be separate from the original dwelling unit, thereby increasing the gross floor area (GFA). This would not qualify as an exemption from the PDSB's Education Development Charges (EDCs) By-Law and thus is subject to EDC's. In the case where an ARU is created within an existing residential dwelling without increasing its GFA (an example would be a basement apartment), the ARU will continue to be exempt from EDCs.

Student yields from these new garden suites is expected to be similar to secondary units.

Thank you for giving us the opportunity to provide comments on this matter. If you require any further information, please feel free to contact me.

Take care,

A handwritten signature in cursive script that reads 'Phillip Sousa'.

Phillip Sousa – Senior Planner
Planning & Accommodation Support Services,
Peel District School Board
Tel: (905) 890-1010 ext: 2009
Cell: (416) 518-4377
phillip.sousa@peelsb.com

c: K. Koops, Dufferin-Peel Catholic District School Board (via email)