

Date: 2022-05-04

Subject: **Recommendation Report - City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Second Units and Garden Suites) Regulations**

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Report Number: Planning, Bld & Ec Dev-2022-589

Recommendations:

1. **THAT** the report titled “**Recommendation Report - City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Second Units and Garden Suites) Regulations**” to the Planning and Development Committee meeting of June 20, be received;
2. **THAT** the proposed City-initiated Official Plan Amendment and Zoning By-law Amendment attached hereto as Appendices 6 and 7 respectively, be adopted on the basis that they represent good planning, including that are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City’s Official Plan for the reasons set out in this Report;
3. **THAT** the Additional Residential Unit (ARU) Registration By-law, attached hereto as Appendix 8, be adopted;
4. **THAT** the Second Unit Registration By-law 87-2015, as amended, be repealed; and,

5. **THAT** it is hereby determined that in adopting the attached Official Plan Amendment, Council has had regard for all matters of Provincial Interest and the Provincial Policy Statements as set out in Section 2 and 3(5) respectively of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

Overview:

- **Bill 108, the *More Homes, More Choice Act, 2019*, requires all municipalities in Ontario to implement policies authorizing additional residential units (ARUs) within detached, semi-detached or townhouse dwellings (second units), as well as within an accessory building or structure located on the same lot as the principal dwelling. This has the effect of allowing up to three dwelling units per residential lot.**
- **Brampton has permitted second units since 2015, subject to the applicable Zoning By-law requirements and the Registration By-law.**
- **Staff initiated a policy review to permit ARUs within accessory structures, which will be defined in the City's Official Plan and Zoning By-law as "Garden Suites".**
- **The proposed regulations and standards for ARUs, including Garden Suites were presented at a statutory public meeting on June 7, 2021.**
- **This report presents for Council adoption the amendments that will implement the ARU policies, and a new Registration By-law that will apply to both second units and garden suites. The existing Second Unit Registration By-law will be repealed. The amendments aim to support the supply and range of affordable rental housing accommodations in the City.**

Background:

Bill 108, the *More Homes, More Choice Act, 2019*, brought changes to the *Planning Act*, intended to increase housing options and boost housing supply in order to address Ontario's housing crisis. Brampton is required to comply with Planning Act changes that require municipal Official Plans and Zoning By-laws to contain city-wide provisions permitting "**Additional Residential Units (ARUs)**" within detached, semi-detached, or townhouse units (known as "**second units**" in Brampton), and within an accessory structure on the same property (herein referred to as "**garden suites**"). This has the effect of potentially allowing up to three dwelling units per residential lot. In accordance with Section 17(24.1) of the *Planning Act*, appeals (other than appeals by the Minister) to policies that authorize the use of ARUs are not permitted.

The City of Brampton has permitted second units since 2015 in detached, semi-detached and townhouse dwellings, subject to specific zoning requirements and the Registration By-law. Brampton does not currently permit an additional residential unit within an accessory building or structure.

Housing Brampton

The ARU Policy Review is a deliverable of Housing Brampton, which was endorsed by City Council on May 19th, 2021. Housing Brampton is Brampton's comprehensive Housing Strategy and Action Plan that will help us to improve housing affordability, add more diverse types of housing to our housing stock, and use innovative approaches to address our housing needs.

Housing Brampton's overarching Principles to guide housing development in Brampton include reducing barriers to supply of housing, making full use of regulatory tools, incorporating equity, collaborating with the non-profit sector, advocating for the right housing, and demonstrating innovation. These Principles guide the 4 focus areas or 'Big Moves' of the Strategy and Action Plan, which include Purpose-Built Rental Housing, Use of Public Land, Attainable Home Ownership, and Clear Housing Targets. The proposed ARU policies support the principles of *Housing Brampton*, particularly reducing barriers to the supply of housing, make full use of regulatory tools and incorporate equity.

The proposed amendments are rooted in the fundamental principles to create complete communities and provide a full range of housing in terms of form, tenure, and affordability for residents across the city, in a form that makes efficient use of land. Expanding housing options in neighbourhoods is an important step towards increasing and accelerating the creation of a diverse range and mix of housing options, including additional units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes

Public Engagement

Statutory Public Meeting

A Statutory Public Meeting to present the draft Official Plan and Zoning By-law Amendments for public review and comment was held on June 7, 2021. There were no members of the public in attendance, and one piece of written correspondence was received prior to the meeting. The minutes of the public meeting are attached as Appendix 1 to this report. A summary and response to all comments received during the consultation period is attached as Appendix 2.

Metroquest Survey – Additional Residential Units (Garden Suites)

The City launched an online public survey to receive public input on the proposed garden suites policies from April 5, 2021 to June 14, 2021. A total of 704 residents provided a

response. Notice of the survey was given by public notification in the Brampton Guardian (online), social media, and the City's website.

As municipalities are required to permit garden suites to conform to Bill 108, the survey was designed to receive feedback from residents on a made-in-Brampton policy framework for garden suites.

The survey responses were anonymous and comments have been considered and used to inform this policy review. The responses received through the survey are summarized in Appendices 3 and 4.

The City prepared a promotional and educational video on the ARU Policy Review, which may be viewed on YouTube following this URL: <https://youtu.be/7qsWheBS2HM>

BILD

Staff presented the proposed policies at the BILD Peel Chapter meeting on September 16, 2021, and also circulated the draft amendments for their review and comments. One member of BILD inquired about potential incentives to developers that include garden suites at the early stage of the plan of subdivision process. Currently, the City is not contemplating any incentives for the construction of ARUs. No additional comments have been received from BILD at this time.

Current Situation:

Proposed Amendments

This report presents a final Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA), and an implementing Registration By-law introducing additional residential units (ARUs) as a new term, and permitting garden suites in the City. Both second units and garden suites will be a permitted form of ARUs. The existing second unit (Two-Unit Dwelling) provisions are not proposed to be amended, except to provide further clarification to the policies, or to provide improvement to the structure of the overall sections within the Official Plan and/or Zoning By-law.

In accordance with the proposed policies, single-detached, semi-detached, and/or townhouse lots may be permitted up to a maximum of two ARUs per lot, including a maximum of one second unit located within the principal dwelling, and a maximum of one garden suite in an accessory structure. It is noted that two second units will not be permitted to locate within the principal dwelling nor will two garden suites be permitted to locate in two separate accessory structures on the same lot. There is no prerequisite to have a second unit within the principal dwelling to be able to construct a garden suite in a detached building, or vice versa.

It is not intended that garden suites be permitted on every residential lot across the City. Garden suites will only be permitted on residential properties that can appropriately

accommodate them in accordance with the proposed regulations and standards, and subject to registration.

Staff have revised the OPA and ZBLA presented at the public meeting based on public input and agency comments received through the circulation of the documents, and the changes are summarized below:

Official Plan Amendment (OPA)

The proposed OPA (Appendix 6) proposes to permit garden suites subject to land use planning criteria and ensure compliance with the Ontario Building Code and/or Fire Code, Registration By-law and Property Standards By-Law, and other applicable approval requirements. The OPA is intended to ensure garden suites are accessory and compatible with the principal dwelling, and to ensure that there are no negative impacts to health and safety, servicing, stormwater management, site drainage, and flood risk.

The following describes the changes to the OPA:

1. Insertion of a preamble describing the purpose and overall planning objectives for ARUs.
2. Insertion of three new policies:
 - a. Policy 4.2.5.6.2 – states the encouragement of creating ARUs in new plans of subdivision to ensure they are properly planned prior to construction
 - b. Policy 4.2.5.6.4 – indicates that garden suites shall be evaluated through a custom home review process, in addition to the building permit approval process. The construction of garden suites require consideration to design (i.e. style, materials, and compatibility) and engineering (i.e. grading, servicing, and site drainage), therefore staff recommend that an engineering and urban design review is required through a custom review process prior to building permit submission.
 - c. Policy 4.2.5.6.5 – provides clarification that garden suites that do not comply with the Zoning By-law may be considered through a minor variance application subject to a set of criteria.

Zoning By-law Amendment (ZBLA)

The proposed ZBLA (Appendix 7) proposes to permit garden suites subject to zoning requirements that regulate the size, height, setbacks (rear and interior side yard), separation distance from the principal dwelling, lot coverage, and parking, to guide the location, form, and scale of garden suites. These criteria have been developed to ensure that garden suites are subordinate to the principal dwelling on the same lot, and limit their impacts to surrounding properties and on the natural environment.

Various factors will influence whether or not a property can accommodate a garden suite, or the location and size of a suite, such as lot width or depth, location and depth of the principal dwelling, and adequate emergency access. The proposed ZBLA regulates

garden suites appropriately to limit the privacy, overlook, and shadow concerns on adjacent properties and for future residents of garden suites.

As Council recently amended the second units zoning by-law to remove the requirement to parking for second units, one additional space will be required only for lots that contain both a second unit and a garden suite. No additional parking will be required when only one ARU is proposed.

The following describes the changes to the ZBLA:

1. Minor grammatical revisions to 10.16(e) and 10.16(f) to improve readability on parking requirements for ARUs
2. Insertion of provision 10.16.2 (b) – requires garden suites to be subject to lot coverage requirements of their applicable zone or site-specific zone
3. Insertion of provisions 10.16.2(c)(iii) and 10.16.2(h)(iii) to provide clarification on the maximum gross floor area and height of garden suites that are located over a detached garage. The provisions provide greater consistency with gross floor area and height requirements in the Zoning By-law for detached garages.
4. Reduction in minimum separation distance from the principal dwelling to the garden suite from 4 metres to 3 metres
5. Insertion of provision 10.16.2(g) that permits encroachments into the minimum rear yard depth for building features such as window bays, eaves, cornices, gutters, chimneys, porches and decks.
6. Deletion of provision, “The platform of a porch, patio and/or deck shall be less than 0.6 metres above ground level”. Provision 10.16.2 (g) allows for encroachment into the rear yard depth up to a maximum of 0.9 metres for porches and decks, which applies for decks that are more than 0.6 metres above the ground.

Garden Suite Implementation:

Staff are proposing that garden suites will be required to follow the same building permit and registration process that currently exist for second units, with the additional step of requiring a custom home review prior to building permit submission.

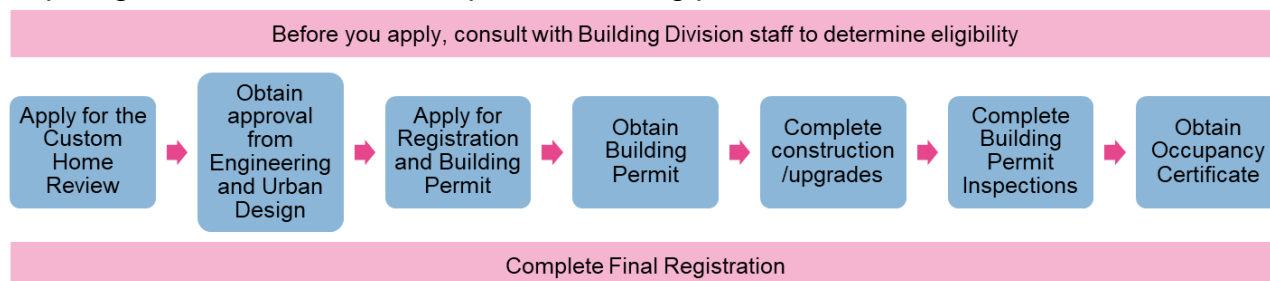


Figure 1 – Garden Suite review and approval process

Custom Home Review

Staff are recommending that garden suites require architectural and engineering review to ensure the exterior appearance of the structure (built form, materials) is compatible with the character of the existing dwelling, and grading and drainage concerns are addressed prior to the submission of a building permit.

This process will be similar to the existing Custom House Architectural Control Review for new homes: <https://www.brampton.ca/EN/Business/planning-development/Pages/CustomHouseReview.aspx>

To apply, a Custom House Architectural Control Review Application form is to be completed and drawings submitted in accordance with the submission requirements for Custom House Review. A review fee of \$200 is required for the application (as per [By-Law 183-2014](#)).

Urban Design and Development Engineering staff will review the submission, which will be based on the external appearance of the building in terms of massing, architectural details and materials so that the garden suite fits in with the scale, image and character of the neighbourhood, and ensures that proper drainage and grading are proposed.

Additional Residential Unit (ARU) Registration By-law

The registration process for garden sites will be the same as the one currently existing for second units, but will be amended to now apply to all ARUs. This process is intended to ensure these units are safe, legal and livable.

The proposed ARU Registration By-law (Appendix 8) will repeal the existing Second Unit Registration By-law 87-2015, as amended. All second units and garden suites will be subject to a one-time registration process and non-refundable \$200 registration fee to ensure that the units meet the requirements under the Ontario Building Code and Zoning By-law, and are legal, safe and habitable.

Development Charges (DCs) and Educational Development Charges (EDCs)

The *Development Charges Act, 1997* was amended by Bill 108 in 2019, exempting ARUs from development charges, in an effort to promote the creation of these units.

However, staff have been advised by the respective school boards that Bill 108 did not amend the *Education Act, 1990*, and garden suites will be subject to educational development charges, based on the EDC rate at the time of building permit issuance.

Parkland Dedication and Cash-in-Lieu (CIL) of Parkland Dedication

Parkland Dedication Section 42 of the Planning Act allows the City of Brampton to require new development to contribute to the expansion and enhancement of the City's parks

and open space system. The amount of parkland required or cash-in-lieu (CIL) of parkland is calculated and governed by the City of Brampton's Parkland Dedication By-law 283-2013, as amended. Some types of development are exempt from parkland dedication generally because they do not create additional pressure on existing parks, such as second units.

As our current Parkland Dedication By-law does not define a garden suite, they would be classified as a "dwelling unit". The by-law defines "dwelling unit" as "any property that is used or designed for use as a single domestic establishment in which one or more persons may sleep and prepare and serve meals. Therefore, the Parkland Dedication By-law will require the collection of cash in lieu of parkland, which will be calculated in accordance to Section 7 (c)(i) of the By-law:

Section 7 (c) (i) CIL shall be calculated at the rate of 5% of the land being Developed or Redeveloped, and the value of the land shall be calculated by the City using the market value of the lands as of the day before the issuance of the first building permit in respect of the Development or Redevelopment, as evidenced by an appraisal.

Although a third-party appraisal of the value of the land is currently required for any development, Realty Services has indicated that for garden suites, the City may undertake the appraisals, to encourage such proposals and make them affordable.

Parks Planning is currently undertaking a parkland dedication review and a by-law update, which will evaluate the need of CIL for garden suites. The update to the by-law will include defining garden suites as an alternative housing form. City Planning and Design staff are strongly recommending exempting garden suites from the Parkland Dedication By-law and CIL requirements, to further support affordable rental options in the City. Given the nominal size proposed (max. 35 sq. m in most lots), staff considers that garden suites will not cause any undue burden to existing parkland, and therefore CIL payment should be waived.

However, any garden suites registered prior to the passing of an updated Parkland Dedication By-law will be subject to CIL payment in accordance with existing calculations.

Impacts on Servicing

The City, with support from the Region of Peel, undertook a high-level Infrastructure Capacity Analysis of potential infrastructure impacts (water, wastewater, storm water, traffic and parking, school capacity, property tax assessments, etc., to understand impacts of gentle intensification such as ARUs.

The data modelling revealed that the impacts differ geographically and depend on a host of related planning and engineering factors. When determining potential servicing capacity impacts from garden suites, it is necessary first to understand the number of ARUs proposed in a specific area that will connect to existing services. However, at this stage, it is difficult to estimate the number of garden suites that will be constructed overall

or in any one geographic area to adequately estimate the total servicing demand. It is anticipated that given the initial construction costs, garden suites will only be a modest addition to the City's housing supply, that will also be distributed across the City, so any impacts to servicing may be negligible.

Interactive Mapping Tool

Planning staff have been recently contacted by *ADUsearch*, an institute funded by the Canadian Mortgage Housing Corporation (CMHC) as part of their "Housing Supply Challenge".

As the construction of garden suites has the potential to increase the housing supply in municipalities across Canada, *ADUsearch.ca* is developing an online interactive mapping tool that allows users to see if it is physically possible to build a garden suite in compliance with the local zoning bylaws on an individual property.

ADUsearch.ca uses parcel, building footprint, and street centerline files to calculate the total buildable area of a residential property based on the proposed zoning requirements, to determine the feasibility of adding a garden suite to any given residential lot.

As part of the first phase of the CMHC Challenge, *Adusearch.ca* prepared a proof of concept for the City of Windsor, and through the next stage of the challenge, will include the top 100 municipalities across Canada by population size, including Brampton. Users across the country, including the general public will be able to access the online tool by March 2023. At that time, any property owner, or city staff will be able to determine City-wide which lots have the potential to accommodate a garden suite based on the zoning requirements.

This tool will allow Brampton to better understand the impact of the garden suites by-law requirements, and study the potential distributions of ARUs across different neighbourhoods of the City.

Short Term Rentals (STR) of Second Units and Garden Suites

The Short Term Rental Licensing By-law (STR By-law) allows properties to be registered as a STR, as long as they are the 'principle dwelling' of the person registering it. As second units and/or garden suites would typically be rented, they would generally not constitute a 'principle dwelling', based on the interpretation of the STR By-law. Tenants of a garden suite/second unit may rent their units as an STR, only with authorization from the owner of the property. For clarification, owners of properties that contain a single detached dwelling with a second unit and/or a garden suite, can only offer their principle dwelling as a STR.

The Short Term Rental By-law will be reviewed after its first year of implementation, and any necessary changes may be recommended if any issues arise with ARUs.

New Home Warranty

Tarion (the consumer protection organization established to administer the Province's new home warranty program) has advised Building staff that as garden suites are self-contained residential units, they are considered a new dwelling. When garden suites are being constructed by someone other than the owner, then the builder/contractor would have to be licensed by the Home Construction Regulatory Authority (HCRA), and the garden suite enrolled with Tarion.

Planning Analysis

A detailed planning analysis is provided in Appendix 9.

Planning Act R.S.O, 1990

The City-Initiated Official Plan Amendment and Zoning By-law Amendment have been reviewed for consistency with matters of provincial interest as identified in the Planning Act R.S.O 1990 in terms of:

- the orderly development of safe and healthy communities (Section 2.(h));
- the adequate provision of a full range of housing, including affordable housing (Section 2.(j));
- the appropriate location of growth and development (Section 2.(p));

Bill 108, the *More Homes, More Choice Act, 2019*, amended the *Planning Act*, requiring official plans to contain policies authorizing the use of ARUs. The proposed amendments are consistent with this requirement.

Section 17(24.1) of the Planning Act stipulates that the proposed amendments to authorize and implement additional residential units (garden suites) are not appealable under Section 17(24).

Provincial Policy Statement (PPS), 2020

The proposed amendments have been reviewed for consistency with the Provincial Policy Statement (PPS). The PPS policies that are applicable include, but are not limited to:

- *Healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (Section 1.1.1 (a));*
- *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), (Section 1.1.1 (b));*
- *Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources (Section 1.1.3.2(a)); are*

appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion (*Section 1.1.3.2(b)*); and, are *transit-supportive*, where transit is planned, exists or may be developed (*Section 1.1.3.2(f)*).

The proposed amendments are consistent with the general intent of the policy that addresses that healthy, liveable and safe communities are to be sustained with efficient range of land use development and land use patterns supported by existing servicing and infrastructure. The amendment directly addresses Section 1.1.1(b) to provide a range and mix of affordable and market-based residential housing including additional residential units. The amendment provides opportunities for homeowners to better utilize their property to include a garden suite to provide additional rental housing options in the City. The draft amendments have proposed provisions to address potential environmental, public health or safety concerns that may arise with respect to stormwater management, site drainage, flood risks, and private servicing.

The proposed OPA and ZBLA will encourage gentle densification of residential lands to achieve cost-effective development patterns that optimize public transportation services, servicing and infrastructure. The proposed amendments support the Province's objectives by supporting modest population growth and achieving the creation of age friendly communities in our existing communities.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (August 2020 Office Consolidation)

The proposed amendments have been reviewed for compliance with the Growth Plan for the Greater Golden Horseshoe (Growth Plan). The Growth Plan sections applicable to these amendments include, but are not limited to:

- *Applying the policies of this Plan will support the achievement of complete communities that provide a diverse range and mix of housing options, including additional residential units and affordable housing (Section 2.2.1.4 (c)); provide for a more compact built form and a vibrant public realm, including public open spaces (Section 2.2.1.4 (e));*
- *In implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by considering the range and mix of housing options and densities of the existing housing stock (Section 2.2.6.1(c)); planning to diversify their overall housing stock across the municipality (Section 2.2.6.1(d)).*

The proposed OPA and ZBLA are consistent with the Growth Plan to support the achievement of complete and age-friendly communities by providing for an additional housing option that is affordable, can accommodate people at all stages of life and supports the needs of various household income thresholds. The proposed amendments

aim to reduce housing barriers, increase housing opportunity and choice for all ages, abilities, and incomes, to address social inequalities.

Region of Peel Official Plan (April 2022)

The proposed amendments have been reviewed for compliance with the recently Council approved Region of Peel Official Plan, Peel 2051 (ROP). The ROP sections that are applicable to this OPA and ZBLA include, but are not limited to:

- Encourage the local municipalities to develop policies in their official plans to support seniors to age in place within their communities, as provided for in the objectives of the Urban and Rural System sections of this Plan including the integration of community facilities and services with residential land uses (Section 6.4.5).
- Direct the local municipalities to include policies in local municipal official plans that permit additional residential units, including the use of two residential units in a detached house, semi-detached house, or rowhouse; and the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house, or rowhouse (Section 5.9.14).
- Support the initiatives of local municipalities to promote additional residential units to achieve Regional and local housing objective (Section 5.9.15).
- Support a mix of multi-unit housing, including affordable housing, rental housing and additional residential units, as appropriate in MTSA's (Section 5.6.19.5).
- To ensure development in the Designated Greenfield Area supports a range and mix of housing options and densities, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households (Section 5.6.20.7).

The proposed amendments are in conformity with the ROP in terms of providing for a range and mix of housing types, sizes and tenure to support the housing needs of current and future residents, and support seniors to age in their communities. The proposed amendments introduce garden suites as a form of housing that is affordable, rentable and flexible to the needs of its residents, and promotes the development of complete communities.

City of Brampton Official Plan, 2006 (Office Consolidation Sept. 2020)

The proposed OPA and ZBLA are consistent with the objectives of the Residential Area policies (Section 4.2 Residential) of the Official Plan (OP), with respect to:

- *Establish policies that provide opportunities for the development of a broad mix of housing in terms of dwelling types, densities, tenure and cost (Section 4.2(a));*
- *Accommodate residential growth by promoting and facilitating intensification throughout the built-up area and ensuring compact, complete greenfield neighbourhoods; (Section 4.2(c));*
- *Encourage a balanced distribution of affordable housing, including non-profit or assisted housing, within the City. (4.2.5.2).*

The proposed amendments are consistent with Policies 4.2.1.12 and 4.2.5.2 with respect to encouraging various forms of rental and affordable housing in the City. The proposed OPA and ZBLA conform to the OP.

Brampton Plan

The City is currently undertaking its Official Plan Review. Brampton Plan sets out a strategic and comprehensive approach to guiding growth and development in a manner that reflects the unique context of Brampton and is targeted for Council adoption in July 2022.

The ARU policies proposed within these amendments are being replicated in Brampton Plan and will be contained within the Housing and Social Matters section of the Plan. Brampton Plan will supersede the proposed ARU policies once adopted.

Corporate Implications:

Financial Implications:

There are no financial implications directly associated with this report.

Term of Council Priorities:

This report directly aligns with the Strategic Direction – Brampton is a City of Opportunities, in particular the Council Priority to Create Complete Communities. The proposed amendments to the Official Plan and Zoning By-law to permit Garden Suites support the implementation and recommendations of the Housing Strategy, facilitating the creation of a more inclusive and livable community.

Living the Mosaic – Brampton 2040 Vision

This report and proposed policy amendments generally align with the Social Matter and Housing Vision, in particular Action #5-2 Housing, by providing additional opportunities to accommodate affordable housing units in the City.

Conclusion:

Following the June 7, 2021 Public Meeting, staff has made minor revisions to the proposed ARU policies based on public input and comments received through circulation of the draft planning amendments.

Staff find that the proposed amendments conform with the overall intent of *Bill 108* to proactively plan for ARUs, and encourage a diversity of housing options in Brampton.

Staff are of the opinion that the planning amendments are in the public interest and represent good planning. Therefore, staff recommends that Council authorize the adoption of the proposed Official Plan Amendment, Zoning By-law and Registration By-law, attached hereto as Appendices 6, 7 and 8, respectively.

The proposed amendments to the Official Plan and Zoning By-law will support the supply and range of affordable housing accommodations in the City.

In accordance with Section 17(24.1) of the *Planning Act*, appeals (other than appeals by the Minister) to policies that authorize the use of ARUs are not permitted, therefore the ARU policies will be in effect upon Council adoption.

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Attachments:

Appendix 1 – Minutes of June 7, 2021 PDC Meeting
Appendix 2 – Summary and Response to Public Comments/Correspondence Received
Appendix 3 – Metroquest Survey Results
Appendix 4 – Summary of Public Comments Received through the Metroquest Survey
Appendix 5 – Department and Agency Comments
Appendix 6 – Proposed Official Plan Amendment
Appendix 7 – Proposed Zoning By-law Amendment
Appendix 8 – Proposed Registration By-law
Appendix 9 – Planning Analysis Summary