

A-2023-0092 – 11 FERNDALE CRESCENT

Submission by the owners of the property

Background

We are a brother and sister team, both young professionals, working in the consulting and banking sectors. In addition, we are interested in real estate, with 11 Ferndale Crescent being our first investment in Brampton.

Within 12 weeks of closing, we have fully renovated the main unit, obtained the permit for, and built the secondary basement unit and since then rented out both units to two young families where the parents are employed in the GTA.

This was our first such undertaking and while we relied on the experience of our father, throughout the process we had three guiding principles we abided by:

- (1) To adhere strictly to the building code and the cities guidelines and hence we obtained a permit for all the modifications to the existing unit and the new basement unit construction.
- (2) To cause the least amount of encumbrance to our neighbours and hence we chose our trades persons accordingly and ensured that the site was kept well organized and clean.
- (3) Lastly, but importantly we would minimize the carbon footprint; we achieved this by making the least number of required alterations and re-using materials such as wood. Hence, we were able to accomplish the renovation with generating a minimal amount of waste and without using any dumpster. Instead of discarding the old appliances we had them cleaned and re-furbished.

Garden Suite

During one of our visits to the City of Brampton's offices during the permit application process, we became aware that Garden Suites are now permitted to be constructed.

Subsequently we evaluated 2 separate options:

- (A) Constructing a brand-new Garden Suite in the rear yard
- (B) Converting the well-constructed and insulated existing Garage into a Garden Suite

Option (B) seemed the preferred option on 3 key parameters which are listed below in their order of priority from 1 to 3.

	Parameters	Conversion	New Build	Difference
1	Carbon Footprint	2.6 Tons of CO ₂ equivalents	8.5 Tons	5.9 Tons
2	Cost	\$90,000	\$160,000	\$70,000
3	Time	6 weeks	12 weeks	6 weeks

It is our sincere request to the committee to allow the conversion of the Garage to the Garden Unit to minimize the carbon footprint impact and to ensure we can provide affordable housing to the Brampton community at a time when there is a recognized shortage of rental units.

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MAY 02 2022

CITY CLERK'S OFFICE