

Appendix 2 - Summary and Response to Public Comments/Correspondence Received

Below is a summary of the comments/questions that have been received at the statutory public meeting and/or through email correspondence. A response is provided below to each of the comment/question.

Delegation from Brampton Resident and Designer at weDesignBuild Inc., Haroon Malik, dated February 13, 2023

Summary of Comments: As it relates to garden suites and/or attached ARUs, the zoning by-law should review the lot coverage requirements and accommodate for an increase in lot coverage for ARUs. What is the process for garden suites and what documents are required i.e. topographic survey and lot grading certificate?

Response:

The purpose of this amendment is to respond to conformity requirements for Bill 23. Considerations to amendments for garden suites was not concerned during this conformity exercise, as the policies for garden suites were recently adopted in August 2022. Brampton has a wide range of lot sizes that would need to be considered comprehensively to re-evaluate increasing lot coverage for ARUs and considering potential impacts, such as the impact to landscaping, open space, site drainage and local flooding issues. Through the ARU Policy Review completed in 2022, it was understood by residents that the impact to the natural environment should be considered when evaluating the size and coverage of ARUs. Increases in lot coverage that may result from proposed ARUs may be considered on a site-specific basis through the Committee of Adjustment's Minor Variance application.

For information on the garden suite review process, please visit: <https://www.brampton.ca/EN/Business/planning-development/urban-design/Pages/Custom-Home-Garden-Suite-Review.aspx> or email GardenSuites.Review@brampton.ca.

Correspondence from Brampton Resident dated February 13, 2023

Summary of Comments: Concerns raised about the number of people per municipal address and the impacts to hospitals, schools, servicing, waste/recycling and traffic.

Response:

The City is not permitted to limit or control the number of persons occupying a residence. The approach that we have taken in the past, as part of the ARU Policy Review completed in 2022, was to address the size of the garden suite as it is not intended for families. ARUs are intended to be occupied by no more than one to two people such as a couple,

a senior, or single person. ARUs are intended to support gentle intensification and limiting additional population in any given low-density neighbourhood.

The City conducted an Infrastructure Capacity Analysis in 2021, which determined that second units (now attached ARU) and garden suites have minimal impact to infrastructure capacity (water, wastewater, waste collection, public transit, and traffic). The Peel District School Board (PDSB) and Peel Dufferin Catholic District School Board (PDCDSB) stated that student yields from garden suites and attached ARUs will be similar to second units and have little impact on existing infrastructure.

Planning, Building and Development Committee Questions for Clarification dated February 13, 2023

Summary of Comments: Concerns raised by the Committee included matters with respect to:

- Parking requirements for ARUs
- Limiting the number of ARUs permitted City-wide
- Licensing of landlords with ARUs

Response:

Parking

As prescribed by the *Planning Act Section 16(3.1) and 35.1(1.1)*, municipalities cannot have policies or provisions in their Official Plan or Zoning By-law that requires more than one parking space per residential unit for properties that contain both ARUs and a principal dwelling. In other words, the parking requirements for the principal dwelling and ARUs shall not exceed more than one space per unit, for a maximum of three residential units permitted per lot and a maximum of three parking spaces. Section 10.9 of the Zoning By-law regulates the parking requirements for the single detached, semi-detached and townhouse dwelling at a minimum requirement of two parking spaces. In addition, Section 10.16(f) – (h) regulates the parking requirement for ARUs, in which, no parking space is required on lots that contain one ARU or one additional parking space is required on lots containing two ARUs. The cumulative total of parking requirements is in conformity with the *Planning Act*.

Limiting the number of ARUs City-wide

As per Bill 23, ARUs are permitted as-of-right across Ontario, whether or not the City adopts an Official Plan amendment and enacts zoning that recognizes these units. As amended by Bill 23, the *Planning Act* overrides existing zoning by-laws to allow up to three residential units per lot as follows:

- Up to three residential units in the primary building, or
- Up to two residential units in the primary building and one in an ancillary building or structure.

As Brampton is one of the municipalities in Ontario with the highest number of ARUs, it is critical that the City advance amendments for ARUs and establish a registration process. If the City does not make amendments to the Official Plan and Zoning By-law to recognize the ARUs permitted as-of-right under Bill 23, it will not have all the necessary tools ensure such units are appropriately regulated. Limiting the number of ARUs City-wide could only be considered if there is sufficient planning rationale that impacts health and safety of residents and the environment.

Licensing of Landlords

The purpose of this amendment and report is to respond to conformity requirements for Bill 23. Future implementation mechanisms to address property standards, enforcement and landlord complaints may be considered through a separate process.