

Eshesh, Shahinaz

From: CA - Circulations <CA.Circulations@wsp.com>
Sent: 2023/02/06 4:41 PM
To: Eshesh, Shahinaz
Subject: [EXTERNAL]Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Dear Ms. Eshesh,

Thank you for circulating Bell Canada on this initiative. Bell appreciates the opportunity to engage in infrastructure and policies initiatives across Ontario. While we do not have any specific comments or concerns pertaining to this initiative at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter at CA.circulations@wsp.com.

If you have any other specific questions, please contact planninganddevelopment@bell.ca directly.

Please note that this circulations email account is managed by WSP on behalf of Bell Canada. All reviews and responses are always undertaken by Bell Canada.



wsp.com

From: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>
Sent: February 6, 2023 2:16 PM
To: 'Gaurav Robert Rao' <Gaurav.Rao@electrautilities.com>; Henry Gamboa <henry.gamboa@electrautilities.com>; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; CA - Circulations <CA.Circulations@wsp.com>; 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; marina.janakovic@trca.ca; bianca.bielski@peelsb.com; phillip.sousa@peelsb.com; Colleen.Bonner@trca.ca; Hughes, Trisha <trisha.hughes@cvc.ca>
Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>; Humble, Jeffrey <Jeffrey.Humble@brampton.ca>; Mahmood, Shahid <Shahid.Mahmood@brampton.ca>
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 Official Plan Amendment and Zoning By-law Amendment to Amend Additional Residential Units Regulations to Conform to Bill 23**

Eshesh, Shahinaz

From: Jason Wagler <Jason.Wagler@trca.ca>
Sent: 2023/02/10 9:55 AM
To: Eshesh, Shahinaz
Subject: [EXTERNAL]RE: Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi Eshesh,

We note that the by-law prohibits ARUs within natural hazards regulated by the CA or Floodplain or Open Space zones and we appreciate the inclusion of these sections. We have no concerns with the proposed amendments.

Thank you, Eshesh,

Jason Wagler, MCIP RPP

Senior Manager
Development Planning and Permits | Development and Engineering Services

T: [\(437\) 880-1941](tel:4378801941)

E: jason.wagler@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



From: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>
Sent: February 6, 2023 2:19 PM
To: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>; Jason Wagler <Jason.Wagler@trca.ca>
Subject: FW: Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Hello,

This request for comments is forwarded to you as an alternative contact for Colleen.

Thank you,

Shahinaz Eshesh, RPP MCIP

Policy Planner III, City Planning & Design
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 

Eshesh, Shahinaz

From: Gooding, Nick <nick.gooding@peelsb.com>
Sent: 2023/02/17 3:05 PM
To: Eshesh, Shahinaz
Cc: Wigle, Julian; Sousa, Phillip; Blakeman, Suzanne; Tessaro, Zach
Subject: RE: [EXTERNAL] Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Hi Shahinaz,

PDSB planning and enrolment teams have reviewed this OPA regarding Additional Residential Unit Regs conforming to Bill 23 and we have no comments. PDSB continues to monitor the impact of ARU's with regards to student population and student yields.

Please let us know if you have any questions.

Thanks,
Nick

Nick Gooding, BES | Intermediate Planner - Development

Planning & Accommodation Support Services
Peel District School Board
5650 Hurontario Street,
Mississauga ON, L5R 1C6
P. 905-890-1010 ext. 2215
E. nick.gooding@peelsb.com

From: Sousa, Phillip <phillip.sousa@peelsb.com>
Sent: Monday, February 6, 2023 2:41 PM
To: Gooding, Nick <nick.gooding@peelsb.com>; Blakeman, Suzanne <suzanne.blakeman@peelsb.com>
Subject: FW: [EXTERNAL] Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

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: Monday, February 6, 2023 2:16 PM
To: 'Gaurav Robert Rao' <Gaurav.Rao@alectrautilities.com>; Henry Gamboa <henry.gamboa@alectrautilities.com>; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; circulations@mmm.ca; meaghan.paynchuk@bell.ca; gtaw.newarea@rci.rogers.com;

Eshesh, Shahinaz

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2023/02/21 9:34 AM
To: Eshesh, Shahinaz
Subject: [EXTERNAL]RE: Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

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,

Jasleen Kaur

Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>
Sent: Monday, February 6, 2023 2:16 PM
To: 'Gaurav Robert Rao' <Gaurav.Rao@alecrautilities.com>; 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; marina.janakovic@trca.ca; bianca.bielski@peelsb.com; phillip.sousa@peelsb.com; Colleen.Bonner@trca.ca; Hughes, Trisha <trisha.hughes@cvc.ca>
Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>; Humble, Jeffrey <Jeffrey.Humble@brampton.ca>; Mahmood, Shahid <Shahid.Mahmood@brampton.ca>
Subject: [External] Request for Comments - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

CAUTION! EXTERNAL SENDER

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?
DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Hello,

Eshesh, Shahinaz

From: Monaghan, David
Sent: 2023/02/07 3:39 PM
To: Eshesh, Shahinaz; Kuemmling, Werner; Bajwa, Jaskiran; Bahy, Dalia; VonHolt, Andrew; Hammond, Cindy; Corazzola, Elizabeth; Campbell, Ross; Rieger, Doug; Peebles, Andrea; Balram, Anand; Mazzotta, Frank; Allison, Bill; Mertiri, Olti; Brooks, Shannon; Escriba, Albert; Zhao, Marina; Bubel, Shawn; Keyes, Shane; Parsons, Allan
Cc: LaRota, Claudia; Humble, Jeffrey; Mahmood, Shahid; Zbogar, Henrik
Subject: RE: Request for Comments (INTERNAL) - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

The only comment I have is with regards to the Parking Space size in the by-law, it should be revised to be 3m x 5.4 to allow for 2 vehicles parked side by side and allowing for adequate space for residents to exit the vehicle and have the doors open for car cleaning, loading, etc.

David Monaghan
Supervisor, Traffic Planning| Public Works and Engineering
T: 905-874-2591 | C: 416-806-0860 |
1975 Williams Parkway, Brampton

“Notice”

Thank you for your message. I am currently working remotely due to building occupancy limits during COVID-19. Please note Williams Parkway Operations Centre has re-opened to the public by appointment only. For information on safety, closures and reopening, please visit www.brampton.ca/reopening To book an appointment, visit www.brampton.ca/skiptheline

From: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>
Sent: 2023/02/06 1:55 PM
To: Kuemmling, Werner <Werner.Kuemmling@brampton.ca>; Bajwa, Jaskiran <Jaskiran.Bajwa@brampton.ca>; Monaghan, David <David.Monaghan@brampton.ca>; Bahy, Dalia <Dalia.Bahy@brampton.ca>; VonHolt, Andrew <Andrew.VonHolt@brampton.ca>; Hammond, Cindy <Cindy.Hammond@brampton.ca>; Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>; Campbell, Ross <Ross.Campbell@brampton.ca>; Rieger, Doug <Doug.Rieger@brampton.ca>; Peebles, Andrea <Andrea.Peebles@brampton.ca>; Balram, Anand <Anand.Balram@brampton.ca>; Mazzotta, Frank <Frank.Mazzotta@brampton.ca>; Allison, Bill <Bill.Allison@brampton.ca>; Mertiri, Olti <Olti.Mertiri@brampton.ca>; Brooks, Shannon <Shannon.Brooks@brampton.ca>; Escriba, Albert <Albert.Escriba@brampton.ca>; Zhao, Marina <Marina.Zhao@brampton.ca>; Bubel, Shawn <Shawn.Bubel@brampton.ca>; Keyes, Shane <Shane.Keyes@brampton.ca>; Parsons, Allan <Allan.Parsons@brampton.ca>
Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>; Humble, Jeffrey <Jeffrey.Humble@brampton.ca>; Mahmood, Shahid <Shahid.Mahmood@brampton.ca>; Zbogar, Henrik <Henrik.Zbogar@brampton.ca>
Subject: Request for Comments (INTERNAL) - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Hello,

Please find attached the City of Brampton's **formal INTERNAL circulation request for comments** on the **City-Initiated Official Plan Amendment and Zoning By-law Amendment to Amend Additional Residential Units Regulations to Conform to Bill 23**

Eshesh, Shahinaz

From: Campbell, Ross
Sent: 2023/02/08 2:21 PM
To: Eshesh, Shahinaz; Kuemmling, Werner; Bajwa, Jaskiran; Monaghan, David; Bahy, Dalia; VonHolt, Andrew; Hammond, Cindy; Corazzola, Elizabeth; Rieger, Doug; Peebles, Andrea; Balram, Anand; Mazzotta, Frank; Allison, Bill; Mertiri, Olti; Brooks, Shannon; Escriba, Albert; Zhao, Marina; Bubel, Shawn; Keyes, Shane; Parsons, Allan
Cc: LaRota, Claudia; Humble, Jeffrey; Mahmood, Shahid; Zbogar, Henrik
Subject: RE: Request for Comments (INTERNAL) - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Shahinaz,

My only comment is there is a discrepancy between the provisions of 10.16 and the definition of a Supportive Housing Residence. The Definition allows a SHR in any dwelling unit while you are excluding it from ARU's. Please address this discrepancy.

Regards,

Ross Campbell

Acting Manager, Zoning and Sign By-law Services
City of Brampton

T: 905.874.2442

ross.campbell@brampton.ca



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

Sent: 2023/02/06 1:55 PM

To: Kuemmling, Werner <Werner.Kuemmling@brampton.ca>; Bajwa, Jaskiran <Jaskiran.Bajwa@brampton.ca>; Monaghan, David <David.Monaghan@brampton.ca>; Bahy, Dalia <Dalia.Bahy@brampton.ca>; VonHolt, Andrew <Andrew.VonHolt@brampton.ca>; Hammond, Cindy <Cindy.Hammond@brampton.ca>; Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>; Campbell, Ross <Ross.Campbell@brampton.ca>; Rieger, Doug <Doug.Rieger@brampton.ca>; Peebles, Andrea <Andrea.Peebles@brampton.ca>; Balram, Anand <Anand.Balram@brampton.ca>; Mazzotta, Frank <Frank.Mazzotta@brampton.ca>; Allison, Bill <Bill.Allison@brampton.ca>; Mertiri, Olti <Olti.Mertiri@brampton.ca>; Brooks, Shannon <Shannon.Brooks@brampton.ca>; Escriba, Albert <Albert.Escriba@brampton.ca>; Zhao, Marina <Marina.Zhao@brampton.ca>; Bubel, Shawn <Shawn.Bubel@brampton.ca>; Keyes, Shane <Shane.Keyes@brampton.ca>; Parsons, Allan <Allan.Parsons@brampton.ca>

Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>; Humble, Jeffrey <Jeffrey.Humble@brampton.ca>; Mahmood, Shahid <Shahid.Mahmood@brampton.ca>; Zbogar, Henrik <Henrik.Zbogar@brampton.ca>

Eshesh, Shahinaz

From: VonHolt, Andrew
Sent: 2023/02/14 2:01 PM
To: Eshesh, Shahinaz
Subject: RE: Request for Comments (INTERNAL) - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Follow Up Flag: Follow up
Flag Status: Completed

Hi Shahinaz,

Great job on this, I have reviewed, two comments:

1. 10.16.1 (a) minor typo on last sentence, states: (with) I think it should be (width)
2. 10.16.2 (i) talks about shipping container as a garden suite, where can I read section 10.3(i) or 10.4(i) ?

Thanks

Andrew von Holt
Deputy Chief
Brampton Fire and Emergency Services
t: 905 874-2741
f: 905 874-2735
c: 416 795-0564
e: andrew.vonholt@brampton.ca



From: Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>
Sent: 2023/02/06 1:55 PM
To: Kuemmling, Werner <Werner.Kuemmling@brampton.ca>; Bajwa, Jaskiran <Jaskiran.Bajwa@brampton.ca>; Monaghan, David <David.Monaghan@brampton.ca>; Bahy, Dalia <Dalia.Bahy@brampton.ca>; VonHolt, Andrew <Andrew.VonHolt@brampton.ca>; Hammond, Cindy <Cindy.Hammond@brampton.ca>; Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>; Campbell, Ross <Ross.Campbell@brampton.ca>; Rieger, Doug <Doug.Rieger@brampton.ca>; Peebles, Andrea <Andrea.Peebles@brampton.ca>; Balram, Anand <Anand.Balram@brampton.ca>; Mazzotta, Frank <Frank.Mazzotta@brampton.ca>; Allison, Bill <Bill.Allison@brampton.ca>; Mertiri, Olti <Olti.Mertiri@brampton.ca>; Brooks, Shannon <Shannon.Brooks@brampton.ca>; Escriba, Albert <Albert.Escriba@brampton.ca>; Zhao, Marina <Marina.Zhao@brampton.ca>; Bubel, Shawn <Shawn.Bubel@brampton.ca>; Keyes, Shane <Shane.Keyes@brampton.ca>; Parsons, Allan <Allan.Parsons@brampton.ca>
Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>; Humble, Jeffrey <Jeffrey.Humble@brampton.ca>; Mahmood, Shahid <Shahid.Mahmood@brampton.ca>; Zbogor, Henrik <Henrik.Zbogor@brampton.ca>

Eshesh, Shahinaz

From: Bajwa, Jaskiran
Sent: 2023/02/14 8:56 AM
To: Eshesh, Shahinaz
Cc: Kuemmling, Werner; Heike, Christopher; Massah, Saghar
Subject: RE: Request for Comments (INTERNAL) - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg

Morning Shahinaz,

Hope you have been well. In regards to your email below, please note Park Planning does not have any comments.

Kind regards,

Jas K Bajwa

Supervisor, Park Planning

Park Planning & Development

Parks Maintenance & Forestry Division, Community Services Department

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

Sent: 2023/02/06 1:55 PM

To: Kuemmling, Werner <Werner.Kuemmling@brampton.ca>; Bajwa, Jaskiran <Jaskiran.Bajwa@brampton.ca>; Monaghan, David <David.Monaghan@brampton.ca>; Bahy, Dalia <Dalia.Bahy@brampton.ca>; VonHolt, Andrew <Andrew.VonHolt@brampton.ca>; Hammond, Cindy <Cindy.Hammond@brampton.ca>; Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>; Campbell, Ross <Ross.Campbell@brampton.ca>; Rieger, Doug <Doug.Rieger@brampton.ca>; Peebles, Andrea <Andrea.Peebles@brampton.ca>; Balram, Anand <Anand.Balram@brampton.ca>; Mazzotta, Frank <Frank.Mazzotta@brampton.ca>; Allison, Bill <Bill.Allison@brampton.ca>; Mertiri, Olti <Olti.Mertiri@brampton.ca>; Brooks, Shannon <Shannon.Brooks@brampton.ca>; Escriba, Albert <Albert.Escriba@brampton.ca>; Zhao, Marina <Marina.Zhao@brampton.ca>; Bubel, Shawn <Shawn.Bubel@brampton.ca>; Keyes, Shane <Shane.Keyes@brampton.ca>; Parsons, Allan <Allan.Parsons@brampton.ca>

Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>; Humble, Jeffrey <Jeffrey.Humble@brampton.ca>; Mahmood, Shahid <Shahid.Mahmood@brampton.ca>; Zbogor, Henrik <Henrik.Zbogor@brampton.ca>

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

Hello,

Please find attached the City of Brampton's **formal INTERNAL circulation request for comments** on the **City-Initiated Official Plan Amendment and Zoning By-law Amendment to Amend Additional Residential Units Regulations to Conform to Bill 23**

In accordance with *Bill 23, the More Homes Built Faster Act, 2022*, the City of Brampton proposes to amend the existing Additional Residential Unit (ARU) regulations in the Official Plan and Zoning By-law to conform to Bill 23 and permit the use of ARUs as defined by the Bill to allow ARUs within detached, semi-detached and townhouse dwellings and within an accessory structure located on the same lot as a detached, semi-detached and townhouse dwelling.

Specifically, the amendment proposes to:

Eshesh, Shahinaz

From: Zhao, Marina
Sent: 2023/02/17 9:43 AM
To: Eshesh, Shahinaz; Kuemmling, Werner; Bajwa, Jaskiran; Monaghan, David; Bahy, Dalia; VonHolt, Andrew; Hammond, Cindy; Corazzola, Elizabeth; Campbell, Ross; Rieger, Doug; Peebles, Andrea; Balram, Anand; Mazzotta, Frank; Allison, Bill; Mertiri, Olti; Brooks, Shannon; Escriba, Albert; Bubel, Shawn; Keyes, Shane; Parsons, Allan
Cc: LaRota, Claudia; Humble, Jeffrey; Mahmood, Shahid; Zbogar, Henrik
Subject: RE: Request for Comments (INTERNAL) - City Initiated Official Plan Amendment & Zoning By-law Amendment - Additional Residential Unit Reg
Attachments: DDG-Additional Residential Units (ARU)_Garden Suites.pdf

Good morning Shahinaz,

Comments from Urban Design:

- Please add a paragraph speaks about the Custom Home-Garden Suites Architectural Control review process and associated webpage which include detailed guidance on "A Step-by-Step Guide to Design and Development" document. Please add these guidelines as an appendix to this report. Please find the final guidelines attached in this email. Please see the link for webpage here: <http://www.authoring.brampton.ca/EN/Business/planning-development/urban-design/Pages/Custom-Home-Garden-Suite-Review.aspx>
- In page 3 of the report under "Current Situation", you mentioned "no formal applications have been submitted as of the date of this report." Please be advised we have received 12 Garden Suites application till now.
- In page 5 of the Appendix 1 – Draft Official Plan Amendment 4.2.5.6.3, Zoning is also included in Garden Suites review process. Please add Zoning to design and engineering review here.

Please feel free to call me if you have any question.

Thanks,
Marina

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

Sent: Monday, February 6, 2023 1:55 PM

To: Kuemmling, Werner <Werner.Kuemmling@brampton.ca>; Bajwa, Jaskiran <Jaskiran.Bajwa@brampton.ca>; Monaghan, David <David.Monaghan@brampton.ca>; Bahy, Dalia <Dalia.Bahy@brampton.ca>; VonHolt, Andrew <Andrew.VonHolt@brampton.ca>; Hammond, Cindy <Cindy.Hammond@brampton.ca>; Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>; Campbell, Ross <Ross.Campbell@brampton.ca>; Rieger, Doug <Doug.Rieger@brampton.ca>; Peebles, Andrea <Andrea.Peebles@brampton.ca>; Balram, Anand <Anand.Balram@brampton.ca>; Mazzotta, Frank <Frank.Mazzotta@brampton.ca>; Allison, Bill <Bill.Allison@brampton.ca>; Mertiri, Olti <Olti.Mertiri@brampton.ca>; Brooks, Shannon <Shannon.Brooks@brampton.ca>; Escriba, Albert <Albert.Escriba@brampton.ca>; Zhao, Marina <Marina.Zhao@brampton.ca>; Bubel, Shawn <Shawn.Bubel@brampton.ca>; Keyes, Shane <Shane.Keyes@brampton.ca>; Parsons, Allan <Allan.Parsons@brampton.ca>

Cc: LaRota, Claudia <Claudia.LaRota@brampton.ca>; Humble, Jeffrey <Jeffrey.Humble@brampton.ca>; Mahmood, Shahid <Shahid.Mahmood@brampton.ca>; Zbogar, Henrik <Henrik.Zbogar@brampton.ca>

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

Eshesh, Shahinaz

From: Hemon-Morneau, Francois
Sent: 2023/02/21 9:51 AM
To: Eshesh, Shahinaz
Cc: Sepe, Alex
Subject: RE: Additional Residential Units - Request for Comments (INTERNAL) - City Initiated Official Plan Amendment & Zoning By-law Amendment

Good morning Shahinaz,

My comments are primarily focused on the effect of the policies with regards to the Committee of Adjustment (given my familiarity with CoA). I think the policies are well thought out and effective in guiding future development of ARU's. However, I did notice areas which could warrant additional consideration. My comments are the following:

- **Section 2 of the draft ZBL: “Where a single detached, semi-detached, or street townhouse dwelling is permitted, additional residential units may also be permitted subject to the requirements and restrictions of Section 10.16 of the Bylaw.”**
 - In my experience, Minor Variance applications have been requested to allow for second unit in the basement of a *live-work townhouse* and *back-to-back townhouse*. These are two residential typologies that would not permit ARU's as of right and variances may continue to be sought by property owners. Planning staff have historically not made favourable recommendations to the CoA for second units within these types of townhouses.
 - Staff may consider impacts of extending ARU permissions to live-work townhouse and/or back-to-back townhouses.
- **Section 5 (f) of the draft ZBL: “In addition to the parking required for the principal dwelling under Section 10.9 of this by-law, one additional parking space shall be provided on lots containing more than one ARU.”**
 - Property owners who do not have appropriate driveway dimensions to facilitate the additional parking space may seek minor variance approvals to either reduce the minimum parking space dimensions and/or allow reduced number of required parking for ARU.
- **Section 5 (e): “An ARU 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.”**
 - Minor Variance applications are often requested to permit accessory structures to be located within floodplain and open space zones (eg: split-zoned residential properties that back onto natural heritage areas). Owners may seek to convert existing accessory structures located in those zones to a garden suite.
 - Should there be flexibility in the OPA and ZBLA to allow ARU garden suites to be developed when CVC and TRCA approvals are granted? Lack of flexibility may result in minor variance requests seeking relief from those provisions.

I hope these comments are helpful. Please feel free to reach out should you need clarification or anything else.

Regards,

François Hémon-Morneau *MES (PL)*
Planner III, Development Services
Planning, Building and Growth Management
City of Brampton

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

March 30, 2023

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

**RE: Region of Peel Comments
City Initiated OPA
Additional Residential Unit Regulations
City of Brampton**

Dear Shahinaz,

Region of Peel staff have reviewed the above noted city-initiated local Official Plan Amendment and Zoning By-law Amendment to amend policies in the Official Plan to permit additional residential units in conformity with changes to the Planning Act made by *Bill 23 More Homes Built Faster Act*. The Region offers the following comments:

Regional Planning and Growth Management Services Comments

- Staff have reviewed Brampton's ARU OPA and ZBLA against the housing policies of the Regional Official Plan, including sections 5.9.14 – 5.9.16 which deal specifically with ARUs. Staff have found no instances of non-conformity. We are pleased to note that Brampton established an ARU Registration By-law, in conformity with Policy 5.9.16, which encourages local municipalities to utilize tools such as licensing and registration to promote legalization of new and existing ARUs to ensure compliance with health and safety standards
- **Required edit:**
 - In Appendix 1, on page 3, section 3.0, please modify the second bullet under "ARUs aim to support the overall planning objectives of this Plan, including", such that it reads:

"Providing a variety of housing choice, including more affordable options;"

Regional Program Planning and Compliance Comments

- The impact of additional residential units from a water and wastewater perspective largely depends on the location and extent of units being added to a particular area. The Region has supported the City in the past through hydraulic analysis to determine water and wastewater infrastructure requirements. This coordination between the City and the Region should continue as uptake in the City's additional residential units program increases.

If you have any questions or concerns, please contact the undersigned at (megan.meldrum@peelregion.ca 905.791.7800 x3558) at your earliest convenience.

Thank you,

A handwritten signature in black ink, consisting of the letters 'M.M.' in a cursive, stylized font.

Megan Meldrum, MPL
Junior Planner
Planning and Development Services
Region of Peel

Public Works

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