

Additional Residential Units (ARU) Garden Suites



A Step-by-Step Guide to Design and Development

Image Source: The Wedge ADU by Propel Studio

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How to Read this Document?

The Design Guidelines for Garden Suites are non-statutory and are intended to be read by residents, applicants, architects and builders to help inform and guide design options for these types of residential units.

Contact and Resources

Email address – GardenSuites.Review@brampton.ca

Project page – Brampton.ca/ARU

Architectural Control Review Process Website:

<http://www.authoring.brampton.ca/EN/Business/planning-development/urban-design/Pages/Custom-Home-Garden-Suite-Review.aspx#>

1.1 Introduction

- What is a Garden Suite?
- What are the Benefits?
- Key Principles

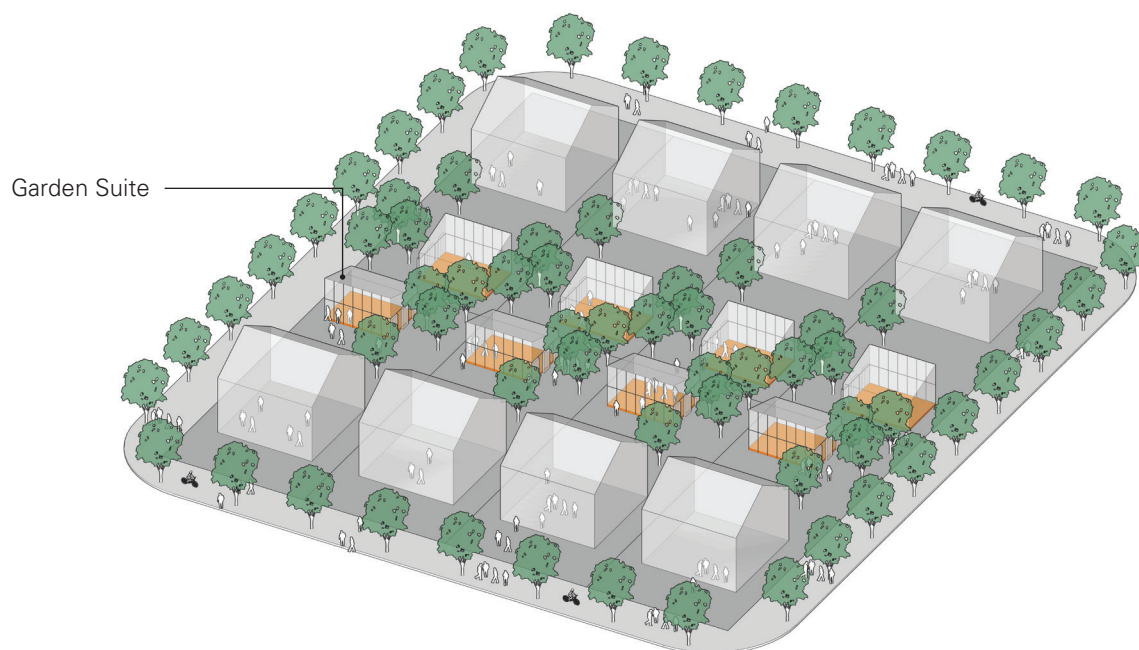
1.1 Introduction

What is a Garden Suite?

A Garden Suite is an Additional Residential Units (ARU) ancillary to a single detached, semi-detached, or street townhouse units, that is located in a building detached from the principal dwelling and located in the rear or interior side yard, and which may be freestanding or attached to a detached private garage.

What are the Benefits?

This type of infill residential unit allows for gentle intensification in existing low-density residential neighbourhoods where services and infrastructure are in place, while supporting the supply and range of affordable rental accommodations in the City.



Graphic showing a typical layout for Garden Suite Neighbourhood integration

Key Principles

Gentle Intensification to Support Population Growth

Garden Suites are meant to be a gentle form of intensification that allows for affordable housing options on low-density residential properties, supporting modest population growth and densification.

Accessory to the Principal Dwelling

Garden Suites are accessory in scale and function to the principal dwelling. They are constrained in size (maximum GFA and height) to ensure their secondary and complimentary function to the principal dwelling.

Complimentary Residential Use

Garden Suites must remain as an ancillary building to the principal dwelling unit located in a separate building, be on the same lot as the principal dwelling and they cannot be severed to create a separate independent lot for the Garden Suite.

Neighbourhood and Context Integration

Garden Suites must be adequately located and designed to avoid any negative impacts on

neighbouring properties with regards to privacy, shadow and visual impact. In the case of corner lots or properties with a secondary frontage on a rear lane, they must be integrated with the existing streetscape and overall neighbourhood character.

Connection to Existing Infrastructure

Garden Suites will leverage on efficiencies in City and Regional infrastructure, including roads, public transportation, water / wastewater, and community services.

For lots serviced by municipal water and sanitary system infrastructure, Garden Suites will be serviced from the principal dwelling's tie-in points.

Landscape and Tree Preservation

Garden Suites must be positioned and designed to ensure that mature trees are preserved, on the subject site and neighbouring properties. Efforts should be made in planning for and building a Garden Suite to retain existing trees and landscaping.

1.2 Pre-Application Considerations

- Can my lot accommodate a Garden Suite? What are the Spatial Requirements to build this type of Unit?

1.2

Pre-Application Considerations

Can my lot accommodate a Garden Suite?

The City of Brampton's Official Plan (Brampton Plan) and Zoning By-law provides specific regulatory requirements and performance standards on the design and construction of garden suites, such as garden suite size, height and setback requirements. The design guideline is a companion document, and should be read in conjunction with the requirements set out in the Official Plan and Zoning By-law. Please refer to the Zoning Requirements below:

Garden Suites	<p>Shall only be permitted on the same lot as a detached, semi-detached, or townhouse dwelling; but not within lodging houses or group homes.</p> <p>Will not be permitted on properties within Floodplain or Open Space zones.</p>
Additional Parking	<p>One additional parking space will be required on lots that contain two ARUs. The additional parking space will not be required when only one ARU is proposed.</p>
Site Layout	<p>Garden Suites will only be permitted in the rear or interior site yard of the lot.</p>
Size	<p>A maximum size of 80 square metres (861 square feet) will be permitted within larger lots in Hamlet, Estate or Agricultural Zones.</p> <p>A maximum size of 35 square metres (376 square feet) will be permitted in all other Residential Zones.</p>
Setbacks	<p>Garden Suites are to be located a minimum of 2.5 metres from the rear yard, 1.8 metres from the interior side yard, and 3 metres from the principal dwelling unit.</p>
Height	<p>The maximum height shall be the lesser of, the height of the principal dwelling, or 7.5 metres in Hamlet, Estate or Agricultural Zones, or 4.5 metres for all other Residential Zones.</p>
Privacy	<p>To reduce privacy concerns from adjacent properties, balconies and rooftop patios will not be permitted.</p>
Access	<p>Unless access is directly provided from a public street or laneway (laneway suite), a pedestrian path of 1.2 metres is to be provided to the main access of the garden suite.</p>
Alternative Construction Type	<p>Garden Suites may be constructed from a converted intermodal shipping container if all other applicable provisions are met.</p>

1.3 The Design Guidelines

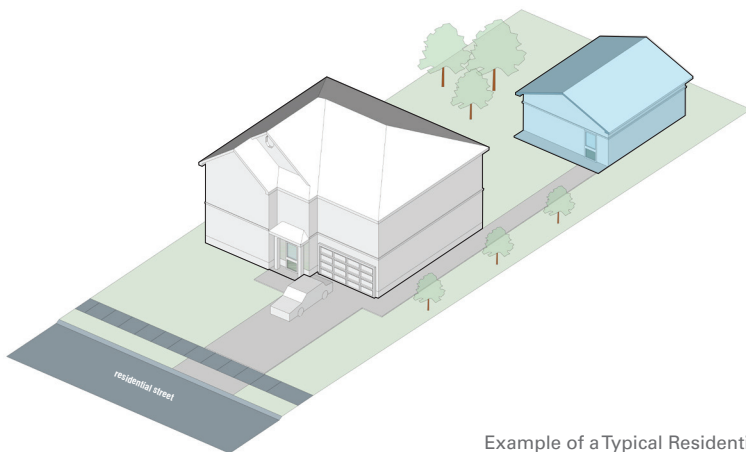
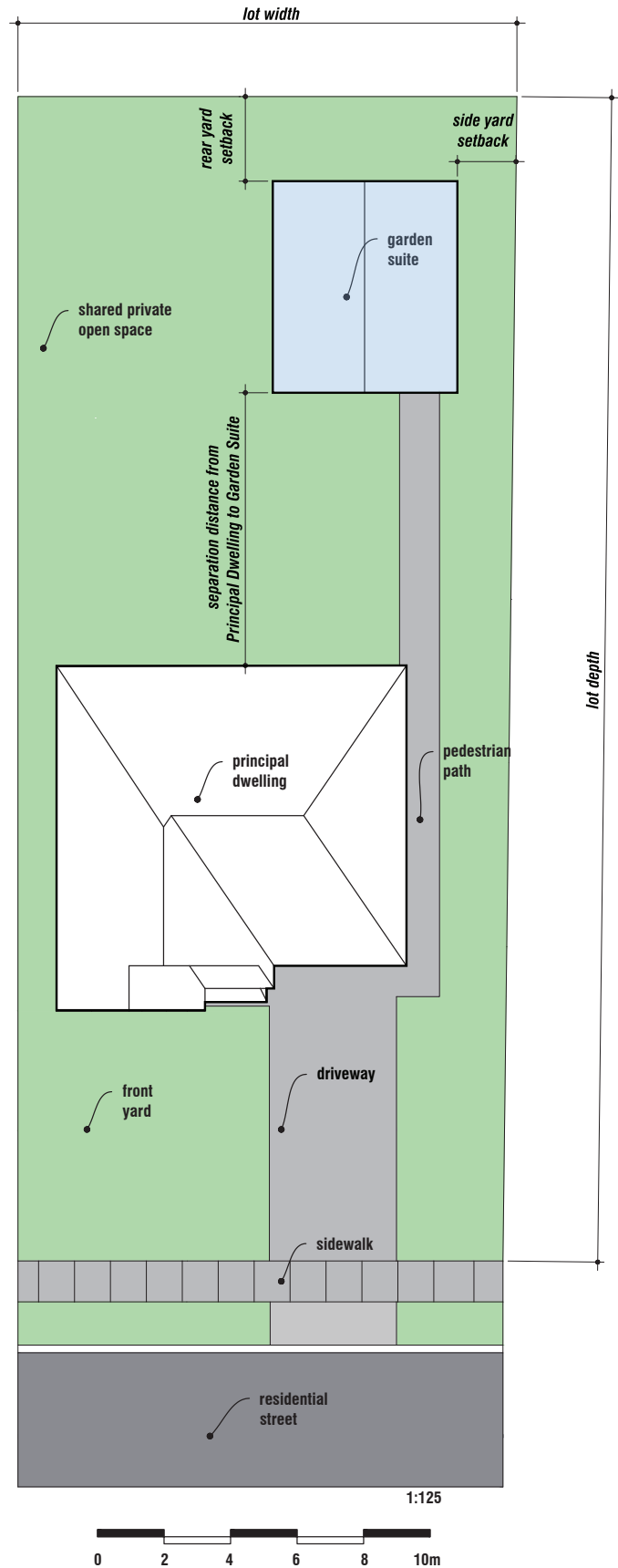
- Site Design and Layout
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- Building Height
- Prototypes
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- Amenity Space and Environmental Considerations
- Accessibility Standards
- Windows, Openings and Privacy
- Exterior Finishes

1.3 The Design Guidelines

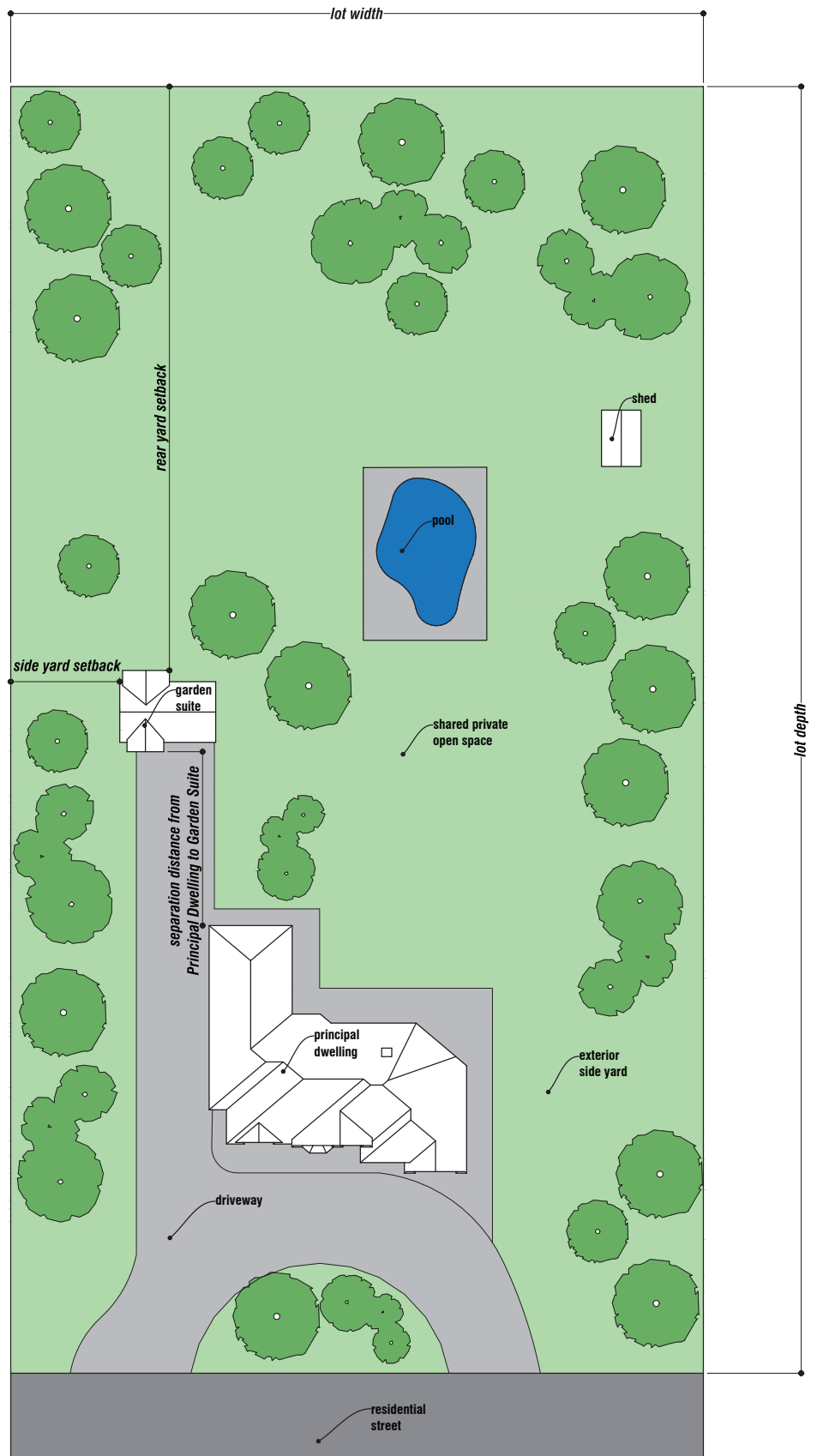
Site Design and Layout

The following illustrations showcase typical conditions that could be achieved in regards to site design and layout for Garden Suites implementation projects.

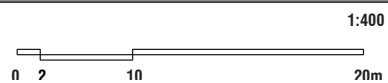
Alternative configurations can be explored as long as the new design complies with the Zoning Requirements outlined in the previous section.



Example of a Typical Residential Lot



Example of an Estate Lot



Building Size

The Garden Suite design and development information below will help to assist in the planning of this type of unit.

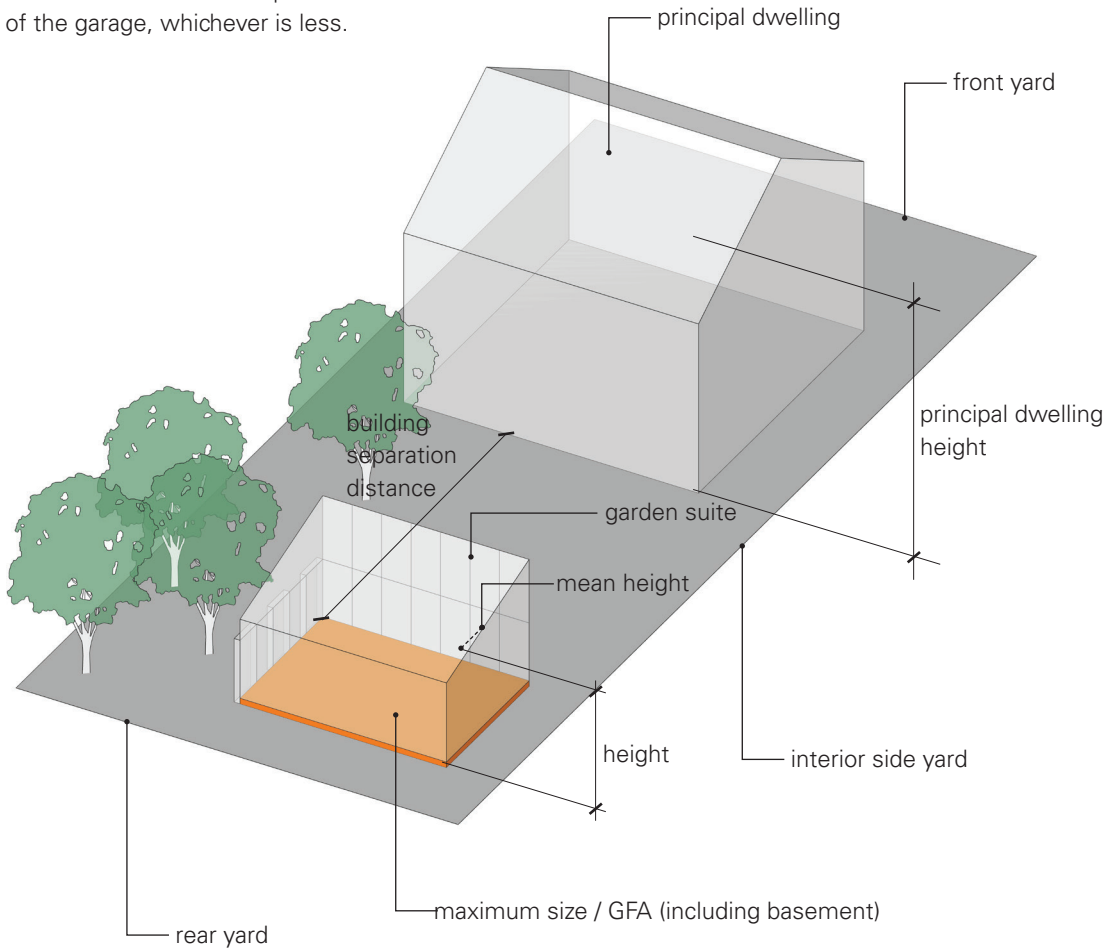
The Zoning By-law sets a **maximum size/GFA** of:

- a) 80 square metres (861 square feet) for larger lots in Hamlet, Estate or Agricultural Zones.
- b) 35 square metres (376 square feet) will be permitted in all other Residential zones.
- c) Notwithstanding the above, a garden suite located above a detached garage shall be permitted provided that the maximum gross residential floor does not exceed 48 square metres or the gross floor area of the detached garage, whichever is less. The combined gross floor area for a detached garage with a garden suite above shall not exceed 96 square metres or twice the area of the garage, whichever is less.

Garden Suites Zoning provisions permit limited encroachments (1.5m) for an unenclosed roofed porch/deck into the rear yard setback and separation distance between the garden suite.

Unenclosed porches will not be included in the GFA of the building.

Gross Floor Area (GFA) shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment relating to the operation or maintenance of the building, stairwells or elevators.



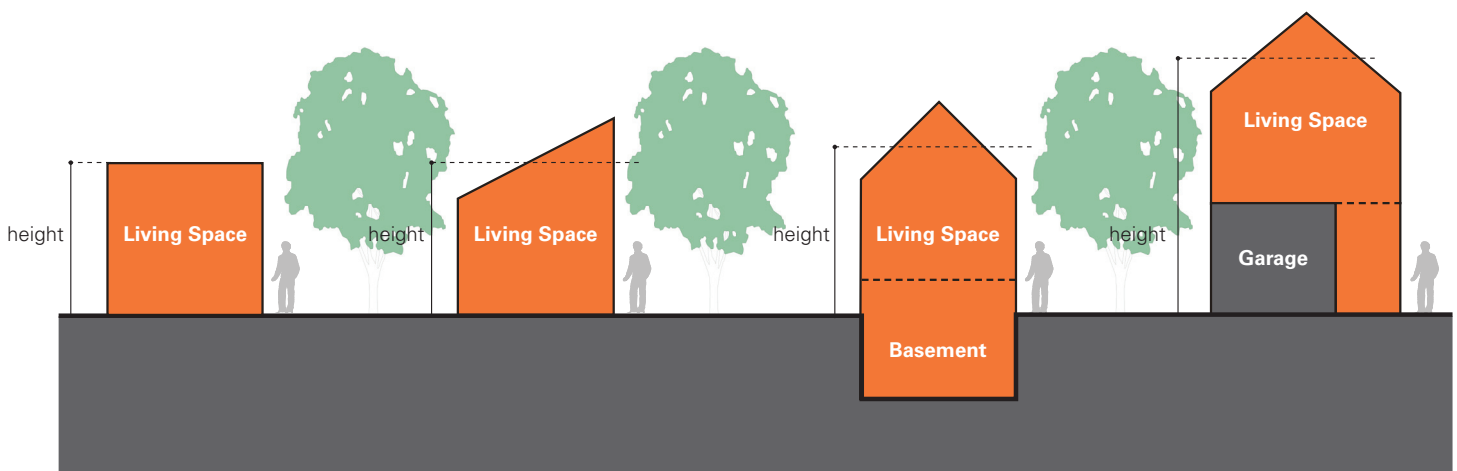
Building Height

Building Height shall mean the vertical distance between the established grade and:

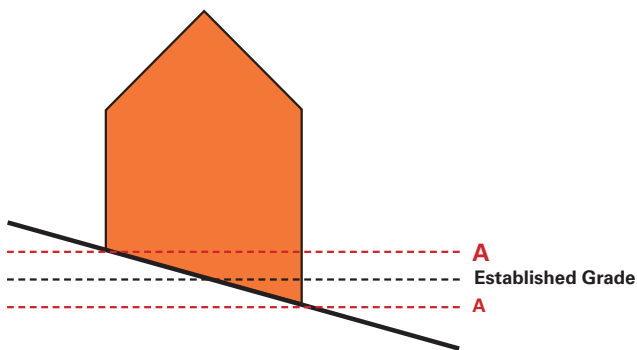
- a) for a single inclined plane roof, the mean height level between eaves and ridge.
- b) for a peaked, gabled or hip roof, the mean height level between eaves and ridge.
- c) for a flat roof, the highest point of the roof surface.

The **maximum height** shall be the lesser of, the height of the principal dwelling, or:

- a) 7.5 metres in Hamlet, Estate or Agricultural Zones.
- b) 4.5 metres for all other Residential Zones.
- c) 7.5 metres for Garden Suites located above a detached Garage.



Conceptual Cross Section showing different typologies of Garden Suite Unites and how Height is measured



Conceptual Cross Section

Grade, Established or **Grade, Finished** shall mean the average finished surface elevation at the outside walls of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the midpoint of each of those elevations.

Prototype A - 35 m²

The 35 m² Garden Suite is an open studio or a one bedroom suite suitable for a young adult, caregiver, senior, and supporting multi-generational living.

The interior/exterior transition spaces are extremely important in this type of unit, decks provide for sheltered outdoor spaces that can function as an extension of the interior use and provide for additional gathering space.

Prototype B - 80 m²

The 80 m² Garden Suite is a two-bedroom suite suitable for a small family or those who wish to down-size and still be able to have a guest room. The deck provides for a sheltered outdoor space that can function as an extension of the interior use and provide for additional gathering space.



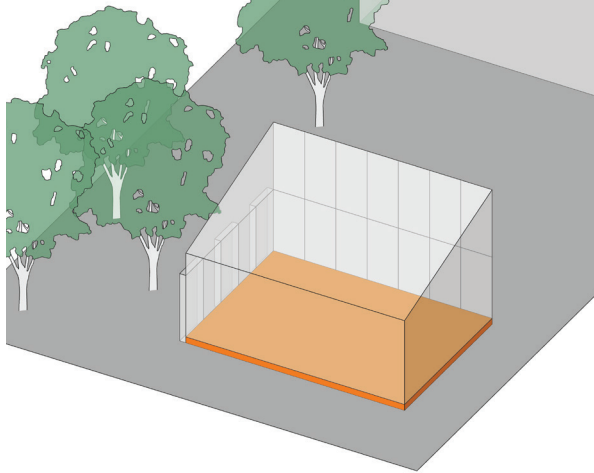
Conceptual Cross Section showcasing interior layout for a Garden Suite



Conceptual 3D View of a freestanding Garden Suite Unit

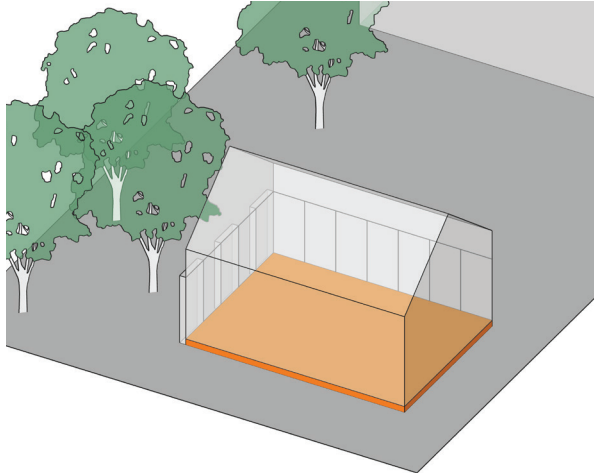
Roof Typologies

Single Inclined Plane Roof



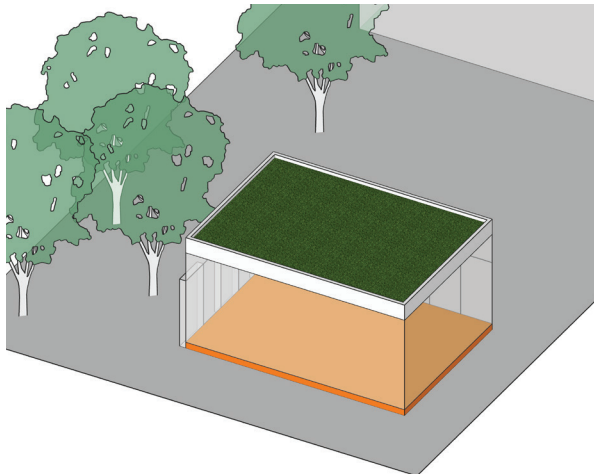
Single Inclined Plane Roof Precedent (by Propel Studio)

Peaked, Gabled or Hip Roof



Peaked Roof Precedent (by Haven Design Build)

Flat Green Roof



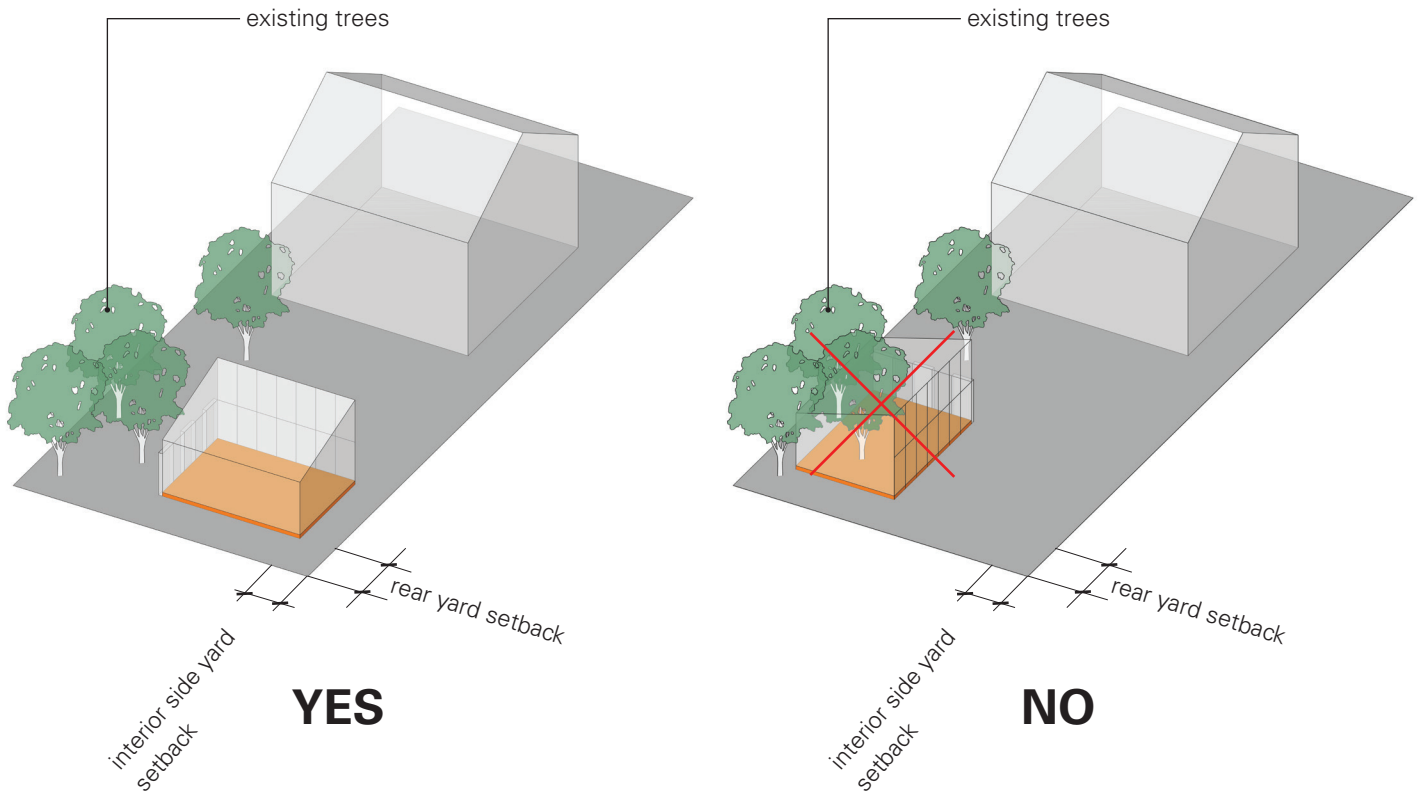
Flat Green Roof Precedent (by Potet Architects)

Amenity Space and Environmental Considerations

A Garden Suite should be designed, placed and serviced to preserve existing trees on the subject site.

Trees and landscaping located on neighbouring properties must also be taken into account, as critical root systems could be impacted by the new Garden Suite Development on your lot.

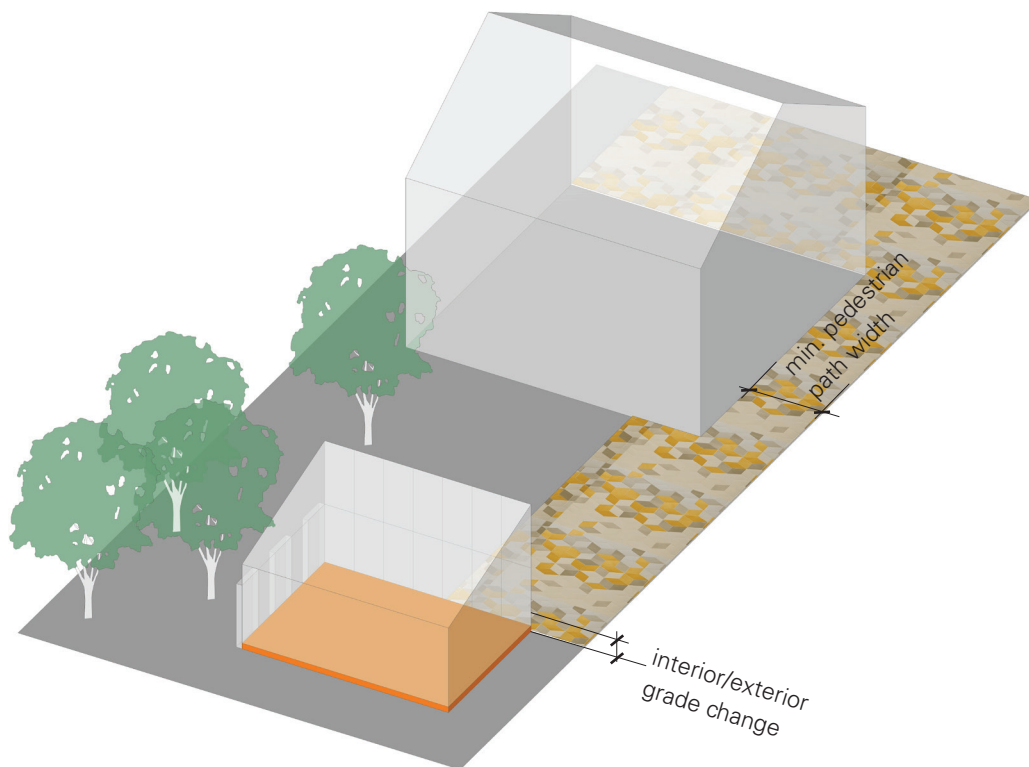
The outdoor amenity area framed by the principal dwelling and the new Garden Suite should be designed with a balanced softscape and hardscape treatment that helps mitigate heat island effects while maximizing rainwater infiltration through water runoff reduction.



Accessibility Standards

The current Zoning By-law requires 1.2 metres wide unobstructed path to be provided along any portion of the yard extending from the front wall of the principal dwelling to the main entrance of the Garden Suite, unless the Garden Suite has direct unobstructed access from a public street or private laneway at the rear of the property.

The platform of a porch, patio and/or deck shall be less than 0.6 metres above ground level.

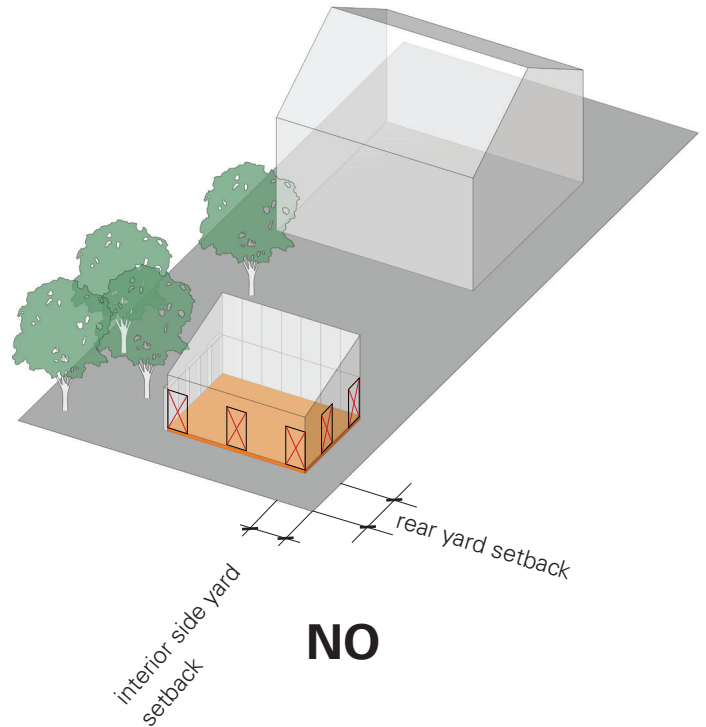
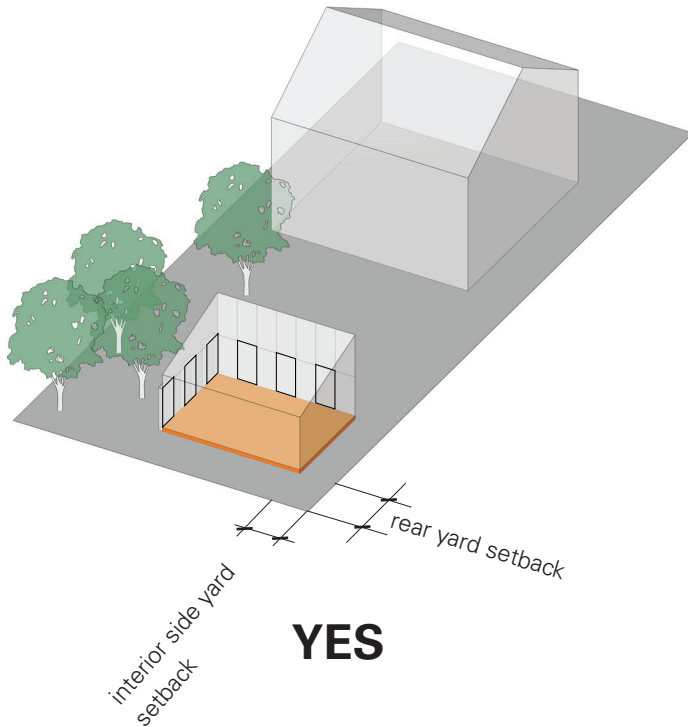


Windows, Openings and Privacy

The way building openings and windows are designed and oriented can impact the privacy of the new Garden Suite in relation to neighbouring properties. Window / openings placement has to be carefully looked at to maximize sunlight penetration into the Garden Suite while maintaining privacy with adjacent properties.

Where windows are desired, a minimum of 4 metres from a rear and interior site yards is encouraged in order to achieve the right level of privacy, otherwise screening measures should be considered.

Please refer to the illustrations below reflecting the previously mentioned requirements.



Exterior Finishes

The materials and architectural detailing of ARUs shall be compatible with those of the principal dwelling to ensure integration of building design on the lot. ARUs should utilize building materials chosen for functional and aesthetic qualities, as well as energy and maintenance efficiency.



Fiber Cement Board Siding (by Kevin Browne Architecture)



Vinyl Siding (by Gentek)



Engineered Wood Siding (by Decorated Life)

Despite the higher upfront cost, Mid-Level finishes are strongly recommended given their longer durability and typically, lower maintenance costs. In regions like Brampton, with extreme summers and winters, selecting doors and windows with higher thermal performance is a good long-term cost management strategy.

Some examples to be considered can be found below when performance and durability are desired.



Natural Wood Siding (by Propel Studio)



Brick (By Christi Azevedo Architects)



Aluminum Siding (from Auranga Design Guidelines)



Cladding Panels (by DVA Arhitekta D.O.O)

1.4 Architectural Control Review Process

- Submission Requirements
- Architectural Control Review Form

Website Link:

<http://www.authoring.brampton.ca/EN/Business/planning-development/urban-design/Pages/Custom-Home-Garden-Suite-Review.aspx#>

1.4 Architectural Control Review Process

Submission Requirements



Submission requirements for Custom Home - Garden Suites review:

- The applicant shall submit 1 digital copy for each item below
 - a. Site plan (*for location reference and building placement only*)
 - b. Building elevations with material specs
 - c. All floor plans
 - d. Roof plan
 - e. Legal Property Survey
 - f. Grading and Servicing Plan
 - g. Registered Owners Authorization
 - h. Colored building elevations, or 3D renderings,
or Finishing Material Sample Board
 - i. Other related documents (Optional)

- All drawings must be in metric and in a standard drawing scale.
- They should indicate the following; Title Block, Legend, Key Plan, North Arrow, Municipal Address and Scale.
- PDF version of all the drawings.

Note:

1. *All drawings shall be prepared in accordance with generally accepted architectural and engineering practices in a digital format and shall be drawn to a recognized scale. All drawings shall be of sufficient detail and contain all information to enable the Urban Design staff to determine whether the proposed construction conforms to the City-wide Additional Residential Units (ARU) - Garden Suites Design Guidelines. This includes, but is not limited to, all drawings being fully dimensioned, noting all types and colour of external materials to be used.*

2. *Elevations should clearly indicate all building materials, roof slope, and height dimensions.*

Architectural Control Review Form



Office Use Only

File No. -----

City of Brampton Additional Residential Units (ARU) Architectural Control Review Application form

Planning and Development Services
City Hall

The personal information collected on this form is collected under the authority of the Municipal Act S.O. 2001, c.25 and will be used only to process this form. The Corporation of the City of Brampton has enacted By-Law 380-2003 as amended to prescribe a tariff of fees through By-Law 183-2014. Questions about the collection of personal information should be directed to the City of Brampton Freedom of Information and Privacy Coordinator, City Clerk's Office, 2 Wellington Street West, Brampton Ontario L6Y 4R2

Submission Date: _____

Information	Name & Address	Phone/Fax/Email
Applicant	Name: Address: City/Province: Postal Code:	P: F: E:
Owner	Name: Address: City/Province: Postal Code:	P: F: E:

Site Address: _____

Associated Fee: \$200.00 **Account no.** 601430.001.0402.0001 (titled 'Additional Residential Units (ARU) Review Fee')

Concept Plan attached dated: _____

Brief Description of Proposed Development: _____
