

# PUBLIC INFORMATION MEETING

## City-Initiated Amendments to the Zoning By-law (By-law 270-2004, as amended)

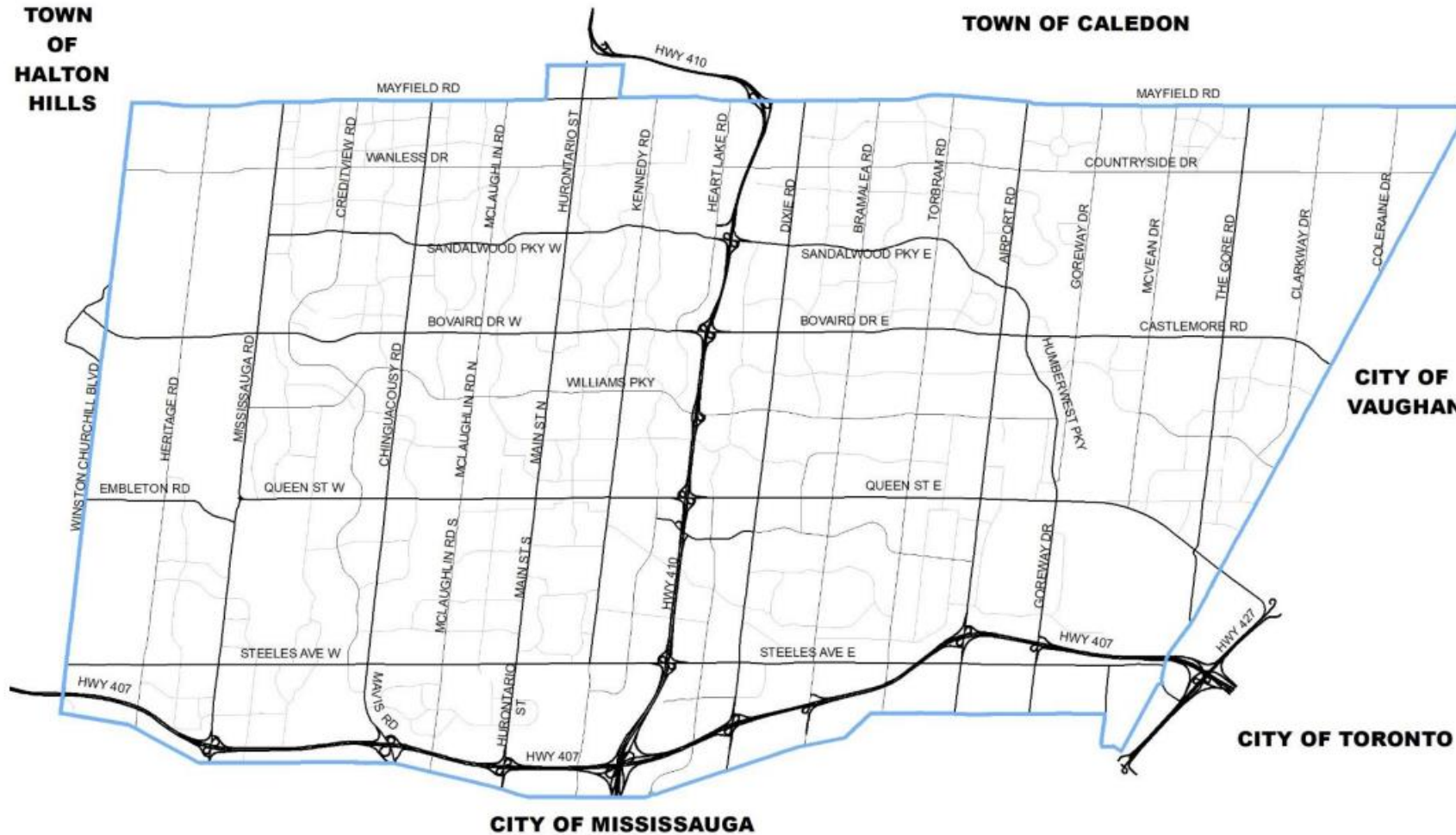
*To facilitate housekeeping amendments for Section 10 (General Provisions for Residential Zones)*

City-Wide

November 20<sup>th</sup>, 2023

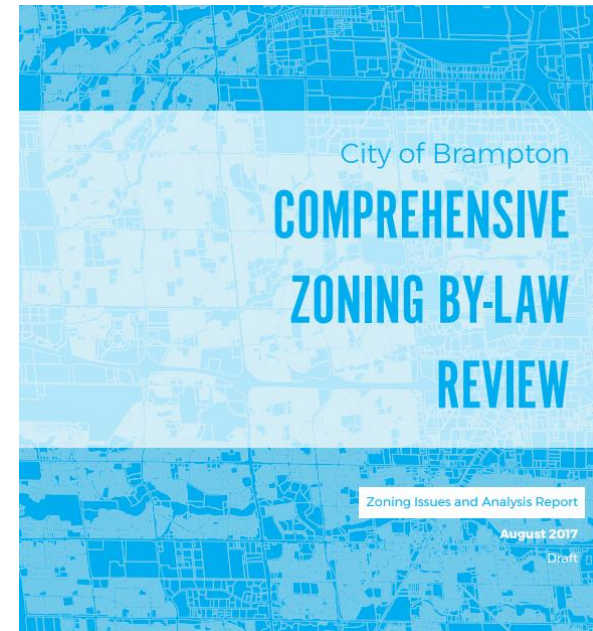
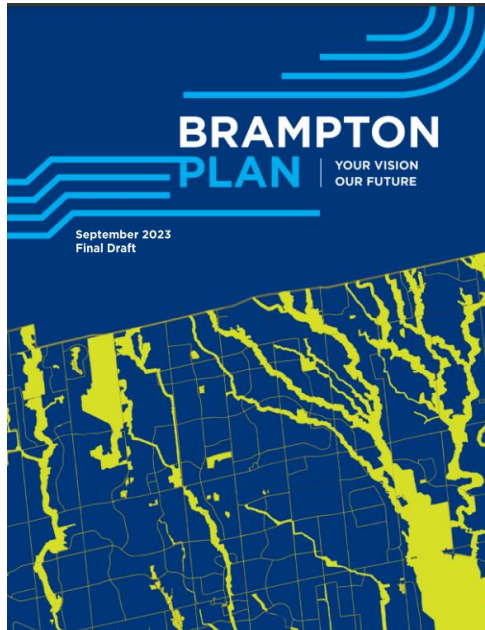
# LOCATION

The proposed Zoning By-law Amendments will apply City-wide



# Background

- The Province has set a target of 113,000 new homes by 2031 for Brampton, and the City is implementing tools to help achieve this goal.
- Council adopted the City of Brampton 2023 Official Plan (Brampton Plan) on November 1, 2023.
- The City's Comprehensive Zoning By-law Review is also underway. As part of continuous improvement efforts, a number of amendments are being proposed in advance of the Comprehensive Zoning By-law being enacted.
- Efficiencies to be realized include: reduction in staff time reviewing minor variance and site plan applications, and increased capacity to process other applications which contribute to the City's housing target.



# Proposed Zoning By-law Amendments

The following proposed Zoning By-law amendments will assist with interpretation and application of the Zoning By-law and help reduce the number of minor variance applications submitted to the City:

1. Allow below grade entrances in the exterior side yard of a residential lot;
2. Increase driveway width provisions for residential lots with driveway widths between 8.23 metres and 9.14 metres;
3. Increase garage dimension provisions for residential lots; and,
4. Update provisions related to Supportive Housing Residence Type 1 and Type 2.

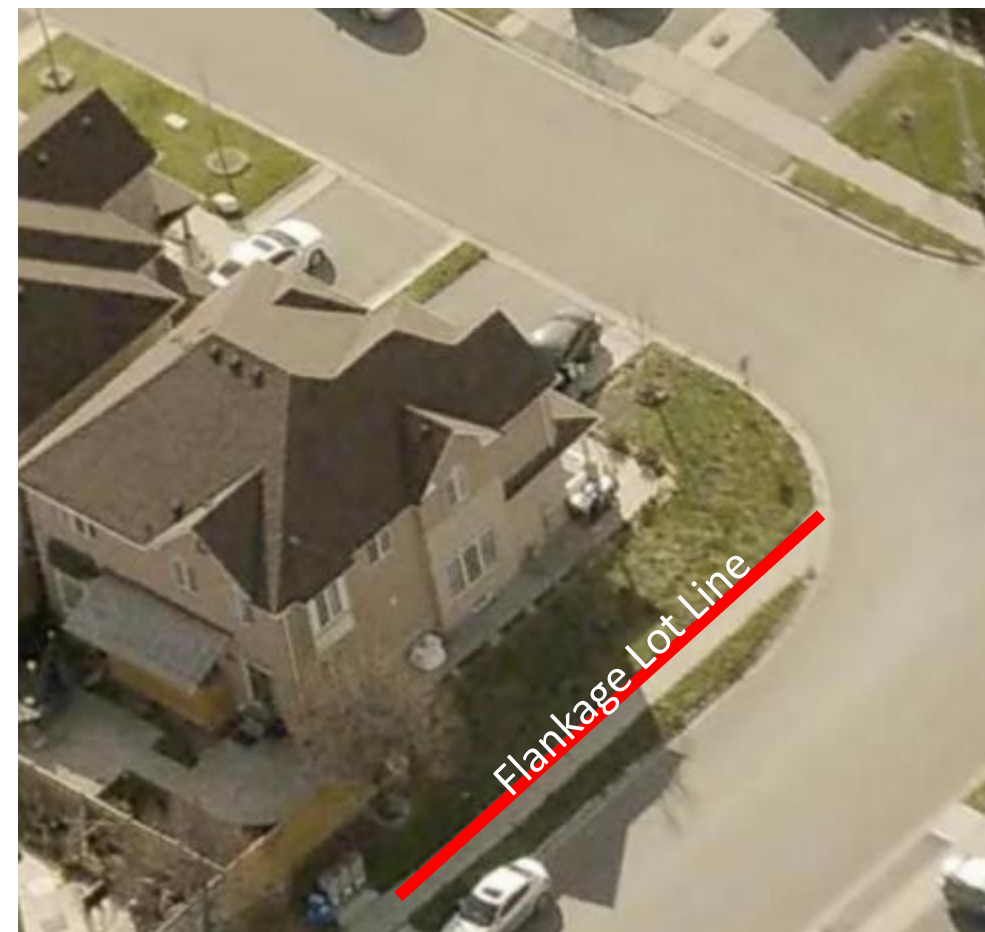
In 2022, below grade entrances and driveway widths accounted for a total of **45%** of all minor variance applications submitted. The proposed amendments will significantly reduce the volume of applications, resulting in substantial cost and time savings.



## Below Grade Entrances in the Exterior Side Yard

- To amend sub-section 10.23.1 to allow below grade entrances between the main wall of a dwelling and flankage lot lines (i.e. corner lots).

Current By-law	Proposed By-Law
For a single-detached, semi-detached, or townhouse dwelling, or two-unit dwelling, exterior stairways constructed below the established grade shall not be located in a required side yard or front yard, <b>or in a yard located between the main wall of a dwelling and a front of flankage lot line.</b>	For a single-detached, semi-detached, townhouse dwelling, or two-unit dwelling, exterior stairways constructed below the established grade shall not be located in a required side yard or front yard.



## Below Grade Entrances in the Exterior Side Yard

- A proponent would still be required to meet all other applicable zoning regulations including:
  - Side yard setbacks
  - Landscaping requirements
  - Clear path of travel for access to a second unit
  - Appropriate screening

This amendment will help facilitate the development of more Additional Residential Unit's (ARU's) across the City, increasing the overall supply of housing.



## Driveway Widths on Residential Lots

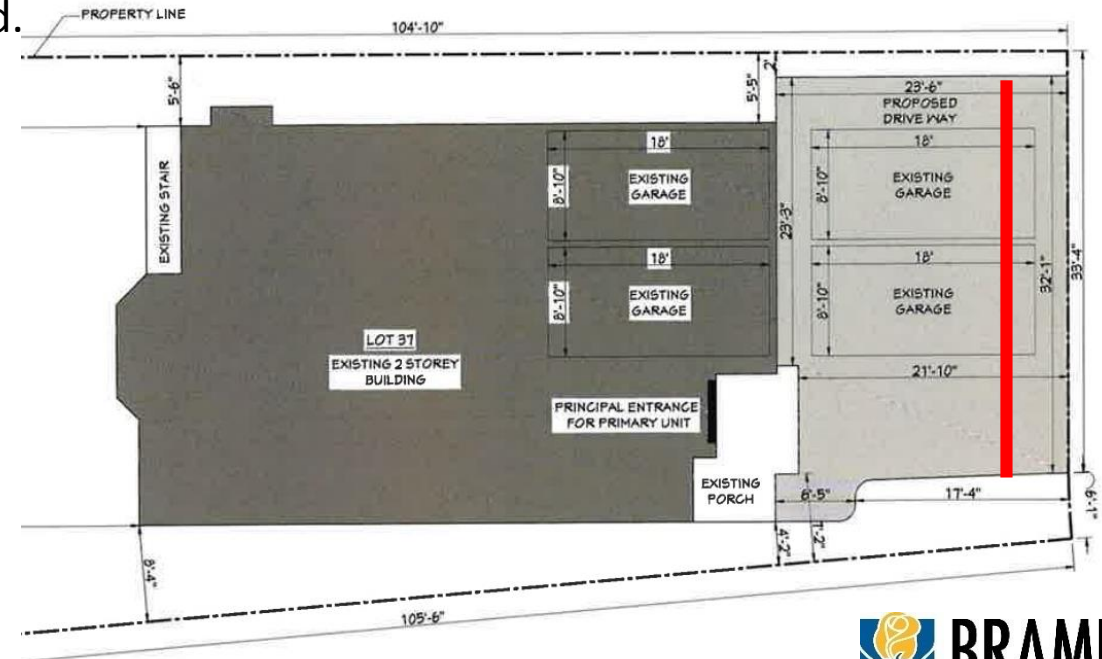
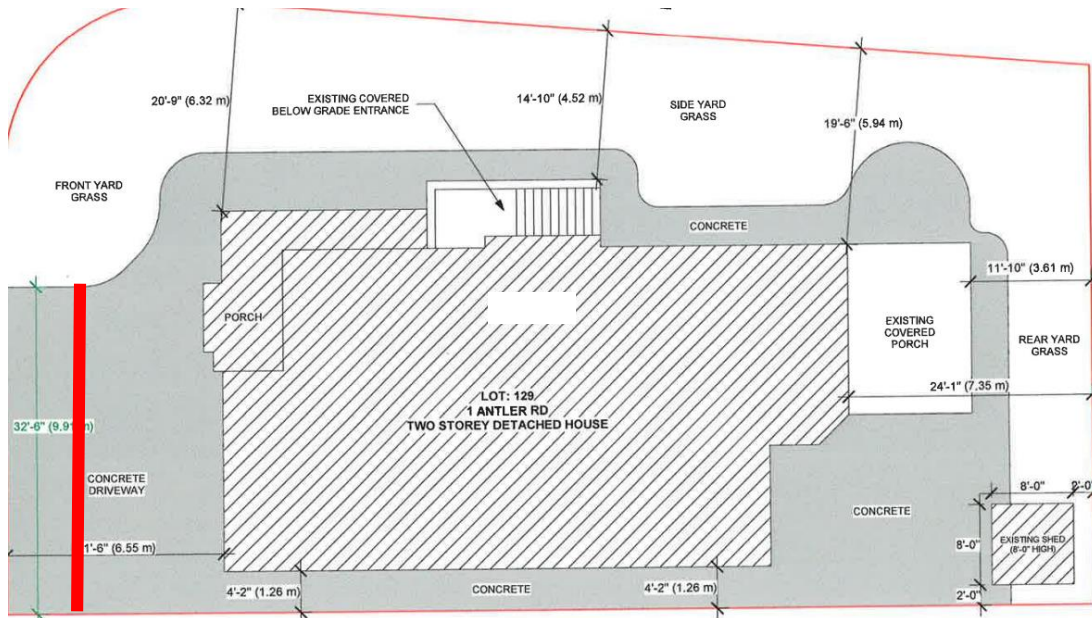
- To amend section 10.9.1(B)(1)(b) and (c) of the Zoning By-law to increase the maximum permitted driveway width by 1 foot or 0.30 metres
  - 5.2 metres → **5.5 metres**
  - 6.71 metres → **7.0 metres**
- These relatively minor changes offer a reasonable balance between Committee of Adjustment efficiencies and maintaining the intent of the Zoning By-law
- A proponent will still be required to meet all other applicable zoning regulations including:
  - Setbacks
  - Landscaping requirements

Current By-law
10.9.1 (B)(1)(b)
A Residential Driveway (including the portion of the Residential Driveway within the road right-of-way) shall have minimum width 3.0 metres and a maximum width of:  <b>5.2 metres</b> on lots having a width equal to and greater than 8.23 metres but less than 9.14 metres
10.9.1 (B)(1)(c)
A Residential Driveway (including the portion of the Residential Driveway within the road right-of-way) shall have minimum width 3.0 metres and a maximum width of:  <b>6.71 metres</b> on lots having a width equal to and greater than 9.14 metres but less than 15.24 metres



## Driveway Widths on Residential Lots

- The expansion will allow for increased maneuverability and space between parked vehicles, which will particularly be helpful on lots containing more than one ARU.
- The images below show examples of driveway widenings that the City would typically not support because of negative impacts to the streetscape and reduced permeable landscaping.
- However, the minor increase of 0.30m proposed will not result in any negative impacts to storm-water runoff and sufficient permeable landscaping can still be maintained.





# Garage Dimensions for Residential Lots

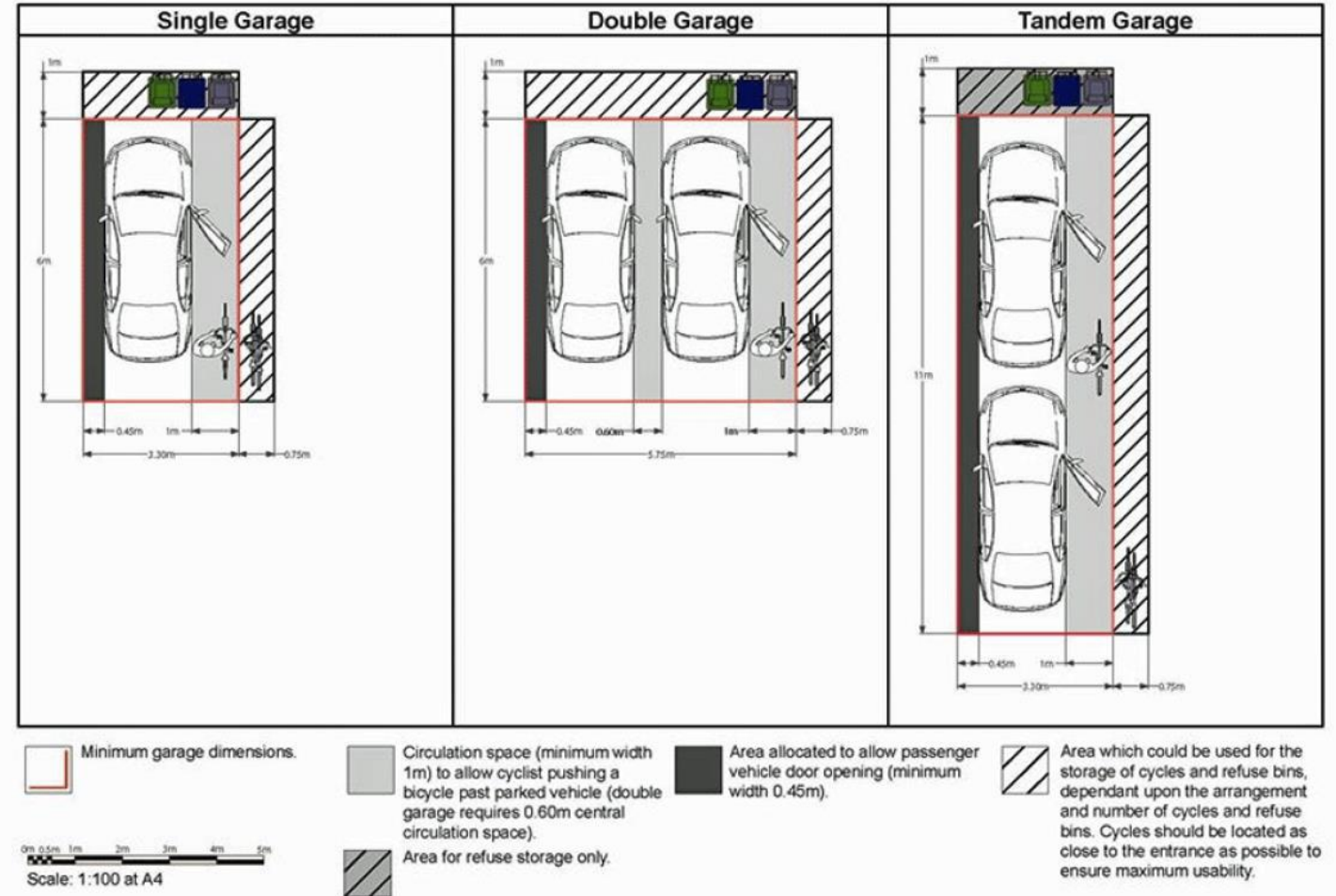
- To amend section 10.5(c) by increasing the minimum interior length and width of residential garages

## Current By-law

The interior space of a garage shall have a rectangular area not less than **2.7 metres by 5.4 metres** with no more than one step encroachment.

## Proposed By-law

The interior space of a garage shall have a rectangular area not less than **3.3 metres by 7 metres** with no more than one step encroachment.



# Garage Dimensions for Residential Lots

- The increased garage size will accommodate a functional parking space and storage for waste bins while also enhancing residential streetscapes



# Supportive Housing Residence Type 1 and Type 2

- An update to the provisions related to Supportive Housing Residence Type 1 and Type 2.
  - Delete “Auxiliary Group Home” as a permitted use from Zone: Residential Semi-detached E-x (R2E-X).
  - Replace “Group Home Type 1” with “Supportive Housing Residence Type 1” as a permitted use in Zone: Residential Semi-detached E-x (R2E-X).
  - Replace “Group Home Type 2” with “Supportive Housing Residence Type 2” as a permitted use in Zone: Residential Apartment A (R4A).
  - Add a specific provision in Section 10.14 to provide clarity on “Supportive Housing Residence Type 1”.
- The purpose for this amendment is to correct the previous Zoning By-law Amendment (253-2021), where the update to the R2E-X and R4A zones were omitted.



# Continuous Improvements

- The amendments to the Zoning By-law for below grade entrances and driveway widths are a part of the Continuous Improvements work for the Committee of Adjustment.
- If adopted, the proposed amendments will improve customer service, support achievement of the City's housing targets and realize time and cost savings - **approximately 668 staff hours/year, totaling \$28,260.**
- Staff had identified the need for larger garages through the Site Plan process, where it was determined the current minimum dimensions did not result in functional garages.
- Although this amendment is not part of the Continuous Improvement work, the outcome will be more functional garages for residents and a reduction in staff's time reviewing Site Plan applications (to be quantified).
- Staff will continue to identify opportunities for streamlining the development approvals process in order to meet our housing target of 113,000 new homes by 2031 and support local business.

# Comprehensive Zoning By-law Review

- Considerations to refine the proposed amendments will be made in conjunction with the ongoing Comprehensive Zoning By-law Review
- Staff will continue to review and identify any amendments that can be captured through future housekeeping amendments

## COMPREHENSIVE ZONING BY-LAW REVIEW



# WE ARE HERE IN THE PLANNING PROCESS

Staff Identify the Need for Updates & Gather Information

Notice of public meeting

## **Public Meeting (We Are Here)**

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



# CONTACT INFORMATION

The presentation associated with tonight's meeting can be found online at [www.brampton.ca](http://www.brampton.ca) on the **MEETINGS** and **AGENDAS** page.

- **City Planner contact:**

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City of Brampton

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Comprehensive Zoning By-law Review Webpage:

<https://www.brampton.ca/EN/City-Hall/ZoningBylawReview/Pages/Welcome.aspx>



# Thank you!