



Principals

Michael Gagnon
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November 20, 2023

**GWD File:
21.2809.00 ZBLA**

**The Corporation of the City of Brampton
2 Wellington Street West
City of Brampton, Ontario
L6Y 4R2**

**Attention: Mayor and Members of Planning Committee/Council
Peter Fay, City Clerk
Steve Ganesh, Commissioner, Planning, Building and Growth
Management
Simran Sandhu, Advisor, Special Projects, Planning, Building and
Growth Management**

**Subject: FORMAL PUBLIC INPUT
November 20, 2023 Planning & Development Committee
Item 5.1 – City-Initiated Amendment to the Zoning By-law – City Wide
1206 Steeles Avenue West, Blocks 7, 8 Registered Plan 43M-1746
2872374 Ontario Inc.**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to 2872374 Ontario Inc., the Registered Owner of the lands municipally known as 1206 Steeles Avenue West, Blocks 7, 8 Registered Plan 43M-1746, and Part of Block 319 Registered Plan 43M-1707, in the City of Brampton. The lands are currently subject to a Draft Plan of Subdivision and Zoning By-law Amendment which will facilitate the development of 18 street townhouse units. Attached for convenience is a copy the current Draft Plan and Preliminary Homebuyers' Information Map (City File: OZS-2022-0037).

We write to express our Client's concerns regarding the City-initiated 'housekeeping' amendment which proposes to increase/expand the garage dimension provisions for residential lots as regulated within Section 10.5(c) of Zoning By-law 270-2004. According to the Staff Presentation, the basis for the increase is to provide a functional parking space and storage of waste bins while also enhancing residential streetscapes.

Current By-law Garage Dimension

*"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 Garage Dimension

*"The interior space of a garage shall have a rectangular area not less than **3.3 metres by 7.0 metres** with no more than one step encroachment."*

GAGNON WALKER DOMES LTD.

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**CONFIDENTIALITY
CAUTION**

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On behalf of our Client, we offer the following comments and observations:

- The Region of Peel Waste Collection Standard Manual (2020) allows for the storage of bins within a dwelling's garage, rear yard, or side yard. The increase in width does not ensure/predetermine that waste bins (garbage, organics, recycling) will be stored in the garage.
- The increase in the minimum interior garage space results in the loss of approximately 92ft² of usable floor space, which is the equivalent of a loss of one (1) bedroom per dwelling unit. The delivery of compact built form may now be challenged as housing designs will need to accommodate larger garages.
- The reduction in usable floor space per dwelling unit, along with the increased minimum interior garage space has the potential to result in a reduction of units. There is an unintended consequence of reduced density compared to the current policy framework which supports increased density.
- Based on a review of the materials provided to-date (Staff Presentation), there does not appear to be any consideration of transition provisions. Appropriate transition provisions should be included to exempt applications that are substantially advanced or have received Council approval/endorsement, thereby preventing further delays in delivering housing towards meeting the City's Housing Pledge (113,000 new homes by 2031).
- The City of Brampton is currently undertaking a Comprehensive Review of its Zoning By-law. Changes to the minimum interior garage space provisions are more appropriately dealt with through that process and not through a 'housekeeping' amendment.

Closing Remarks

Thank you for the opportunity to provide public input. At this time our Client is unable to support the proposed amendment, rather we recommend the current standard be maintained and that City Staff be directed to assess the convenient storage and movement of waste bins in a garage on a site-by-site basis.

Kindly accept this letter as our formal request to be notified of all future Open Houses, Public Meetings, Planning Committee and Council meetings to be held in connection with the City-Initiated Amendment. Lastly, we request notification of the passage of any and all By-laws and/or Notices on this matter.

Yours truly,

Marc De Nardis, B.U.R.P.I., M.C.I.P., R.P.P.
Planning Associate

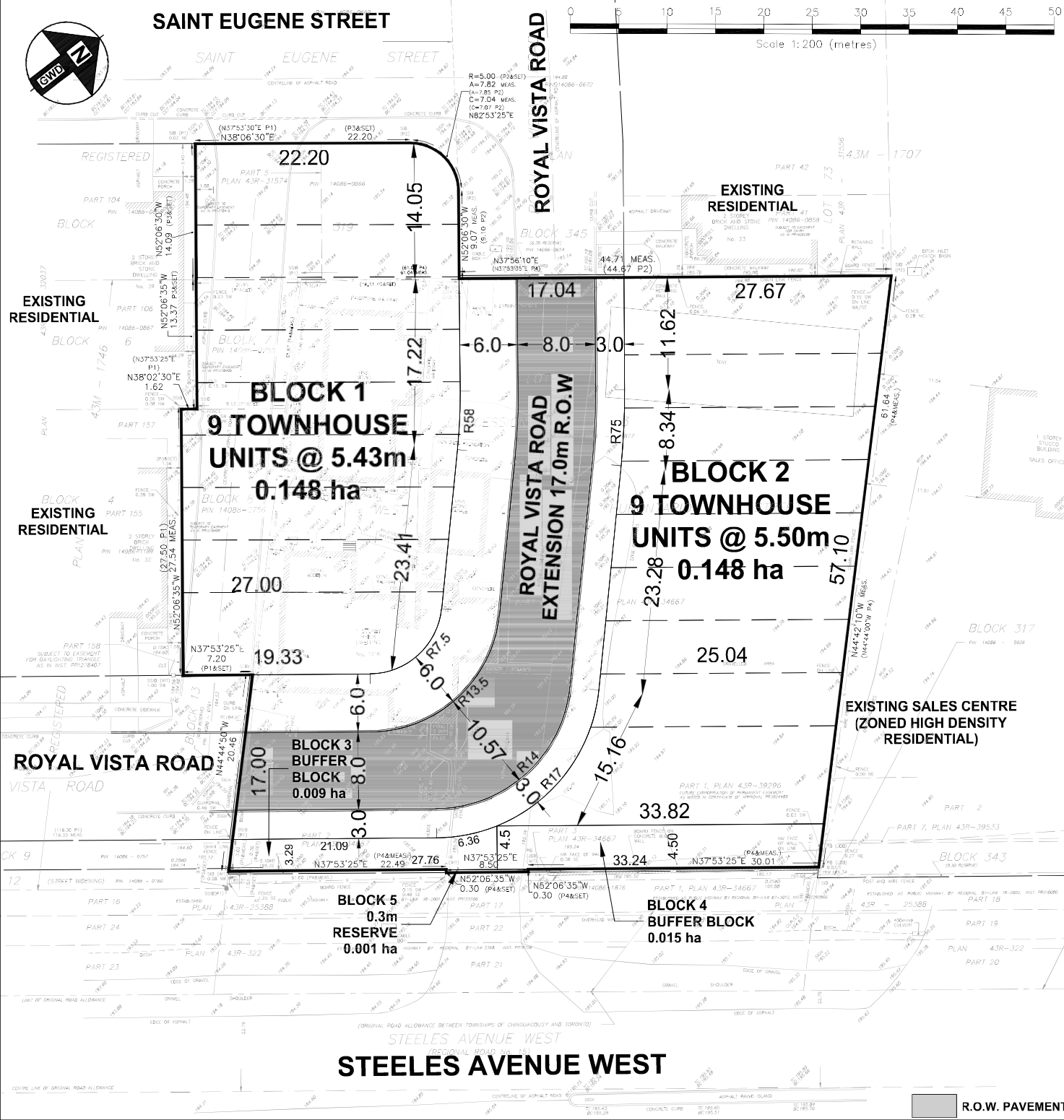
mdenardis@gwdplanners.com



C.c. 2872374 Ontario Inc.
M. Gagnon, Gagnon Walker Domes Ltd.
M. Harris, Gagnon Walker Domes Ltd.



SAINT EUGENE STREET



KEY MAP

NTS

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A.B.C.E.F.G.J.L., AS SHOWN ON DRAFT PLAN
D. SEE SCHEDULE OF LAND USE
H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
I. CLAY-LOAM
K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED: _____ DATE: _____

SIMEON MITREV
ONTARIO LAND SURVEYOR
TARASICK McMILLAN KUBICKI LIMITED
4181 SLADEVIEW CRESCENT, UNIT 42,
MISSISSAUGA, ONTARIO L5L 5R2

OWNER'S CERTIFICATE

I/WE HEREBY AUTHORIZE GAGNON WALKER DOMES LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

SIGNED: _____ DATE: _____

2872374 ONTARIO INC.

SCHEDULE of LAND USE

TOTAL LAND AREA= 0.448 ha (1.109 ac)			
Land Use	Units	Lot / Block	Area (HA.)
5.43m Street Townhouses	9	Block 1	0.148
5.50m Street Townhouses	9	Block 2	0.148
Total Residential Area			0.296
Buffer Blocks		Blocks 3, 4	0.024
0.3m Reserve Block			0.001
17.0m Local Road, Royal Vista Road Extension (71.83m, 235.66ft)			0.127
TOTAL	18		0.448

4.	September 7, 2023	Add Dimensions for Street Boulevard, Pavement Width and Radius of Curb
3.	April 10, 2023	Revise Block 2 unit width from 6.0m to 5.50m.
2.	February 9, 2023	Add City File number to Draft Plan and Revise Ownership
1.	January 13, 2023	Add Block 4 - 4.50m Buffer Block adjacent to Block 2 and Revise Limits of Block 3. Add 0.3m Reserve Block along Steeles Avenue West
REVISION NO.	REVISION DATE	REVISION DESCRIPTION

DRAFT PLAN OF SUBDIVISION CITY FILE NO. OZS-2022-0037

PART OF BLOCK 319 REGISTERED PLAN 43M-1707,
BLOCKS 7 AND 8 REGISTERED PLAN 43M-1746
AND PART OF LOT 1, CONCESSION 3 W.H.S.
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

DATE: January 31, 2022	LATEST REVISION: September 7, 2023
LATEST REVISION NUMBER: 4	PROJECT NUMBER: 21.2809.00
DRAWING NO. Draft Plan Jan 22	DRAWN BY: D.S.
DESIGNED BY: D.S.	CHECKED BY: D.S.



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PRELIMINARY 'HOMEBUYERS' INFORMATION MAP

2872374 ONTARIO INC.

CITY FILE NUMBER: T04W14.015

PART OF BLOCK 319 REGISTERED PLAN 43M-1707,

BLOCKS 7 AND 8 REGISTERED PLAN 43M-1746

AND PART OF LOT 1, CONCESSION 3 W.H.S.

(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)

CITY OF BRAMPTON

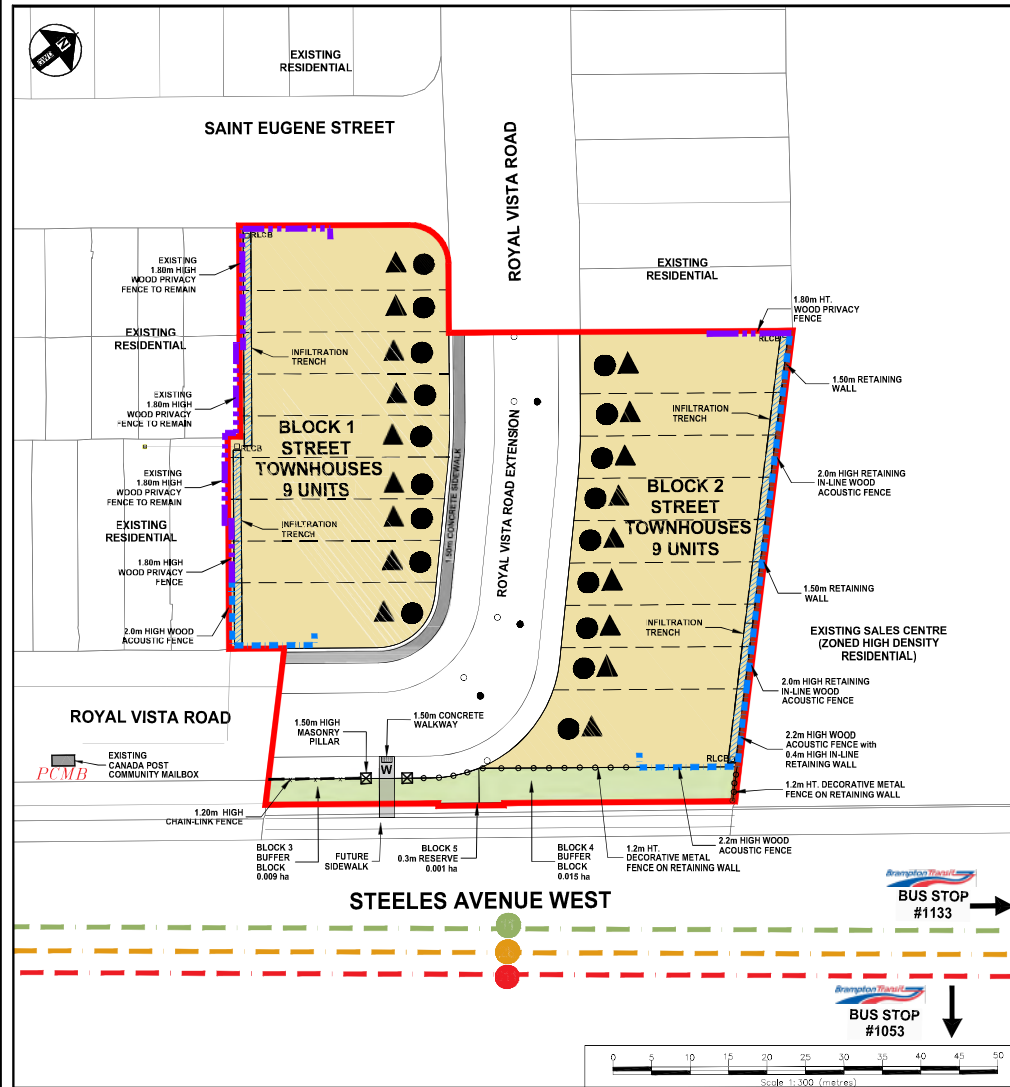
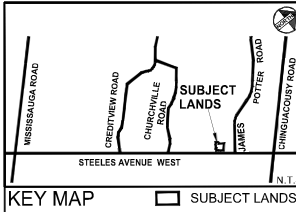
REGIONAL MUNICIPALITY OF PEEL

APPROVED

Planning & Development
Services Department

Date:

Manager, Development Services



NOTICE AND ADVICE TO PURCHASERS

THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOMEBUYERS MAY HAVE AND THE TELEPHONE NUMBERS AT CITY HALL IF YOU NEED MORE INFORMATION. FOR THE BEST SERVICE, YOU ARE ENCOURAGED TO CALL DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM, MONDAY TO FRIDAY.

PLEASE NOTE: THIS MAP IS BASED ON INFORMATION AVAILABLE ON SEPTEMBER, 2023 AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED LAND USE INVOLVES A PLANNING PROCESS, INCLUDING PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT.

ITEMS RELATED TO THE SPECIFIC PLAN OF SUBDIVISION

- The map shows that their will be townhouse dwellings within the subdivision.
- Sites shown on the map for townhouse dwellings, could have driveways anywhere along their street frontage.
- Purchasers of Blocks 1 and 2 are advised that for the purposes of draining the land, the developer has been requested to install an infiltration trench, catch basin and associated leads in the rear yard of the lot. It is the responsibility of the lot owners(s) to maintain the catch basins and associated leads in good working order and free of all obstruction. The catch basins are intended to accept drainage from the lot and adjacent lots and the purchaser/owner agrees that the grades on the lot shall not be altered in any manner that will adversely affect the drainage pattern with regard to the lands(s) intended to be served by the catch basins.
- Some lots and development blocks will be affected by noise from adjacent roads and warnings will apply to purchasers.
- Door to door mail delivery will be not be provided in this subdivision and designated Community Mailboxes will be directly beside some lots. If you have questions, please call 1-800-267-1177.
- The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.
- The proposed street will have a sidewalk only on one side.
- Despite the developer's agreement to furnish street trees, site conditions may prevent the planting of a street tree within the public right-of-way in front of a particular lot. In the event of a conflict with utilities, trees may be relocated in or removed from the right-of-way.
- The offer of purchase and sale may contain itemized charges for features covered in the City's Subdivision Agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc. on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying for this charge, the purchaser may be left without these features on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for these features.
- The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.
- The map shows that Blocks 3 and 4 will be developed as a Buffer Block and will be left in a natural condition with minimal maintenance such as only grass cutting, periodic removal of paper and debris.
- The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, at the City's discretion, without notification to purchasers.
- There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise.
- The final location of walkways, multi-use paths, bike routes may change without notice.
- Boulevard trees will be planted according to City requirements approximately 8 to 10 metres apart and a tree will not necessarily be located in front of every home.

- The owner is required to provide street trees at regular intervals on all public boulevards within this subdivision. Local site conditions may not allow a tree to be planted in front of some homes. For more information, please call the City of Brampton's Public Works & Engineering Department at (905) 874-2050.
- Gates are not permitted in fences when lots abut a buffer block.
- The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot. For more information, please contact the Development Engineering Division of the Public Works Department, at (905) 874-2050 or email planning.development@brampton.ca.
- There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area.
- This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.
- The final mix of houses, elevations, lot widths and housing types will be confirmed upon registration of the subdivision plan. Therefore, the purchasers should check with their builder to determine the final houses for construction in the immediate vicinity of the home that is being purchased.
- Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools.
- That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
- That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USES, PLEASE CALL (905) 874-2050 or EMAIL Planning.Development@Brampton.ca.
- FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT, CANDEVCON LIMITED AT (905) 794-0600.
- FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS, OPEN SPACE OR TREE PRESERVATION, PLEASE CALL THE SUBDIVIDER'S LANDSCAPE ARCHITECTURAL CONSULTANT, STRYBOS BARRON KING LANDSCAPE ARCHITECTURE AT (416) 695-4949.

WARNING CLAUSES - NOISE

For further information please email planning.infrastructure@brampton.ca or call 905-874-2050

WARNING CLAUSE A:

Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road and air traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of Environment, Conservation and Parks.

WARNING CLAUSE B:

This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of Environment, Conservation and Parks.

LEGEND

- | | |
|---|-----------------------------------|
| Subject Property | 1.50m High Masonry Pillar |
| Street Townhouses | 1.20m High Decorative Metal Fence |
| Buffer Block | RLCB: Rear Lot Catch Basin |
| Sidewalk / Walkway | Sanitary Sewer Manhole |
| Infiltration Trench | Storm Sewer Manhole |
| Existing Canada Post Community Mail Box | Brampton Transit Route 11 |
| Retaining Wall | Brampton Transit Route 28 |
| 1.20m High Chain-Link Fence | Brampton Transit ZUM Route 511 |
| 1.8m High Wood Privacy Fence | Brampton Transit Stops 1133, 1053 |
| 2.0m - 2.2m High Wood Acoustic Fence | |

September 7, 2023

