



Principals

Michael Gagnon  
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November 20, 2023

**GWD File:  
06.1302.00 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  
7614, 7624, 7650, 7662 Creditview Road – Creditview 4-P Holding Inc.**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Creditview 4-P Holding Inc., the Registered Owner of 7614, 7624, 7650, 7662 Creditview Road, generally located south of Steeles Avenue West, within the Churchville Heritage Conservation District (HCD), in the City of Brampton (refer to attached aerial photography). The lands are currently subject to a Draft Plan of Subdivision and Zoning By-law Amendment which will facilitate the development of thirteen (13) single detached dwellings, a parkette, and a new local road extension (City File: T04W14.015).

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."*

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

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**GAGNON WALKER DOMES LTD.**

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- 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 92ft<sup>2</sup> 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,**

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

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**C.c. Creditview 4-P Holding Inc.  
M. Gagnon, Gagnon Walker Domes Ltd.  
M. Harris, Gagnon Walker Domes Ltd.**





**AERIAL IMAGE - CONTEXT PLAN**  
**7614, 7624, 7650, 7662 CREDITVIEW ROAD**  
**CITY of BRAMPTON**  
**REGION of PEEL**





LEGEND	
	SUBJECT SITE
	CHURCHVILLE HERITAGE DISTRICT BOUNDARY AS PER ZONING BY-LAW 243-07

P.N.: 06.1302.00	Date: September 8, 2021
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 1302_ Aerial_Images_Sept._2021
	<div><div> 21 Queen Street East Suite 500 Brampton, ON L6W 3P1 P (905) 796 - 5790</div><div> Gagnon Walker Domes PROFESSIONAL PLANNERS Toll Free 1 (855) 771-7266 www.gwdplanners.com</div><div> 3601 Highway 7 East Suite 310 Markham, ON L3R 0M3 P (905) 477 - 6556</div></div>





**AERIAL IMAGE - SUBJECT SITE**  
**7614, 7624, 7650, 7662 CREDITVIEW ROAD**  
**CITY of BRAMPTON**  
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