

Principals

Michael Gagnon Lena Gagnon Andrew Walker Richard Domes

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 <u>Creditview 4-P Holding Inc.</u>, 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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- 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 <u>not</u> 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. Lasty, 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.PI., M.C.I.P., R.P.P.

Planning Associate

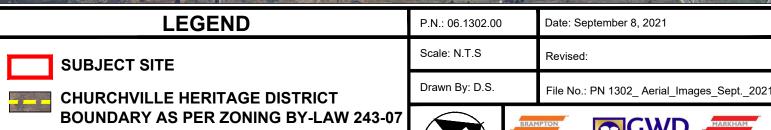
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- C.c. Creditview 4-P Holding Inc.
 M. Gagnon, Gagnon Walker Domes Ltd.
 M. Harris, Gagnon Walker Domes Ltd.



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











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

