

November 16, 2023

Chair and Members of the Planning and Development Committee
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Sent via email to: cityclerksoffice@brampton.ca

RE: **City of Brampton November 20th Planning and Development
Committee – City-Initiated Amendments to the Zoning By-law**

Dear Chair and members of the Planning and Development Committee,

The Building Industry and Land Development Association is in receipt of the City's Staff Presentation on the City-Initiated Amendments to the Zoning By-law that is to be presented at the November 20th Planning and Development Committee meeting and we would like to take this opportunity to provide you with some preliminary comments on the proposed amendments.

To begin, we acknowledge and thank staff for attending the October 3rd BILD Peel Forum meeting to make a preliminary presentation on the zoning by-law and urban design review. We anticipate further consultation and discussion with the launch of your public consultation and engagement in Q1 2024. We acknowledge that these zoning by-law housekeeping amendments are being brought forward to Council in advance of the Q1 2024 comprehensive review and as such, there are a number of comments that have been raised by our members that have triggered the need for this preliminary correspondence to you.

In terms of the parallel processes (with these housekeeping amendments and the comprehensive zoning by-law review), since the City has already initiated its comprehensive by-law review it would be more appropriate to fold all of these amendments into the full review and report back in 2024.

More specific to these amendments, BILD has heard concerns that expanding the garage dimensions for residential lots is very problematic, as it imposes new conditions on developments that have existing design work in place and permit applications in progress.

BILD recommends that the existing provision 10.5 (c) “ the interior space of a garage shall have a rectangular area not less than 2.7 metres by 5.4m metres with no more than one step encroachment” be maintained – as is. This would ensure that these amendments do not create unintended consequences of having existing designs and approvals that no longer compliant with the City's by-law standards.

If the City proceeds with this proposal, despite our opposition, transition provisions must accompany any new standards (i.e. approved draft plans should be exempted).

We thank you for the opportunity to submit these comments. Please feel free to contact the undersigned with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Danielle Binder".

Danielle Binder, RPP MCIP

Director, Policy and Advocacy, BILD