

**RE: Environmental Registry of Ontario Posting 019-1920 – Proposed amendment to Ontario Regulation 299/19 ADDITIONAL RESIDENTIAL UNITS, under the *Planning Act***

**From: Steve Ganesh, Commissioner – Planning, Building and Growth Management Department, City of Brampton**

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To Whom It May Concern,

The City of Brampton (hereinafter referred to as ‘the City’) appreciates the opportunity to provide comments on the proposed changes outlined in the Environmental Registry of Ontario posting 019-1920 – Proposed amendment to Ontario Regulation 299/19 ADDITIONAL RESIDENTIAL UNITS, made under the Planning Act.

The City is supportive of efforts by the Province to address housing supply and development challenges, and remain committed to working with the Province towards their ambitious goal of delivering more housing. However, the City provides a number of recommendations below in response to the proposed changes.

Overall, the City is concerned about the impact of a “one-size-fits-all” approach for regulating ARU’s across the province. This approach does not take into account the individual context of each municipality. Within Brampton, the proposed changes are expected to impact the character of neighborhoods by permitting a greater density of ARUs in sensitive areas, such as Mature Neighborhoods, than is intended through current municipal standards.

The City requests the Province provide clarification on the proposed changes, as detailed in the specific comments below. The City also requests that the Province clarify what kind of financial support will be allocated for municipalities to implement the proposed changes and address the inevitable increase in enforcement and property standards complaints that will be received.

**Please see below specific comments on individual aspects of the proposed legislative changes:**

**1. Override all angular plane requirements in zoning by-laws for buildings with ARUs**

**City comment:** The City foresees privacy concerns for ARUs greater than one-storey, and in particular, where an ARU is located above a garage. This will lead to an increase in complaints and will add additional strain on our enforcement and building teams.

There are also daylight and visibility concerns on shallow and/or narrow lots. The City also notes that other jurisdictions such as Toronto and Vancouver have successfully implemented angular plane requirements for these reasons.

The City requests clarification on whether the currently imposed height restrictions and tiered setbacks would be overridden by the proposed changes in the ERO.

## **2. Allow at least 45% lot coverage for all buildings and structures on parcels with ARUs**

**City comment:** The City currently regulates lot coverage in *Mature Neighbourhoods*, imposing a maximum lot coverage of 30% in these sensitive areas. The proposed changes would drastically inhibit the City's ability to maintain the character of *Mature Neighbourhoods*.

Many other zoning designations (in particular R1's) currently have maximum lot coverages ranging from 25% - 35%. An increase to 45% would negatively affect development patterns and create inconsistencies that run contrary to the Brampton Plan's complete community goals.

The City notes that many homes in the Peel Village neighbourhood have deep front yard setbacks and the additional lot coverage would effectively eliminate any amenity space in the rear yard for both the ARU and the principal dwelling. This type of development would be undesirable and inconsistent with the neighbourhood.

Moreover, the parcel fabric of other sensitive neighbourhoods with wider lot frontages and shallow lots (such as Fletcher's Meadow), and lots containing semi-detached and townhome dwellings could not feasibly increase coverages without causing undesirable development patterns that would negatively affect the vernacular and character of the neighbourhood.

In addition, the increased lot coverage will cause additional strain on the already overworked municipal stormwater system as there will be less greenspace to intercept runoff.

Finally, City staff also foresee additional complaints and strain on the administrative processes related thereto. This includes additional strain on refuse collection, fire and, transit services due increased occupancy on lots.

## **3. Override all FSI requirements in zoning by-laws that apply to parcels with ARUs**

**City comment:** The City's current zoning by-law does not regulate floor space index (FSI). However, gross floor area (GFA) maximums are in place. The City requests clarification on whether these provisions will be overridden by the proposed changes within the ERO.

Further, the City foresees issues with illegal lodging houses, driveway widening and additional strains on municipal services by allowing for larger detached ARUs. The City is concerned that the proposed changes will also undermine the ongoing Residential Rental Licensing (RRL) pilot program and may encourage unsafe building conditions and practices

**4. Override all minimum lot size/lot area requirements that are specific to parcels with ARUs**

**City comment:** The City acknowledges the proposed change and has no comments at this time.

**5. Restrict building distance separation requirements associated with any building containing ARUs to a maximum of 4 metres**

**City comment:** The City acknowledges the proposed change and has no comments at this time.

To ensure the City of Brampton has complete communities that maintain their character and provide safe and affordable housing with desirable living conditions (internal and external), the city has undertaken several initiatives to hold landlords more accountable through Residential Rental Licensing and increased property standards enforcement efforts.

While these efforts are focused to course correct absentee landlord issues, it is evident that meeting provincial housing targets cannot be accommodated through forced growth by way of relaxing ARU zoning standards at the sacrifice of smart growth and well-planned development.

To this end, should the province pass the legislation as proposed it must be accompanied by a sustainable funding program for ARU dependent services such as fire, transit, waste collection and increased building inspections and property standards enforcement to minimize the impact on Brampton taxpayers choosing not to permit an ARU on their property – whom are already constrained.

The City of Brampton would like to thank the Province for the opportunity to provide feedback and comments on the proposed changes. The City requests that it be consulted further on the proposed changes and in particular be given an opportunity to engage on the specific language for the proposed legislative changes.

Sincerely,



Steve Ganesh, MCIP, RPP  
Commissioner  
Planning, Building & Growth Management