

APPENDIX 1 • GUIDELINES FOR DETACHED ADDITIONAL RESIDENTIAL UNITS/ GARDEN SUITES

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Additional Residential Units (ARU) Garden Suites



A Step-by-Step Guide to Design and Development

Image Source: The Wedge ADU by Propel Studio

DEVELOPMENT DESIGN GUIDELINES

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How to Read this Document?

The Design Guidelines for Garden Suites are non-statutory and are intended to be read by residents, applicants, architects and builders to help inform and guide design options for this type of residential units.

Contact and Resources

Email address – GardenSuites.Review@brampton.ca

Project page – Brampton.ca/ARU

1.1 Introduction

- What is a Garden Suite?
- What are the Benefits?
- Key Principles

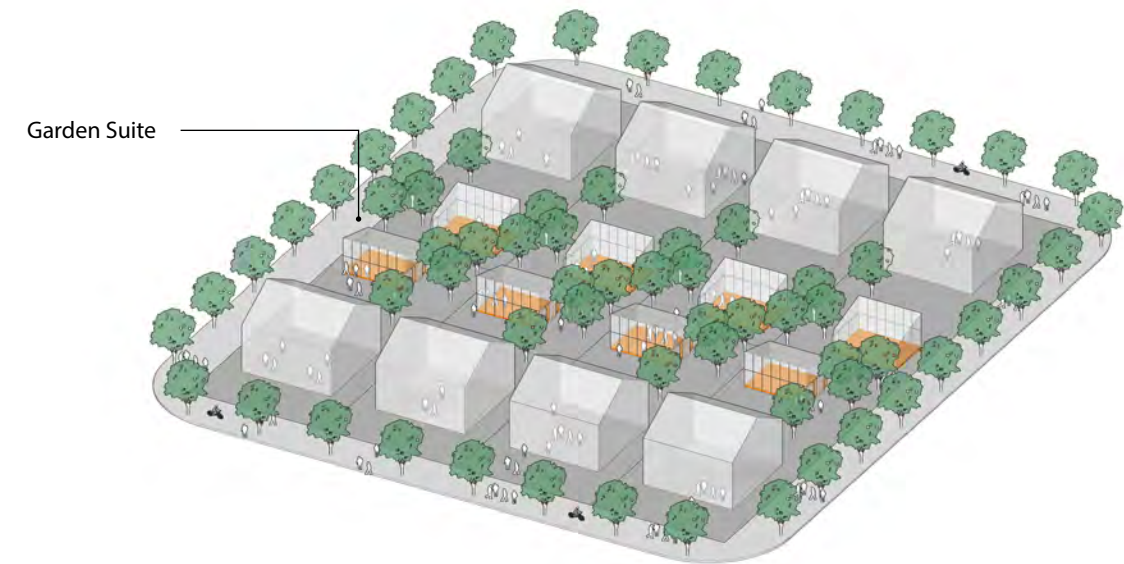
1.1 Introduction

What is a Garden Suite?

A Garden Suite is an Additional Residential Unit (ARU) ancillary to a principal detached, linked, semi-detached, or townhouse dwelling, that is located in a building detached from the principal dwelling and located in the rear or interior side yard, and which may be either freestanding or attached to a detached private garage.

What are the Benefits?

This type of infill residential unit allows for gentle intensification in existing low-density residential neighbourhoods where services and infrastructure are in place, while supporting the supply and range of affordable rental accommodations in the City.



Graphic showing a typical layout for Garden Suite Neighbourhood integration

Key Principles

Gentle Intensification to Support Population Growth
Garden Suites are meant to be a gentle form of intensification that allows for affordable housing options on low-density residential properties, supporting modest population growth and densification.

Accessory to the Principal Dwelling
Garden Suites are accessory in scale and function to the principal dwelling. They are constrained in size (maximum GFA and height) to ensure their secondary and complimentary function to the principal unit.

Complimentary Residential Use
Garden Suites must remain as an accessory use to the principal dwelling unit located in a separate building, be on the same lot as the principal dwelling and they cannot be severed to create a separate independent lot for the Garden Suite.

Neighbourhood and Context Integration
Garde Suites must be adequately located and designed to avoid any negative impacts on neighbouring

properties with regards to privacy, shadow and visual impact. In the case of corner lots or properties with a secondary frontage on a rear lane, they must be integrated with the existing streetscape and overall neighbourhood character.

Connection to Existing Infrastructure
Garden Suites will leverage on efficiencies in City and Regional infrastructure, including roads, public transportation, water / wastewater, and community services.

For lots serviced by municipal water and sanitary system infrastructure, Garden Suites will be serviced from the principal dwelling's tie-in points.

Landscape and Tree Preservation
Garden Suites must be positioned and designed to ensure that mature trees are preserved, on the subject site and neighbouring properties. Efforts should be made in planning for and building a Garden Suite to retain existing trees and landscaping.

1.2 Pre-Application Considerations

- Can my lot accommodate a Garden Suite? What are the Spatial Requirements to build this type of Unit?

For preliminary guidance, please refer to the Additional Residential Units (ARU) Tool. This can be found on the City of Brampton's Renting in Brampton Page, under the Additional Residential Unit section.

Disclaimer: Please note that the tool does not replace the municipal approval process, is based on the best available data, and will be periodically updates.

1.2 Pre-Application Considerations

Can my lot accommodate a Garden Suite?

The City of Brampton's Official Plan (Brampton Plan) and Zoning By-law provides specific regulatory requirements and performance standards on the design and construction of garden suites, such as garden suite size, height and setback requirements. The design guideline is a companion document, and should be read in conjunction with the requirements set out in the Official Plan and Zoning By-law. Please refer to the Zoning Requirements below:

Garden Suites	<p>Shall only be permitted on the same lot as a principal detached, linked, semi-detached, or townhouse dwelling where the principal dwelling is on an individual lot; but not within lodging houses or supportive housing residence.</p> <p>Each residential lot can accommodate up to two additional residential units. This could include one attached ARU paired with a garden suite, or two attached ARUs, provided they meet the applicable guidelines in this section.</p> <p>Will not be permitted on properties within Floodplain, Natural System or Open Space zones.</p>
Additional Parking	<p>When two ARUs are included on a lot, space must be provided for an additional parking spot. This is not necessary when only one ARU is proposed. Parking spaces should be located on the same lot, with each space measuring at least 2.6 metres wide by 5.4 metres long.</p> <p>Tandem parking spaces are allowed.</p>
Driveway	<p>Lots with additional residential units should have no more than one driveway. This includes a semi-circular driveway with two access points.</p>
Site Layout	<p>Garden Suites will only be permitted in the rear or interior site yard of the lot.</p>
Size	<p>A maximum size of 100 square metres (1076 square feet) will be permitted when it is located on a lot with a detached dwelling.</p> <p>A maximum size of 50 square metres (538 square feet) will be permitted in all other cases.</p>
Setbacks	<p>Garden Suites are to be set back a minimum of 1.2 metres from both the rear yard and the interior side yard.</p> <p>If any part of the garden suite exceeds 3.0 metres in height, a setback of 3.0 metres is required from both the rear and interior side yards.</p> <p>There must be a minimum separation of 4.0 metres between any wall of the garden suite and any main wall of the principal dwelling.</p>

1.2

<p>Height</p>	<p>The maximum height shall be the lesser of, the height of the principal dwelling, or 7.5 metres in Residential Hamlet or Residential Estate zones, 6.0 metres on lots with detached dwellings, and 4.5 metres on lots with townhouses or semi-detached dwellings.</p>
<p>Privacy</p>	<p>To reduce privacy concerns from adjacent properties, balconies and rooftop patios will not be permitted.</p>
<p>Access</p>	<p>Where a garden suite does not have direct access from a public street or laneway, a pedestrian path at least 1.2 metres wide should be provided to its main entrance.</p> <p>Entrances or secondary exits for an additional residential unit should not be</p>
<p>Alternative Construction Type</p>	<p>Garden Suites may be constructed from a converted intermodal shipping container, provided it has been converted into a habitable dwelling unit and all other applicable provisions are met.</p>

1.3 The Design Guidelines

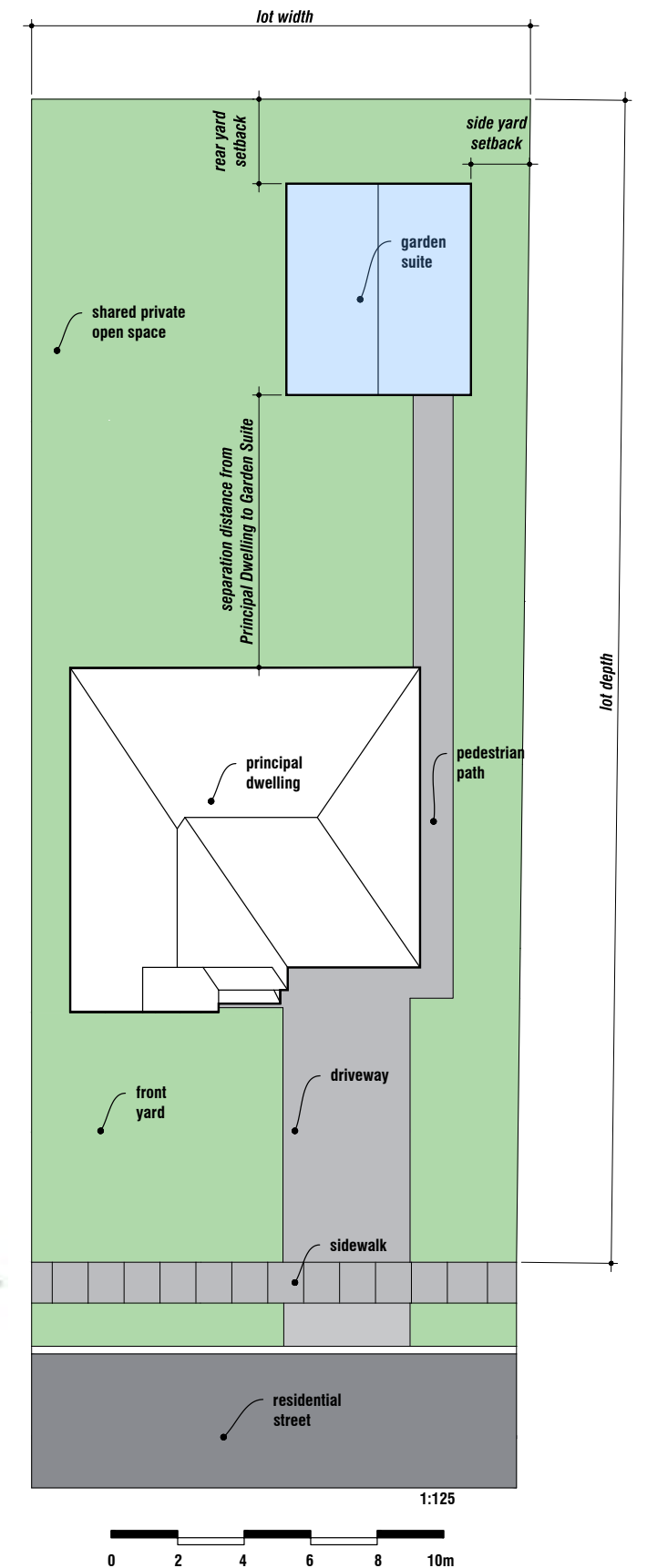
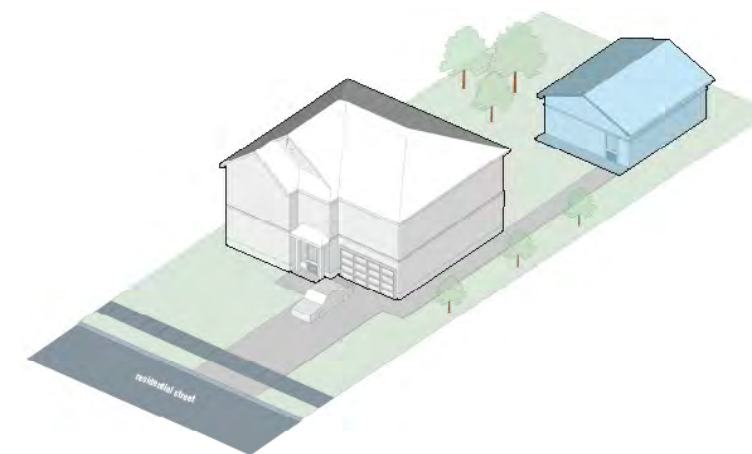
- Site Design and Layout
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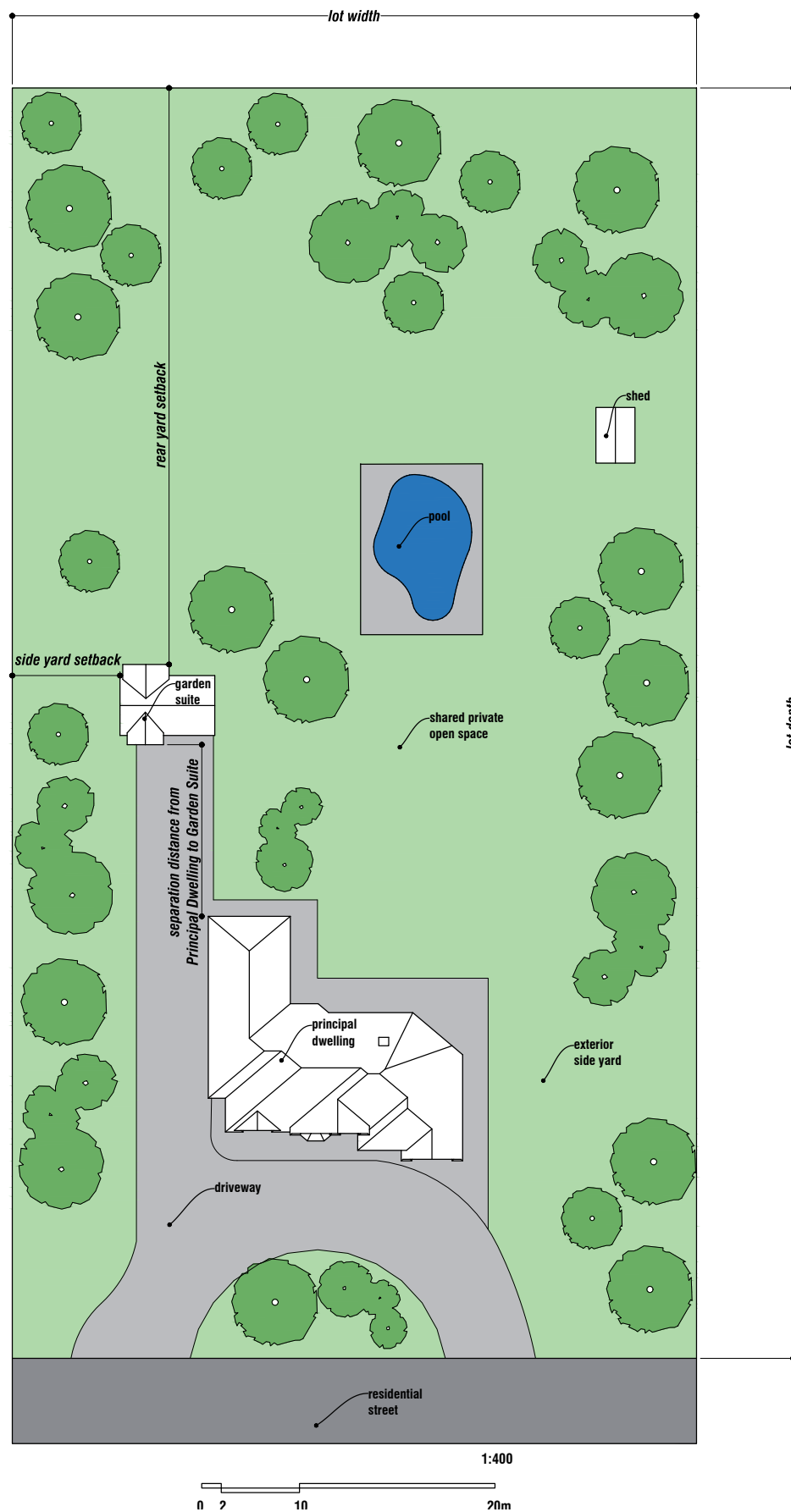
1.3 The Design Guidelines

Site Design and Layout

The following illustrations showcase typical conditions that could be achieved in regards to site design and layout for Garden Suites implementation projects.

Alternative configurations can be explored as long as the new design complies with the Zoning Requirements outlined in the previous section.





Building Size

The Garden Suite design and development information below will help to assist in the planning of this type of unit.

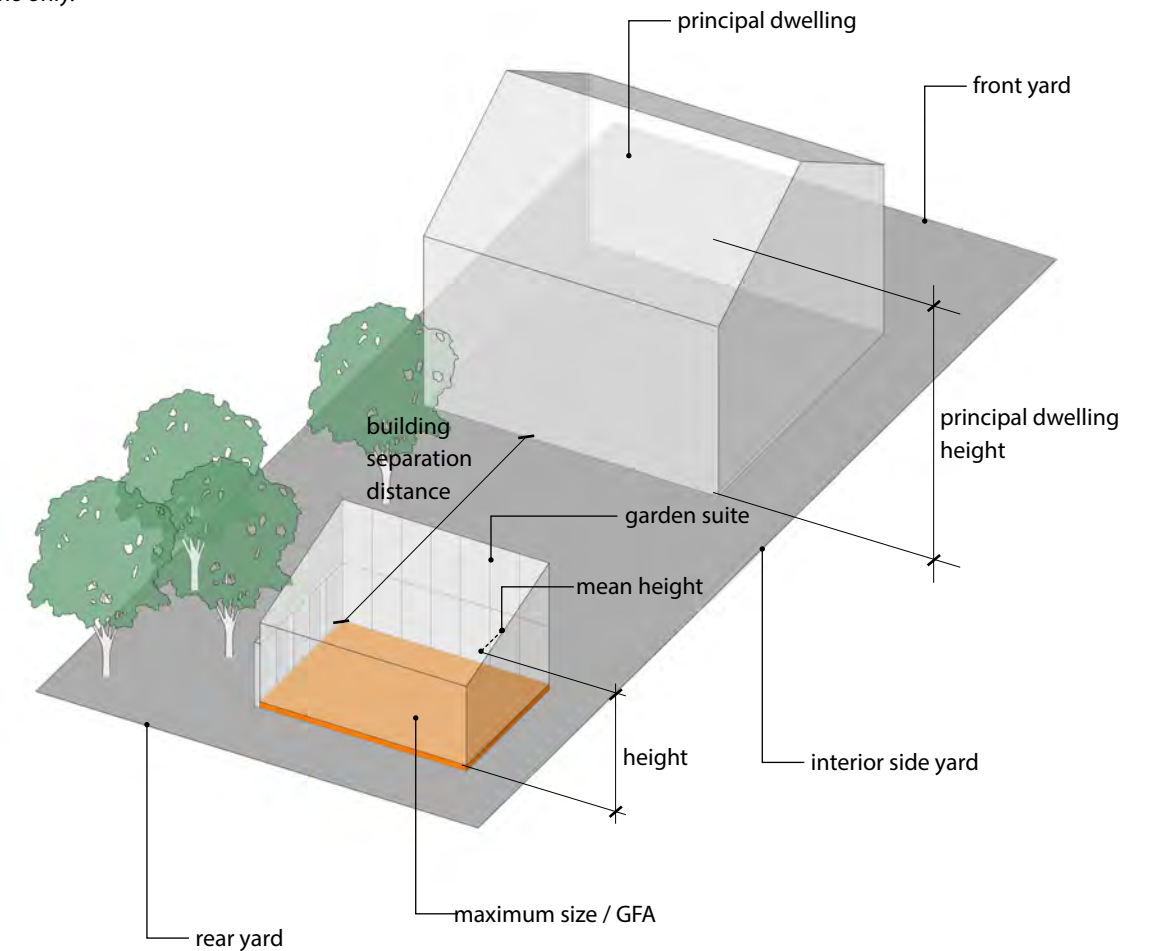
The Zoning By-law sets a maximum size/GFA of:

- a) 100 square metres (1076 square feet) will be permitted when it is located on a lot with a detached dwelling.
- b) 50 square metres (538 square feet) will be permitted in all other cases.
- c) Garden suites may be located above a detached garage, including garages on rear lanes. The building height should not exceed 7.5 metres or the height of the main dwelling, whichever is lower. In addition, to help protect privacy, windows facing neighbouring lots within 3.0 metres of a side or rear property line should be limited to clerestory windows only.

Garden Suites Zoning provisions permit limited encroachments (0.9m) for an unenclosed roofed porch/deck into the rear yard setback and separation distance between the garden suite.

Unenclosed porches will not be included in the GFA of the building.

Gross Floor Area (GFA) shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment relating to the operation or maintenance of the building, stairwells or elevators.



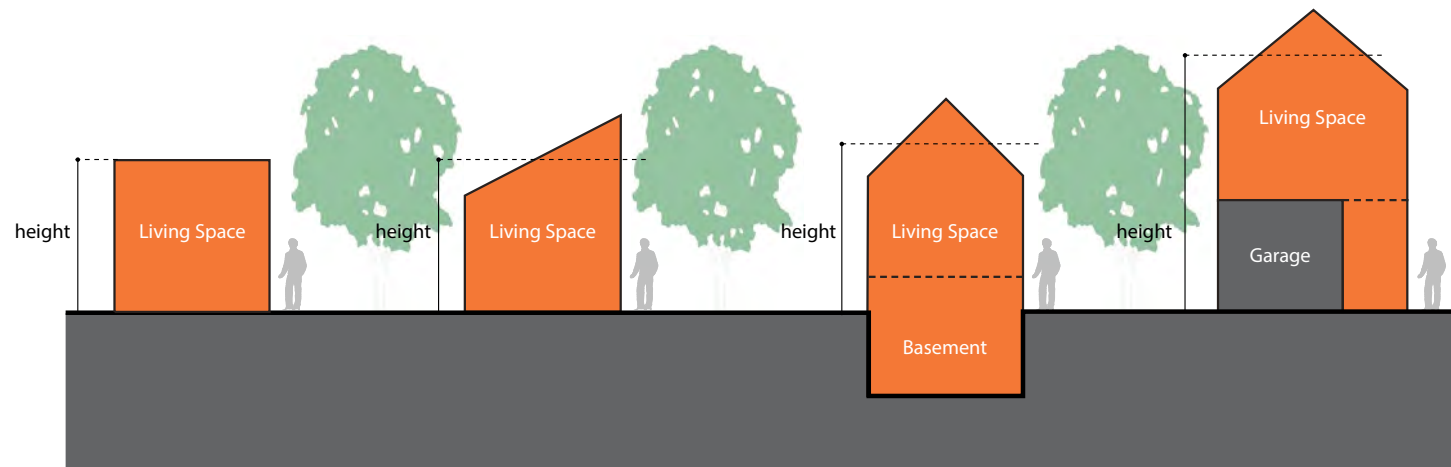
Building Height

Building Height shall mean the vertical distance between the established grade and:

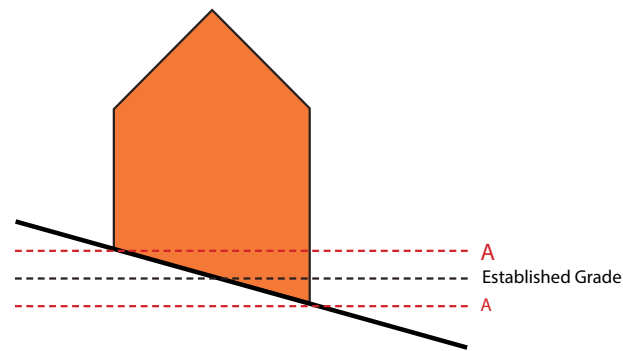
- a) for a single inclined plane roof, the mean height level between eaves and ridge.
- b) for a peaked, gabled or hip roof, the mean height level between eaves and ridge.
- c) for a flat roof, the highest point of the roof surface.

The maximum height shall be the lesser of, the height of the principal dwelling, or:

- a) 7.5 metres in Residential Hamlet or Residential Estate Zones.
- b) 6.0 metres on a lot with a detached dwelling and 4.5 meters on a lot with a townhouse or semi-detached dwelling.
- c) 7.5 metres for Garden Suites located above a



Conceptual Cross Section showing different typologies of Garden Suite Units and how Height is measured



Grade, Established or Grade, Finished shall mean the average finished surface elevation at the outside walls of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the midpoint of each of those elevations.

Conceptual Cross Section

Prototype A - 50 m²

The 50 m² Garden Suite is an open studio or a one bedroom suite suitable for a young adult, caregiver, senior, and supporting multi-generational living.

The interior/exterior transition spaces are extremely important in this type of unit, decks provide for sheltered outdoor spaces that can function as an extension of the interior use and provide for additional gathering space.

Prototype B - 100 m²

The 100 m² Garden Suite is a two-bedroom suite suitable for a small family or those who wish to down-size and still be able to have a guest room. The deck provides for a sheltered outdoor space that can function as an extension of the interior use and provide for additional gathering space.



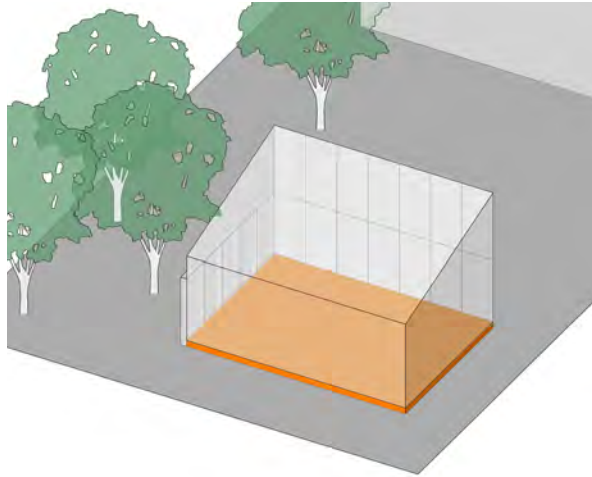
Conceptual Cross Section showcasing interior layout for a Garden Suite



Conceptual 3D View of a freestanding Garden Suite Unit

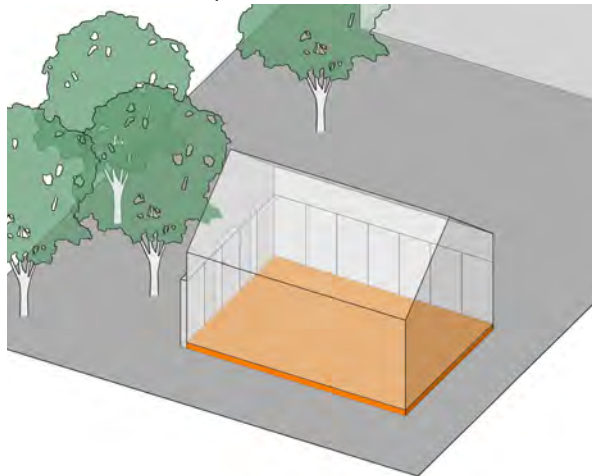
Roof Typologies

Single Inclined Plane Roof



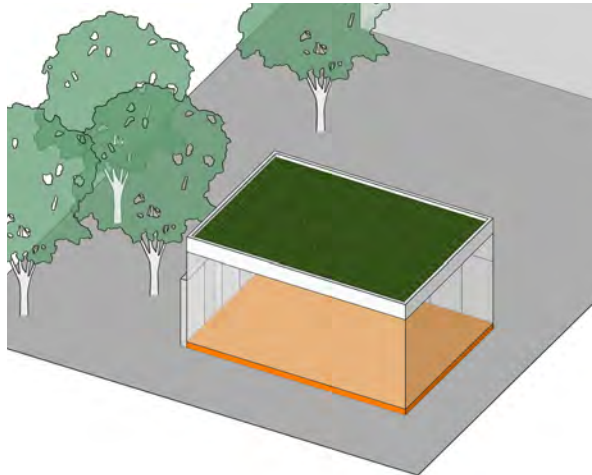
Single Inclined Plane Roof Precedent (by Propel Studio)

Peaked, Gabled or Hip Roof



Peaked Roof Precedent (by Haven Design Build)

Flat Green Roof



Flat Green Roof Precedent (by Poteet Architects)

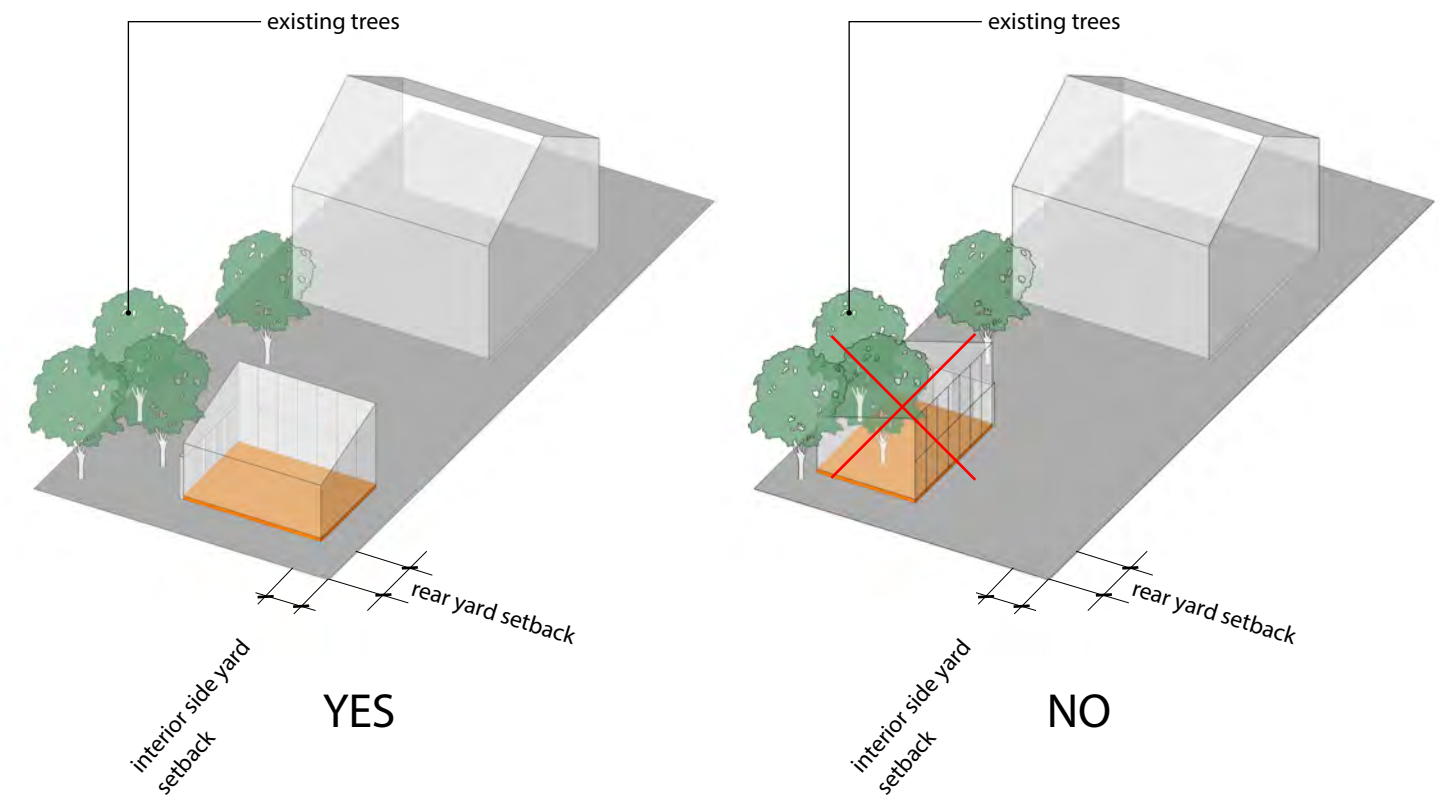
Amenity Space and Environmental Considerations

A Garden Suite should be designed, placed and serviced to preserve existing trees on the subject site.

Trees and landscaping located on neighbouring properties must also be taken into account, as critical root systems could be impacted by the new Garden Suite Development on your lot.

The outdoor amenity area framed by the principal dwelling and the new Garden Suite should be designed with a balanced softscape and hardscape treatment that helps mitigate heat island effects while maximizing rainwater infiltration through water runoff reduction.

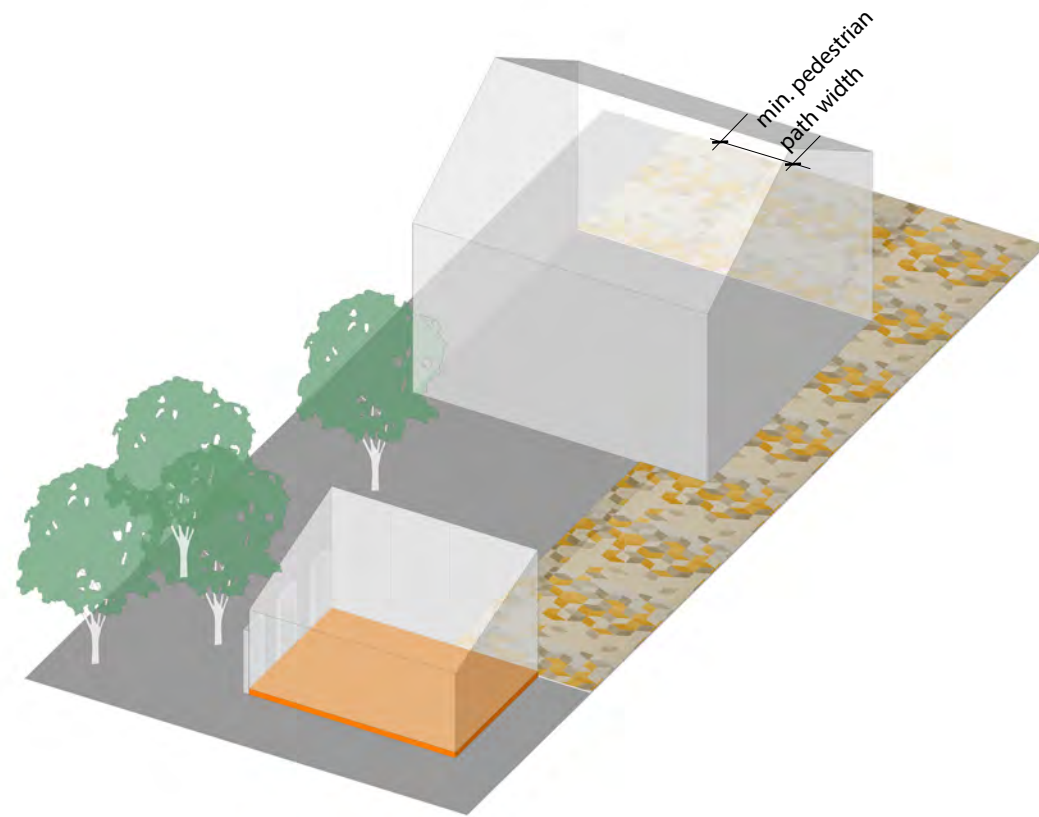
Balconies and rooftop patios, including and deck or similar structure located above a garage or garden suite, shall not be permitted.



Accessibility Standards

The current Zoning By-law requires a 1.2 metres wide unobstructed path to be provided along any portion of the yard extending from the front wall of the principal dwelling to the main entrance of the Garden Suite, unless the Garden Suite has direct minimum 1.2 metres wide unobstructed access from a public street or private laneway at the rear of the property.

The path of travel shall not cross through, or be obstructed by, a swimming pool enclosure or any other accessory structure.



Windows, Openings and Privacy

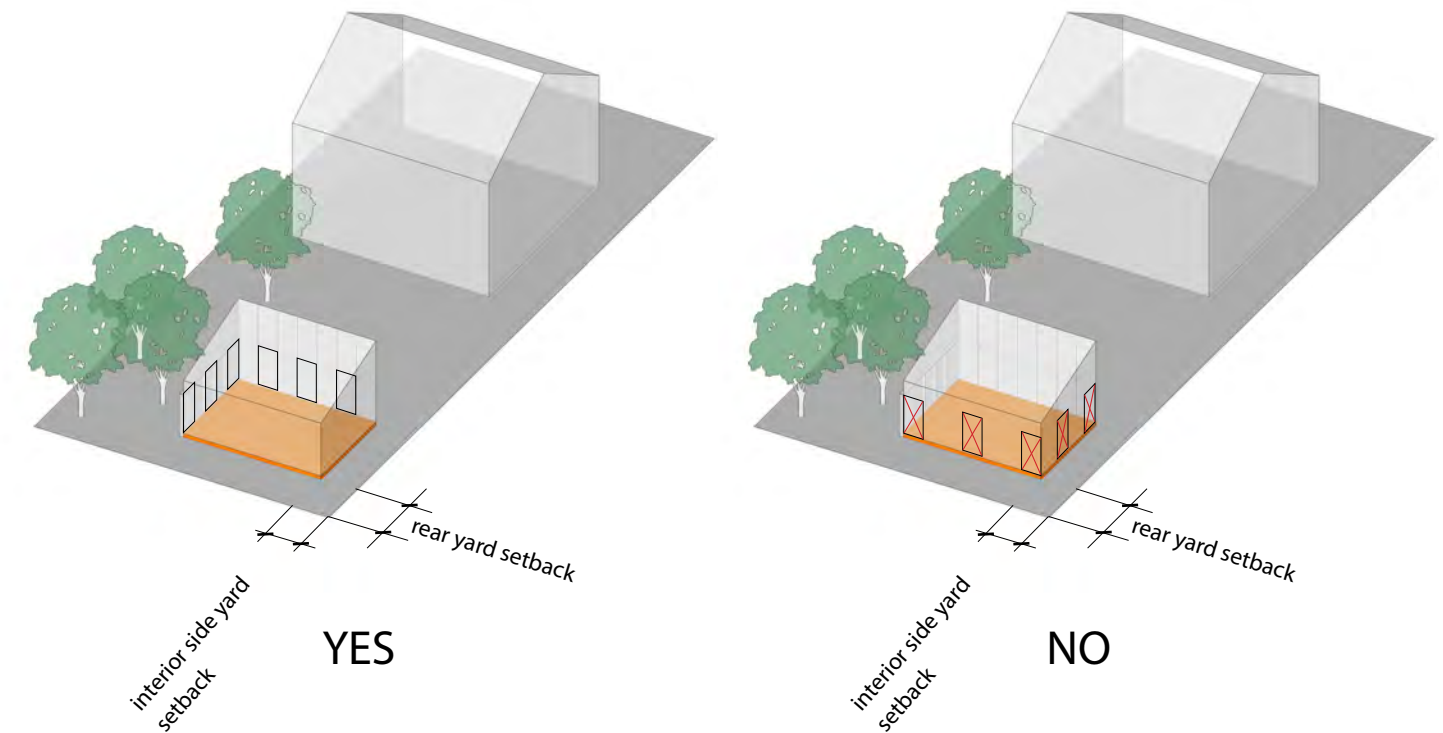
The way building openings and windows are designed and oriented can impact the privacy of the new Garden Suite in relation to neighbouring properties. Window / openings placement has to be carefully looked at to maximize sunlight penetration into the Garden Suite while maintaining privacy with adjacent properties.

Window bays or boxed-out windows can be added to garden suites to improve light and livability. They should project no more than 0.6 metres, be no wider than 3.0 metres, have no foundation, and minimize impacts on neighbors' privacy.

Where windows are desired, a minimum setback of 4.0 metres from rear and interior side lot lines is encouraged to support adequate privacy. Where this setback cannot be achieved, appropriate screening measures should be incorporated.

For garden suites located above detached or rear-lane garages, windows facing adjacent residential lots within 3.0 metres of an interior side or rear lot line should be avoided. Where windows are required, clerestory windows are recommended to ensure privacy between properties.

Please refer to the illustrations below reflecting the previously mentioned requirements.



Exterior Finishes

The materials and architectural detailing of ARUs shall be compatible with those of the principal dwelling to ensure integration of building design on the lot. ARUs should utilize building materials chosen for functional and aesthetic qualities, as well as energy and maintenance efficiency.

Despite the higher upfront cost, Mid-Level finishes are strongly recommended given their longer durability and typically, lower maintenance costs. In regions like Brampton, with extreme summers and winters, selecting doors and windows with higher thermal performance is a good long-term cost management strategy.

Some examples to be considered can be found below when performance and durability are desired.



Fiber Cement Board Siding (by Kevin Browne Architecture)



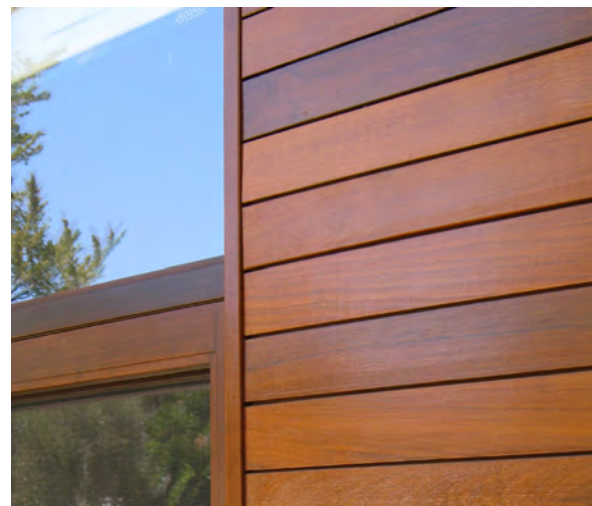
Natural Wood Siding (by Propel Studio)



Brick (By Christi Azevedo Architects)



Vinyl Siding (by Gentek)



Engineered Wood Siding (by Decorated Life)



Aluminum Siding (from Auranga Design Guidelines)




Cladding Panels (by DVA Arhitekta D.O.O)

- 1.4 Garden Suite Review Process
 - Submission Requirements
 - Garden Suite Review Form

1.4 Garden Suite Review Process

Submission Requirements

[View Form Here](#)



Submission requirements for Custom Home – Garden Suites review:

- The applicant shall submit 1 digital copy for each item below
 - a. Site plan (*for location reference and building placement only*)
 - b. Building elevations with material specs
 - c. All floor plans
 - d. Roof plan
 - e. Legal Property Survey
 - f. Grading and Servicing Plan
 - g. Registered Owners Authorization
 - h. Colored building elevations, or 3D renderings, or Finishing Material Sample Board
 - i. Other related documents (Optional)
- All drawings must be in metric and in a standard drawing scale.
- They should indicate the following; Title Block, Legend, Key Plan, North Arrow, Municipal Address and Scale.
- PDF version of all the drawings.

Note:

1. *All drawings shall be prepared in accordance with generally accepted architectural and engineering practices in a digital format and shall be drawn to a recognized scale. All drawings shall be of sufficient detail and contain all information to enable the Urban Design staff to determine whether the proposed construction conforms to the City-wide Additional Residential Units (ARU) - Garden Suites Design Guidelines. This includes, but is not limited to, all drawings being fully dimensioned, noting all types and colour of external materials to be used.*
2. *Elevations should clearly indicate all building materials, roof slope, and height dimensions.*
3. *A Tree Removal/Injury Permit from the City is required before injuring or destroying a tree on private property. Visit www.brampton.ca/trees for additional information.*
4. *Site Plan, Grading Plan, Servicing Plan drawings should clearly identify all trees on site that are over 30 cm Diameter at breast height (DBH) which will be impacted by the proposed application. Drawings should also indicate which trees will be conserved and proposed for removal.*



Office Use Only

File No. -----

**City of Brampton
Garden Suites Architectural Control Review
Application form**

**Planning, Building and Growth Management Services
City Hall**

The personal information collected on this form is collected under the authority of the Municipal Act S.O. 2001, c.25 and will be used only to process this form. The Corporation of the City of Brampton has enacted User Fee (Municipal Act) By-law 380-2003 to prescribe a tariff of fees. Questions about the collection of personal information should be directed to the City of Brampton Freedom of Information and Privacy Coordinator, City Clerk's Office, 2 Wellington Street West, Brampton Ontario L6Y 4R2

Submission Date: _____

Information	Name & Address	Phone/Fax/Email
Applicant	Name:	P:
	Address:	F:
	City/Province:	E:
	Postal Code:	
Owner	Name:	P:
	Address:	F:
	City/Province:	E:
	Postal Code:	

Site Address: _____

Associated Fee: \$530.00 **Account no.** 601430.001.0402.0001 (titled 'Garden Suite Review Fee')

Concept Plan attached dated: _____

Brief Description of Proposed Development: _____
