



Report Committee of Adjustment

Filing Date: October 25, 2023
Hearing Date: December 19, 2023

File: A-2023-0334

**Owner/
Applicant:** Sunny Doshi, Satbir Kaur Doshi

Address: 317 Conestoga Drive

Ward: WARD 2

Contact: Charles Ng, Planner I

Recommendations:

That application A-2023-0334 be refused.

Background:

The applicant has submitted a Minor Variance Application to seek relief from driveway width and landscaping requirements. Staff notes that the driveway extension is existing.

Existing Zoning:

The property is zoned 'Residential Single Detached C – R1C' with Special Section 310 (R1C-330), according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a driveway width of 8.84 metres, whereas the by-law permits a maximum driveway width of 6.71 metres; and
2. To permit 0.0 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The subject property is designated 'Residential' in the Official Plan, and further designated 'Medium Density Residential' in the Snelgrove-Heart Lake Secondary Plan (Area 1). In relation to the council approved Brampton Plan, the subject property is designated as 'Neighbourhoods', as per Schedule 2 – Designations. The 'Residential' designation in the Official Plan permits residential uses as well as other complementary uses. The 'Neighbourhoods' designation in the council approved Brampton Plan permits a broad range of residential uses and neighbourhood-supportive commercial uses, community services, and facilities that supports 15-minute neighbourhoods. The 'Medium Density Residential' designation in the Secondary Plan permits a range of residential uses and densities in accordance with Section 4.2.1.2 of the Official Plan.

The requested variances are considered to maintain the general intent, purpose, and function of the 'Residential', 'Neighbourhoods', and 'Medium Density Residential' designations. The requested variances are not considered to have significant impacts within the context of the applicable planning policy framework.

Subject to the recommended conditions of approval, the requested variances are considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

Variance 1 is requested to permit a driveway width of 8.84 metres (29.00 feet), whereas the by-law permits a maximum driveway width of 6.71 metres (22.01 feet). Variance 2 is requested to permit 0.0 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metres (1.96 feet) of permeable landscaping. The intent of the by-law in regulating the maximum permitted driveway width is to ensure that the driveway does not dominate the front yard landscaped area and that the driveway does not allow an excessive number of vehicles to be parked in front of the dwelling. The intent of the by-law requiring a minimum permeable landscape strip is to ensure that sufficient space is provided for drainage and that drainage on adjacent properties is not impacted.

Variance 1 represents an increase of the permitted driveway width by 2.13 metres (6.98 feet) while variance 2 represents the elimination of permeable landscaping abutting the side lot line. The increased driveway width combined with the elimination of permeable landscaping facilitates additional vehicular parking at the front of the property. Furthermore, the erasure of the landscaped area on the site lot line is not considered desirable in accordance with the City's Development Design Guidelines for residential neighbourhoods. Cumulatively, the hardscaping on the property creates an abundance of hard surfacing throughout the property which can potentially lead to drainage issues and contributes to a sense that the front of the property is dominated by hard surface.

The requested variances are not considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The subject property is located within an established low density residential neighbourhood that is largely characterized by single-detached dwellings with garages and driveways maintaining frontage onto the street. The proposed variances are considered to significantly reduce the amount of landscaped area on the subject property in a manner that is considered undesirable.

The proposed driveway extension functions in contravention of the City's Development Design Guidelines for residential neighbourhoods, which provides guidelines for neighbourhoods character, design, and streetscapes among other elements. The requested variances result in the erasure of the landscaped area along the side lot line, which is intended to visually function as a break between hardscaped areas in order to frame the neighbourhood and reduce the impact of driveways on the streetscape. The loss of the landscaped area along the side lot line forms an uninterrupted pattern of hardscaping that interrupts and affects the character and design of the neighbourhood and streetscape. It is generally the desire of the City to balance driveways with landscaping to function as distinguished components of the streetscape, particularly with paired driveways. Furthermore, it is generally the desire of the City to maintain a driveway width that is parallel to the width of the garage.

The requested variances are generally not considered to maintain the general intent and function of the subject property, adjacent properties, and the neighbourhood. The requested variances are not considered desirable and appropriate development of the land.

4. Minor in Nature

The requested variances are seeking relief from driveway width requirements and permeable landscaping requirements. The requested variances seek to increase the width of the driveway by 2.13 metres (6.98 feet) and reduce permeable landscaping along the side lot line by 0.6 metres (1.96 feet). The requested variances reduces the amount of available landscaped area in a manner that is considered undesirable for the subject property and facilitate additional vehicular parking

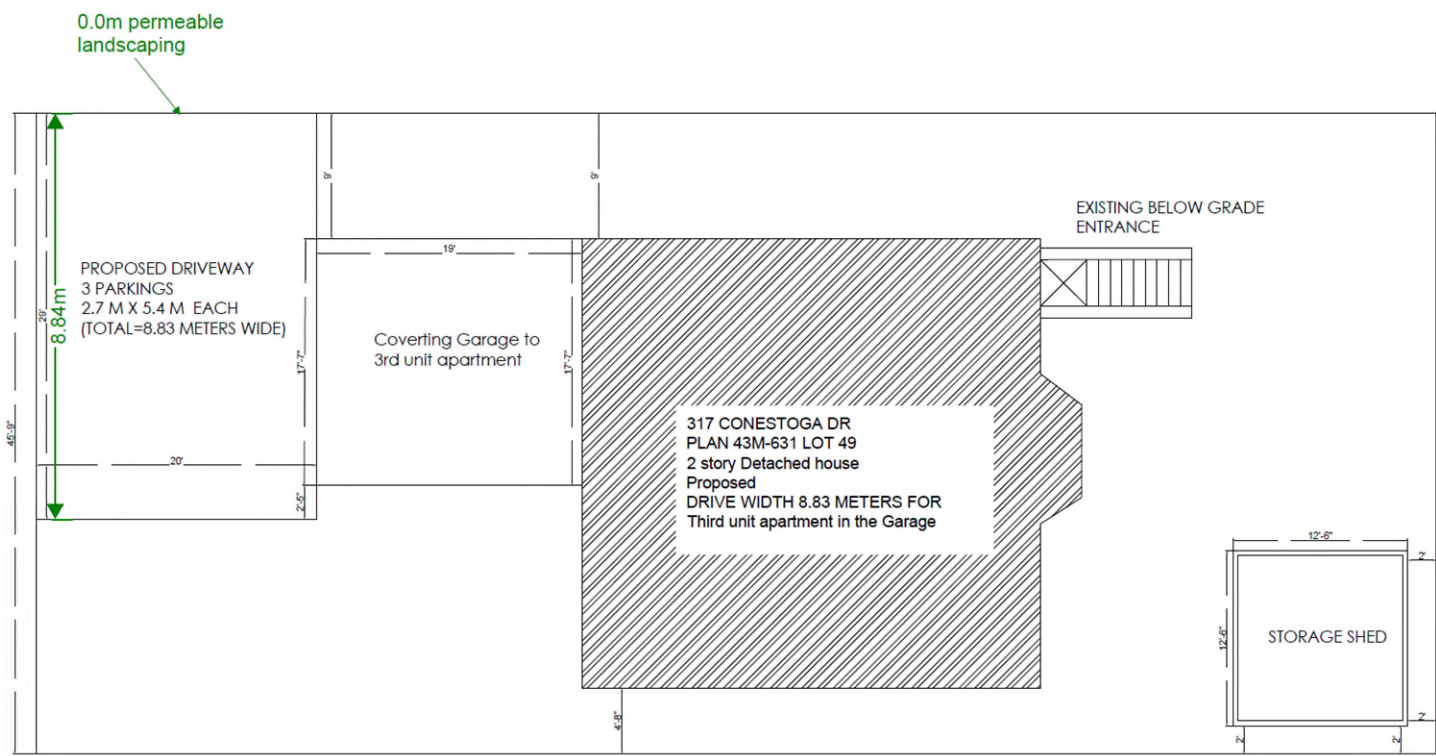
The requested variances are not considered minor in nature.

Respectfully Submitted,

Charles Ng

Charles Ng, Planner I

Appendix A:



SITE PLAN

Appendix B :

