



Report Committee of Adjustment

Filing Date: December 15, 2023

Hearing Date: January 23, 2024

File: A-2023-0411

**Owner/
Applicant:** **Kamaljeet Kaur**

Address: **53 Velvet Grass Lane**

Ward: WARD 9

Contact: Charles Ng, Planner I

Recommendations:

That application A-2023-0411 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
 2. That the below grade entrance shall not be used to access an unregistered second unit;
 3. That drainage on adjacent properties and the subject property shall not be adversely affected;
 4. That remedial work shall be performed to remove the structure enclosing the existing exterior stairway leading to a below grade entrance within 60 days of the notice of decision, or as extended at the discretion of the Chief Building Official; and
 5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
-

Background:

The applicant has submitted a Minor Variance Application to permit an additional residential unit in a quadruplex. Staff notes that the stairway leading to a below grade entrance is existing but has been enclosed. The applicant has noted that the enclosure to the existing exterior stairway will be removed.

Existing Zoning:

The property is zoned 'Residential Extended Zone – R2B Zone' with Special Section '738' (R2B-738), according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit an additional residential unit in a quadruplex, whereas the by-law only permits an additional residential unit in a single detached, semi-detached or townhouse dwelling.

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 Springdale Secondary Plan (Area 2). 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 mix of residential uses and densities in accordance with Section 4.2.1.2 of the Official Plan.

The requested variance is to permit an additional residential unit in a quadruplex. The proposed additional residential unit is not considered to detract from the planned intent and function of the subject property or the neighbourhood with respect to the Official Plan.

Subject to the recommended conditions of approval, the requested variance is 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 to permit an additional residential unit in a quadruplex, whereas the by-law only permits an additional residential unit in a single detached, semi-detached or townhouse dwelling. The intent of the by-law in regulating the number of dwellings contained within housing typologies is to maintain the intended residential density and function of the subject property.

The subject property is located within an established low-density residential neighbourhood that is generally characterized by single detached, semi-detached, and quadruplex dwellings. The additional residential unit in a quadruplex is not anticipated to significantly affect the function of the subject property, or exceed the intended residential density of the subject property and neighbourhood in a manner that is undesirable. Furthermore, sufficient parking is available on site to accommodate the additional residential unit in a manner that complies with the Zoning By-law.

Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

An exterior stairway leading to a below grade entrance is located within the rear yard of the subject property. This below grade entrance is intended to function as the primary ingress and egress for the requested additional residential unit. The requested variance to permit an additional unit within a quadruplex maintains the general intent and function of the Official Plan and the Zoning By-law and is not anticipated to adversely affect the subject property, adjacent properties, or the neighbourhood.

Staff notes that the stairway leading to a below grade entrance is existing but has been enclosed. The applicant has noted that the enclosure to the existing exterior stairway will be removed. A condition of approval is recommended that remedial work shall be performed to remove the structure enclosing the existing exterior stairway leading to a below grade entrance within 60 days of the notice of decision.

Subject to the recommended conditions of approval, the requested variance is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The requested additional residential unit in a quadruplex on the subject property is not anticipated to have significant impacts to the planned intent and function of the subject property and is further not anticipated to affect the subject property, adjacent properties, or the neighbourhood. The location of the existing exterior stairway leading to a below grade entrance is considered appropriate to support the additional residential unit.

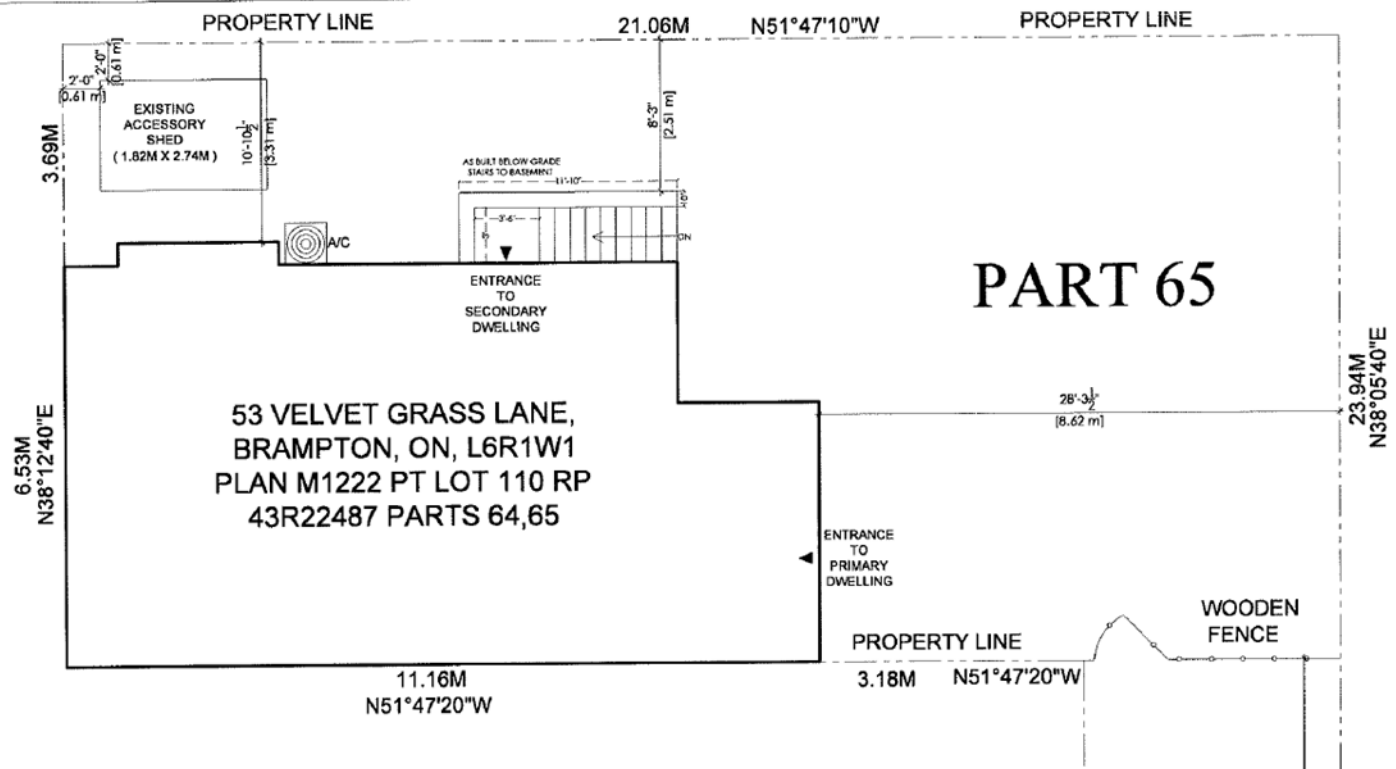
Subject to the recommended conditions of approval, the requested variance is considered to be minor in nature.

Respectfully Submitted,

Charles Wai Ng

Charles Ng, Planner I

Appendix A :



Appendix B :



