



Report Committee of Adjustment

Filing Date: November 9, 2023

Hearing Date: January 23, 2024

File: A-2023-0352

**Owner/
Applicant:** **Surila Bennett**

Address: **46 Elgin Drive**

Ward: WARD 3

Contact: Charles Ng, Planner I

Recommendations:

That application A-2023-0352 be refused.

Background:

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

Existing Zoning:

The property is zoned 'Residential Single Detached B – R1B Zone' (R1B), according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 8.8 metres, whereas the by-law permits a maximum driveway width of 7.32 metres.

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 'Low Density Residential' in the Brampton Flowertown Secondary Plan (Area 6). 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 'Low 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 variance is considered to maintain the general intent, purpose, and function of the 'Residential', 'Neighbourhoods', and 'Low Density Residential' designations. The requested variance is not considered to have significant impacts within the context of the applicable planning policy framework.

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

The requested variance is to permit a driveway width of 8.8 metres (28.87 feet), whereas the by-law permits a maximum driveway width of 7.32 metres (24.01 feet). 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 requested variance represents an increase of the permitted driveway width by 1.48 metres (4.85 feet). The increased driveway width reduces the amount of landscaped area in the front yard and facilitates additional vehicular parking at the front of the property. Staff notes that there is no landscaping along the side lot line abutting the driveway. The reduced landscaped area in the front yard is not considered desirable in accordance with the City's Development Design Guidelines for residential neighbourhoods. The extended driveway contributes to a sense that the front of the subject property is dominated by hardscaping.

The requested variance is 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 variance is considered to 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 neighbourhood character, design, and streetscapes among other elements. The requested variance results in a decrease of available landscaping in the front yard, which is intended to visually function as a break between hardscaped areas, frame the neighbourhood, and reduce the impact of driveways on the streetscape. The loss of the landscaped area in the front yard affects the character and design of the subject property, which affects the character and design of the neighbourhood. 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 variance is generally not considered to maintain the general intent and function of the subject property, adjacent properties, and the neighbourhood. The requested variance is not considered desirable and appropriate development of the land.

4. Minor in Nature

The requested variance is to seek relief from driveway width requirements. The requested variance seeks to increase the width of the driveway width by 1.48 metres (4.85 feet). The requested variance reduces the amount of available landscaped area and facilitates additional vehicular parking in a manner that is generally considered undesirable for the subject property and neighbourhood.

The requested variance is not considered minor in nature.

Respectfully Submitted,

Charles Ng

Charles Ng, Planner I

Appendix A:



Appendix B :

