

Filing Date: March 18, 2022

Hearing Date: March 28, 2023

Files: B-2022-0003, A-2022-0047, & A-2022-0048

Owner/

Applicant: MANUPRIYA SHARMA

Address: 43 David Street (LOT 24, PLAN BR-32, PART 2, PLAN 43R-9448)

Ward: WARD 1

Contact: François Hémon-Morneau, Planner III

Proposal:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 876.5 square metres (0.22 acres). The proposed severed lot has a frontage of approximately 9.07 metres (29.76 feet); a depth of approximately 48.3 metres (158.46 feet) and an area of approximately 438.2 square metres (0.11 acres). It is proposed that 2 lots be established from the existing lot for future residential development of a single detached dwelling on each lot.

Requested Variances:

A-2022-0047

The applicant is requesting the following variance(s) associated with the proposed “retained” lot under consent application B-2022-0003:

1. To permit a lot area of 438.2 square metres whereas the by-law requires a minimum lot area of 450 square metres;
2. To permit a lot width of 9.07 metres whereas the by-law requires a minimum lot width of 15 metres.

A-2022-0048

The applicant is requesting the following variance(s) associated with the proposed “severed” lot under consent application B-2022-0003:

1. To permit a lot area of 438.2 square metres whereas the by-law requires a minimum lot area of 450 square metres;
2. To permit a lot width of 9.07 metres whereas the by-law requires a minimum lot width of 15 metres.

Recommendations:

That application **B-2022-0003, A-2022-0047, & A-2022-0048** be deferred no later than the last hearing of June 2023.

Background:

Concurrent Consent application (B-2022-0003) and Minor Variance applications (A-2022-0047 and A-2022-0048) have been submitted to facilitate the severance of the subject property. Both the severed and retained lots are proposed to have a frontage of 9.07m (29.76 ft.) and lot area of 438.2 sq. m (4716.75 sq. ft.) to facilitate the demolition of the existing detached dwelling to develop two single detached dwellings.

- **Official Plan:** The subject property is designated “Central Area” in the Official Plan;
- **Secondary Plan:** The subject property is designated ‘Medium Density Residential’ in the Brampton Downtown Secondary Plan Area (SPA 7); and
- **Zoning By-law:** The subject property is zoned “Residential Single Detached B – R1B” according to By-law 270-2004, as amended.

Current Situation:

Staff has reviewed the information provided by the applicant and Heritage staff has identified the property and associated single detached dwelling as being of Heritage interest. While 43 David Street is neither listed on the Municipal Register nor designated under the Ontario Heritage Act, it does reside on the City of Brampton’s internal Properties of Interest list. It is also situated in a Mature Neighbourhood Area as defined in City By-laws. Heritage Staff have requested that a Heritage Impact Assessment be completed to review the Cultural Heritage Value or Interest of the property at 43 David Street.

A Heritage Impact Assessment has been submitted for review and additional time is required for staff and the applicant to discuss the proposal based on the findings of the HIA. Staff have met with the applicant to discuss the HIA and proposal. Staff have requested that the applicant amend the proposal to ensure the retention of the existing Heritage significant building. Therefore, revised concept plan is requested and staff recommend a flexible deferral of the applications to allow for additional time.

Respectfully Submitted,

François Hémon-Morneau

François Hémon-Morneau, Planner III