



Report Committee of Adjustment

Filing Date: May 17, 2024
Hearing Date: June 18, 2024

File: A-2024-0176

**Owner/
Applicant:** **Ahmed Meghani, Rozmeen Meghani
Ismatullah Amiri**

Address: **69 Skelton Boulevard**

Ward: WARD 1

Contact: Emily Mailling, Planning Technician

Recommendations:

That application A-2024-0176 be refused.

Background:

Existing Zoning:

The property is zoned 'Residential (R2A)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a parking space depth of 5.31 metres, whereas the by-law requires a minimum parking space depth of 5.4 metres; and

Current Situation:

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

The property is designated 'Residential' in the Official Plan and 'Low Density Residential' in the Brampton Flowertown Secondary Plan (Area 6). The requested variances are not considered to have

significant impacts within the context of the Official Plan policies. 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 requested to permit a parking space depth of 5.31 metres whereas the by-law requires a minimum parking space depth of 5.4 metres.

The intent of the By-law in requiring a minimum parking space size, including depth, is to ensure that it is adequately sized to fit the majority of automobiles. The parking size reduction has been reviewed by Traffic Services staff and is not considered sufficient for parking. Although the width of the driveway would comply with the by-law, there is a potential that the depth is insufficient and leads to vehicle overhang on the sidewalk. Given these minimum standards and potential negative impacts the proposed variances are not considered to maintain the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variance is to permit a parking space depth of 5.31 metres to accommodate a driveway for two parking spaces. Staff note that an existing utility box on the City's right of way may further limit vehicular movement. Typically, a separation between the driveway and utility boxes is required to avoid damage. The movement of vehicles into the proposed parking space may increase the potential for damage to the utility box. Therefore, the variance is not considered desirable for the appropriate development of the land.

4. Minor in Nature

The applicant is requesting a variance tied to reduction in parking space size in relation to aid in the creation of a proposed third additional residential unit. According to the information provided and the current site status, the proximity of the hydro box, and Traffic Services staff's concerns with the parking space reduction these variances are not considered minor in nature. Due to this it is recommended that these variances be refused.

Respectfully Submitted,

EMailling

Emily Mailling, Planning Technician

Appendix A: Site Visit Photos

