



Report Committee of Adjustment

Filing Date: May 13th, 2024
Hearing Date: June 18th, 2024

File: A-2024-0147
**Owner/
Applicant:** KHURRAM SYED & KASHIF SYED / VALIUDDIN MOHAMMED

Address: 9 LLOYD SANDERSON DRIVE

Ward: WARD 4

Contact: Paul Brioux, Assistant Development Planner

Recommendations:

That application A-2024-0147 be refused.

Background:

Existing Zoning:

The property is zoned 'Residential Single Detached – Special Section 2268 (R1F-2268)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 11.32 metres, whereas the By-law permits a maximum driveway width of 6.71 metres.

Current Situation:

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

The subject property is designated as 'Residential' in the Official Plan and 'Low Density 1' in the Credit Valley Secondary Plan (Area 45). The Official Plan establishes policies that facilitate the growth and maintenance of complete residential neighbourhoods while balancing the impact of accommodating parking as it relates to attractive streetscapes and communities. As per Section 4.2.1.14 of the City of Brampton Official Plan, driveways are listed as key design areas. The layout of the driveway should be

in such a manner that it complements and is consistent with the overall streetscape aesthetic. When a garage is provided, it is considered to assist in providing the required number of parking spaces for the property and the driveway is the logical means to the to the garage. In these instances, the design of the driveway should be sized and configured accordingly and not in a manner so as to be the primary parking space(s). This is related to the design objectives outlined within Section 4.2.7 which aims to avoid the excessive parking of vehicles in the front yard and on driveways, and to promote a driveway design that is complementary to the house and lot size. The driveway design for this property is capable of allowing excessive parking in the front yard on the driveway. The requested variance does not maintain the general intent and purpose of the Official Plan.

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

The variance request seeks to permit a constructed driveway width of 11.32 metres, whereas the by-law permits a maximum driveway width of 6.71 metres. 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 to prevent the parking of an excessive number of vehicles in front of the dwelling.

The variance to allow an existing driveway width of 11.32 metres is considered too large relative to the lot width and goes beyond the primary function of the driveway, which is to provide a surface leading to a garage, and provides the opportunity for the parking of extra vehicles in the front yard. Staff are of the opinion that the driveway contributed to a significant reduction in permeable surfaces in the front yard which visually impacts the streetscape. The variance does not maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variance is requested to permit proposed site conditions into conformity with the Zoning By-law requirements. One of the key urban design objectives for residential neighbourhoods is to avoid excessive parking of vehicles in the front yard on the driveways and promote a driveway design that is complementary to the house and lot size. The existing driveway has the capability for allowing excessive parking in the front yard. The variance is not considered to be desirable for the appropriate development of the land.

4. Minor in Nature

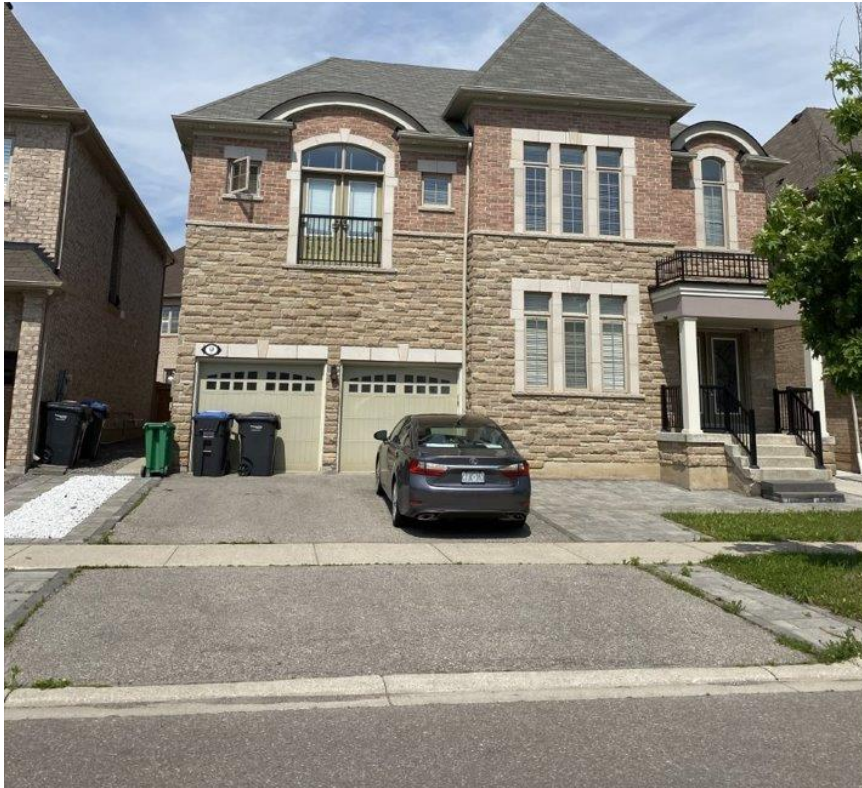
The variance to allow an increase in driveway width is considered facilitate the ability for multiple vehicles to be parked in the front yard in a manner that is deemed excessive. The variance is not deemed minor in nature.

Respectfully Submitted,

Paul Brioux

Paul Brioux, Assistant Development Planner

Appendix A:



Appendix B:

