



Report Committee of Adjustment

Filing Date: June 12, 2024

Hearing Date: July 16, 2024

File: A-2024-0219

**Owner/
Applicant:**

RAMAN MURUGAPPAN & KANNAATHAL MURUGAPPAN

Address: 20 Epsom Downs Drive

Ward: WARD 8

Contact: Ellis Lewis, Planner I

Recommendations:

That application A-2024-0219 be refused.

Background:

Existing Zoning:

The property is zoned 'Residential Single Detached B (1)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a lot coverage of 37.42%, whereas the by-law permits a maximum lot coverage of 30%; and
2. To permit 2 parking spaces on a lot that contains two Additional Residential Units (a second unit and a garden suite), whereas the by-law requires 3 parking spaces when a residential lot contains two Additional Residential Units.

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 1 Residential' in the Bramalea Secondary Plan (Area 3). The City of Brampton has completed a Policy Review to implement Additional Residential Unit (ARU) policies in the Official Plan and Zoning By-law to conform to Bill 108, and from this there is a requirement to have three full-sized parking spaces on a site where there are two additional residential units dwellings. As the home is located in a Mature Neighbourhood, development should be compatible with the general size, type and style of dwellings in the neighbourhood. Massing and scale of the dwellings or building additions should be consistent with the host neighbourhood. The requested variances are considered to have impacts within the context of the Official Plan policies and are not 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 lot coverage of 37.42%, whereas the by-law permits a maximum lot coverage of 30%. The general intent of the by-law in regulating maximum lot coverage is to ensure that the size of the dwelling is appropriate relative to the size of the property to maintain a desired character and does not detract from the provision of open space. The owner of the home has submitted the variance to assist with facilitating the construction of a garden suite in the rear of the property. Variance 2 is being requested to permit two parking spaces on a lot that contains two Additional Residential Units (a second unit and a garden suite), whereas the by-law requires three parking spaces when a residential lot contains two Additional Residential Units. The intent of the By-law in requiring a minimum amount of parking spaces on a given lot is to accommodate for parking needs on the property.

The homeowner already has two parking spaces on the property (one parking space in the driveway and another parking space in the garage). The addition of the garden suite will require an individual parking space on the lot, as per Bill 108. Issues surrounding street parking can occur without the inclusion of an additional parking space on site. Given these minimum standards, Variances 1 and 2 are not considered to maintain the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

Variance 1 is requested to permit an increased lot coverage percentage as the homeowner is seeking the variance to assist with the construction of a garden suite on the property. Variance 2 is requested to permit two parking spaces on a lot that will have three residential units. The reduction in parking has been reviewed by Traffic Services Staff and is not considered to provide a sufficient amount of parking for the site with the addition of the proposed dwelling. With the driveway being adjacent to the City's right-of-way limits, it can limit what can be done on this portion of the lot, such as installing sidewalks. As the parking spaces cannot be registered, the homeowner is submitting a variance that only requests for two parking spaces on a lot with two Additional Residential Units. Variances 1 and 2 are not considered desirable for the appropriate development of the land.

4. Minor in Nature

The applicant is requesting a variance for an increase to for lot coverage and a reduced amount of parking on site, both of which are required to enable the development of a garden suite on the property. The resulting site conditions with a reduction to the amount of parking on the property is considered to negatively impact the function of the driveway. Through the restriction of the amount of parking spaces that can be provided on site, it will limit the capability to have the garden suite constructed as the parking requirements cannot be met. After completing its review, Staff are of the opinion that Variances 1 and 2 are not considered to be minor in nature and not supportable.

Respectfully Submitted,

Ellis Lewis

Ellis Lewis, Planner I

Appendix A:



Appendix B:

