



Report Committee of Adjustment

Filing Date: October 10, 2024
Hearing Date: November 12, 2024
File: A-2024-0395
**Owner/
Applicant:** Sunny Nagah, Ishani Gandhar
Address: 21 Bramfield Street
Ward: WARD 6
Contact: Emily Mailling, Planning Technician

Recommendations:

That application A-2024-0395 be refused.

Background:

Existing Zoning:

The property is zoned 'Residential (R2A) Special Section 1009', 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 3.03 metres, whereas the by-law requires a minimum parking space depth of 5.4 metres.

Current Situation:

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

The subject property is designated as 'Community Areas' (Schedule 1A – City Structure) and 'Neighbourhood' (Schedule 2 – Designations) in the Brampton Plan. On May 16th, 2024, the Region of

Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan was scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved.

The property is designated 'Residential' in the Official Plan and 'Low / Medium Density Residential' in the Fletcher's Meadow Secondary Plan (Area 44). Policy 4.2.7.1 of the City's Official Plan (2006) directs that residential development proposals "shall be evaluated in accordance with the Development Design Guidelines and Urban Design section of this Plan. Chapter 6 of the City of Brampton's Development Design Guidelines speaks to Site Planning and Built Form within Residential Areas. Guideline 1.3 states that "the impact of garages and driveways should be minimized", and that the architectural features of the home and landscaping should be one of the distinguishing components of the streetscape. The intent of Guideline 1.3 is to minimize the impact of driveways on the streetscape. Rather, key architectural elements like entrances, porches, windows, and landscaping should define the streetscape. The proposed reduced parking space depth width increases the impact of the driveway on the streetscape as vehicles encroach on the City's right of way. Creating a legal parking space for a vehicle to be parked in the proposed area would overhang within the city's right of way impacting the streetscape and detracts from achieving a desirable pedestrian environment.

The requested variance is considered to have significant impacts within the context of the Official Plan policies. The requested variance is 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 parking space depth of 3.03 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 to create a legal parking space. Although the width of the driveway complies with the by-law, there is a potential that the depth is insufficient and leads to vehicle overhang on the roadway. Furthermore, there are inconsistencies between the sketch and current site conditions. The sketch does not depict the existing front porch steps which would account for a further reduction to the proposed variance. Given these minimum standards and potential negative impacts, the proposed variance is 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 reduced parking space depth of 3.03 metres to accommodate a driveway for two parking spaces. Due to where the front lot line is positioned relative to the length of the driveway, a significant decrease in parking space depth is requested. The majority of a vehicle parked in this location would encroach into the City's right of way. The potential for overhang onto the roadway establishes conditions that are not desirable. Additionally, the front porch steps are not depicted in the submitted sketch reviewed by staff and therefore, a further revision would be required.

to incorporate the steps on the sketch and their inclusion would result in an additional increase to the requested variance. 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 an additional parking space. According to the information provided and the current site status, and Traffic Services staff's concerns with the parking space reduction this variance is not considered minor in nature.

Respectfully Submitted,

EMailling

Emily Mailling, Planning Technician

Appendix A: Site Visit Photos



