



Report Committee of Adjustment

Filing Date: November 22, 2024
Hearing Date: January 28, 2025
File: A-2024-0438
**Owner/
Applicant:** Kamaljeet Chana
Pavlo Palagut
Address: 67 Lauraglen Crescent
Ward: WARD 4
Contact: Emily Mailling, Planning Technician

Recommendations:

That application A-2024-0438 be refused.

Background:

Existing Zoning:

The property is zoned 'Residential Special Section 2883 (R2B-SS 2883)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit 1 (one) parking space for a single detached dwelling containing 1 (one) additional residential unit, whereas the by-law requires a minimum of 2 (two) parking spaces for a single detached dwelling containing 1 (one) additional residential unit.

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 and Medium Density Residential' in the Fletcher's Creek South Secondary Plan (Area 24). The requested variance is 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

The variance is requested to permit 1 (one) parking space for a single detached dwelling containing 1 (one) additional residential unit, whereas the by-law requires a minimum of 2 (two) parking spaces for a single detached dwelling containing 1 (one) additional residential unit. The intent of the By-law in requiring a minimum amount of parking spaces for a single detached dwelling containing 1 (one) additional residential unit is to ensure parking needs are met for the dwelling ensuring that overflow of vehicles are not offloaded onto City streets. The proposed parking space reduction has been reviewed by Traffic Services staff and is not considered sufficient for parking requirements for dwellings that include an additional dwelling unit. Given these standards 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 1 (one) parking space for a single detached dwelling containing 1 (one) additional residential unit. A portion of the attached garage is proposed to be converted in an entrance to an additional residential unit. The designated parking space inside the garage is lost due to the proposed entrance. 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. Due to the insufficient amount of prescribed parking spaces for the existing dwelling the variance is not considered desirable for the appropriate development of the land.

4. Minor in Nature

The applicant is requesting a variance to permit 1 (one) parking space for a single detached dwelling containing 1 (one) additional residential unit. Through the restriction of the amount of parking spaces that can be provided on site staff note parking requirements can not be met and are of the opinion that this will result in an increased demand for overnight vehicle street parking. Due to these concerns staff note that the variance is not considered to be minor in nature and it is recommended that it be refused.

Respectfully Submitted,

EMailling

Emily Mailling, Planning Technician

Appendix A: Site Visit Photos

