



## Report Committee of Adjustment

**Filing Date:** December 19, 2024  
**Hearing Date:** February 25, 2025

**File:** A-2024-0477

**Owner/  
Applicant:** Sukhdeep Kaur  
Harjinder Singh

**Address:** 152 Clover Bloom Road

**Ward:** WARD 9

**Contact:** Annie Thomson, Planning Technician

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### **Recommendations:**

That application A-2024-0477 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
  2. That drainage on adjacent properties shall not be adversely affected;
  3. That the below grade entrance shall not be used to access an unregistered second unit; and
  4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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### **Background:**

#### Existing Zoning:

The property is zoned 'Residential Extended Zone – Special Section 697 (R2B-697)', according to By-law 270-2004, as amended.

#### Requested Variances:

The applicant is requesting the following variances:

1. To permit a proposed exterior stairway leading to a below grade entrance in a quattroplex, whereas the by-law does not permit exterior stairways constructed below established grade in a quattroplex;
2. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below grade in the required interior side yard;
3. To permit an interior side yard setback of 1.48 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 3.5 metres; and
4. To permit an additional residential unit in a quattroplex, whereas the by-law only permits an additional residential unit in a single detached, semi-detached or townhouse dwelling.

### **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 further designated as 'Medium Density Residential' in the Springdale Secondary Plan (Area 2).

The subject property is also designated as 'Community Areas' (Schedule 1A – City Structure) and 'Neighbourhoods' (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 requested variances are not considered to have significant impacts within the context of the Official Plan policies. The 'Residential' designation in the Official Plan permits a broad range of housing types and complementary uses, as this is essential for meeting the needs of a diverse population and ensuring economic efficiency. A variety of housing types works towards building vibrant, sustainable, and accessible communities while facilitating intensification.

The 'Medium Density Residential' designation in the Springdale Secondary Plan permits a mix of dwelling types and densities in accordance with Section 4.2.1.2 of the Official Plan.

The proposed additional residential unit does not detract from the planned intent and function of the subject property or the neighbourhood with respect to the Official Plan. Subject to the recommended conditions of approval, Variances 1, 2, 3, and 4 are 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 proposed exterior stairway leading to a below grade entrance in a quattroplex, whereas the by-law does not permit exterior stairways constructed below established grade in a quattroplex. Variance 4 is requested to permit an additional residential unit in a quattroplex, whereas the by-law only permits an additional residential unit in a single detached, semi-detached or townhouse dwelling.

The intent of the by-law in regulating the number of dwellings contained within certain forms of housing is to maintain the intended residential density and function of the subject property. The parent R2B Zoning By-law designation permits single detached and semi-detached dwellings. Special Section 697 for this property designates it to be used for a quattroplex dwelling. The quattroplex is part of a neighbourhood consisting mainly of single detached and semi-detached dwellings. Detailed reviews of basement apartment additions to quattroplexes are also completed by Building Staff to ensure living and safety concerns are evaluated.

Variance 2 is requested to permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below grade in the required interior side yard. Variance 3 is requested to permit an interior side yard setback of 1.48 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 3.5 metres.

The intent of the by-law in prohibiting below grade entrances in the interior side yard and requiring a minimum interior side yard setback is to ensure that an adequate amount of space is provided to allow for drainage while still permitting access to the rear yard. When completing a review to determine whether the location of a proposed exterior stairway leading to a below grade entrance is appropriate, City Staff look to ensure that its location will not contribute to disturbances onto adjacent properties by way of access or drainage. Despite the setback being reduced to 1.48 metres, Staff are satisfied that with the current proposal, adequate space for access and drainage remains. The design of the proposed below grade entrance ensures unimpeded travel to the rear yard with a continuous pathway.

Subject to the recommended conditions of approval, Variances 1, 2, 3, and 4 are considered to maintain the general intent and purpose of the Zoning By-law.

## 3. Desirable for the Appropriate Development of the Land

Variances 1, 2, 3, and 4 are requested to permit the construction of an exterior stairway leading to a below grade entrance within the interior side yard of a quattroplex. The requested variance to permit an additional unit within the quattroplex is not anticipated to adversely affect the subject property, adjacent properties, or the neighbourhood. Despite the proposed below grade entrance resulting in a reduced setback, Staff are satisfied with the entrance configuration, as a sufficient, unobstructed path of travel is provided and no adverse impacts to drainage on adjacent properties are anticipated.

The proposal aligns with efforts to support the creation of vibrant, sustainable, and accessible communities, ensuring that neighbourhoods remain central to livability and affordability in the City of

Brampton. The proposal also works towards offering a diversity of housing types and densities, which is essential for meeting the needs of a diverse population.

Subject to the recommended conditions, Variances 1, 2, 3, and 4 are considered to be desirable for the appropriate development of the land.

#### 4. Minor in Nature

The requested additional residential unit in a quattroplex on the subject property is not anticipated to have significant negative impacts to the planned intent and function of the subject property, abutting properties, or within the neighbourhood. The location of the exterior stairway leading to the proposed below grade entrance is considered appropriate to support the development of the additional residential unit.

Subject to the recommended conditions of approval, Variances 1, 2, 3, and 4 are considered to be minor in nature.

Respectfully Submitted,

*Annie Thomson*

Annie Thomson, Planning Technician

**Appendix A: Site Visit Photos**

