

Filing Date: March 3, 2021
Hearing Date: March 30, 2021

File: A-2021-0051

**Owner/
Applicant:** NAGABHUSHANA GUGILLA

Address: 7 RUSTYWOOD DR, BRAMPTON, ON L6Y2W1

Ward: WARD 4

Contact: Nicholas Deibler, Planner 1, Development

Recommendations:

That application A-2021-0051 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 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, Single Detached D (R1D) according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

3. To permit a lot coverage of 36% whereas the by-law permits a maximum lot coverage of 30%.

Current Situation:

1. Conforms to the Intent of the Official Plan

The property is designated 'Residential' in the Official Plan and 'Medium Density Residential' in the Brampton Flowertown Secondary Plan (Area 6). The property is also subject to the Older, Mature Neighbourhood policies. The City's Official Plan states that additions to existing dwellings must be compatible with the general size, type and style of dwellings in the surrounding neighbourhood. This is integral to establishing the character of mature neighbourhoods. Additionally, building additions shall be designed to minimize the loss of privacy and sunlight on neighbouring properties. The Older, Mature Neighbourhoods Official Plan policies have been put in place to protect established neighbourhoods from incompatible new or replacement dwellings or building additions while still allowing for change and reinvestment that is sensitive to the existing character of the neighbourhood.

The modest increase in lot coverage from 32.73% (existing) to 36% (proposed) is not expected to affect compatibility with the surrounding neighborhood. Furthermore, the proposed addition is not expected to result in a loss of privacy or sunlight on the neighbouring properties since it is only one storey tall and respects the existing side and rear yard setbacks. The nature and extent of the requested variance does not conflict with the policies of the Official Plan. The general purpose and intent of the Official Plan is maintained.

2. Conforms to the Intent of the Zoning By-law

The applicant is proposing to increase the lot coverage from 32.73% to 36%. The property is zoned Residential, Single Detached D (R1D) and is subject to the Older, Mature Neighbourhoods section of the Zoning by-law (10.27). The intent of limiting maximum lot coverage in residential zones through the by-law is to ensure that the built form of development is compatible with the surrounding neighbourhood. In this case, the height of the home addition will be only one-storey and the interior side yard and rear yard setbacks will match the setbacks to the existing dwelling. The increase in lot coverage to permit the proposed addition does not create any impacts with respect to drainage, access, privacy and shadowing on adjacent dwellings.

Subject to the recommended conditions of approval, staff feel that the proposed 3.27% increase in lot coverage is minimal and conforms to the general intent and purpose of the Zoning By-law.

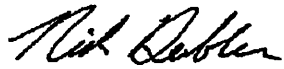
3. Desirable for the Appropriate Development of the Land

The Older, Mature Neighbourhoods policies and by-laws have been put in place to protect Brampton's older neighbourhoods from incompatible new or replacement dwellings or building additions while still allowing for change and reinvestment that is sensitive to the existing character of the neighbourhood. The increase in lot coverage (3.27%) does not create any impacts with respect to drainage, access, privacy, and shadowing on adjacent properties. Subject to the recommended conditions, the variance is desirable for the appropriate development of the land.

4. Minor in Nature

The requested variance is not anticipated to have any adverse impacts on the property or on adjacent properties. Subject to the recommended conditions, the requested variance is considered to be minor in nature.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Nick Deibler". The signature is fluid and cursive, with the first name "Nick" and last name "Deibler" clearly distinguishable.

Nicholas Deibler
Development Planner