

**Filing Date:** September 21, 2020

**Hearing Date:** October 20, 2020

**File:** A-2020-0091

**Owner/  
Applicant:** **ARIFF JAILALL AND SAVITRI LOOKNAUTH**

**Address:** **3 Fruitvale Circle**

**Ward:** 6

**Contact:** Shelby Swinfield, Planner I, Development

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**Recommendations:**

That application A-2020-0091 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 Public Notice;
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 F-9 – Special Section 2556 (R1F-9-2556)" 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 4.34m (14.24 ft.) whereas the by-law requires a minimum parking space depth of 5.4m (17.72 ft.).

**Current Situation:**

1. Conforms to the Intent of the Official Plan

The property is designated "Residential" in the Official Plan and "Medium Density" in the

Mount Pleasant Secondary Plan (Area 51). The requested variance is not considered to have significant impacts within the context of the Official Plan policies. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent of the Official Plan.

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

The property is zoned "Residential Single Detached F-9 – Special Section 2556 (R1F-9-2556)" according to By-law 270-2004, as amended. The requested variance is intended to permit a widening of the driveway and associated curb cut. It should be noted that the driveway will be widened in accordance with the permissions of the zoning by-law. Variance 1 is to permit a parking space depth of 4.34m (14.24 ft.) whereas the by-law requires a minimum parking space depth of 5.4m (17.72 ft.).

The intent of the by-law in requiring a minimum parking space size is to ensure that the parking space is sufficient size to contain a vehicle. The proposed parking space size is anticipated to provide sufficient area for a vehicle to locate in. Subject to the recommended conditions of approval, the requested variance is considered to maintain the General Intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variance is intended to facilitate the widening of the driveway in accordance with the zoning by-law. The widened portion of the driveway will allow the homeowner to maneuver vehicles into the driveway in a more efficient manner. The reduced area of the parking space is not anticipated to negatively impact the ability for a vehicle to park in the space. Subject to the recommended conditions of approval, the requested variance is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The proposed reduced parking space is not anticipated to negatively impact the ability of a vehicle to locate within the space. Further, the proposed portion of the driveway to be widened will be in compliance with the maximum permitted width of the zoning by-law. Subject to the recommended conditions of approval, the requested variance is considered to be minor in nature.

Respectfully Submitted,

*Shelby Swinfield*

Shelby Swinfield, Planner I, Development