

Filing Date: 23-Mar-2021

Hearing Date: 20-Apr-2021

File: A-2021-0068

**Owner/
Applicant:** Neamsby Investments Inc. – Contact Info: Keith MacKinnon

Address: 49 Claremont Drive, BRAMPTON, ON

Ward: WARD 9

Contact: Stephen Dykstra, Planner III, Development

Recommendation:

That application A-2021-0068 is supportable.

Background:

Existing Zoning:

The property is zoned "Residential Townhouse E (R3E-6-2372)", according to By-law 270-2004, as amended.

Requested Variance:

A variance is requested to allow an increase in permitted height for the proposed townhouse blocks on Block 229. The maximum permitted height in Section 16.1.2 of the City of Brampton's Zoning By-law 270-2004 is 10.6 metres. The minor variance is requesting a permitted height of 11.5 metres for the Subject Lands.

The applicant is requesting the following variance:

1. To permit a maximum building height of 11.5 metres whereas the by-law requires a maximum building height of 10.6 metres

Current Situation:

1. Conforms to the Intent of the Official Plan

The property is designated as "Residential" in the Official Plan and "Medium Density" in the Countryside Villages Secondary Plan Area 48(b). 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 variances are considered to maintain the general intent of the Official Plan.

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

The requested variance proposes to facilitate the construction of a new townhouse block. The topography of the lands requires that an increase in the overall building height has to be increased in order to accommodate the townhouse block.

The intent of the by-law requiring maximum building heights is to ensure that buildings do not exceed the overall building heights of the area and to minimize the risks of shadowing impacts on neighbouring properties. Increasing the building height in this instance does not include the addition of storeys to the building. Due to the topography of the area and also that the townhouses are larger structures, the maximum height requirements are not able to be met.

This variance is considered to maintain the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The applicant has submitted a number of minor variance applications for building height increases within this new subdivision (43M-2103). Files A-2021-0059 to A-2021-0068 are all requesting the same increase in building height. In an effort to maintain a consistent building height for the area, the applicant has submitted all of these at the same time. It is desirable to have a consistent building height for an area. The increase in height will not be noticeable in this area, especially since it is all new buildings.

The increase in building height for this application is appropriate for the development of the land.

4. Minor in Nature

The requested variance is for an increase in building height from 10.6 metres to 11.5 metres, which is a difference of 0.9 metres. In the context of this area, the increase in building height will not negatively impact the surrounding community. This variance is considered to be minor in nature.

Respectfully Submitted,



Stephen Dykstra, Planner III, Development