



Report
Committee of Adjustment

Filing Date: September 6, 2022

Hearing Date: October 4, 2022

File: A-2022-0290

Owner/

Applicant: INDERPREET SINGH SHOKAR, AMANDEEP SINGH SHOKAR, NEHA JAIN AND SHIKHA BEDI

Address: 6 OLIVIA MARIE ROAD

Ward: WARD 4

Contact: Mohammed Jalabi- Assistant Development Planner

Recommendations:

That application A-2022-0290 be refused.

Background:

Existing Zoning:

The property is zoned 'Residential Single-Detached B (R1B)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 9.78m (32.09 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Residential' in the Official Plan and 'Low/Medium Density Residential' in the Bram West Secondary Plan (Area 40). The nature and extent of the proposed 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 a driveway width of 9.78m (32.09 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.). The intent of the by-law in regulating driveway width is to ensure that driveways, and the potential parking of vehicles that driveways can accommodate, does not dominate the front of the lot or streetscape.

The existing driveway was widened to a total width of 9.78m (32.09 ft.) which is 3.07m (10.09 ft.) larger than what the by-law permits. A portion of the widened area of the driveway is located directly in front of the main entrance of the dwelling and front porch. Upon conducting a site visit, staff observed that the concrete driveway expansion had been completed in a manner that extends the driveway and may facilitate the parking of up to two additional vehicles in front of the subject property's front door (See Appendix A).

In this case, the additional width allows for vehicles to be parked in front of the entrance of the dwelling, which is contrary to the intent of the by-law. The driveway is also considered to contribute to a substantial loss of landscaped open space at the front of the property. The variance is not considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variance is intended to facilitate the existing site conditions pertaining to the driveway width which exceeds the requirements of the Zoning By-law. Upon conducting a site visit, staff observed that the driveway had been widened in a manner that facilitates vehicular parking. In this instance, the existing site conditions facilitate the potential parking of 5 vehicles at the front of the dwelling. The variance is not considered desirable for the appropriate development of the land. Planning staff would be open to further discussions with the applicant so that an appropriate driveway width is proposed.

4. Minor in Nature

The variance to allow an increase in driveway width results in a driveway area that facilitates the parking of additional vehicles in front of the dwelling's front entrance. Additionally, the widened driveway contributes to a substantial loss of permeable open landscaped area at the front of the property. The requested variance is not considered to be minor in nature.

Respectfully Submitted,

Mohammed Jalabi

Mohammed Jalabi, Assistant Development Planner

Appendix A

