Minor Variance Application Proposed Additional Parking Spaces Mair 50 & 70 Delta Park Boulevard, Brampton



50 & 70 Delta Park Blvd Boundary





Location

Proposed Variances

Zoning By-law No. 270-2004

We are requesting the following exceptions.

- A variance to permit a drive aisle width of 6.1m whereas Section 6.17.2(d)(6) requires a minimum drive aisle width of 6.6m.
- A variance to provide 16% of landscaped open space within the required side yard along the north property line and 24% along the south property line from the required front yard to the rear wall of the rear most building whereas the By-law requires 50% of the required side yard from the required front yard to the rear wall of the rear most building to be landscaped open space.

Proposed Variances



The Planning Act

Section 45(1) of the Planning Act allows the Committee of Adjustment to authorize variances to a zoning By-law where the variance:

✓ Is minor in nature;

✓ Is desirable for the appropriate development or use of land, building or structure;

✓ Maintains the general intent and purpose of the Official Plan;

✓ Maintains the general intent and purpose of the zoning By-law.

The Variances are Minor In Nature

It is my considered and professional planning opinion that the proposed variances are minor in nature for the following reasons.

- ✓ A 6.6m drive aisle is intended to provide access to parking spaces on both sides of the aisle. The parking spaces on the proposed 6.1m drive aisle are single loaded and therefore the reduction should be considered minor in nature.
- The landscape buffer is intended to provide a buffer between driveways on adjacent properties to avoid an unsafe condition. Driveway separation will be maintained by the variances as the landscape area will be replaced by a row of parking spaces.
- The variances will not cause an unacceptable adverse impact on neighbours that would otherwise be permitted by the bylaw and therefore should be considered minor in nature.

The Variances are Desirable

The subject property is occupied by multiple tenant businesses in condominium ownership. We are directed by the owners to advise that the variances will permit the creation of 67 parking spaces which is desirable and needed to support their tenant businesses. As such, it is our considered and professional planning opinion that the variances are desirable and appropriate for this development.

The Variances Meet the General Intent and Purpose of the Official Plan

The proposal supports the designated use of land by adding 67 parking spaces to an existing employment property that conforms to the Official Plan. As such, it is our considered and professional planning opinion that the requested variance is considered to maintain the general intent and purpose of the Official Plan.

The Variances Meet the General Intent and Purpose of the Zoning By-law

The general intent and purpose of the zoning By-law is to provide safe access to parking spaces and loading areas without conflicting with driveways on adjacent lands. As such, it is our considered and professional planning opinion that the proposed variances maintains the existing separation of driveways and therefore must be considered to meet the general intent and purpose of the By-law.

Thank You



Questions?