



Report Committee of Adjustment

Filing Date: September 28th, 2022

Hearing Date: January 24th, 2023

File: B-2022-0014, A-2022-0320 & A-2022-0321

**Owner/
Applicant:** MEHNA AUTO SALES INC.

Address: 93 John Street

Ward: 4

Contact: Rabia Ahmed, Planner I

Recommendations:

That application **B-2022-0014**, **A-2022-0320**, and **A-2022-0321** be deferred no later than the last hearing of March 2023.

Proposal:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.063 hectares (1.55 acres). The proposed severed lot has a frontage of approximately 7.93 metres (26 feet), a depth of approximately 37.27 metres (122.28 feet) and an area of approximately 0.029 hectares (0.073 acres). The effect of the application is to create two individual lots from the existing lot for future residential development of a new semi-detached dwelling which will occupy both the retained and severed lots.

Requested Variances:

A-2022-0320

The applicant is requesting the following variances(s) for construction of a new semi-detached dwelling in conjunction with the proposed retained lot under Consent Application B-2022-0014:

1. To permit a semi-detached dwelling whereas the by-law does not permit a semi-detached dwelling with an R1B zone;
2. To permit a minimum lot area of 230 square metres whereas the by-law requires a minimum lot area of 450 square metres;
3. To permit a minimum lot width of 7.9 metres whereas the by-law requires a minimum lot width of 15 metres.

A-2022-0321

The applicant is requesting the following variances(s) for construction of a new semi-detached dwelling in conjunction with the proposed severed lot under Consent Application B-2022-0014:

1. To permit a semi-detached dwelling whereas the by-law does not permit a semi-detached dwelling with an R1B zone;
2. To permit a minimum lot area of 230 square metres whereas the by-law requires a minimum lot area of 450 square metres;
3. To permit a minimum lot width of 7.9 metres whereas the by-law requires a minimum lot width of 15 metres.

Background:

Concurrent Consent application (B-2022-0014) and Minor Variance applications (A-2022-0320 and A-2022-0321) have been submitted to facilitate the severance of the subject property. Both the severed and retained lots result in property size and dimensions which do not conform to the minimum Zoning By-law requirements. The purpose of the applications is to create two individual lots from the existing lot for future residential development of a semi-detached dwelling which will occupy both the severed and retained lots.

- **Official Plan:** The subject property is designated '*Central Area*' in the Official Plan;
- **Secondary Plan:** The subject property is designated '*Medium Density*' within the Downtown Brampton Secondary Plan (Area 7); and
- **Zoning By-law:** The subject property is zoned '*Residential Single Detached B (R1B)*' according to By-Law 270-2004, as amended.

Current Situation:

Further to the previous recommendation report for this property brought to the Committee of Adjustment on October 25th, 2022, staff are still awaiting the submission of a scoped Heritage Impact Assessment as requested from the applicant in the report dated October 25th, 2022. Other issues identified in the October 25th, 2022 report have been addressed, including the gratuitous conveyance of land to the City of Brampton to meet the John Street right-of-way requirements and resulting updates to the requested Minor Variances. In discussion with staff, the proposal has been updated to reflect the change from the originally proposed two single-detached dwelling units on each of the retained and severed lots, to a single semi-detached dwelling unit to occupy both the retained and severed lots.

The previous report noted that while 93 John Street is neither listed on the Municipal Register nor designated under the Ontario Heritage Act, it does reside on the City of Brampton's internal properties of Interest List. It is also situated in a Mature Neighbourhood Area as defined in City By-laws. There are properties adjacent to this house which are either listed or on the Property of Interest List. Accordingly, City of Brampton Heritage Staff respectfully requested that a Heritage Impact Assessment be completed to review the Cultural Heritage Value or Interest of the property at 93 John Street.

The applicant was advised to conduct a Cultural Heritage Evaluation Report (CHER) to determine the cultural heritage value of the property at 93 John Street. Based on the results of this CHER, the scope of the Heritage Impact Assessment can be determined to address issues including design, adjacency and addressing design integration within the character of this neighbourhood.

City staff have discussed these matters with the applicant and are awaiting the submission of the requested CHER. Once received, Heritage staff will need to review the additional materials and provide comment. Therefore, staff recommend a flexible deferral of the application so that the applicant can provide the additional materials to the satisfaction of City staff.

Rabia Ahmed

Rabia Ahmed, Planner I