

B-2023-0001, A-2023-0033 AND A-2023-0034

9 Rogers Road, Brampton

Applications for Severance and Minor Variance

City of Brampton Committee of Adjustment

March 7, 2023

9:00 am

Presented By:



Powell Planning & Associates

Overview

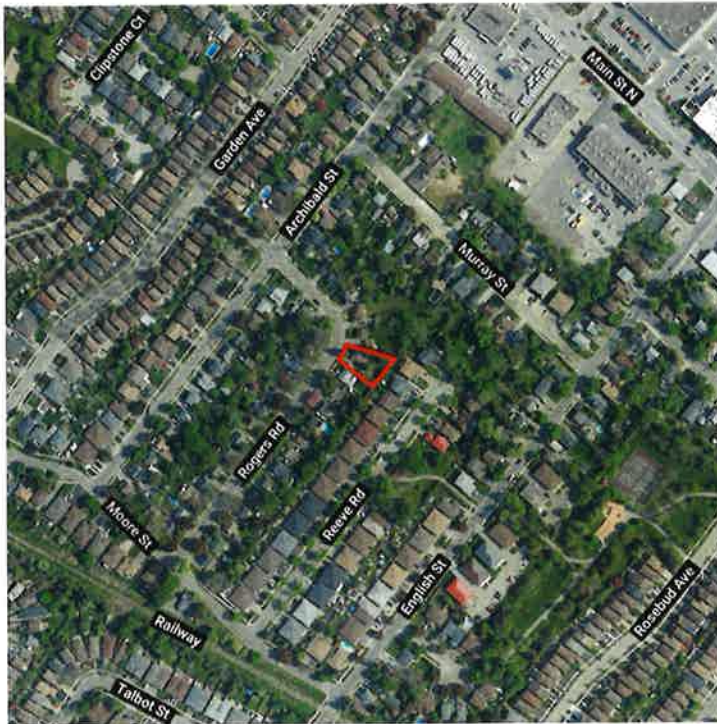
- Request for Consent (Severance) to create one new residential lot
- Request for Minor Variance for relief of minimum lot area and minimum lot frontage – severed and retained
- Site Size = +/-0.078 ha (0.19ac), Site Frontage = +/-15.9 m (52 ft)
- Zoned 'Residential Single Detached B - R1B Zone'
- Existing = 1-storey single-detached house, detached single storey garage, rear yard shed
- Neighbourhood Character - low to medium density residential uses, community uses such as parks and a range of commercial uses on Main Street
- The lands are well serviced by transit
- Serviced with full municipal water and sewer, as well as waste collection services
- No environmental or natural heritage features are identified on the subject lands
- Surrounding Land Uses:
 - North - Low to medium density residential, recreation open space
 - South - Low density residential, recreation open space, medium/high density residential
 - East - Low to medium density residential, commercial uses
 - West - Low density residential, recreation open space



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Subject Property - 9 Rogers Road, Brampton

Context Map



Site Overview



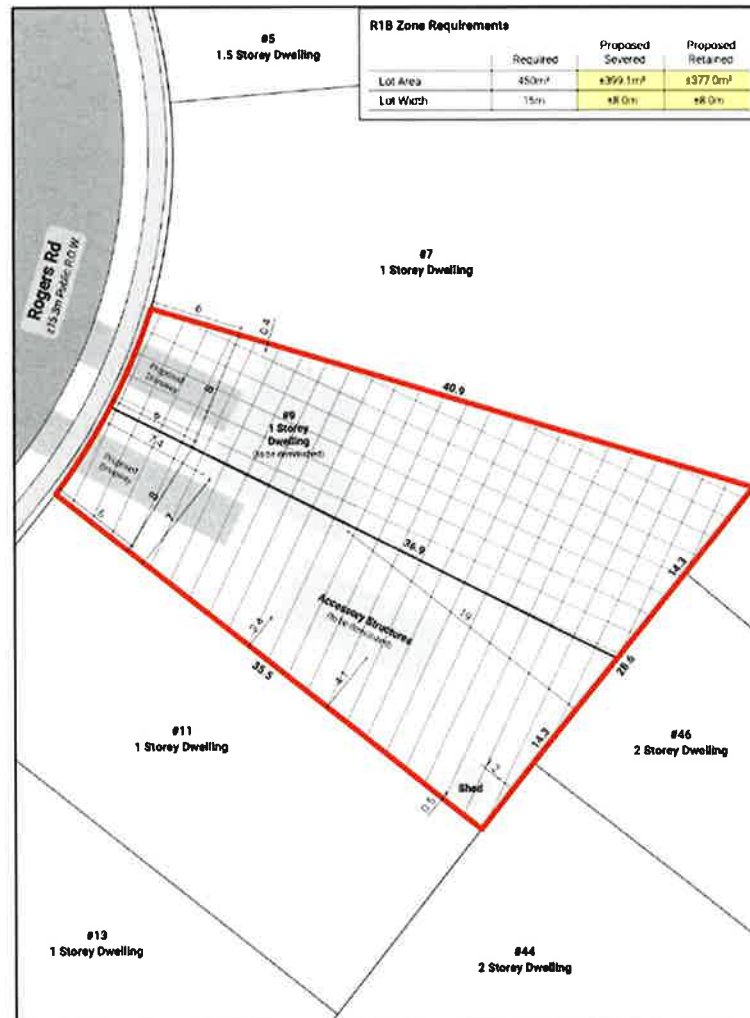
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The Development

- Creation of one new R1B Residential lot located on the northern portion of the subject lands through a Severance
- Anticipated future development - 2 new single-detached lots with ARUs



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The Development



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South Lot



North Lot

Four Tests of a Minor Variance

Test #1 - Does the proposal meet the intent of the Zoning By-law

YES

The requested relief from the minimum lot area and minimum lot frontage would meet the intent of the Zoning By-law. The subject lands are currently zoned 'Residential Single Detached B-R1B Zone' where single-detached dwellings are permitted. It is anticipated that future development on the subject lands would result in the creation of a single-detached structure on each lot. The proposed lot areas and frontages closely align with other frontages in the immediate and surrounding area under Residential – Single/Semi zoning.

Test #2 – Does the proposal meet the intent of the Official Plan

YES

The development proposal would meet the intent of the Official Plan, as outlined earlier in this report. The proposed development provides an opportunity for residential intensification which is compatible with the existing area; is located in an area on full municipal services and in close proximity to transit services; provides adequate off-street parking; and is appropriate in terms of scale and massing.



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Four Tests of a Minor Variance

Test #3 – Is the proposal desirable

YES

The proposal is desirable, as it provides an attainable housing option in a currently under-supplied market, in a stable, residential neighbourhood. The proposal would also contribute to the development of a healthy, attractive, complete and sustainable community and offers a higher and better use of fully serviced lands in the Urban Area.

Test #4 – Is the proposal minor in nature

YES

The impact of the variances from the Zoning By-law requirements would be considered to be minor as they are within the general requirements of the Residential Zones and the single detached residential use proposed is permitted as of right in this zone category.



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Conclusion

- The proposed development is appropriate in accordance with the policies for growth occurring in urban residential areas where development of this nature is meant to occur
- This proposal assists with meeting local, regional and provincial targets for residential development and housing supply
- The subject lands are and will be serviced by transit, full municipal water and sewer services and regional waste collection services
- The proposed development is in character with and compatible to the surrounding area
- The proposal well implements Bill 23 while offering attainable housing in an undersupplied market



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Thank You - Comments & Questions



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