



Report Committee of Adjustment

Filing Date: April 6, 2023

Hearing Date: May 9, 2023

File: A-2023-0099

**Owner/
Applicant:** DOUGLAS WRIGHT AND DIANE WRIGHT

Address: 18 Rosedale Avenue West

Ward: WARD 1

Contact: Rajvi Patel, Assistant Development Planner

Recommendations:

That application A-2023-0099 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
 2. That the owner shall submit a Heritage Memo within 60 days of the decision of approval or as extended at the discretion of the Director in Integrated City Planning. The Heritage Memo is to be prepared by a qualified Heritage Professional addressing the property's heritage status, the proposed development as provided in the application, any impacts on the heritage attributes of the house due to the proposed sunroom addition, and conclusions and recommendations, to the satisfaction of the Director of Integrated City Planning;
 3. That the amount of glazed openings for the rear and side wall of the addition will be restricted based on the limiting distance, and shall conform to Division B, 9.10.15.4. of the Ontario Building Code;
 4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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Background:

Existing Zoning:

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

Requested Variances:

The applicant is requesting the following variances:

1. To permit a 3.6m (11.82 ft.) rear yard setback to a proposed one storey addition (sunroom) whereas the by-law requires a minimum 8.05m (26.41 ft.) rear yard setback.

Current Situation:

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

The subject lands are designated 'Central Area' in the Official Plan and 'Low Density Residential' in the Downtown Brampton Secondary Plan (Area 7). The subject lands are also located within the Isabella/ Rosedale Heritage Conservation District as per Appendix C of the Downtown Brampton Secondary Plan. The requested variance is to permit a reduced rear yard setback to facilitate the construction of a one storey addition to the dwelling.

Section 8.5.5 of the Secondary Plan provides that consideration should be given to the placement and relationship of buildings, scale and character of the building groups, natural heritage features, and streetscape when reviewing development applications in areas identified in Appendix C of the Secondary Plan. The property is listed on the City of Brampton Register of Cultural Heritage Resources. Heritage Staff have reviewed the application and are supportive of the proposed addition provided that the applicant submits a Heritage Memo, prepared by a qualified Heritage Professional addressing the property's heritage status, the proposed development as provided in the application, any impacts on the heritage attributes of the house due to the proposed sunroom addition, and conclusions and recommendations, to the satisfaction of the Director of Integrated City Planning. Furthermore, Building Staff have advised that the amount of glazed openings for the rear and side wall of the addition will be restricted based on the limiting distance, and is required to conform to Division B, 9.10.15.4. of the Ontario Building Code. Building staff have advised that the amount of glazed openings for the rear and side wall of the addition will be addressed during the building permit application process. The requested variances are not anticipated to have any significant impacts to the residential use of the subject lands in the context of the Official Plan and Secondary Plan policies, subject to the recommended conditions of approval, and are 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 subject lands are currently zoned 'Residential Single Detached B,' according to By-law 270-2004, as amended.

The variance is requested to permit a 3.6m (11.82 ft.) rear yard setback to a proposed one storey addition (sunroom) whereas the by-law requires a minimum 8.05m (26.41 ft.) rear yard setback. The intent of the by-law in regulating the required rear yard setback is to ensure that sufficient space is provided for the rear yard amenity area for the property.

The applicant is requesting the variance to facilitate the construction of a proposed one storey addition to an existing dwelling on a corner lot located at the northeast corner of Isabella Street and Rosedale Avenue West. The location and configuration of the proposed addition relative to the lot size and surrounding site ensures that the 4.45m (14.60 ft.) reduction in the rear yard setback will not generate adverse impacts related to massing and privacy as the proposed addition will be screened by existing landscaping and fencing and sufficient separation between neighbouring properties and the street is maintained. Additionally, due to the dwelling being located on a corner lot, the proposed addition can be accommodated without the property being dominated by the addition while also providing outdoor amenity space. The variance is considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The applicant is requesting a variance to facilitate the construction of a proposed sunroom addition in the rear yard of the property. Given the size of the rear yard and the location and configuration of the addition, the proposed addition is not anticipated to limit the overall provision of amenity space or cause negative visual impacts as it is screened from neighbouring properties and the streetscape by fencing and trees along the rear yard lot lines. Furthermore, the proposed addition to the dwelling is not anticipated to alter the character of the area and maintains all other requirements set out in the Zoning By-law. The variance is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The subject lands are located within a residential area, due to the size and conditions of the property, the proposed addition is not anticipated to detract from the provision of outdoor amenity space or create adverse impacts on-site or off-site. Given the large lot size, the proposed addition can be properly accommodated within the large rear yard area of this corner lot and will not adversely impact the neighbouring properties. Privacy concerns are mitigated as the addition maintains interior side yard setback requirements to the neighbouring properties. The addition is not considered to have any negative impacts on the provision of outdoor amenity space in the rear yard as the rear yard provides ample amenity space on the north side of the dwelling and ample screening through existing landscaping and trees. As a result, the location and scale of the addition do not generate privacy or shadowing impacts and the variance is considered to be minor in nature.

Respectfully Submitted,

Rajvi Patel

Rajvi Patel, Assistant Development Planner

Appendix A – Existing Site Conditions

