

Filing Date: May 24, 2023
Hearing Date: June 20, 2023

File: A-2023-0171

**Owner/
Applicant:** Naghmana Arshad and Shakeel Ahmed

Address: 1 Brownbush Way

Ward: 9

Contact: Megan Fernandes, Planning Technician

Recommendations:

That application A-2023-0171 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
 2. The Owner must obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance and Operations Section for any construction of works within the City's road allowances; and
 3. 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 E – Special Section 1404 (R1E-9-1404)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a parking space depth of 3.69m (12.11 ft.) whereas the by-law requires a minimum parking space depth of 5.4m (17.72 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 Density Residential 1' in the Springdale Secondary Plan (Area 2). The requested variance has no impact within the context of the policies of the Official Plan and Secondary Plan, and maintains 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 parking space depth of 3.69m (12.11 ft.) whereas the by-law requires a minimum parking space depth of 5.4m (17.72 ft.). The intent of the by-law in requiring a minimum parking space depth is to ensure sufficient space is provided for a parked vehicle and to ensure that the driveway does not dominate the front yard.

The owner is requesting a curb cut having a width of 1.38m (4.52 ft.) and having a depth of 3.69m (12.11 ft.) which is 1.71m (5.61 ft.) less than what the by-law permits. In this case, the additional proposed width will not be utilized to park an additional car, but is intended to provide the owner with supplementary area to manoeuvre within their driveway. City Traffic staff have also reviewed the proposed curb cut and are satisfied with the proposal as it does not present any sightline concerns. Subject to the recommend conditions of approval, the variance maintains the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variance is requested to permit a parking space depth that is less than what is required by the Zoning By-law. Despite the reduced depth, staff are satisfied that the current proposal which contemplates a curb cut of 1.38m will not facilitate an excess number of vehicles to be parked in front of the dwelling. Additionally, staff are satisfied that the proposed curb cut will not present an abundance of hardscaping in front of the corner lot property. A condition of approval is recommended that the owner must obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance and Operations Section for any construction of works within the City's road allowances. Subject to the recommended conditions, the proposed variance is desirable for the appropriate development of the land.

4. Minor in Nature

The variance to allow a reduced parking space depth was determined by staff to provide sufficient area for the owner to maneuver their car and prohibit an excessive number of cars to be parked in front of the dwelling. Subject to the recommended conditions of approval, the variance is minor in nature.

Respectfully Submitted,

Megan Fernandes

Megan Fernandes, Planning Technician

Appendix A – Site Visit Photo

