



Report Committee of Adjustment

Filing Date: June 30, 2023
Hearing Date: October 24, 2023

File: A-2023-0209

**Owner/
Applicant:** Jasdeep Kaur Sangha and Mohan Singh Sangha

Address: 32 Piccolo Wood

Ward: 8

Contact: Megan Fernandes, Planning Technician

Recommendations:

That application A-2023-0209 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. Should required works be undertaken by the City within the road right-of-way, the owner of the property is advised to remove any parked vehicles located in the impacted portion of the driveway for the duration of the works;
 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 C – Special Section 115 (R1C-115)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit more than one additional residential unit on a lot having less than one parking space for each unit, whereas the by-law requires one additional parking space (in addition to parking required by Section 10.9) on a lot having more than one additional residential unit.

Current Situation:

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

The subject property is designated 'Residential' in the Official Plan and 'Medium Density Residential' in the Bramalea Secondary Plan (Area 3). The requested variance is not considered to have significant impacts within the context of the Official Plan policies. Subject to the recommended conditions of approval, the requested variance is 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 variance is requested to permit more than one additional residential unit on a lot having less than one parking space for each unit, whereas the by-law requires one additional parking space (in addition to parking required by Section 10.9) on a lot having more than one additional residential unit. The intent in regulating the number of parking spaces is to ensure that parking is provided in a way that can accommodate an average sized vehicle and to provide an equitable distribution of parking between the principal dwelling unit and the additional residential units.

The subject property is located along the southeast side of Piccolo Wood Drive, for which there is no public sidewalk located on the east side of the drive. The existing driveway measures approximate width of 5.78m and length of 8.72m and provides adequate space for two (2) cars to park in tandem within the property limits. Based on the orientation of the property (Appendix B), and a site visit conducted by staff, the existing driveway appears to be able to accommodate at least one (1) parking space on the existing driveway. While the subject property does not maintain the full parking requirements of the Zoning by-law, the parking of an additional vehicle on the existing driveway does not generate negative on site or off site impacts relating to vehicle overhang on the street. Subject to the recommended 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 more than one additional residential unit on a lot having less than one parking space for each unit, whereas the by-law requires one additional parking space (in addition to parking required by Section 10.9) on a lot having more than one additional residential unit. As a result of the orientation of the property, a portion of the existing driveway on the property is located outside of the property limits and is considered the City's Right-of-Way. Following a staff visit, staff observed sufficient space for additional vehicles to be parked on the existing driveway. Should the Owner or prospective residents of the ARU park within the park on the driveway within the road right-of-way, there will be no enforcement action taken. Should required works be undertaken by the City within the road right-of-way, the owner of the property would be advised to remove the vehicle located in the that portion of the driveway for the duration of the works. Subject to the recommended conditions, the

proposed variance is desirable for the appropriate development of the land.

4. Minor in Nature

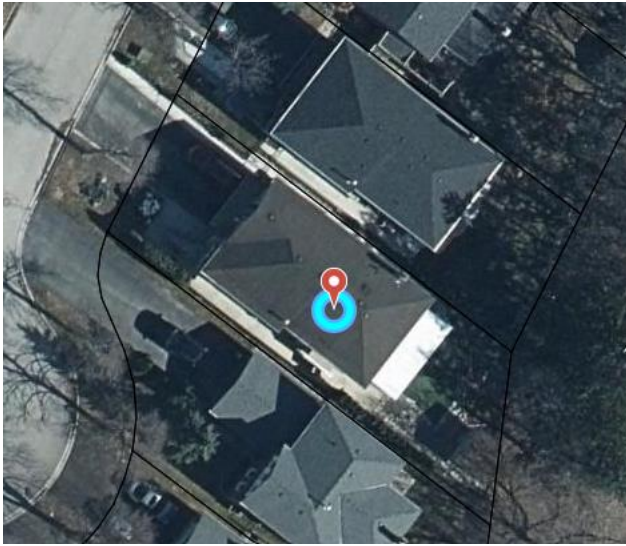
The Variance requested proposes a reduction in the required number of parking spaces required for the creation of an additional residential unit within an existing single detached dwelling. The variance proposes a reduction to the parking space requirements are technical and nominal in nature and will not negatively impact adjacent properties.

Respectfully Submitted,

Megan Fernandes

Megan Fernandes, Planning Technician

Aerial Photo – Appendix A



Site Visit Photos – Appendix B



