


TITLE: VARIANCE 2227 LYNDALE DRIVE OWNER: LAURIE LYNN SEDGWICK APPLICANT: RAY SEDGWICK		
MEETING DATE: June 3, 2020		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents B. Map, air photo & drawings C. Community participation report	
PRESENTER: Shengxu Li, Community Planner	MANAGER: Ryan Nickel, Chief Planner	

RECOMMENDATIONS:

That Variance Application V-07-20 to vary Table 10 of Section 51 of the Zoning By-law to increase the proposed garage height from 4.0m to 5.1m in the Residential Single Detached (RSD) Zone be approved at 2227 Lyndale Drive (Lot 5, Block 2, Plan 917 BLTO) in accordance with the attached letter of intent "Attachment A-2", the attached site plan "Attachment B-2" and elevation plan "Attachment B-3".

BACKGROUND:

Request

The applicant, Ray Sedgwick, on behalf of the property owner, Laurie Lynn Sedgwick, is applying to vary Section 51, Table 10 of the City of Brandon Zoning By-law No. 7124 to increase the garage height from 4.0m to 5.1m for property located at 2227 Lyndale Drive in the RSD Zone. Approval of this application will allow for construction of a garage on the southeast corner of the property.

Development Context

The subject site currently has a detached house, and is located in the middle of the block of Lyndale Drive between Young Avenue and Patricia Avenue. Uses surrounding the site include lower-density residential developments to the north, east, and south. Lyndale Drive provides access to the site.

History

The existing house was built in 2015, replacing a house from the 1950's demolished in 2014.

ANALYSIS:

The applicant is proposing to build a garage with a height of 5.1m in the back yard near the southeast corner of the site. Lyndale Drive will provide access to the proposed garage through the existing driveway.

Consistency with Part 6, Section 97(1)(b) of The Planning Act and Demonstration that the Variance:***1. Will be compatible with the general nature of the surrounding area;***

The proposed garage is located at the back yard of the site. The proposed height is still lower than the existing house (8.2m) on the site, therefore the garage will not be visible from Lyndale Drive and 18th Street.

2. Will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area;

Detached garages are typical structures in a residential area. Though the height of the proposed garage is higher than the height of a typical garage, given the proposed garage is located in the back yard of the subject site and there are no main residence buildings on neighbouring properties that are close to the garage, the impact of increased height of the garage on people and properties in the surrounding area is minimal.

3. Is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

The intention of increasing the garage height is to store the applicant's larger size recreational vehicles in the garage to minimize vandalism and keep the site tidy. Due to the size of those recreational vehicles, the proposed height is the minimum modification of the zoning by-law to store those vehicles.

4. Is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law

The proposal is otherwise in compliance with the Zoning By-law in terms of required yards and site coverage.

Commenting Agencies

The City did not receive any comments of significant concern.

LEGISLATIVE REQUIREMENTS:***Notification***

In accordance with Section 169 of The Planning Act, notice of this Public Hearing regarding this application was sent to owners of property within 100 metres (328 feet) of the subject site and notice posters were posted on the site.

Public Outreach

In accordance with Section 13 of the Zoning By-law, the applicant contacted neighbouring properties to inform the proposed garage height variance, but not received any concerns or questions. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.