

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-03-03	File(s): A149.20 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2021-03-11 1:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

The applicant requests the Committee to approve a minor variance to allow the existing driveway to remain on the subject property proposing:

1. A driveway width of 8.78m (approx. 28.81ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
2. A combined width of access points for a circular driveway of 9.33m (approx. 30.61ft) whereas By-law 0225-2007, as amended, permits a maximum combined width of access points for a circular driveway of 8.50m (approx. 27.89ft) in this instance; and
3. A driveway coverage of 55% of the front yard whereas By-law 0225-2007, as amended, permits a maximum driveway coverage of 50% of the front yard in this instance.

Background

Property Address: 1303 Tecumseh Park Drive

Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood
Designation: Greenlands & Residential Low Density I

Zoning By-law 0225-2007

Zoning: R1-2 (Residential)

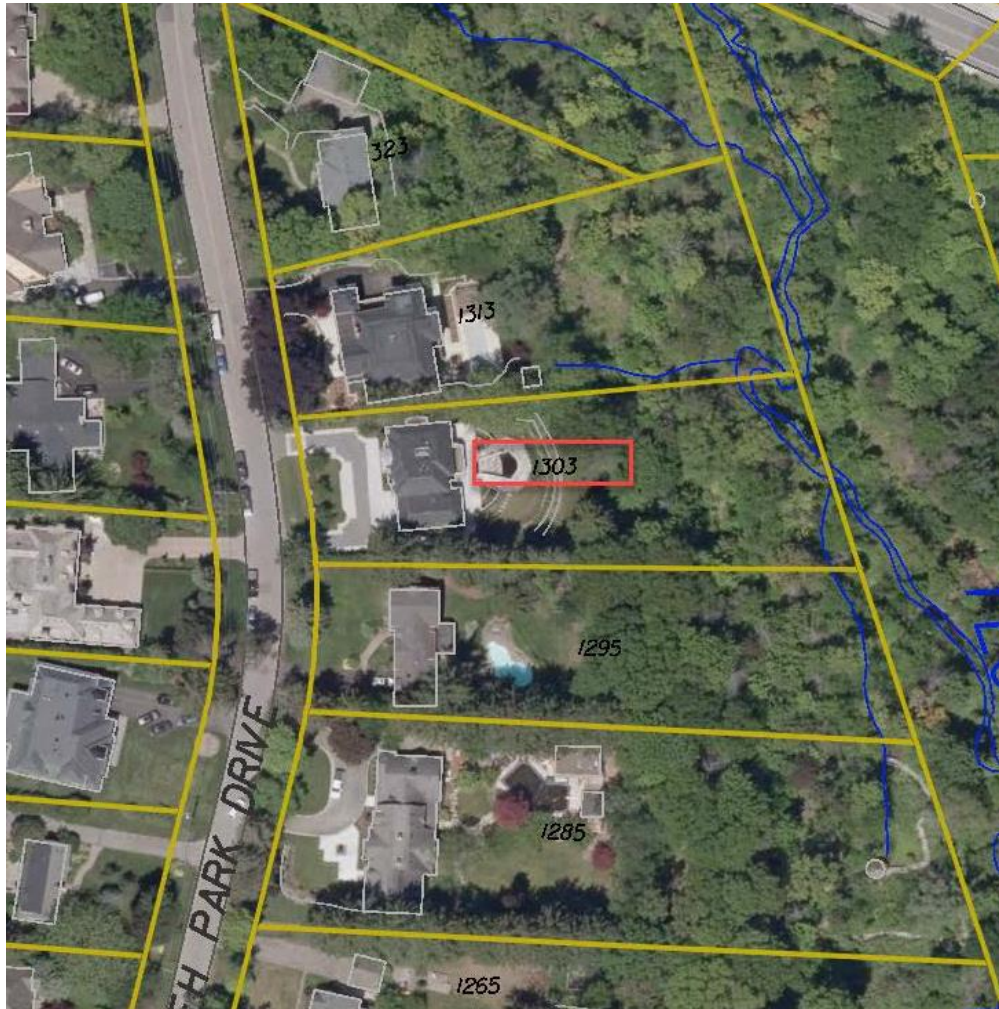
Other Applications

Pre-Zoning Application: 19-6277

Site and Area Context

The subject property is located within Clarkson-Lorne Park Neighbourhood Character Area, southeast of Indian Road and the Hydro Corridor. The neighbourhood is entirely residential, consisting of lot large lots with one and two storey detached dwellings. There are many circular driveways present throughout the immediate neighbourhood. The subject property contains a two storey detached dwelling with vegetation along the interior side yards. Adjacent to the subject property at the rear is a City owned park known as Tecumseh Park.

The applicant is proposing to permit the existing circular driveway, requiring variances related to driveway width, combined width of access points and driveway coverage.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is designated Greenlands and Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). The Greenlands designation does not permit development that would significantly impact a natural feature, while the Residential Low Density I designation permits detached, semi-detached and duplex dwellings. As per Section 9 (Preamble), sites will be developed to respect the experience, identity and character of the surrounding context.

Furthermore, the intent of the zoning by-law is to ensure that there is a balance between the hard surfacing and soft landscaping within the front yard. In this instance, while the increased driveway width may not seem to be a significant increase from what is permitted, it contributes to the overall hard surfacing within the front yard which exceeds the soft landscaped area and the amount of hard surfacing that is required. While there are many circular driveways present throughout the immediate area, properties consist of significant soft landscaping within the front yard which creates a balance to the amount of hard surfacing that exists. Additionally, variance #2 increases the hard surfacing at the street, and while there may not be any concerns from the Transportation and Works Department, it adds to the overall hard surfacing from a streetscape perspective. As such, the variances combined result in additional hard surfacing that is not in keeping with the existing and planned context of the neighbourhood.

Based on the preceding information, staff is of the opinion that the application does not maintain the four tests set out in Section 45(1) of the *Planning Act*.

Conclusion

The Planning and Building Department recommends that the application be refused.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 149/20.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a pre-application zoning review under file 19-6277. Based on review of the information currently available for this application, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on January 9, 2020 for the above captioned pre-application zoning review file. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the pre-application zoning review process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the pre-application zoning review process in order to receive updated comments.

Comments Prepared by: Richard Thompson, Zoning Examiner

Appendix 5 – Region of Peel Comments

Development Planning: Diana Guida (905) 791-7800 x8243

Please be notified that the subject land is within an area the Regional Official Plan (ROP) designates as a Core Woodland and Core Valley of the Greenlands System in Peel, under Policy 2.3.2. The subject land is also located within the limits of the regulated area of the Credit Valley Conservation (CVC). The Region relies on the environmental expertise of the CVC for the review of development applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Comments Prepared by: Diana Guida, Junior Planner