

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-03-31	File(s): A107.21 Ward 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-04-08 1:00 PM

Consolidated Recommendation

The City has no objection to the variance, as requested. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow a second unit (basement apartment) proposing two parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 3 parking spaces in this instance.

Background

Property Address: 5609 Meadowcrest Avenue

Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood
Designation: Residential Medium Density

Zoning By-law 0225-2007

Zoning: RM2-55 - Residential

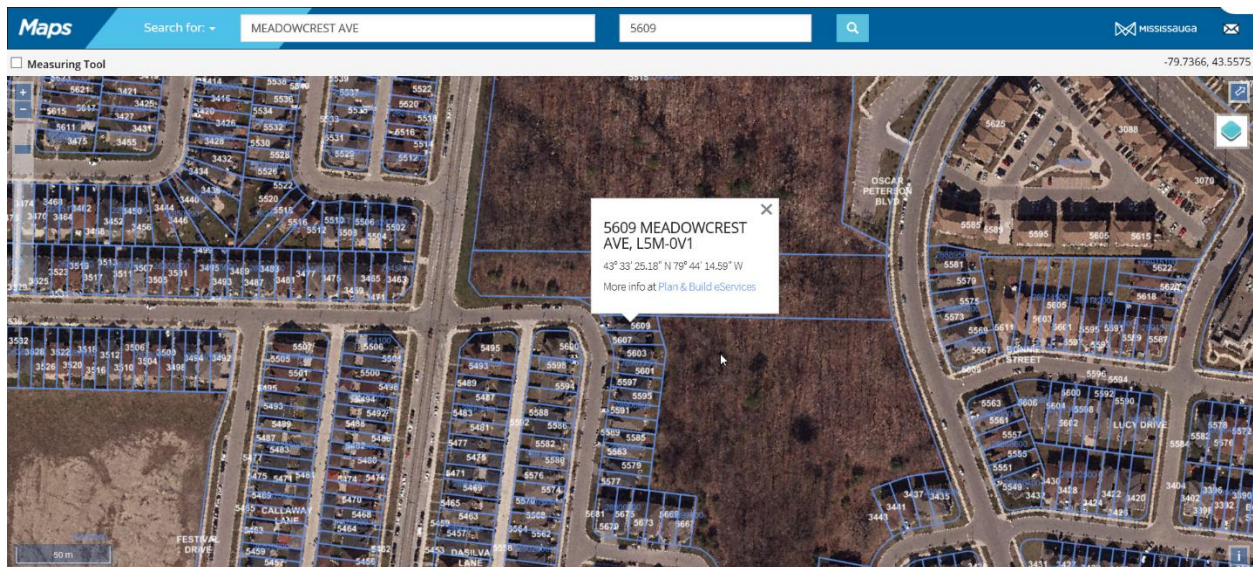
Other Applications: None

Site and Area Context

The subject property is located east of the Tenth Line W. and Meadowcrest Ave. intersection and currently houses a two-storey semi-detached dwelling with an attached single-car garage.

The subject property is an exterior parcel with a lot area of +/- 237.33m² and a lot frontage of +/- 8.54m, possessing minimal vegetation and landscaping in the front and rear yard. Contextually, the area is comprised exclusively of semi-detached dwellings. Properties within the immediate area possess lot frontages of +/-7.5m, with minimal vegetative / natural landscaped elements within the front yards.

The applicant has proposed a secondary unit in the basement that requires a variance for reduced parking.



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:

Does the proposal maintain the general intent and purpose of the Official Plan?

The site is located within the Churchill Meadows Neighbourhood Character Area and is currently designated Residential Medium Density by the Mississauga Official Plan (MOP). Pursuant to

Section 7 (Complete Communities) of the MOP, the City is committed to meeting the housing needs of people of all ages, abilities and income groups. The MOP encourages housing forms that support the living and working of residents in Mississauga. Secondary units help the City reach its affordable housing target, required by the Province, by expanding the diversity of affordable housing units available in local communities. Staff are of the opinion that the application meets the criteria under Section 7.2 of the MOP.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The intent in quantifying the required number of parking spaces is to ensure that each structure is self-sufficient in providing adequate parking accommodations based upon its intended use. As per Zoning By-law 0225-2007, 3 parking spaces are required; whereas, the applicant is proposing 2 parking spaces. Mississauga has prioritized its role in supporting the delivery of a range of housing however; a report entitled, Housing Choices: Second Units Implementation Strategy, dated June 4, 2013 (prepared by City Staff), notes the impact of such a reduction. This report notes that the proposed zoning by-law for second units includes a number of regulations intended to protect neighbourhood character including the requirement for one on-site parking space for the second unit. This is in addition to the required parking for the primary unit of 2 spaces as noted in Section 4.1.20.9 which is intended to regulate second units where the dwelling and property can accommodate them.

As per Council Resolution CPD-121-91, semi-detached dwellings on lots with a frontage of 12m or less require a minimum of 3 parking spaces per dwelling, including those in a garage. Although the proposed reduction does not meet the requirements under the zoning by-law there remains an opportunity to park three vehicles on site. The third vehicle will technically be parked in the municipal right of way, but accommodated on the driveway of the subject property. Additionally there is 15 hour visitor parking available around the corner.

With the parking space will be accommodated outside of the travelled portion of the right of way, Planning Staff have determined the proposed on-site parking reduction can be supported in this instance.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

While the applicant's proposed parking reduction does not comply with the zoning bylaw, the intent of the parking regulation is being maintained by providing the required parking outside of the travelled portion of the right of way. Planning Staff are of the opinion that the variance is minor in nature and is results in the orderly development of the lands.

Conclusion

Based upon the preceding information, the Planning and Building Department has no objection. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

City Department and Agency Comments	File:A107.21	2021/03/31	4
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Comments Prepared by: Brooke Herczeg RPP, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Attached for Committees information are photos which depict the subject property.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file SEC UNIT 21-4845. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Jeanine Benitez, Zoning Examiner

Appendix 5 – Region of Peel Comments

City Department and Agency Comments	File:A107.21	2021/03/31	7
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We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner