

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-27	File(s): A200.21
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-03 1:00 PM

Consolidated Recommendation

The City recommends that the application be deferred to allow the applicant an opportunity to attend a zoning compliance review with Staff.

Application Details

The applicants request the Committee to approve a minor variance to allow renovations on the subject property proposing:

1. A pedestrian entrance serving a second unit facing a street whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance serving a second unit facing a street in this instance; and
2. A rear yard measured to a window well of 6.08m (approx. 19.95ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a window well of 6.39m (approx. 20.96ft) in this instance.

Background

Property Address: 3911 Swiftdale Drive

Mississauga Official Plan

Character Area: Churchill Meadows NHD
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R6 - Residential

Other Applications:

Building Permit: SEC UNIT 20 - 3140

Site and Area Context

The subject property is located at the north-east corner of Longford Dr and Swiftdale Dr. The property is an exterior parcel with a lot area of +/- 410.63m² and a lot frontage of +/- 16m. Currently the property houses a two-storey, detached dwelling with mature vegetation and landscape elements within the front and rear yards. Contextually, the area is comprised primarily of two-storey detached dwellings that possess lot frontages +/-12.3m and mature vegetation and landscape elements in the front and exterior side yards.

The applicant is proposing renovations to the principal dwelling requiring variances for a secondary unit entrance facing the street and a deficient rear yard measured to a window well.



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 are as follows:

Staff was provided with a front elevation drawing from the Applicant on May 14th, 2021 showing the proposed secondary unit entrance facing the street. Staff is concerned that the proposed entrance would provide a negative visual impact to the overall streetscape.

Additional information regarding the secondary unit is required on the applicant's drawings in order to verify the accuracy of the requested variances, and to determine whether additional variance(s) will be required.

Planning staff recommend the Applicant submit a zoning compliance review request to the Building Department to review the proposal and identify any and all variances required. Until a zoning compliance review is conducted, staff is unsure if this proposal meets the general intent and purpose of the zoning by-law. Furthermore, staff cannot determine whether the above-noted variances represent the orderly development of the lands, or whether the resulting effects are in fact minor in nature. As a result, the application should be deferred.

Conclusion

Based on the preceding information, the City recommends that the application be deferred to allow the applicant an opportunity to attend a zoning compliance review with Staff.

Comments Prepared by: Connor DiPietro, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees information are photos depicting 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 20 - 3140. 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: Alana Zheng, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has no objections to the minor variance application and advises as follows:

1. The lands to the rear of the subject property are owned by the City of Mississauga, known as O'Harra Way (P-419).
2. Construction access from the park is not permitted.
3. Stockpiling of construction materials and encroachment in the adjacent park is not permitted.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email jim.greenfield@mississauga.ca

Comments Prepared by: Jim Greenfield, Park Planner

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner