

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-07-08	File(s): A194.21 Ward 4
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-07-15 1:00 PM

Consolidated Recommendation

The Planning and Building Department recommends that the application be deferred to submit the requested information.

Application Details

The applicant requests the Committee to approve a minor variance to allow a widened driveway and decorative paving proposing:

1. A driveway width of 7.49m (approx. 24.57ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance; and
2. A setback to decorative paving in the rear yard of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) in this instance.

Background

Property Address: 580 Rideau Gate

Mississauga Official Plan

Character Area: Creditview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM1-3 - Residential

Other Applications: PREAPP 20-3587

Site and Area Context

The subject property is located north-east of the Burnhamthorpe Road and Mavis Road intersection. It is a corner property that faces onto Rideau Gate and Tea Garden Circle, with an area of +/- 418.20m² and a frontage of +/- 13.71m. The property houses a two-storey detached dwelling with some landscape elements in both the front and rear yards. The surrounding area is comprised of detached dwellings on varying sized lots with a mix of single, oversized single, and double car garages.

The applicant is proposing a widened driveway and rear landscaping with variances required for driveway width and setbacks to hard landscaping in the rear.



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 located within the Creditview Neighbourhood Character Area and is designated Residential Low Density II. This designation permits detached, semi-detached, and duplex dwellings. Section 9 of MOP promotes development (including its features such as driveways and landscaping) with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions, the surrounding context, and the landscape of the character area.

Variance #1 is to allow a widened driveway on the subject property. The intent of the by-law regarding driveway widths is to permit a driveway large enough to suitably accommodate two vehicles parked side by side, with the remainder of the yard being soft landscaping. Variance #2 relates to hardscaping in the rear yard. Upon review of the application staff have noticed multiple discrepancies between the submitted drawings, the existing on site conditions and the requested variances. Staff have reached out to the applicant on file for further information; however due to the discrepancies, Planning staff are unable to complete a full review of the application at this time.

Conclusion

The Planning and Building Department recommends that the application be deferred to submit the requested information.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

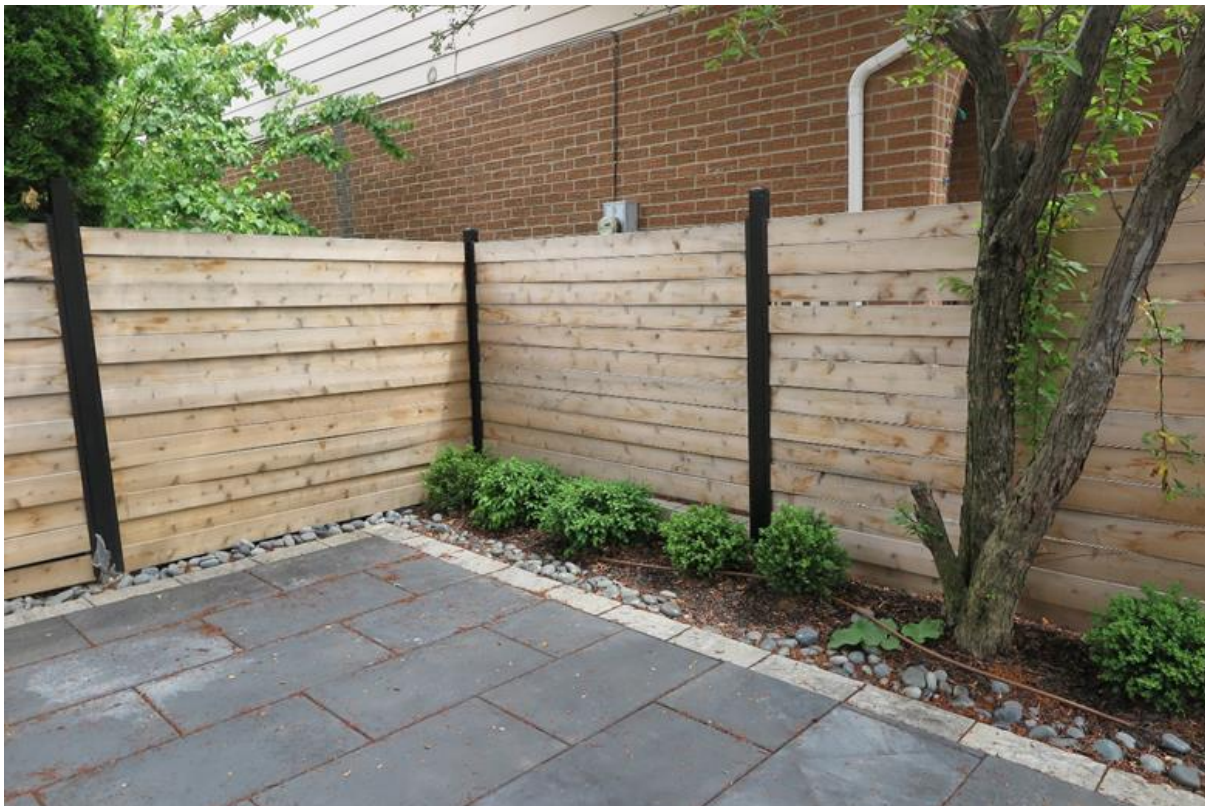
Appendices

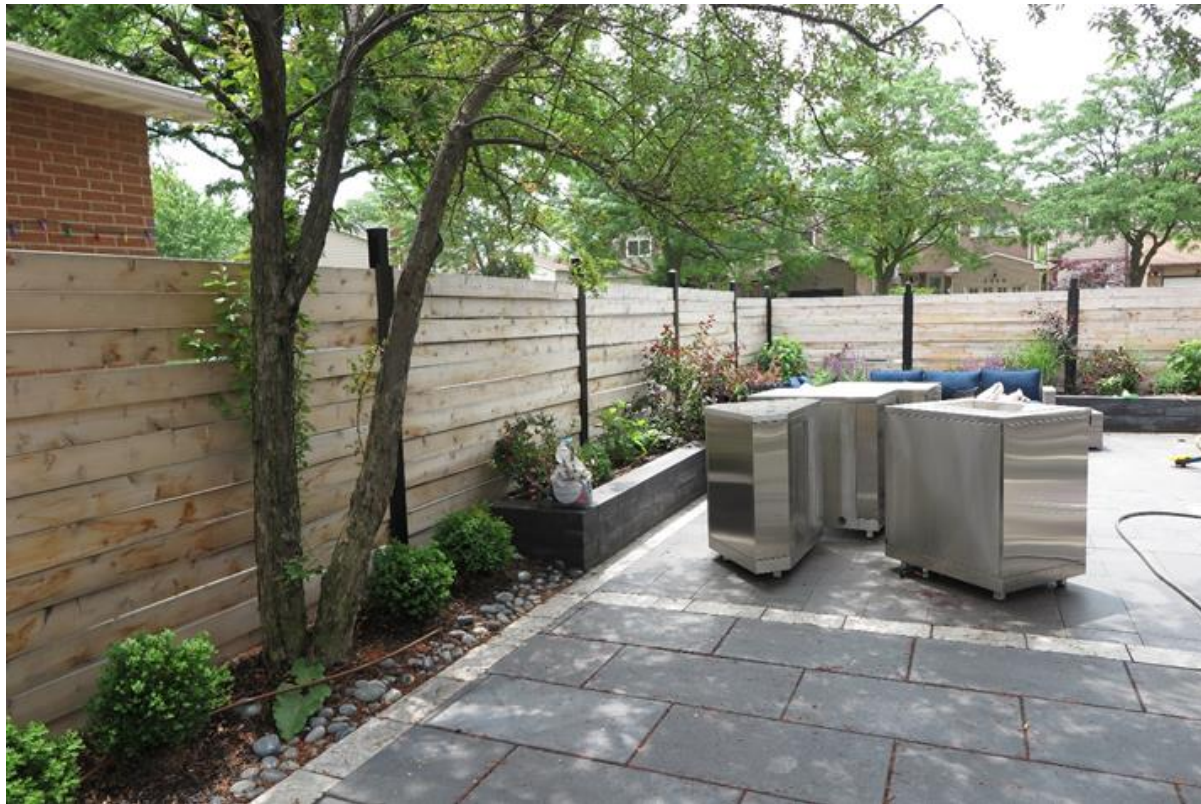
Appendix 1 – Transportation and Works Comments

This department notes that with regard to the widened driveway within the municipal boulevard (the area between the municipal curb and property line) we would request that this area be reinstated with topsoil and sod should the application be modified to reflect a smaller driveway width within the subject property or if the application is not supported by the Committee.

With regards to the setback to the decorative paving in the rear yard we note that this is a corner lot and the drainage from the rear yard is directed towards the roadway (Tea Garden Circle). We also observed from our site inspection that drainage is not impacting on the abutting property to the rear as the abutting neighbour has widened their driveway to the common property line and any drainage in the area would also be directed out to the roadway. A number of photos have been enclosed to depict the existing conditions, including the neighbour's driveway.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit application under file PREAPP 20-3587. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on 02/01/2021 for the above captioned building permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval 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 site plan approval process in order to receive updated comments.

Comments Prepared by: A. McCormack

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner