

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-07-08	File(s): A268.21 Ward 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-07-15 3:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a widened driveway proposing a driveway width of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.30m (approx. 14.12ft) in this instance.

## Background

**Property Address:** 3252 Respond Road

### Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood  
Designation: Residential Medium Density

### Zoning By-law 0225-2007

**Zoning:** RM1-14 - Residential  
**Other Applications:** None

### Site and Area Context

The subject property is located north-east of the Eglinton Avenue West and Tenth Line West intersection, in the Churchill Meadows Neighbourhood Character Area. The property contains an existing semi-detached dwelling with +/- 8.71m of frontage. The neighbourhood context includes a mix of low density residential housing, including detached, semi-detached and

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townhome dwellings. The semi-detached dwellings all have a shared central driveway configuration.

The applicant is requesting a variance to allow an increased driveway width.



## 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 Churchill Meadows Neighbourhood Character Area and is designated Residential Medium Density. This designation allows detached, semi-detached, and duplex dwellings. Section 9 of MOP promotes development (including its features such as driveways) 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.

The applicant is proposing to widen the subject property's driveway by 2.2m, however the proposed extension would only be constructed for a length of 5.4m from the garage face/porch rather than completely to the street. While the surrounding area does have numerous examples of both original and expanded driveways the proposal would result in significant hardscaping located in front of the dwelling, which would be out of character for the surrounding context. Furthermore, the proposal would have the visual effect of creating a paved area similar to a hammerhead, which is not permitted on a property of this size. The sharp angle of the pavement further raises concerns of functionality as vehicles attempting to park on the extension may end up driving over the soft landscaping near the corner.

Staff are of the opinion that, as currently proposed, the driveway does not meet the general intent or purpose of the Zoning By-law and is not minor in nature.

## Conclusion

The Planning & Building Department recommends that the application be deferred to allow the applicant to redesign the driveway.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We note from the enclosed photos and from our site inspection that there is a fair size maple tree located within the municipal boulevard which will more than likely be impacted by the proposed driveway widening. In this regard the Planning and Community Services Departments should take this into consideration as the Site Plan Submitted with the application does not identify the existing tree.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Daniel Grdasic, Planning Associate

## **Appendix 5 – Region of Peel Comments**

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner