

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-07-08	File(s): A278.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-07-15 3:00 PM

Consolidated Recommendation

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

Application Details

The applicants request the Committee to approve a minor variance to legalize the lot area pursuant to consent application B70/20 proposing a lot area of 685sq.m (approx. 7,373.3sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 720sq.m (approx. 7,750.0sq.ft) in this instance.

Background

Property Address: 1408 Radcliffe Boulevard

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

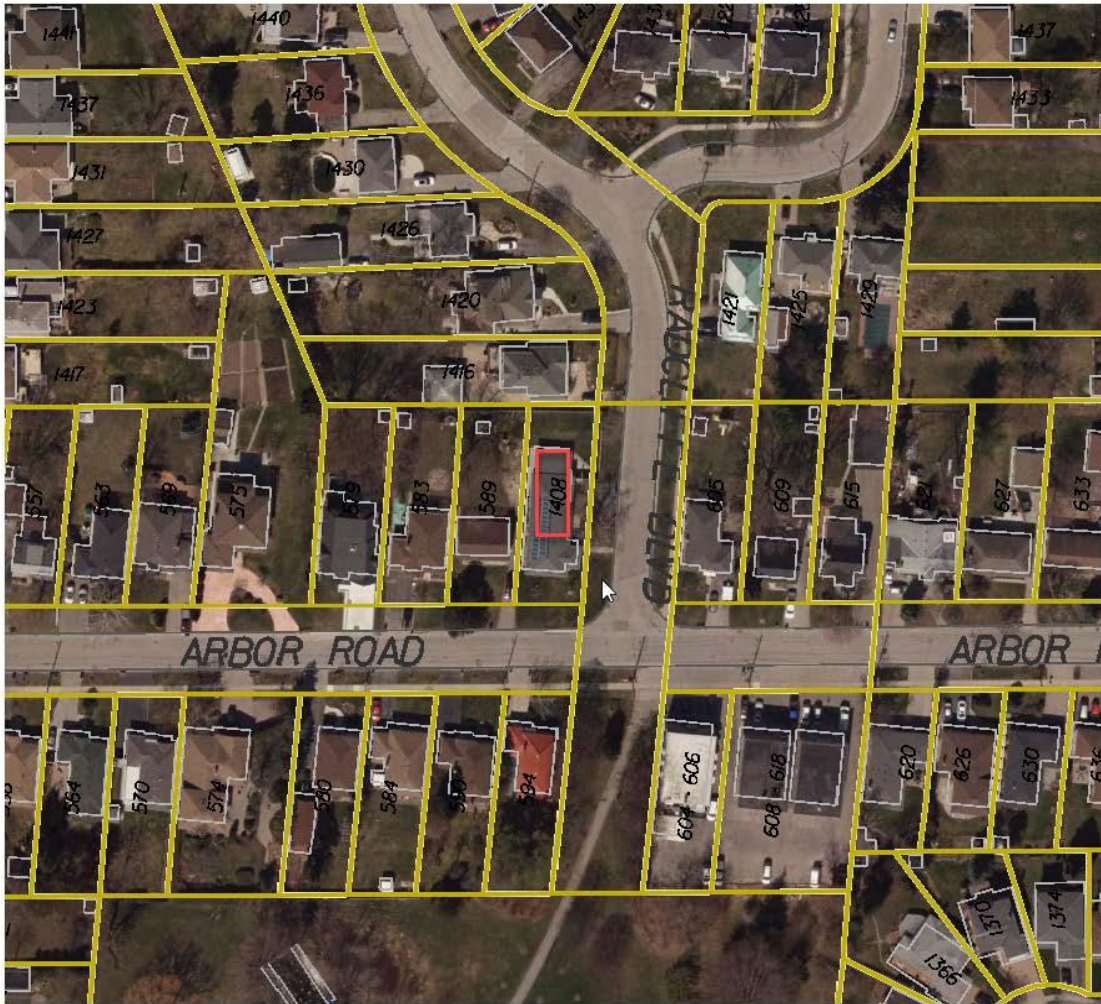
Zoning: R3-1 - Residential

Other Applications: B70/20

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, northwest of the Atwater Avenue and Cawthra Road intersection. The immediate area consists of a commercial plaza and a mix of one and two storey detached dwellings. Frontages for the low density dwellings within the immediate area range from approximately 14 m to 26 m. The subject property contains an existing one storey dwelling with vegetation and landscape elements in both the front and side yards.

The applicant is proposing to legalize the property's existing lot area. The property requires a variance for minimum lot area.



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:

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, duplex, triplex and other forms of low rise dwellings with individual frontages. Section 16.1.2.1 of the MOP states to preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots will be evaluated in the context of the existing lot pattern in the surrounding area. The proposed lot area is consistent and compatible with the character of the area. The minimum lot area is intended to establish an appropriate lotting pattern and minimum standards for development. The proposed lot would maintain a lot area of 685m², which represents a minor deviation from what is permitted in the Zoning By-law. Further, the proposed lot area is reflective of the existing lot pattern. It is Staff's opinion that the proposed lot is sympathetic to the surrounding area and does not impact the neighbourhood's lot pattern. Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Conclusion

The City recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the *Planning Act*.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 70/20.

Comments Prepared by: John Salvino, 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