

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-07-13	File(s): A284.21 Ward 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-07-22 1:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred to redesign the driveway.

## Application Details

The applicant requests the Committee to allow a widened driveway on the subject property proposing a driveway width of 9.1m (approx. 29.86ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m (approx. 19.68ft) in this instance.

## Background

**Property Address:** 7247 Danton Promenade

### Mississauga Official Plan

Character Area: Meadowvale Neighbourhood  
Designation: Residential Low Density II

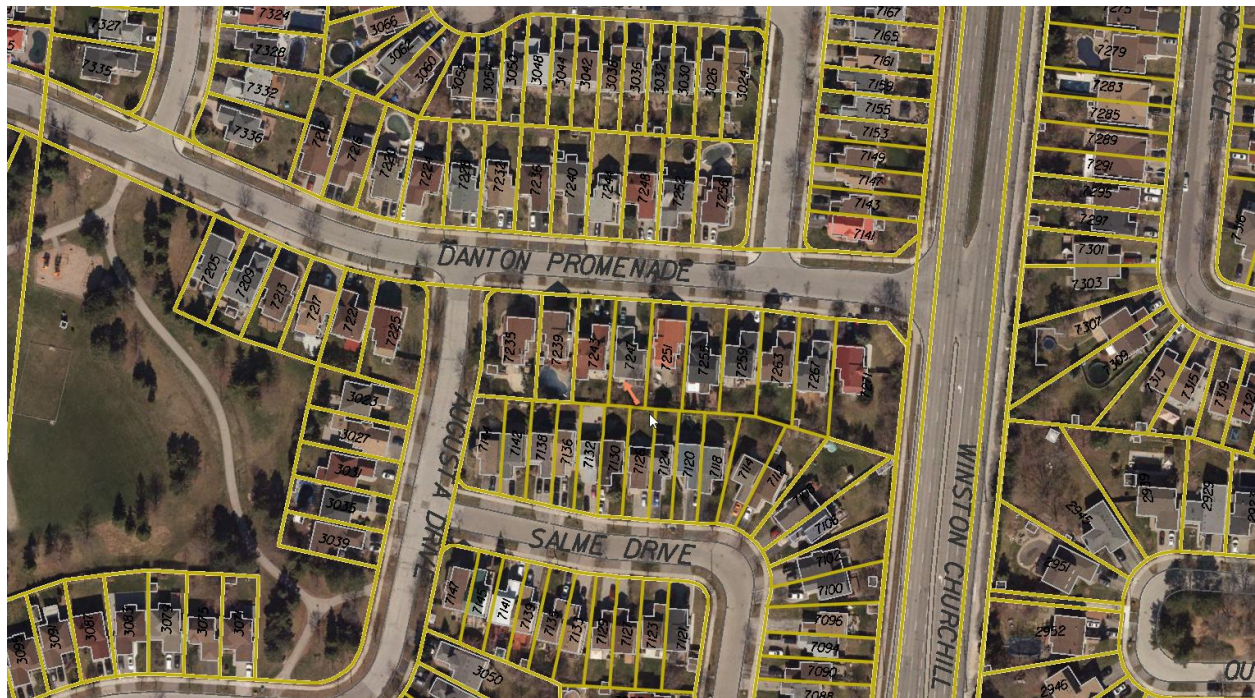
### Zoning By-law 0225-2007

**Zoning:** R4-49 - Residential  
**Other Applications:** None

### Site and Area Context

The subject property is located north-west of the Derry Road West & Winston Churchill Boulevard intersection, in the Meadowvale Neighbourhood Character Area. The surrounding context is exclusively residential, with both detached and semi-detached built forms present.

The applicant is looking to widen their existing driveway requiring a variance for driveway width.



## Planning

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is located within the Meadowvale 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.

The proposed variance is to permit a widened driveway on the subject property. The intent of the by-law, with regard to driveway widths, is to permit a driveway large enough to suitably accommodate two vehicles side by side, with the remainder of the front yard being soft landscaping. The driveway, as proposed, represents nearly 75% of the frontage of the property, creating a significant amount of hardscaping in the front yard, which dominates the perception of the property from the street. The subject property does not possess the frontage that would support a driveway of the proposed size while also providing a suitable soft landscape area. As a result, the variance as proposed does not meet the general intent and purpose of the by-law.

Recognizing the impact that the proposed driveway would have on the subject property regarding its excessive hard surfacing, the property would be out of character and not compatible with the rest of the neighbourhood. As a result of the broader impacts, the variances being sought are not considered to be minor in nature or desirable.

## Conclusion

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

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 currently under construction 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.







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.

Please note that upon a cursory review of the drawings, it appears that the minimum soft landscaped area at 39.90% does not comply, whereas a minimum of 40.00% is 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: Brandon Eidner, Zoning Examiner

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## **Appendix 3 – Parks, Forestry & Environment**

N/A

## **Appendix 4 – Heritage**

N/A

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

We have no comments or objections.