

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-08-11	File(s): A323.21 Ward 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-08-19 1:00:00 PM

Consolidated Recommendation

The Planning & Building Department has no objections to the application.

Application Details

The applicant request the Committee to approve a minor variance to allow a second dwelling unit proposing 2 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 3 parking spaces in this instance.

Background

Property Address: 5601 Meadowcrest Avenue

Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood
Designation: Residential Medium Density

Zoning By-law 0225-2007

Zoning: RM2-55 - Residential

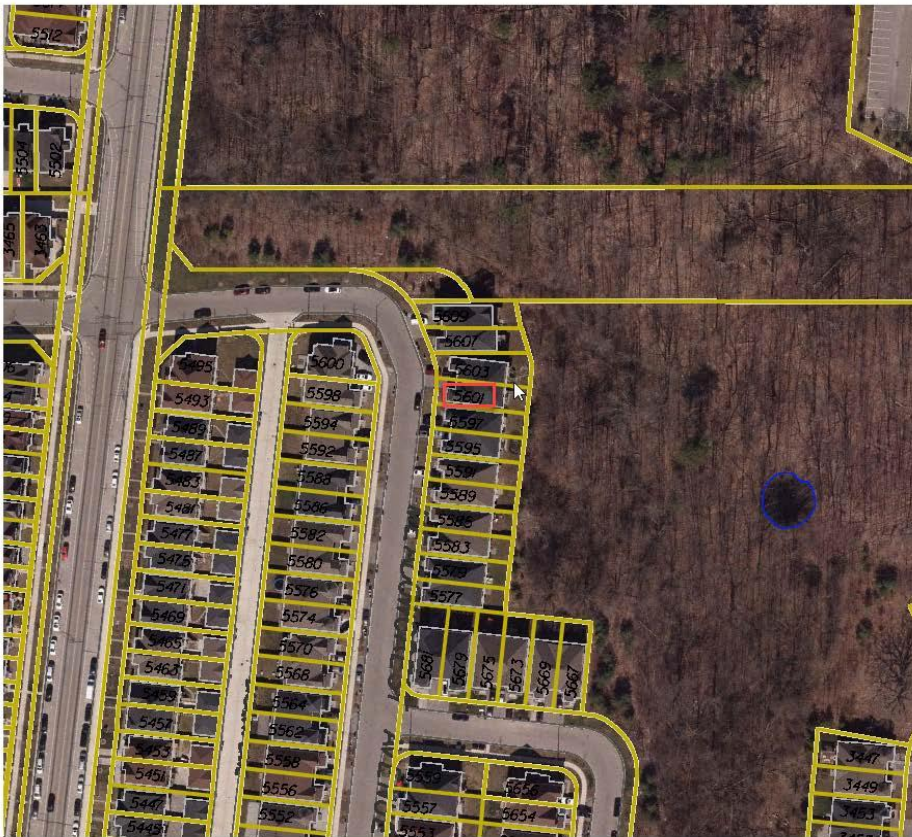
Other Applications: SEC UNIT 21-6580

Site and Area Context

The subject property is located south-east of the Tenth Line West and Thomas Street intersection in the Churchill Meadows Neighbourhood. The property currently contains a two-storey semi-detached dwelling with an attached single-car garage. The subject property has a lot area of +/- 202.8m² (2,183sq.ft.) and a lot frontage of +/- 7.5m (25ft.), with minimal vegetation

and landscaping in the front and rear yard. Contextually, the area is comprised exclusively of semi-detached dwellings.

The applicant has proposed a secondary unit in the basement that requires a variance for reduced parking.



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:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is located in the Churchill Meadows Character Area and is designated Residential Medium Density in Schedule 10 of the Mississauga Official Plan (MOP). Section 7.2 of the MOP indicates that Mississauga will provide opportunities for a variety of affordable dwelling types and encourage the development of new rental units. Secondary units play a vital role in today's housing market by representing an affordable option for housing for area residents as well as providing additional rental stock in the City. Staff are of the opinion that the application meets the general intent and purpose of the Official Plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The intent of the zoning regulations relating to parking are to ensure that each lot has adequate parking for the dwelling unit(s) on site. In this instance, two spaces are required for the main dwelling unit and one space is required for the secondary unit. The property is able to facilitate 3 cars between the garage and driveway operationally, without blocking the road. Development & Design staff are therefore satisfied that the request meets the general intent and purpose of the Zoning By-law. Further, CPS staff have reviewed the application and note as follows:

Generally, City Planning Strategies is supportive of second units given proposed policies in Bill 108 and the City's Housing Strategy, assuming the necessary parking requirements can be reasonably accommodated. In accordance with Council Resolution 160-91, while the Applicant cannot accommodate three parking spaces within their front yard "proper", the property possess both a single car garage, and a contiguous combined driveway and municipal boulevard length long enough to house two vehicles parked in tandem. This results in two spaces being provided on the property and a third space being provided partially on the property/municipal boulevard. Therefore, staff can support the requested variance.

Note: Zoning has advised that the variance should be amended to propose 1 parking space whereas 3 are required because the parking space dimensions on the driveway are insufficient. Staff comments remain unchanged as the required parking can be reasonably accommodated onsite.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

The applicant is proposing a secondary unit which will increase the affordable housing rental stock within the City and, in practice, is able to accommodate the parking of 3 vehicles without impeding on the travelled portion of the right of way. Staff are therefore of the opinion that any impacts to surrounding properties would be minor in nature and the application represents desirable development of the subject lands.

Conclusion

The Planning & Building Department has no objections to the application.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's easy reference is a photo depicting the front of the property.



Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a second unit permit under file SU 21-6580. Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

The applicant request the Committee to approve a minor variance to allow;

1. One(1) parking space in existing garage for the semi detached dwelling and second unit, whereas By-law 0225-2007, as amended, requires a minimum of 3 parking spaces on site in this instance.

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: Sherri Takaloo – Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. The lands to the rear of the property are City owned lands, identified as Not Yet Named P-403, and within Significant Natural Area in the City's Natural Heritage System. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:
 - a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;
 - b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

Given that the subject lands are subject to site plan control, should the application be approved, Community Services provides the following notes:

1. Stockpiling, construction access and encroachment of construction materials in the adjacent greenlands 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