

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-08-11	File(s): A404.20 Ward 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2021-08-19 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application, as amended. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

## Application Details

The applicants request the Committee to approve a minor variance to allow a widened driveway on the subject property proposing a driveway width of 8.5m (approx. 27.9ft) whereas By-law 0225-2007, as amended, permits a maximum driveway of 6.0m (approx. 19.7ft) in this instance.

### Amendments

While Planning staff are not in a position to interpret the Zoning By-law, based on the submitted drawings it appears that the variance should be amended as follows:

To allow a widened driveway on the subject property proposing a driveway width of 7.45m whereas By-law 0225-2007, as amended, permits a maximum driveway of 6.0m in this instance.

## Background

**Property Address:** 2543 Wickham Road

### Mississauga Official Plan

**Character Area:** Central Erin Mills Neighbourhood

**Designation:** Residential Low Density II

### Zoning By-law 0225-2007

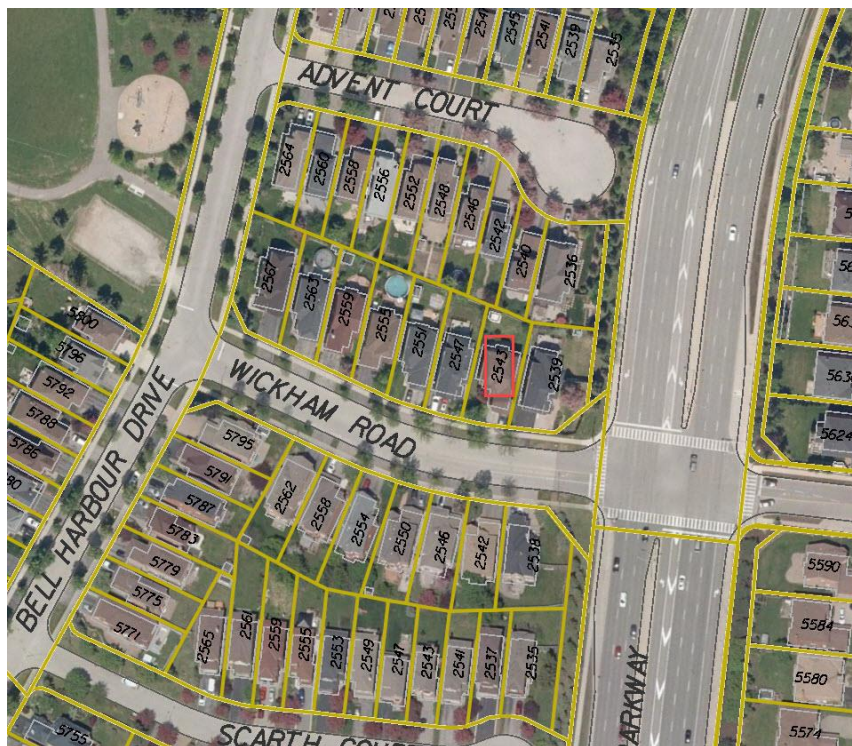
**Zoning:** R4 - Residential

**Other Applications:** None

### Site and Area Context

The subject property is situated north-west of the Erin Mill Parkway and Wickham Road intersection and currently houses a two-storey, detached dwelling with an attached double-car garage. The subject property is an interior parcel, adjacent to the corner lot of Wickham Road and Erin Mills Parkway, with a lot area of +/- 541.32m<sup>2</sup> and a lot frontage of approximately +/- 15.04m. The area is comprised exclusively of two-storey detached dwellings. The properties in the immediate area possess lot frontages of +/- 15m with some vegetation within the front yards.

The applicant is proposing a widened driveway on the subject property requiring a variance for 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:

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

The subject property is located in the Central Erin Mills Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). 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 applicant has revised his request since the original application, reducing the driveway width from 8.5m to 7.45m. Staff are willing to support a widened driveway on the subject property given its proximity to Erin Mills Parkway, which in staff's opinion forms part of the surrounding context for this property. While staff were unable to support the driveway in its original configuration, staff are of the opinion that the revised driveway more appropriately fits the property and surrounding context, meeting 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 driveway width regulations in the by-law are to permit a driveway wide enough to facilitate the parking of two vehicles side by side, with the remainder of the front yard being soft landscaping. Staff are satisfied that an appropriate front yard amenity area and sufficient soft landscaping are maintained under the current proposal and that the hardscaping does not represent an overdevelopment of the front yard. Therefore the variance meets the general intent and purpose of the Zoning By-law.

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

Only one property separates the subject property from Erin Mills Parkway, and Wickham Road is the only easterly entrance to the subdivision between Britannia Road West and Thomas Street. As such, the subject property warrants special consideration. The proposal balances the permissions of the site appropriately with the planned and existing neighbourhood context resulting in only minor impacts to the streetscape and surrounding properties. It will allow for additional manoeuvrability and visibility to the street in order to facilitate access to and from the property. Staff are of the opinion that the proposal represents desirable development of the subject property.

## Conclusion

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

City Department and Agency Comments	File:A404.21	2021/08/11	4
-------------------------------------	--------------	------------	---

---

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.







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