

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-09-01	File(s): A240.21 Ward 6
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-09-09 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow a new side entrance proposing:

1. A second unit entrance facing a street, whereas By-law 0225-2007, as amended, does not permit a second unit entrance to face a street in this instance; and
2. A stairwell and retaining wall to facilitate a below grade in the front or exterior side yard, whereas By-law 0225-2007, as amended, does not permit a stairwell and retaining wall to facilitate a below grade entrance in the front or exterior side yard in this instance.

Background

Property Address: 918 Oasis Drive

Mississauga Official Plan

Character Area: East Credit Neighbourhood

Designation: Residential Medium Density

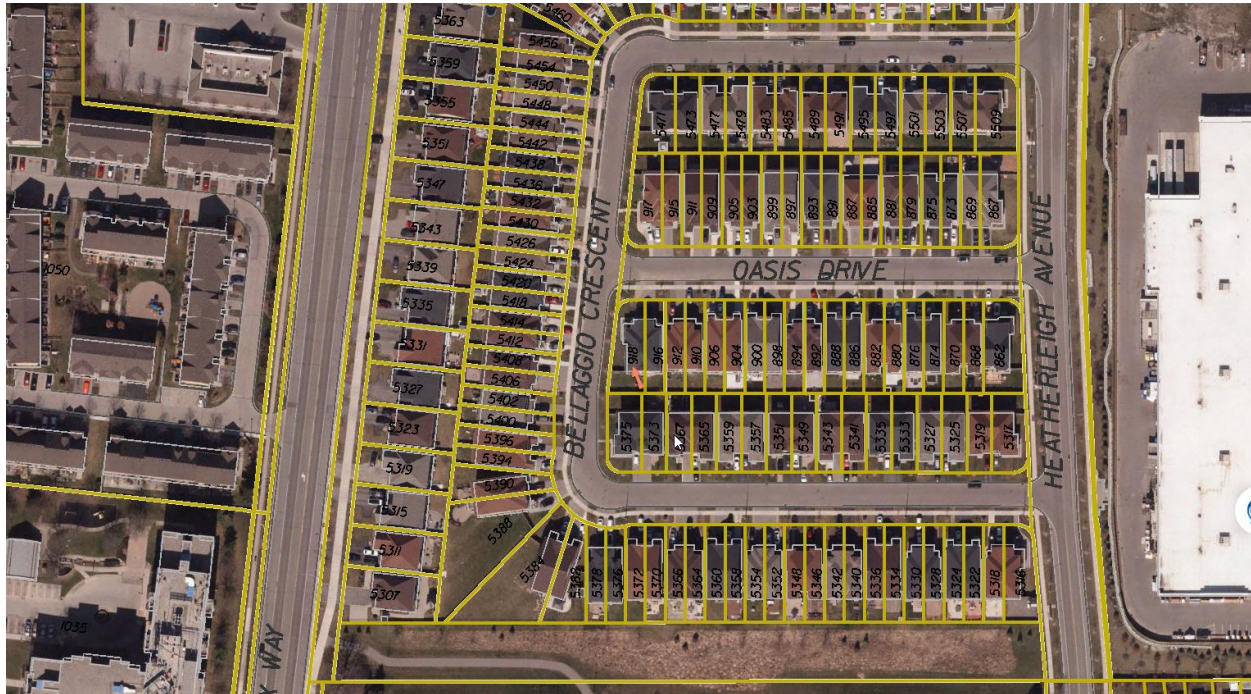
Zoning By-law 0225-2007

Zoning: RM2-53 - Residential

Site and Area Context

The subject property is located south-east of the Terry Fox Way and Bristol Road W. intersection. It is a corner property with a lot area of +/- 347.83m² and a lot frontage of +/- 8.06m. Currently the property contains a two-storey semi-detached dwelling with vegetation and landscape elements in both the front and rear yards. Contextually, the immediate area is comprised exclusively of two-storey semi-detached dwellings, with lot frontages of +/- 7m and vegetation and landscape elements in both the front and exterior side yards.

The applicant is proposing a side entrance requiring variances for a secondary unit entrance facing the street and a stairwell and retaining wall to facilitate a below grade in the front or exterior side yard.



within the existing covered porch and is compatible with the surrounding context. Staff are satisfied that the general intent and purpose of the Official Plan are maintained.

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

The intent of the regulations surrounding second unit entrances are to ensure that the entrances do not negatively impact the overall streetscape. In this instance the applicant has located the entrance in the existing covered porch which appropriately screens the stairwell from both the front and exterior side yards. Staff are satisfied that any negative impact to the streetscape has been appropriately mitigated by the design and that the general intent and purpose of the Zoning By-law have been maintained.

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

Staff are satisfied that the application is minor in nature. The proposed entrance is well screened within the existing covered porch and will not have significant impacts on the streetscape. Furthermore the addition of a permitted second unit represents appropriate development of the subject lands.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We note for Committee's information that we have no drainage related concerns with regards to the location of the stairwell.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a second unit application under file SEC UNIT 21-5592. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Please note that comments reflect those provided through the above second unit application submitted on 06/29/2021 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: Jeanine Benitez, Zoning Examiner