

City of Mississauga Department Comments

Date Finalized: 2021-11-03	File(s): A466.21 Ward 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-11-11 1:00:00 PM

Consolidated Recommendation

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

Application Details

The applicant requests the Committee to approve a minor variance to allow widened driveway proposing a width of 7.00m (approx. 22.96ft) whereas By-law 0225-2007, as amended, requires a maximum driveway width of 6.00m (approx. 19.68ft) in this instance.

Background

Property Address: 3190 Avalon Drive

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R4-3 - Residential

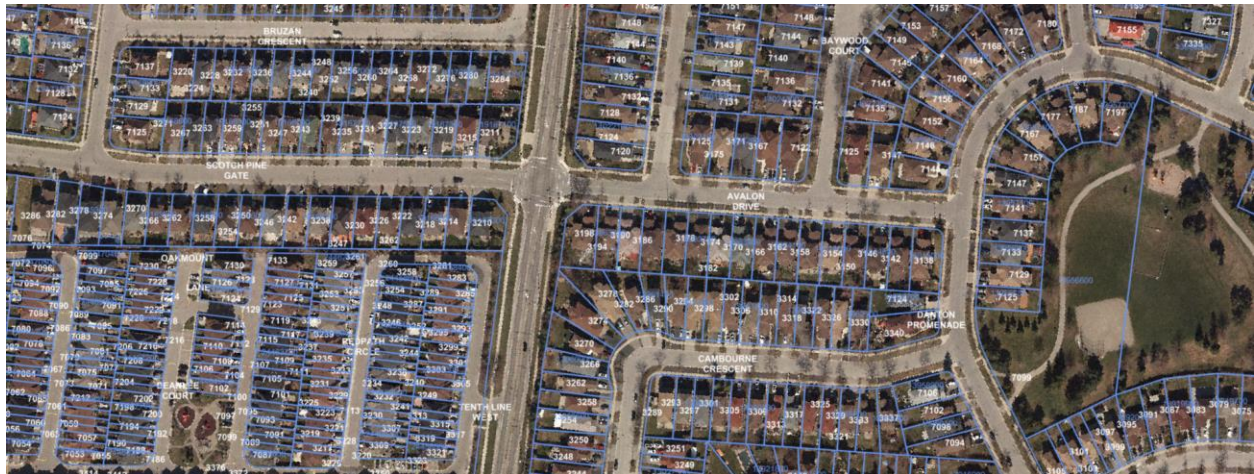
Other Applications: None

Site and Area Context

The subject property is located north-east of the Tenth Line West and Derry Road West intersection in the Meadowvale neighbourhood. It contains a two storey detached dwelling with an attached garage and has a lot frontage of +/- 12m (39.4ft). There is limited landscaping and

vegetation in the front yard. The surrounding context is exclusively residential, consisting predominantly of detached dwellings with either one or two car garages. Townhomes are present in the larger area context.

The applicant is proposing to widen the driveway 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:

The subject property is located within the Meadowvale Neighbourhood Character Area and is designated Residential Low Density II. This designation allows detached, semi-detached, and duplex dwellings. Section 9 of MOP promotes development (including its features such as driveways) 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 is proposing to widen the subject property's driveway by 1.5m (4.92ft). The planned character of the area is that of dwellings serviced by appropriately sized driveways that can accommodate the parking required by the Zoning By-law for each property. The proposed driveway would represent 58% of the lot's total frontage, which would be out of character for the surrounding context.

Staff are of the opinion that, as currently proposed, the driveway does not meet the general intent or purpose of the Zoning By-law. Staff recommend that the application be deferred to allow the applicant to redesign the driveway.

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Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's information are photos of the existing driveway. 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: Brandon Eidner, Zoning Examiner