

City of Mississauga Department Comments

Date Finalized: 2021-11-10	File(s): A469.21 Ward 6
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-11-18 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 the construction an addition proposing a front yard setback of 15.3m (approx. 50.2ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 18.0m (approx. 59.1ft) in this instance.

Background

Property Address: 3520 Queenston Drive

Mississauga Official Plan

Character Area: Erindale Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3 - Residential

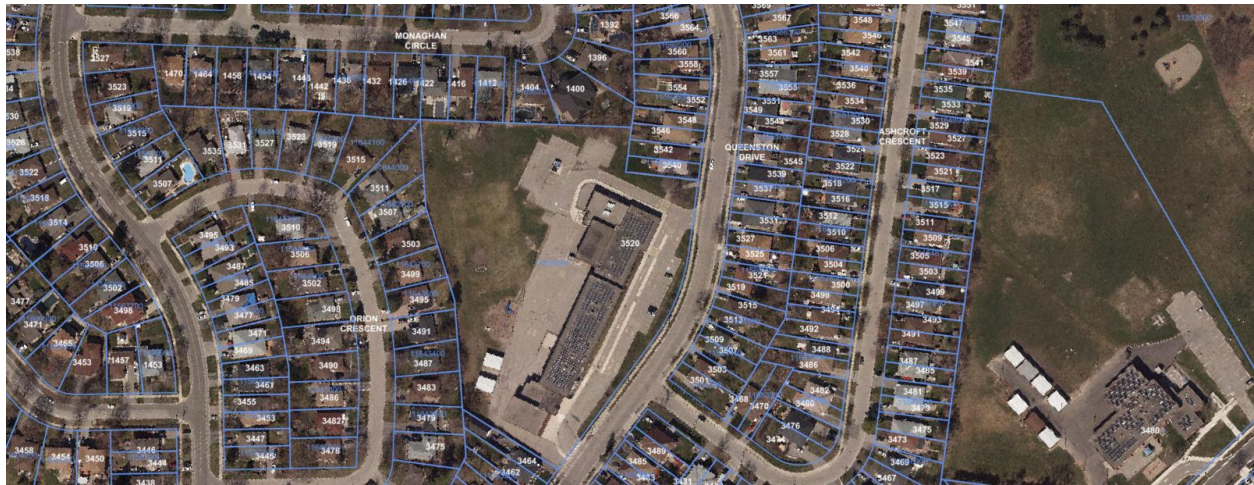
Other Applications: SPAX 21-51, BP 3NEW 21-8765

Site and Area Context

The subject property is located south-west of the Central Parkway West and Burnhamthorpe Road West intersection in the Erindale neighbourhood. It contains Queenston Drive Public School, a two storey elementary school on a large parcel of land. There is significant hardscaping on the property between the parking lot at the front and the parking lot and

playground at the rear. The surrounding context is exclusively residential, with a mix of detached and semi-detached dwellings.

The applicant is seeking to construct an addition to the front of the building requiring a variance for front yard setback.



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 Erindale Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits an elementary school. As the use is permitted in the Official Plan, staff are satisfied that the proposal maintains the general intent and purpose of the Official Plan.

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

The sole variance requested is a reduction in the front yard. Staff note that the front property line of the subject property is curved and that the majority of the building exceeds the minimum requirement. The proposed addition is relatively small compared to the building as a whole and is located at a point where the existing building is already nearly at the minimum front yard

setback. The intent of the front yard setback provision is to ensure sufficient space in the front of the property for landscaping and an appropriate setback from the street. The proposal will not impact the landscaping in the front yard and maintains an appropriate setback from the street. Staff are therefore of the opinion that the proposal maintains 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?

Staff are satisfied that the addition represents appropriate development of the subject property. The proposal is minor in nature and will not negatively impact surrounding properties.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition will be addressed through the Building Permit Application process.



Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 3NEW 21-8765. Based on review of the information currently available in this permit application, the variance, as requested is correct.

Please note that comments reflect those provided through the above permit application submitted on 2021/10/04 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

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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