

City of Mississauga Department Comments

Date Finalized: 2021-11-16	File(s): A411.21 Ward: 8
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-11-25 1:00:00 PM

Consolidated Recommendation

The City has no objections to the variances, as requested. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow a second unit proposing:

1. A pedestrian entrance facing the street whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance facing the street in this instance; and
2. A below grade entrance located in the side yard whereas By-law 0225-2007, as amended, does not permit a below grade entrance located in the side yard in this instance.

Background

Property Address: 4497 Tavistock Crt

Mississauga Official Plan

Character Area: Central Erin Mills Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

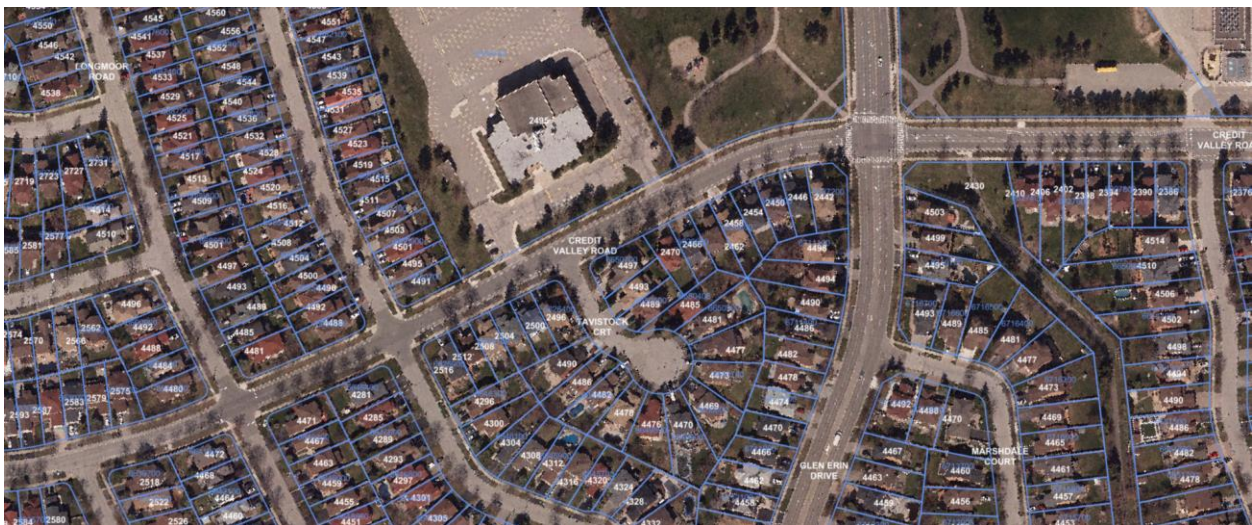
Zoning: R4-52 - Residential

Other Planning Applications: Building Permit BP 9ALT 19-8994

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, directly south of Archbishop Romero Catholic Secondary School, southwest of Glen Erin Road and Credit Valley Road. The immediate area consists of two-storey detached dwellings with mature vegetation in the front yards. The subject property contains an existing two-storey dwelling with vegetation in the front and northerly side yard.

The applicant is proposing a pedestrian entrance requiring variances for a secondary unit entrance facing the street and a below grade entrance in the exterior side yard.



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 within the Central Erin Mills Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached, semi-detached, duplex and triplex dwellings. Section 9 of MOP promotes development 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 proposed secondary unit is

permitted within this designation; Staff are of the opinion that the general intent and purpose of the official plan is maintained.

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

The intent of the by-law in prohibiting a below grade entrance in the exterior side yard and facing a street is to prevent a negative visual impact to the overall streetscape. The proposed entrance faces Credit Valley Road and can only be viewed from the streetscape when standing perpendicular to the north side of the dwelling. When travelling east or west on Credit Valley Road, existing vegetation and fencing completely screens the proposed entrance from the streetscape. The proposed entranceway is difficult to view from the school directly north of the subject property, as the wide municipal boulevards contain street trees that screen the entranceway. Staff is supportive of Variances #1 and #2 and are of the opinion that these maintain 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 of the opinion that the proposed secondary unit entrance is sufficiently screened and will not impact the streetscape. This application represents the orderly development of the lands, and is minor in nature.

Comments Prepared by: Connor DiPietro, 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 second unit will be addressed through the Building Permit process, File BP 9ALT 19/8994.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9ALT 19-8944. Based on review of the information currently available for this building permit, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Our comments are based on the plans received by Zoning staff on 12/03/2019 for the above captioned building permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Adam McCormack, Zoning Examiner