

# City of Mississauga Department Comments

Date Finalized: 2021-11-16	File(s): A489.21 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.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A driveway width of 17.37m (approx. 56.99ft) whereas By-law 0225-007, as amended, permits a maximum driveway width of 10.50m (approx. 34.45ft) within the 6.0m of the garage face and provides direct vehicular access to the garage and a maximum driveway width of 8.50m (approx. 27.89ft) for the portion of the driveway beyond 6.0m of the garage face in this instance;
2. 2 driveways whereas By-law 0225-007, as amended, permits 1 driveway in this instance;
3. A balcony area of 95.45sq.m (approx. 1,027.42sq.ft) whereas By-law 0225-007, as amended, permits a maximum balcony area of 10.00sq.m (approx. 107.64sq.ft) in this instance;
4. A combined width of two points of access of a circular driveway of 10.98m (approx. 36.02ft) whereas By-law 0225-007, as amended, permits a maximum combined width of 8.50m (approx. 27.89ft) in this instance;
5. A walkway connection of 1.96m (approx. 6.43ft) on each side of the driveway fronting Doulton Drive whereas By-law 0225-007, as amended, permits a maximum walkway connection of 1.50m (approx. 4.92ft) in this instance;
6. A garage area of 143.78sq.m (approx. 1,547.64sq.ft) whereas By-law 0225-007, as amended, permits a maximum garage area of 75.00sq.m (approx. 807.29sq.ft) in this instance;
7. 2 walkway connections of the same side of the driveway fronting Doulton Drive whereas By-law 0225-007, as amended, permits a maximum of 1 walkway connection on each side of the driveway in this instance;
8. An eaves encroachment of 0.88m (approx. 2.89ft) whereas By-law 0225-007, as amended, permits a maximum eaves encroachment of 0.45m (approx. 1.48ft) in this instance; and
9. 2 kitchens whereas By-law 0225-007, as amended, permits a maximum of 1 kitchen in this instance.

## Background

**Property Address:** 2329 Doulton Drive

### Mississauga Official Plan

Character Area: Sheridan Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R1-5 - Residential

**Other Planning Applications:** Site Plan – SP 20-93 W8, Pre-Application Zoning Review 19-7993, Building Permit (No. Unknown)

### Site and Area Context

The subject property is located within the Sheridan Neighbourhood, southeast of Dundas Street West and Mississauga Road. The neighbourhood is entirely residential consisting of large two storey detached dwellings on large lots with mature vegetation in the front yards. The subject property is a two storey detached dwelling with mature vegetation in the front and side yards.

The applicant is proposing a new dwelling requiring variances for the proposed driveways, walkway connections, kitchens, eaves and balconies.



## 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 designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached, semi-detached and duplex dwellings. The proposed detached dwelling respects the designated land use.

Variances #1, 2, 4, 5 and 7 pertain to driveways and walkway connections. The applicant requires five variances to permit two widened driveways in the front and exterior side yard, as well as additional walkway connections. The intent of the zoning by-law is to permit a driveway large enough to suitably accommodate the required number parking spaces for a dwelling, with the remainder of lands being soft landscaped. Planning staff are concerned with the amount of hardscaping proposed on the subject property. Furthermore, a majority of the exterior side yard is paved. Lastly, the proposed driveways can accommodate far more spaces than the zoning by-law's requirement for two spaces (side by side) for a detached dwelling.

Variance #3 is for a balcony area of 95.45m<sup>2</sup> (1,027.42ft<sup>2</sup>) where a maximum balcony area of 10.00m<sup>2</sup> (107.64ft<sup>2</sup>) is permitted. Staff are of the opinion that this variance is not minor in nature, and the number of balconies proposed is excessive. Furthermore, the proposed balconies are located on all sides of the proposed dwelling. Staff is concerned that the balconies proposed will negatively impact adjacent neighbours and present overlook and privacy concerns. The applicant has not proposed any additional measures to screen the balconies to mitigate these concerns.

As such, staff recommends that the application be deferred to redesign the proposed dwelling.

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 dwelling are being addressed through the Site Plan Application process, File SPI-20/093.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan Infill application under file SPI 20-93. Based on review of the information currently available for this application, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on 10/05/2021 for the above captioned site plan 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