

City of Mississauga Department Comments

Date Finalized: 2022-03-16	File(s): A115.22 Ward 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-03-24 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

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

1. A height of eaves of 7.4m (approx. 24.3ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.4m (approx. 21.0ft) in this instance;
2. A height of 9.99m (approx. 32.78ft) measured to the highest ridge whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m (approx. 31.17ft) measured to the highest ridge in this instance;
3. An existing driveway width of 12.62m (approx. 41.40ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
4. A setback of 0.29m (approx. 0.95ft) to the driveway whereas By-law 0225-2007, as amended, requires a minimum setback of 0.60m (approx. 2.00ft) to a driveway in this instance; and,
5. A walkway width of 6.71m (approx. 22.01ft) attached to the driveway whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) attached to a driveway in this instance.

Amendments

The Building Department is currently processing a Site Plan Infill application and a Building Permit under files SPI 21-112 W2 and HOUSDEMO 21- 9831. Based on review of the information currently available in these two permit applications, the variances, as requested are correct.

We also advise an additional variance to be added:

6. To allow the existing shed and pool to remain as accessory after the dwelling is demolished, whereas Zoning By-law 0225-2007, as amended, only permits sheds and pools accessory to a dwelling located on the same lot, in this instance.

Background

Property Address: 1264 Tecumseh Park Drive

Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

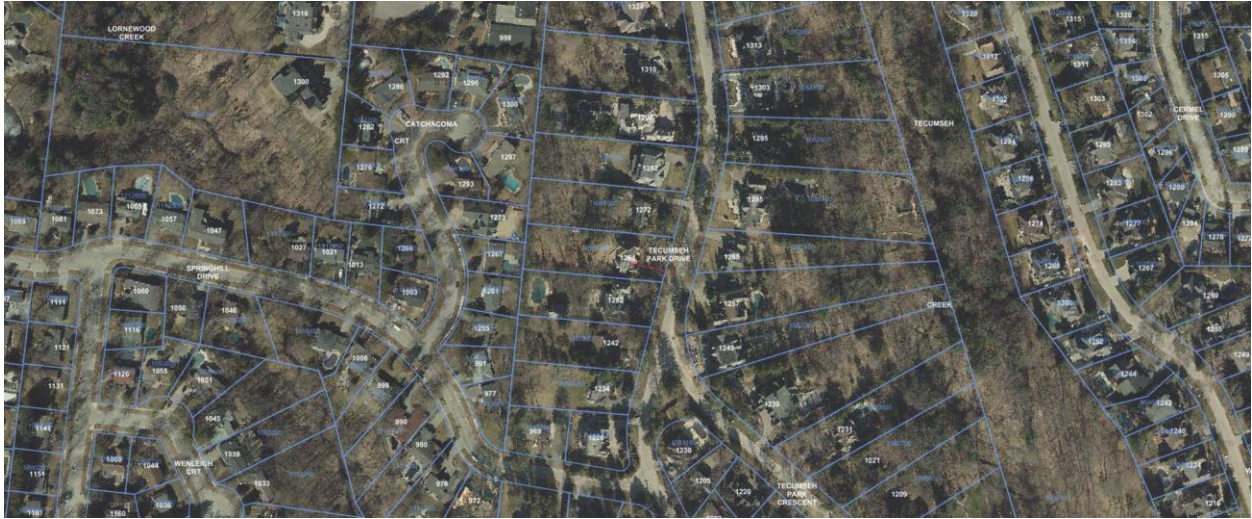
Zoning: R1-2 - Residential

Other Applications: A Site Plan Infill application and a Building Permit under files SPI 21-112 W2 and HOUSDEMO 21- 9831

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, south of the Tecumseh Park Drive and Indian Road intersection. The immediate neighbourhood is residential, consisting primarily of one and two-storey detached dwellings on large lots with mature vegetation in the front yards. The subject property contains a two-storey detached dwelling with mature vegetation in the front yard.

The application proposes a new dwelling requiring variances related to the driveway, building heights, walkway and existing shed & pool.



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 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 #3, 4 and 5 pertain to the existing driveway and walkway attachment. The intent of the zoning by-law regarding driveway widths 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. The intent of the zoning by-law regarding walkway attachment widths is to balance the safe and efficient movement of pedestrians, define the front entryway while not providing additional vehicle parking. The proposed driveway can accommodate more parking spaces than the zoning by-law's maximum of two parking spaces for a detached dwelling. Staff have also raised concerns regarding the driveway's functionality. Staff are concerned that the proposed driveway design may impede car access to the garage and movement on the driveway. Staff are also of the opinion that the proposed entry way is excessive and is wide enough to accommodate additional vehicular traffic. Upon review of the Site Plan, Planning staff have raised additional concerns with total amount of hardscaping proposed on the subject property. Staff has no immediate concerns with the remaining variances. As such, Planning staff recommend that the application be deferred to allow the applicant an opportunity to redesign the driveway and walkway.

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 current Site Plan Application, File SPI-21/112.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan Infill application and a Building Permit under files SPI 21-112 W2 and HOUSDEMO 21- 9831. Based on review of the information currently available in these two permit applications, the variances, as requested are correct.

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Please note that comments reflect those provided through the above permit applications 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: Sherri Takaloo, Zoning Examiner