

City of Mississauga Department Comments

Date Finalized: 2022-03-23 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A140.22 Ward: 2
	Meeting date:2022-03-31 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a rear yard balcony within Unit 56 of the subject property proposing a balcony projection of 4.06m (approx. 13.32ft) whereas By-law 0225-2007, as amended, permits a maximum balcony projection of 1.00m (approx. 3.28ft) in this instance.

Amendments

The Building Department is currently processing a Building Permit under file BP 9ALT 21-7700. Based on review of the information currently available for this building permit, we advise that the following variance is correct. Furthermore, we advise that the following variance should be added as follows:

2. To permit the area beneath the balcony in the landscaped soft area, whereas By-law 0225-2007, as amended, does not permit the area beneath a balcony to be included in landscaped soft area.

Background

Property Address: 56-1080 Walden Circle

Mississauga Official Plan

Character Area: Clarkson Village Community Node
Designation: Residential Medium Density

Zoning By-law 0225-2007

Zoning: RM4 - Residential

Other Applications: Building Permit under file BP 9ALT 21-7700

Site and Area Context

The subject property is located within the Clarkson Village Community Node Character Area, north-east of the Southdown Road and Lakeshore Road West intersection. The subject property is a residential condominium townhouse complex, consisting of three-storey townhouse dwellings. The townhouse complex contains significant mature vegetation.

The application proposes a rear yard balcony for Unit 56 requiring variances related to the balcony's projection and area beneath the balcony.



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 Medium Density on Schedule 10 of the Mississauga Official Plan (MOP) which permits townhouse dwellings.

Staff note that the Committee of Adjustment has granted similar variances for balcony projections for townhouse units within the condominium complex in the past. Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 140/22.

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 21-7700. Based on review of the information currently available for this building permit, we advise that the following variance is correct. Furthermore, we advise that the following variance should be added as follows:

2. To permit the area beneath the balcony in the landscaped soft area, whereas By-law 0225-2007, as amended, does not permit the area beneath a balcony to be included in landscaped soft area.

Our comments are based on the plans received by Zoning staff on 07/12/2021 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