

# City of Mississauga Department Comments

Date Finalized: 2022-03-23	File(s): A141.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	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 17 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 21-8126. Based on review of the information currently available in this permit application, we advise that additional 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:** 17-1060 Walden Circle

**Mississauga Official Plan**

**Character Area:** Clarkson Village Community Node

**Designation:** Residential Medium Density

**Zoning By-law 0225-2007**

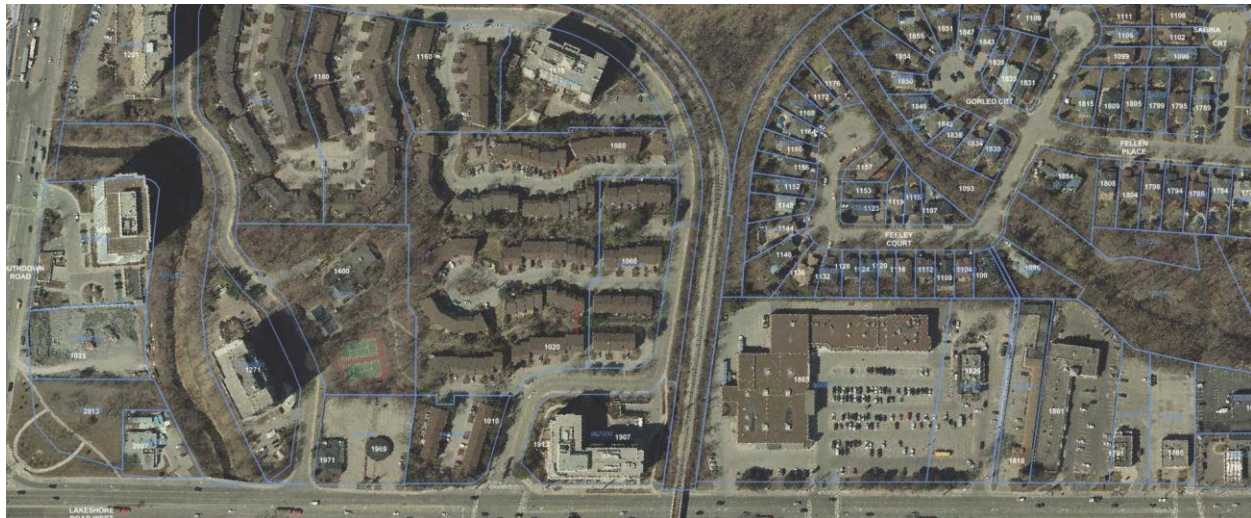
**Zoning:** RM4 - Residential

**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, northeast 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 17 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.

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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' 141/22.

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 21-8126. Based on review of the information currently available in this permit application, we advise that additional 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.

Please note that comments reflect those provided through the above permit application 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: Alana Zheng, Zoning Examiner