

City of Mississauga Department Comments

Date Finalized: 2022-03-30	File(s): A107.22 Ward 6
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-04-07 1:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow a second unit proposing a total of two parking spaces for the dwelling and the second unit whereas By-law 0225-2007, as amended, requires a minimum of two parking spaces for a dwelling and one parking space for a second unit in this instance.

Background

Property Address: 792 Millworks Cres

Mississauga Official Plan

Character Area: East Credit Neighbourhood
Designation: Residential Medium Density

Zoning By-law 0225-2007

Zoning: RM2-50 - Residential

Other Applications: SEC UNIT 21-9583

Site and Area Context

The subject property is located south-west of the Eglinton Avenue West and Sandford Farm Drive intersection in the East Credit neighbourhood. The property contains a semi-detached dwelling with an attached garage. The lot has a frontage of +/- 8.7m (28.5ft) and contains limited

landscaping and vegetation elements in the front yard. The surrounding area context includes a mix of detached, semi-detached, and townhouse dwellings with lots of varying sizes.

The applicant is in the process of applying for a second unit on the property requiring a variance for parking.



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 located within the East Credit Neighbourhood Character Area and is designated Residential Medium Density. Section 8.4 of the Official Plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations.

The intent of the zoning regulations relating to parking are to ensure that each lot has adequate parking for the dwelling unit(s) on site. In this instance, two spaces are required for the main dwelling unit and one space is required for the secondary unit. The property is able to facilitate 3 cars between the garage and driveway operationally, without blocking the sidewalk or road. Development & Design staff are therefore satisfied that the request meets the general intent and

purpose of the Zoning By-law. Further, Municipal Parking staff have reviewed the application and note as follows:

Generally, the City is supportive of second units given proposed policies in Bill 108 and the City's Housing Strategy, assuming the necessary parking requirements can be reasonably accommodated. In accordance with Council Resolution 160-91, while the applicant cannot accommodate three parking spaces within their front yard "proper", the property possesses both a single car garage, and a contiguous combined driveway and municipal boulevard length long enough to house two vehicles parked in tandem. This results in two spaces being provided on the property and a third space being provided partially on the property/municipal boulevard.

Staff note that the driveway on this property is long enough to accommodate (2) cars in tandem, in addition to the single car garage. Please note, parking is authorized on the street for a period of (5) hours or less as per the City's Traffic By-law 0555-2000. Staff can support the requested variance.

Planning staff are in agreement that the proposed driveway and boulevard area are able to appropriately accommodate the necessary parking for the proposal.

Given the above staff are of the opinion that the application maintains the general intent and purpose of the official plan and zoning by-law, is minor in nature, and represents appropriate development of the subject property.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's information are photos of the subject property. This department notes that with regard to the widened driveway within the municipal boulevard (the area between the municipal curb and property line) we would request that this area be reinstated with topsoil and sod should the application be modified to reflect a smaller driveway width within the subject property or if the application is not supported by the Committee.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file SEC UNIT 21-9583. Based on review of the information currently available in this permit application, the variances, as requested are correct.

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