

City of Mississauga Department Comments

Date Finalized: 2022-04-13	File(s): A182.22 Ward 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-04-21 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 lot coverage of 37.84% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance; and,
2. A driveway width of 8.119m (approx. 26.637ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.000m (approx. 19.685ft) in this instance.

Background

Property Address: 2486 Donnavale Dr

Mississauga Official Plan

Character Area: Cooksville Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3 - Residential

Other Applications: PREAPP 21-9979

Site and Area Context

The subject property is located south-west of the King Street East and Cliff Road intersection in the Cooksville neighbourhood. It has a lot frontage of +/- 18.3m (60ft) and a lot area of +/- 803.31m² (8,646.76ft²). Currently the property contains a single storey detached dwelling with limited vegetative and landscaping elements in both the front and rear yards. The surrounding area context is predominantly residential, consisting exclusively of detached dwellings on lots of generally similar size.

The applicant is proposing to construct a new dwelling requiring variances for lot coverage and driveway width.



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 in the Cooksville Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, and duplex dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area.

While Planning staff have no objections to variance 1, staff are concerned with variance 2. The intent of the by-law, with regard to driveway widths, is to permit a driveway large enough to

suitably accommodate two vehicles parked side by side. This leaves the remainder of the front yard as soft landscaping. The driveway, as proposed, would be able to accommodate 3 cars across which is not envisioned for properties with 2 car garages. Staff therefore recommend that the application be deferred in order to allow the applicant to reduce the driveway width.

Comments Prepared by: Alexander Davies, 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 new dwelling will be addressed through the Building Permit process.



Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing Preliminary Zoning Review application under file PREAPP 21-9979. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above permit application submitted on 12/16/2021 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: Jeanine Benitez, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has no objections to the minor variance application and advises as follows:

1. The lands adjacent of the subject property are owned by the City of Mississauga, known as Red Oaks Park (P-103).
2. Construction access from the park is not permitted.
3. Stockpiling of construction materials and encroachment in the adjacent park is not permitted.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email jim.greenfield@mississauga.ca

Comments Prepared by: Jim Greenfield, Park Planner