

City of Mississauga Department Comments

Date Finalized: 2022-04-27	File(s): A547.21 Ward: 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-05-05 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 widened driveway proposing a driveway width of 5.2m (approx 17.1ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.3m (approx 14.1ft) in this instance.

Background

Property Address: 5035 Perennial Drive

Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood
Designation: Residential Medium Density

Zoning By-law 0225-2007

Zoning: RM2-18 - Residential

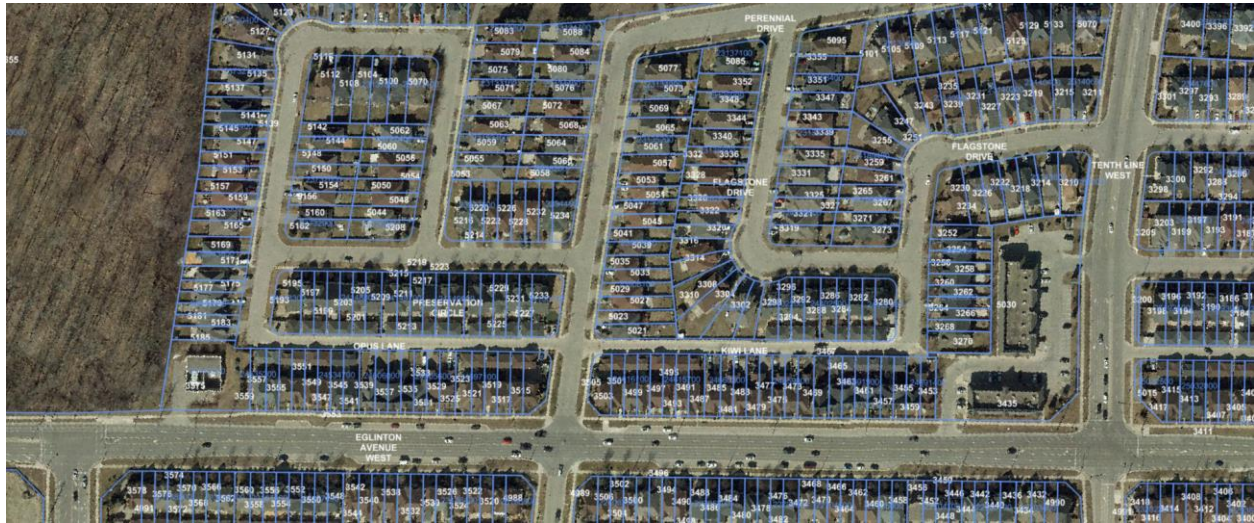
Other Applications: None

Site and Area Context

The subject property is located north-west of the Tenth Line West and Eglinton Avenue West intersection in the Churchill Meadows neighbourhood. It is an interior lot that contains a semi-detached dwelling with an attached garage and lot frontage of +/- 7.28m (23.88ft). Limited landscaping and vegetation elements are present in both the front and rear yards. The

surrounding area context is exclusively residential, consisting predominantly of a mix of semi-detached and townhouse dwellings.

The applicant is proposing a widened driveway requiring a variance for 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 Churchill Meadows Neighbourhood Character Area and is designated Residential Medium Density in Schedule 10 of the Mississauga Official Plan (MOP). Section 9.1 of the MOP states that driveway widths and associated setbacks should respect the identity and character of the surrounding context. The intent of limiting the driveway width is to permit a driveway large enough to suitably accommodate the required number parking spaces for a dwelling, with the remainder of lands in the front yard being soft landscaping.

Staff note that widened driveways are present in the surrounding context, with widths generally large enough to facilitate the parking of two vehicles side by side. The proposed driveway is an appropriate width to accommodate two vehicles across while maintaining a soft landscaped area within the front yard. Furthermore staff note that the zone does not include a minimum soft landscaped area provision.

While Planning staff have no objection to the request in principle, staff note the concerns raised by the Transportation and Works Department in regards to maneuverability and functionality of

the site, and the potential for conflicts with the existing sidewalk. Staff therefore recommend that the application be deferred in order to allow the applicant to address the concerns of the Transportation and Works Department.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Acknowledging that the requested variance to allow a 5.2M driveway as opposed to the permitted 4.3M would not typically be an excessive request, we do have some manoeuvring concerns which we feel should be addressed. From the enclosed photos we note that the existing stairs to the semi-detached dwelling would be directly in front of the proposed widened driveway. The submitted site plan depicts only a 5.66M setback from the front of the steps to the municipal sidewalk and a typical parking space is 5.2M in length. With the existing stairs directly in front of the proposed parking space, approval of the application as submitted may create a vehicle overlapping onto the municipal sidewalk.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Brandon Eidner, Zoning Examiner