

City of Mississauga Department Comments

Date Finalized: 2022-05-11	File(s): A246.22 Ward 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-05-19 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. To permit two attached garages whereas By-law 0225-2007, as amended, only permits one garage in this instance;
2. A combined width of the two points of access of a circular driveway of 10.43m (approx. 34.22ft) whereas By-law 0225-2007, as amended, permits a maximum width of 8.50m (approx. 27.89ft) in this instance;
3. A lot coverage of 28.85% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
4. A walkway attachment of 5.69m (approx. 18.67ft) to the driveway whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) to a driveway in this instance; and,
5. A circular driveway coverage of 55.03% of the front yard whereas By-law 0225-2007, as amended, permits a maximum circular driveway coverage of 50% of the yard in which it is located in this instance.

Background

Property Address: 2565 Liruma Rd

Mississauga Official Plan

Character Area: Sheridan Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R1-34 - Residential

Other Applications: None

Site and Area Context

The subject property is located within the Sheridan Neighbourhood Character Area, south of the Dundas Street West and Liruma Road intersection. The immediate area consists of residential, industrial-commercial and institutional uses. The residential uses consist of a mix of older and newer one and two-storey detached dwellings on larger lots with mature vegetation in the front yards. Specifically, the industrial-commercial uses are located along Dundas Street West, while institutional uses are located east and west of the subject property. The subject property contains an existing two-storey detached dwelling with limited vegetation in the front yard.

The applicant is proposing a new dwelling requiring variances related to the number of attached garages, combined width of access points of a circular driveway, lot coverage, a walkway attachment, and circular driveway area.



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 located in the Sheridan Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached 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. The existing dwelling conforms to the designation, however staff are concerned that the proposed driveway, walkway and additional garage are not compatible with the surrounding context and the character area.

Variance #1 requests two attached garages. The intent in restricting the overall number of garages is to ensure that the detached dwelling remains residential in nature and to minimize the visual impact resulting from multiple or excessive, garage faces from a streetscape perspective. Additionally, the intent is to maintain a consistent streetscape while ensuring the garages are not the dominant feature of the dwelling. Staff are concerned that the number of garages proposed is excessive and out of character for the area. Furthermore, the garages are located on opposite sides of the dwelling, giving the appearance of two-semi-detached dwellings, which are not permitted in the R1-34 Zone.

Variances #2, 4 and 5 pertain to driveways and walkway connections. The applicant requires three variances to permit a widened circular driveway and walkway attachment. The intent of the zoning by-law is to permit a driveway large enough to suitably accommodate the required number parking spaces for a dwelling, with the remainder of lands being soft landscaped. Planning staff are concerned with the amount of hardscaping proposed on the subject property. Furthermore, the applicant may require an additional variance for soft landscaped area. The proposed driveway can accommodate far more spaces than the zoning by-law's requirement for two spaces (side by side) for a detached dwelling, and the walkway attachment proposed is excessive. Staff has no immediate concerns with the proposed lot coverage.

As such, staff recommends that the application be deferred to allow the applicant an opportunity to reduce the number of garages and redesign the driveway and walkway.

Comments Prepared by: Connor DiPietro, 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 future Site Plan/ Building Permit process.



Comments Prepared by: John Salvino, 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.

Furthermore, we note that a Building Permit is 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