

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-07-08	File(s): A145/20 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-07-16

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicants request the Committee to authorize a minor variance to permit a widened driveway on the subject property proposing a combined width of access points for a circular driveway of 9.80m (approx. 32.15ft) whereas By-law 0225-2007, as amended, permits a maximum combined width of access points for a circular driveway of 8.50m (approx. 27.88ft) in this instance.

Background

Property Address: 2574 Liruma Road

Mississauga Official Plan

Character Area: Sheridan Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R1-34 (Residential)

Site and Area Context

The subject property is located within the Sheridan Neighbourhood Character Area, southwest of Erin Mills Parkway and Dundas Street West. The immediate neighbourhood is primarily residential with commercial uses in the surrounding area closer to Dundas Street West. The

residential area consists of large lots containing one and two storey detached dwellings with little mature vegetation. The subject property contains a new one storey dwelling with no mature vegetation.

The application proposes a combined width of access points for a circular driveway of 9.80 m whereas 8.50 m is permitted.



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 previously received minor variance approval April 26th, 2018 for a driveway width of 11.47 m whereas 8.50 m is permitted. The original application proposed a combined width of access points for a circular driveway of 13.58 m whereas 8.50 m was permitted. Planning staff did not support the proposal, as a result, the application was revised to propose a singular driveway to access the proposed three car garage.

Through discussions with the Zoning Division, an additional variance is required for walkway attachment width as the zoning by-law permits a maximum width of 1.50 m. An additional variance may also be required for driveway width and soft landscaped area. The site plan should label the driveway width from the widest point and the amount of soft landscaping within the front yard. Additionally, it appears that the existing curb cut is wider than the 6.80 m stated on the site plan drawing, resulting in the combined access point for a circular driveway being wider than the proposed 9.80 m. As such, staff recommends that the application be deferred.

Conclusion

The Planning and Building Department recommends that the application be deferred.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for the proposed building will be addressed through the Site Plan Application process (SP19-124).

Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

This Division notes that a building permit is not required in this instance. The applicant is advised that a full zoning review has not been completed; however, in reviewing the variance as outlined in this application, it was apparent that the following additional variances may be required for walkway attachment width and driveway width. It should also be noted that 40% soft landscaped area is required.

Comments Prepared by: Sandra Morrison, Zoning Examiner

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the April 16th, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-362/19, DEF-A-028/20, DEF-A-029/20

Minor Variance Applications: A-132/20, A-133/20, A-134/20, A-143/20, A-144/20, A-145/20, A-148/20

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 7190 or by email at tracy.tang@peelregion.ca

Comments Prepared by: Tracy Tang, Junior Planner