

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-07-08	File(s): A152/20 Ward: 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-07-16

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the *Planning Act*.

Application Details

The Applicant requests the Committee to approve a minor variance to allow the construction of a below grade entrance in an exterior side yard; whereas, By-law 0225-2007, as amended, does not permit a below grade entrance in an exterior side yard, in this instance.

Background

Property Address: 6038 Edenwood Drive

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM1-5 (Residential)

Other Applications:

Building Permit: 20-502

Site and Area Context

The subject property is located north-west of the Britannia Road West and Winston Churchill Boulevard intersection, and currently houses a two-storey detached dwelling, with an attached two-car garage. Planning Staff note, despite having an Edenwood Drive address, from a Zoning perspective, the property in fact fronts upon Fullerton Crescent.

Contextually, the immediate area is comprised predominantly of detached dwellings of a shared contemporary architectural style. The subject property is an exterior parcel, with a lot area of 454.4m², and a lot frontage of 13.6m.

The Applicant is proposing to construct a below-grade entrance, fronting upon the Edenwood Drive portion of the structure.



Staff comments concerning the application of the four tests to this minor variance request are as follows:

Planning Staff note, due to both the configuration of the lot, coupled with the existing orientation of the detached dwelling and the garage, for all intents and purposes Edenwood Drive acts as the property's frontage, with the proposed entrance in no way detracting from the shared streetscape.

Through a detailed review, Staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Conclusion

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application meets the requirements of Section 45(1) of the *Planning Act*.

Comments Prepared by: Roberto Vertolli, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We note that any Transportation and Works Department requirements for the proposed below grade entrance will be addressed through the Building Permit Process. We are also noting from our site inspection that we foresee no drainage related concerns with the location of the proposed entrance.

Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit application under file 20-502. Based upon review of this application, this Department notes that the variance, as requested, is correct.

Comments Prepared by: Jeanine Benitez-Bumanglag, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has reviewed the minor variance application and has no objections:

Should the application be approved, Community Services notes the following:

1. Millgrove Trail (Park #196) abuts the rear of the applicant's property.
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

Appendix 4 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the April 23rd, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Application: DEF-A-435/19

Minor Variance Applications: A-142/20, A-151/20, A-152/20, A-153/20, A-156/20, A-157/20, A-158/20, A-159/20, A-160/20, A-166/20

Comments Prepared by: Tracy Tang, Junior Planner