

City of Mississauga Department Comments

Date Finalized: 2023-02-22	File(s): A773.22
To: Committee of Adjustment	Ward: 9
From: Committee of Adjustment Coordinator	Meeting date:2023-03-02 1:00:00 PM

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 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 existing dwelling proposing a gross floor area of 181.99sq m (approx. 1958.92ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 166.60sq m (approx. 1793.27sq ft) in this instance.

Amendments

Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

The applicant requests the Committee to approve a minor variance to allow the construction of a below grade entrance within an existing attached garage in an existing dwelling proposing a gross floor area of 185.94sq m (approx. 2001.44sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 166.63sq m (approx. 1793.59sq ft) in this instance.

Background

Property Address: 6662 Ganymede Rd

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

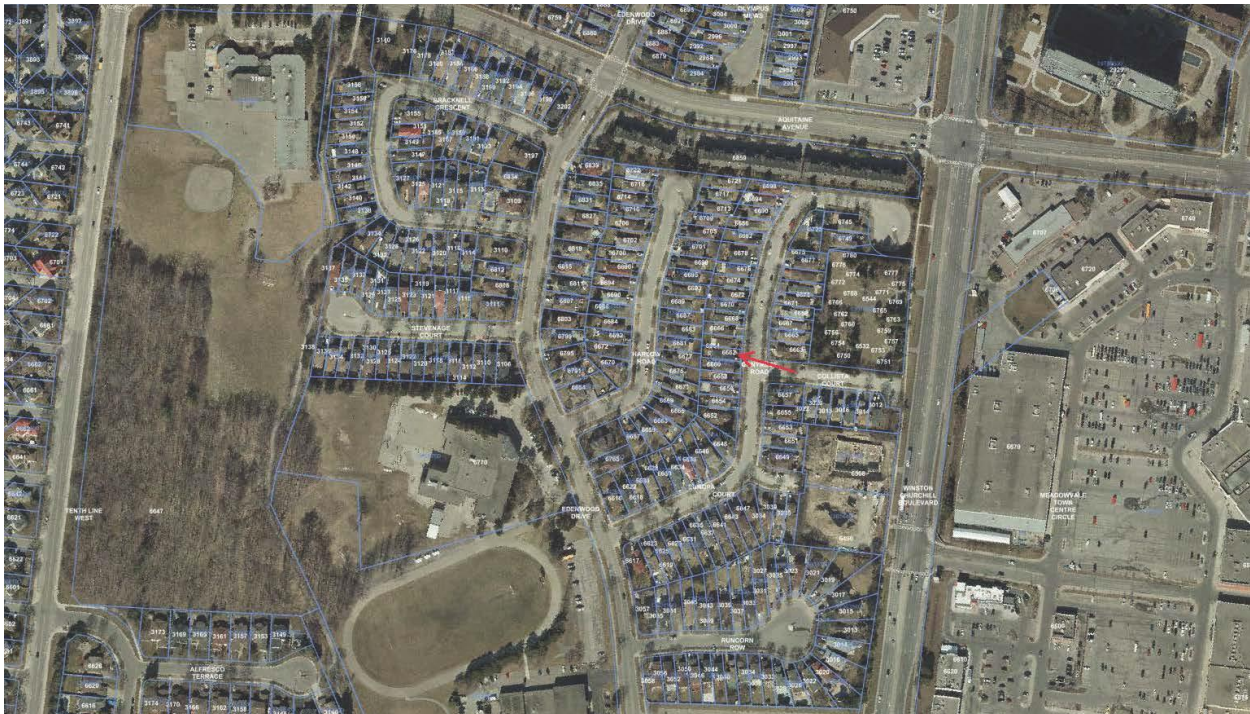
Zoning: RM2-2 - Residential

Other Applications: SEC UNIT 22-4635

Site and Area Context

The subject property is located south-west of the Aquitaine Avenue and Winston Churchill Boulevard intersection in the Meadowvale neighbourhood. It currently contains a two-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present in both the front and rear yards. The property has a lot area of +/- 277.72m² (2,989.35ft²), which is characteristic of other detached dwellings in the area. The surrounding context is predominantly residential, consisting of detached and townhouse dwellings. Commercial uses are present along Winston Churchill Boulevard, including Meadowvale Town Centre.

The applicant is proposing to construct a below grade entrance, requesting a variance for gross floor 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 of the four tests to this minor variance request are as follows:

The subject property is located in the Meadowvale Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits varying built forms, including detached and duplex dwellings. Section 9 of the 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 proposed entrance is located within the existing garage. No additional massing or additions are being constructed as part of the proposal and, with the exception of the relocation of the man door into the garage, no exterior changes will occur at all. Staff are of the opinion that the application is appropriate to be handled through the minor variance process and that the application raises no concerns of a planning nature.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We note that the Transportation and Works Department has no objections to the proposed entrance as it will be located inside the garage and not impact or alter the existing grading and drainage pattern for this property.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file SEC UNIT 22-4635. Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

The applicant requests the Committee to approve a minor variance to allow the construction of a below grade entrance within an existing attached garage in an existing dwelling proposing a gross floor area of 185.94sq m (approx. 2001.44sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 166.63sq m (approx. 1793.59sq ft) in this instance.

Please note that comments reflect those provided through the above permit application 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: Andrea Patsalides, Zoning Examiner

Appendix 3 – Region of Peel

Minor Variance Application: A-773/22, 6662 Gannymede Road

Development Engineering: Camila Marczuk (905) 791-7800 x8230

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

Comments Prepared by: Patrycia Menko – Junior Planner, Planning and Development Services