

City of Mississauga Department Comments

Date Finalized: 2023-05-24	File(s): A666.22
To: Committee of Adjustment	Ward: 8
From: Committee of Adjustment Coordinator	Meeting date:2023-06-01 3:30:00 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, 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 a driveway with a width of 6.10m (approx. 20.01ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.2m (approx. 17.06ft) in this instance.

Background

Property Address: 2666 Lindholm Cres

Mississauga Official Plan

Character Area: Central Erin Mills Neighbourhood
Designation: Residential Medium Density

Zoning By-law 0225-2007

Zoning: RM5- Residential

Other Applications: Pre Application under file PREAPP 22-3877.

Site and Area Context

The subject property is located in the Central Erin Mills Neighbourhood Character Area, southeast of the Eglinton Avenue West and Winston Churchill Boulevard. The subject property is located within a townhouse complex. The immediate neighbourhood contains a mix of two-storey detached and semi-detached dwellings with mature vegetation in the front yards. The subject property contains a two-storey townhouse dwelling with vegetation in the front yard.

The applicant is seeking a variance related to 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 are as follows:

The Committee deferred the above noted application on January 19th, 2023, to allow the applicant an opportunity to address staffs concerns with respect to driveway width.

The applicant's previous proposal was for a driveway width of 8.02m (26.31ft). The applicant has reduced the driveway's width to 6.10m (20.01ft). The planned character of the area is that of residential dwellings serviced by appropriately sized driveways that can accommodate the parking required by the zoning by-law for each property. The intent of the driveway width regulations in the by-law is to permit a driveway that can accommodate two vehicles parked side by side, with the remainder of the front yard being soft landscaped area. The proposed driveway accommodates the required amount of parking spaces and does not represent

significant hardscaping in the front yard as no variance is required for reduced soft landscaped area.

As such, the applicant has satisfied concerns related to driveway width. Staff's opinion that the applicant's proposal is sympathetic to the surrounding area and does not impact the neighbouring properties. Through a detailed review of the application, 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.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has reviewed the revised drawings submitted. We have no further comments provided that the existing driveway is modified to match the revised plans.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department processed a Pre Application under file PREAPP 22-3877. Based on review of the information currently available in this permit application the proposed increase in the driveway width is 6.80 metres wide whereas the applicant is applying for an increase to 6.10 metres.

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: Tage Crooks, Zoning Examiner

Appendix 3 –Region of Peel

Please apply previous comments.

Comments Prepared by: Patrycia Menko, Junior Planner