

City of Mississauga Department Comments

Date Finalized: 2023-06-14	File(s): A169.23 Ward: 8
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-06-22 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 a below grade entrance proposing a pedestrian entrance facing a street to facilitate a second unit entrance whereas By-law 0225-2007, as amended, does not permit a second unit entrance facing a street in this instance.

Background

Property Address: 3271 Dovetail Mews

Mississauga Official Plan

Character Area: Erin Mills Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R4-52- Residential

Other Applications: None

Site and Area Context

The subject property is located within the Erin Mills Neighbourhood, northeast of the Winston Churchill Boulevard and Laird Road intersection. The neighbourhood is entirely residential consisting of two storey-detached dwellings with mature vegetation in the side yards. The

subject property is a two-storey detached dwelling with mature vegetation in both the front and exterior side yards.

The applicant is proposing a second unit requiring variances for a below-grade pedestrian entrance facing a street.



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 within the Erin Mills Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached, semi-detached, duplex, triplex, street townhouse and other forms of low-rise dwellings with individual frontages.

The proposed below grade entrance faces a street and is located in the exterior side yard. An additional variance for a second entrance located in an exterior side yard is likely required. However, the applicant will require confirmation from zoning staff through the building permit process.

The intent of the by-law in prohibiting a below grade entrance in the front/exterior yard and facing a street is to prevent a negative visual impact to the overall streetscape.

The proposed entrance is visible from the streetscape and the drawings provided do not indicate any existing or proposed screening measures to prevent a visual impact to the streetscape.

As such, Planning staff recommend that the application be deferred to allow the applicant an opportunity to submit a building permit to allow Zoning staff the opportunity to confirm the accuracy of the requested variance and to determine if additional variances are required. Staff also recommend that the applicant revise the proposal to include screening measures to prevent the proposed entrance from negatively impacting the streetscape.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We have reviewed the material provided by the applicant. We do not foresee any drainage related issues since the lot in question is a corner lot and all surface drainage is directed towards the side frontage. A more detailed review will be done by our Development Construction Section upon circulation of a building permit.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel

Minor Variance Application: A-23-169M – 3271 Dovetail Mews
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.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. 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