

City of Mississauga Department Comments

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| Date Finalized: 2023-06-14 | File(s): A184.23 |
| To: Committee of Adjustment | Ward: 1 |
| 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 dwelling proposing:

1. A car-port and garage whereas By-law 0225-2007, as amended, permits a maximum of one garage in this instance;
2. A car port encroachment into the setback of 1.08m (approx. 3.54ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.20m (approx. 3.94ft) in this instance;
3. A circular driveway on a lot with a lot frontage of 20.60m (approx. 67.59ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (approx. 73.82ft) for a circular driveway in this instance;
4. 23% soft landscaping (sod) in the front yard whereas By-law 0225-2007, as amended, requires a minimum of 40% soft landscaping in the front yard in this instance;
5. An accessory structure area of 66.70sq m (approx. 717.95sq. ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq m (approx. 215.28sq. ft) in this instance;
6. A combined accessory structure area of 102.19sq m (approx. 1099.96sq. ft) whereas By-law 0225-2007, as amended, permits a maximum combined area of 60.00sq m (approx. 645.84sq. ft) in this instance; and,
7. A building depth of 23.81m (approx. 78.12ft) whereas By-law 0225-2007, as amended, permits a maximum building depth of 20.00m (approx. 65.62ft) in this instance.

Background

Property Address: 1502 Haig Blvd

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3-75 - Residential

Other Applications: Building Permit application under file BP 9NEW 22-2031.

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, south of the Haig Boulevard and South Service Road intersection. The immediate area entirely consists of one and two storey detached dwellings with mature vegetation in the front yards. The subject property contains an existing one storey dwelling with vegetation throughout the lot.

The applicant is proposing an addition requiring variances for a carport, circular driveway, soft landscaping, dwelling depth and an accessory structure.



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*.

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Staff comments concerning the application are as follows:

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, and duplex dwellings.

The applicant is proposing a car-port and garage where only one is permitted (variance #1). Staff note that this variance is inaccurate. The survey provided by the applicant shows an additional existing “frame garage” on the subject property. This “frame garage” has been relabelled as “Ex. Storage” on the site plan drawing. Therefore three parking structures/buildings are proposed. Staff are of the opinion that the number of structures/buildings proposed for the parking of motor vehicles is excessive.

Transportation and Works staff have identified traffic concerns with the proposed circular driveway (variance #3). Planning staff echoes these concerns and is of the opinion that variance #4 pertaining to soft landscaping, is required as a direct result of the proposed driveway.

Planning staff note that the applicant has considered the existing frame garage in their calculation of variances #5 and 6. Planning staff recommend that the applicant confirm the accuracy of these variances with Zoning staff, to determine if the building/structure is a garage or accessory structure.

As such, Planning staff recommend that the application be deferred to allow the applicant an opportunity to address concerns raised above. Once the applicant has revised the proposal and confirmed the accuracy of the variances with Zoning staff, it is recommended that the applicant discuss the proposal with Planning staff prior to submission of a revised proposal.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed car port and accessory structure are being addressed by our Development Construction Section through the Building Permit process, File BP 9NEW-22/2031.

Our Traffic Planning Section does not support a circular driveway / secondary access for the subject site. As per the TAC Geometric Design Guide for Canadian Roads, "Single family residential properties [are] normally restricted to one driveway, irrespective of frontage." Consistent with Traffic Engineering best practices, the number of accesses to the municipal road network are to be minimized to optimize roadway safety and efficiency, minimize vehicular and pedestrian conflict points, ensure sufficient space is available between driveways for signage/utilities/trees/other street appurtenances, maintain on-street parking spaces, clearly identify which property each driveway serves, etc. If you have any questions on this matter, please call the Technologist (Michael Turco) directly at 905-615-3200 ext. 3597.

















Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit application under file BP 9NEW 22-2031. Based on review of the information currently available for this building permit, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

We note that a lot of additional information had been requested and has not been received.

Our comments are based on the plans received by Zoning staff on 05/01/23 for the above captioned building permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

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Comments Prepared by: Adam McCormack, Zoning Examiner

Appendix 3 – Region of Peel

Minor Variance Application: A-23-184M – 1502 Haig Blvd

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

Comments Prepared by: Patrycia Menko, Junior Planner