

City of Mississauga Department Comments

Date Finalized: 2023-07-12	File(s): A232.23 Ward: 6
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-07-20 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow porch projections of porches attached to the front of townhouses of 2.40m (approx. 7.87ft) whereas By-law 0225-2007, as amended, permits a maximum porch projection of 1.60m (approx. 5.25ft) in this instance.

Background

Property Address: 5955 Creditview Road

Mississauga Official Plan

Character Area: East Credit NHD
Designation: Residential Medium Density

Zoning By-law 0225-2007

Zoning: RM4- Residential

Other Applications: BP 9ALT 23-6784

Site and Area Context

The subject site is located on the east side of Creditview Road, south of the Britannia Road West and Creditview Road intersection in the East Credit neighbourhood. The site contains 69

townhouse units. While there are 2 access points from Creditview Road, the frontage for all townhouse units face the internal private street network. There is little vegetation on the property and is generally surrounded by a mix of single-detached and townhouse dwellings. A commercial plaza is present to the west of the property.

The applicant is requesting a variance to allow an increase in the permissible porch projections of 69 townhouse units on the property.



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 East Credit Neighbourhood Character Area and is designated Residential Medium Density in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits all forms of townhouse dwellings along with residential dwellings, accessory office, home occupation, special needs housing, and urban gardening.

The sole variance requested is to allow an increase in the permissible porch projection for all 69 townhouse units present on the property. A Site Plan Application was filed in 2021 (City File: SPAX 21 72) for a dwelling entrance rehabilitation on the subject site. This application included modifications to the front porch of the townhouse units. The proposed design of the porch and the resulting minor variance is to address concerns from the Urban Design and Development

Planning teams' regarding the storage of garbage bins within the front entrance area either in the front yard or private road frontages.

Planning staff note that the applicant submitted an additional conceptual drawing to staff to indicate the adequate height and space for the storage of garbage and recycling bins in the void space below the porch, deemed satisfactory by the Urban Design team.

Staff are of the opinion that the requested variance represents a minor change and does not fundamentally change the functionality of the site. The porch projections are proposed for all 69 townhouse units on site, thereby creating uniform porch conditions across all units on the property, minimizing any potential visual impacts to the streetscape.

Therefore, staff are of the opinion that the requested variance is minor in nature, represents appropriate development of the subject lands, and maintains the general intent and purpose of both the zoning by-law and official plan.

Comments Prepared by: Shivani Chopra, Planner in Training

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 232/23.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit application under file BP 9ALT 23-6784. 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.

While the requested variance is correct where dimensions have been provided on the site plan, the proposed setback from the base of the proposed stairs to the internal road has not been identified in a number of locations, as such we are unable to confirm that the requested variance is appropriate for all locations.

Our comments are based on the plans received by Zoning staff on 04/28/23 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.

Comments Prepared by: A. McCormack; Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner