

City of Mississauga Department Comments

Date Finalized: 2023-08-09	File(s): A765.22
To: Committee of Adjustment	Ward: 8
From: Committee of Adjustment Coordinator	Meeting date:2023-08-17 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 an existing driveway with a width of 9.50m (approx. 31.17ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.76m (approx. 18.90ft) in this instance.

Background

Property Address: 3620 Fortune Place

Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R6 - Residential

Other Applications: none

Site and Area Context

The subject property is located within the Churchill Meadows Neighbourhood, southeast of the Eglinton Avenue West and Ridgeway Drive intersection.

The immediate area is residential consisting of two storey semi-detached and detached

dwelling on lots with mature vegetation in the front and side yards. The subject property is a two-storey detached dwelling with vegetation in the front yard.

The application is for an existing driveway requiring a variance for 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 intent of regulating driveway widths is to permit a driveway large enough to suitably accommodate the required number parking spaces for a dwelling, with the remainder of lands being soft landscaping (front yard). Staff are concerned with the applicant's proposed driveway width as it would create a significant amount of hardscaping in the front yard. The proposed driveway covers nearly three quarters of the property's frontage, resulting in the driveway being the predominant feature of the front yard. Staff note that there is no minimum soft landscaping requirement for the R6 zone, however, 79% of the front yard is hardscaping. Furthermore, additional variances, such as walkway width, may be required.

It is staff's opinion that the proposed driveway width does not meet the intent of the zoning by-law provision, as it provides more parking than is required for the lands and does not allow for the remainder of the lands to be soft landscaping.

As such, Planning staff recommend deferral of the application in order to give the applicant an opportunity to redesign the proposal and discuss a revised proposal with Zoning staff that will

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ensure the accuracy of the requested variances and that no additional variances would be required.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed you will find pictures of the existing driveway. We cannot support the hard surface that has been created within the Municipal boulevard on the right side of the driveway where the dark grey Audi SUV is parked parallel to the road. This area must be reinstated to its previous sod condition.







Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

In the absence of a Development application 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.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy Permit, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3- Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Ayoola Ayooluwa, Junior Planner