

City of Mississauga Department Comments

Date Finalized: 2023-11-22	File(s): A325.23
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-11-30 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

The applicant requests the Committee to approve a minor variance to allow a driveway proposing:

1. A driveway width (measured from northwest to southeast) of 14.02m (approx. 46.00ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
2. A walkway attachment width of 2.33m (approx. 7.64ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment width of 1.50m (approx. 4.92ft) in this instance;
3. A driveway width within six meters of the garage face of 13.50m (approx. 44.29ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width within six meters of the garage face of 10.50m (approx. 34.45ft) in this instance;
4. Two walkways whereas By-law 0225-2007, as amended, permits a maximum of one walkway in this instance; and,
5. A driveway width (measured from south to north) of 15.80m (approx. 51.84ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance.

Background

Property Address: 1618 Birchwood Drive

Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-5- Residential

Other Applications: The Building Department is currently processing an application under file 22-4063.

Site and Area Context

The subject property is located within the Clarkson – Lorne Park Neighbourhood Character Area, southeast of Lorne Park Road. The immediate area consists of a mix of older and newer one and two-storey detached dwellings with mature vegetation throughout the properties. The subject property contains an existing one-storey dwelling with vegetation in the front yard.

The applicant is proposing a driveway requiring variances for driveway and walkway widths and number of walkways.



The subject property is located within the Clarkson-Lorne Park Neighbourhood, and is designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached, semi-detached and duplex dwellings.

The Committee deferred the application for the existing driveway on September 21, 2023, providing the applicant an opportunity to revise the submitted drawings for accurate representation of on-site conditions. While the revisions have been made, our concerns persist regarding the proposed variances.

Despite the driveway being shielded from street view by a fence and entry gate, Staff's concern lies in the excessiveness of the proposed hardscaping. Although Transportation and Works staff have no drainage concerns, Planning staff find the proposed variances (specifically #1, 3, and 5) do not align with the intent and purpose of the zoning by-law.

The zoning by-law permits a maximum driveway width of 10.5 meters (34.45 ft.) within 6 meters (19.69 ft.) of the garage face and 8.5 meters (27.89 ft.) beyond 6 meters (19.69 ft.) of the garage face on a property of this size. This provision aims to facilitate entrance into a 3-car garage while mitigating streetscape impacts by limiting width closer to the street.

The proposed driveway, though offering direct access to a 3-car garage, extends beyond the garage face, resulting in unnecessary additional hardscaping.

The proposed walkways variances appear reasonable individually, however cumulatively, in conjunction with the driveway variances, Planning staff are of the opinion that they contribute to an unwarranted increase in hardscaping.

In light of the aforementioned concerns, Planning staff recommends the refusal of the application. The proposed variances, in their current form, do not align with the intent of the zoning by-law.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We have supplied pictures with our previous comments. We have no drainage related issues with the driveway.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is processing a Preliminary Zoning Review application 22-4063. Based on review of the information available in this application, we advise that the variances, as requested, are correct.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Andrea Patsalides, Zoning Examiner

Appendix 3- Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner