

# City of Mississauga Department Comments

Date Finalized: 2024-01-24	File(s): A60.24 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-02-01 1:00:00 PM

## Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act.

## Application Details

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

1. An excessive lot coverage for a detached garage of 11.44% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 10.00% in this instance;
2. A lot coverage of 38.20% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
3. An exterior side yard setback of 2.39m (approx. 7.84ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance; and,
4. A driveway width of 5.951m (approx. 19.52ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.05m (approx. 16.57ft) in this instance.

## Background

**Property Address:** 1020 Alexandra Ave

### Mississauga Official Plan

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

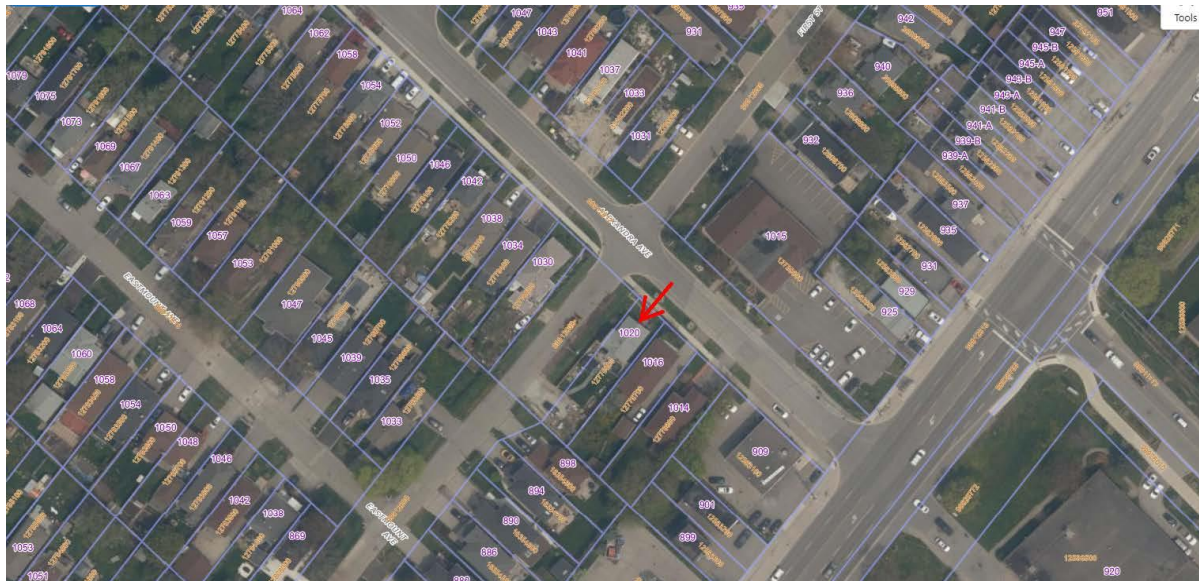
**Zoning: R3-75- Residential**

**Other Applications: Building Permit application 23-8733**

### Site and Area Context

The subject property is located in the Lakeview Neighbourhood Character Area, northeast of the Lakeshore Road East and Cawthra Road intersection. The immediate neighbourhood primarily consists of a mix of older and newer one and two-storey detached dwellings with vegetation in the front yards. The subject property contains a two-storey detached dwelling with vegetation in the front yard.

The applicant is proposing a detached garage requiring variances for lot coverage, side yard setback and 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 subject property is designated Residential Low Density II on Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

Variance #1 and #2 pertain to lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff note that the dwelling's footprint represents only 19.84% of the total lot coverage. The existing porch, deck, and shed attribute 7% to the lot coverage. The detached garage is the only new element being proposed, representing 11.4% of the total lot coverage. Staff are of the opinion that most of these elements are existing and the proposed detached garage presents negligible massing concerns. Staff are satisfied that the requested increase in the overall lot coverage represents a minor deviation from the zoning by-law requirements.

Variance #3 pertains to exterior side yard setback. The general intent of this portion of the by-law is to ensure that an adequate buffer exists between a structure's massing and, in this case, the public realm. The proposed setback is generally consistent with what is existing on site and in the neighbourhood. Further, the municipal boulevard is wide, providing additional buffering between the public realm and the proposed detached garage. The impacts of this variance is negligible in staff's opinion.

Variance #4 requests an increase in the driveway width. The intent of this portion of the by-law is to permit a driveway large enough to suitably accommodate the required number parking spaces for a dwelling. Staff note the increase in width is very minor in nature and represents an existing condition on the lot. Staff are satisfied additional parking can not be facilitated and have no concerns with the variance.

Given the above, Planning staff are of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Shivani Chopra, Planner in Training

## 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 detached garage will be addressed by our Development Construction Section through Building Permit BP 9NEW-23/8733.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application 23-8733. Based on the review of the information available in this application, the requested variances are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application.

To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Sibila Lass Weldt, Zoning Examiner

### **Appendix 3 – Metrolinx**

#### **1020 Alexandra Ave - A60.24**

Metrolinx is in receipt of the Minor Variance application for 1020 Alexandra Ave to allow the construction of a detached garage in the rear yard. Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300m of the Metrolinx Oakville Subdivision which carries Metrolinx's Lakeshore West GO Train service.

#### **Advisory Comments:**

- The Proponent is advised of the following:
  - **Warning:** The Applicant is advised that the subject land is located within Metrolinx's 300 metres railway corridor zone of influence and as such is advised that Metrolinx and its assigns and successors in interest has or have a right-of-way within 300 metres from the subject land. The Applicant is further advised that there may be alterations to or expansions of the rail or other transit facilities on such right-of-way in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or successors as aforesaid may expand or alter their operations, which expansion or alteration may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual lots, blocks or units.

Comments Prepared by: Farah Faroque, Project Analyst, Third Party Projects Review

### **Appendix 4 – Zoning Comments**

#### **Minor Variance: A-24-060M / 1020 Alexandra Ave**

Development Engineering: Wendy Jawdek (905)-791-7800 x6019

#### **Comments:**

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality

issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

Comments Prepared by: Ayooluwa Ayoola, Junior Planner