

City of Mississauga Department Comments

Date Finalized: 2024-03-28	File(s): A267.23 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-04-04 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 addition to the existing dwelling proposing:

1. A driveway width of 11.49 m (approx. 37.70 ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50 m (approx. 27.89 ft) in this instance;
2. A garage projection of 19.15 m (approx. 62.83 ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00 m in this instance; and,
3. A dwelling depth of 40.36 m (approx. 132.42 ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00 m (approx. 65.62 ft) in this instance.

Background

Property Address: 1384 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: None

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 consists entirely of one and two storey detached dwellings with mature vegetation in the front yard. The subject property contains an existing one-storey dwelling with minimal vegetation in the front yard.

The applicant is proposing an addition to the dwelling requiring a variance for driveway width, garage projection and dwelling depth.



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 located in the Lakeview Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP).

Staff note that this application was deferred by the Committee of Adjustment on October 12th, 2023, and December 14th, 2023. Staff recommended refusal for excessive driveway width both times. The application was deferred on December 14th, 2023, to allow the applicant an opportunity to identify the variances accurately, to work with staff on a redesign of the driveway and to provide updated drawings.

The amended proposal is for a new one-storey attached garage in the front yard along with a one-storey addition to the dwelling and a reconfigured driveway. The current proposal requires variances pertaining to garage projection, dwelling depth and driveway width.

The intent in restricting garage projection is to ensure that the detached dwelling remains residential in nature and minimizes the visual impact resulting from excessive garage projection on the streetscape. The applicant is proposing a garage projection of 19.15 m (approx. 62.83 ft) where no garage projections are permitted. The proposed garage projection results in an additional variance for dwelling depth. The intent of zoning provisions for dwelling depth are to minimize impacts of the building massing on neighbouring lots as a result of the long walls.

Staff are of the opinion that the residential nature of the proposed dwelling is de-emphasized by the proposed garage projection along with focus of the garage in the dwelling design. Planning staff are also of the opinion that the requested dwelling depth is excessive poses significant massing concerns for adjacent properties.

Planning staff still require building floor plans and elevation drawings to accurately assess whether the application meets the four tests.

The revised proposal does not address drainage concerns previously raised by Transportation and Works staff. Through discussions with Transportation and Works staff, the applicant was informed that a grading plan is required to fully assess the revised driveway width, which has not been submitted.

Lastly, while Planning staff are not in a position to provide interpretations of the zoning by-law, it appears that the driveway width may not be identified correctly.

Staff recommend that the application be deferred to allow the applicant an opportunity to submit the requested information, discuss the proposal with Planning staff and to redesign the dwelling to address the concerns raised above. Planning staff strongly recommend that the applicant confirm the accuracy of the requested variances with Zoning staff prior to resubmission.

Comments Prepared by: Shivani Chopra, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

We have supplied pictures of the existing driveway and area with our previous comments.

The revised plans still show a considerable amount of hard surface driveway area. The existing drainage conditions on site will not allow for the driveway surface drainage to get out to the Municipal boulevard area. There is a substantial low area along the south side of the lot adjacent to 1378 Haig Boulevard next to a tree where some sort of drain has been installed. We have no records or knowledge of any drain in this area. The surface drainage will collect in this location and not have a proper outlet. Should the applicant achieve approval for the Minor Variances, we feel that our Development Construction Section will have drainage issues at the time of Building Permit application for the newly proposed double car garage.

Should the applicant wish to proceed, and if Committee sees merit in the application, we suggest that the applicant supply this Department with a detailed grading plan prepared by a P. Eng. which includes the proposed garage and all necessary grading information to better determine how the surface drainage will be accommodated.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit 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.

Comments Prepared by: Minan Song, Planner in Training

Appendix 3 – Region of Peel

Please apply previous comments.

Comments Prepared by: Ayooluwa Ayoola, Planner