

# City of Mississauga Department Comments

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| Date Finalized: 2024-03-28                | File(s): A239.23<br>Ward: 2           |
| To: Committee of Adjustment               |                                       |
| From: Committee of Adjustment Coordinator | Meeting date:2024-04-04<br>1:00:00 PM |

## Consolidated Recommendation

The City has no objections to the application, as amended.

## Application Details

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

1. An accessory building/structure area of 126.10 sq m (approx. 1357.34 sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory building/structure area of 20.00 sq m (approx. 215.28 sq ft) in this instance;
2. A combined area occupied by all accessory buildings/structures area of 126.10 sq m (approx. 1357.34 sq ft) whereas By-law 0225-2007, as amended, permits a maximum combined area occupied by all accessory buildings/structures area of 60.00 sq m (approx. 645.84 sq ft) in this instance;
3. An accessory structure height of 6.09m (approx. 19.98ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.50m (approx. 11.48ft) in this instance;
4. A width of a walkway attached to a driveway of 3.16m (approx. 10.37ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance;
5. 2 garages whereas By-law 0225-2007, as amended, permits a maximum of 1 garage in this instance.
6. An accessory structure height of 6.09 m (approx. 19.98 ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 4.60 m (approx. 15.09 ft) in this instance;
7. A height of 3.23 m to the eaves of the detached garage (approx. 10.60 ft) whereas By-law 0225-2007, as amended, permits a height of 3.00 m (approx. 9.84 ft) to the eaves of the detached garage in this instance; and,
8. A width of point of access for the circular driveway of 10.37 m (approx. 34.02 ft) whereas By-law 0225-2007, as amended, permits a maximum width of point of access for the circular driveway of 8.50 m (approx. 27.89 ft) in this instance.

## Amendments

The Building Department is processing Building Permit application BP 9ALT 23-5368. Zoning staff advise that following amendment(s) is required:

6. A Detached Garage height of 6.09 m (approx. 19.98 ft) whereas By-law 0225-2007, as amended, permits a maximum detached garage height of 4.60 m (approx. 15.09 ft) in this instance;

## Background

**Property Address:** 1324 Tecumseh Park Dr

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

**Zoning:** R1-2 - Residential

**Other Applications:** Building Permit application BP 9ALT 23-5368

### Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, south of the Tecumseh Park Drive and Indian Road intersection. The immediate neighbourhood is residential, consisting primarily of one and two-storey detached dwellings on large lots with mature vegetation in the front yards. The subject property contains a one-storey detached dwelling with mature vegetation in the front yard.

The application is proposing an accessory structure, driveway and detached garage requiring variances related to accessory structure area, combined area, height, eaves height, driveway width, walkway attachment width and number of garages.



**Does the proposal maintain the general intent and purpose of the Zoning By-law?**

Variances #1, #2, #3, #5, #6 and #7 all pertain to the proposed accessory structures and a detached garage. The application proposes a one-storey building containing a garage, cabana and a covered porch (accessory structures). The zoning by-law separately regulates garages and accessory structures although the garage, cabana and covered porch form one building in this instance.

While the proposed area and height appear excessive numerically, staff note a portion of the structure is a covered patio with an area of 47.30 m<sup>2</sup> (509.13 ft<sup>2</sup>), which is open on 3 sides. The covered patio represents 37.5% of the area associated with the accessory structure area in the application. Staff are of the opinion that the covered patio does not have significant massing impacts. The proposed structures are clearly accessory to the primary structure on the property as the existing detached dwelling's footprint covers approximately 4 times the amount of area as the proposed structure and the proposed structures represent 3.5% of the total lot area. Further, the subject property has a deep rear yard, and the proposed structure is located in a manner which exceeds all required setbacks, mitigating potential impacts to neighbouring lots. In this instance the second garage is well hidden behind the dwelling's façade in the rear yard and will not be visible from the streetscape, limiting its impact. The proposed detached garage meets the area regulation and does not require any variances for setbacks. Staff are satisfied that the detached garage is designed in a manner that is compatible with the detached dwelling and the accessory structure and as such, does not pose massing concerns and will not negatively impact the streetscape.

Variances #4 and #8 pertain to an increase in the walkway width attachment and a width of point of access for the circular driveway. The intent of the walkway attachment provision is to help define the entryway and to permit safe movement of pedestrians to the dwelling while prohibiting vehicle accommodation. The requested walkway is located in such a way that staff are satisfied that it will be unable to facilitate vehicular movements. The zoning by-law permits circular driveways on lots that have a minimum frontage of 22.50m (73.81ft). Staff note that the subject property meets the required lot frontage for a circular driveway and that larger driveways are not out of character for the neighbourhood. Furthermore, the proposed driveway does not require additional variances for setbacks or soft landscaping.

Given the above Planning staff are satisfied that the proposal maintains the general intent and purpose of the zoning by-law.

**Is the proposal desirable for the appropriate development of the subject lands and minor in nature?**

Planning staff are of the opinion that the accessory building represents appropriate development of the subject property. It is appropriately located on the site and appropriately sized for the lot. Staff are satisfied that the proposal is compatible with the existing scale and character of the surrounding community. The variance is minor in nature and will not create any additional impacts to abutting properties when compared to as of right permissions.

Comments Prepared by: Shivani Chopra, Planning Associate

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements with regards to drainage for the proposed accessory structures are being addressed by our Development Construction Section through the Building Permit process, File BP 9ALT 23/5368.

Our Traffic Planning Section does not support a circular driveway/secondary access for the subject site. As per the TAC Geometric Design Guide for Canadian Roads, "Single family residential properties [are] normally restricted to one driveway, irrespective of frontage." Consistent with Traffic Engineering best practices, the number of accesses to the municipal road network are to be minimized to optimize roadway safety and efficiency, minimize vehicular and pedestrian conflict points, ensure sufficient space is available between driveways for signage/utilities/trees/other street appurtenances, maintain on-street parking spaces, clearly identify which property each driveway serves, etc. In addition, in this instance we cannot see the rationale for having a circular driveway on this property.

For any questions regarding this comment please contact Bo Yu at ext. 4784.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9ALT 23-5368. Based on the review of the information available in this application, the requested variance(s) are correct. However, we advise that following amendment(s) is required:

6. A Detached Garage height of 6.09 m (approx. 19.98 ft) whereas By-law 0225-2007, as amended, permits a maximum detached garage height of 4.60 m (approx. 15.09 ft) in this instance;

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: Maria Fernandez, Zoning Examiner

**Appendix 3 – Region of Peel**

Please apply previous comments.

Comments Prepared by: Ayooluwa Ayoola, Planner