

# City of Mississauga Department Comments

Date Finalized: 2024-04-10	File(s): A165.24
To: Committee of Adjustment	Ward: 7
From: Committee of Adjustment Coordinator	Meeting date:2024-04-18 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 the construction of an accessory structure proposing:

1. 4 garages (including carport) whereas By-law 0225-2007, as amended, permits a maximum of 1 garage in this instance;
2. A garage area of 287.78sq m (approx. 3097.64sq ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq m (approx. 807.29sq ft) in this instance;
3. A driveway width beyond the 6m of a side loaded garage of 29.10m (approx. 95.47ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 10.50m (approx. 34.45ft) in this instance;
4. A garage height of 9.105m (approx. 29.87ft) whereas By-law 0225-2007, as amended, permits a maximum garage height of 4.60m (approx. 15.09ft) in this instance;
5. A garage eaves height of 4.54m (approx. 14.90ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 3.00m (approx. 9.84ft) in this instance;
6. An accessory structure height (pergola) of 4.166m (approx. 13.67ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.50m (approx. 11.48ft) in this instance;
7. An accessory structure area (pergola) of 76.35sq m (approx. 821.82sq ft) whereas By-law 0225-2007, as amended, permits a maximum area of 20.00sq m (approx. 215.28sq ft) in this instance;
8. A gross area of all accessory structures of 205.60sq m (approx. 2213.06sq ft) whereas By-law 0225-2007, as amended, permits a maximum area of 60.00sq m (approx. 645.84sq ft) in this instance;
9. A side yard setback to the AC Unit of 1.70m (approx. 5.58ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.80m (approx. 5.91ft) in this instance.

## Background

**Property Address:** 2182 Gordon Drive

### Mississauga Official Plan

**Character Area:** Cooksville Neighbourhood (West)

**Designation:** Residential Low Density I

### Zoning By-law 0225-2007

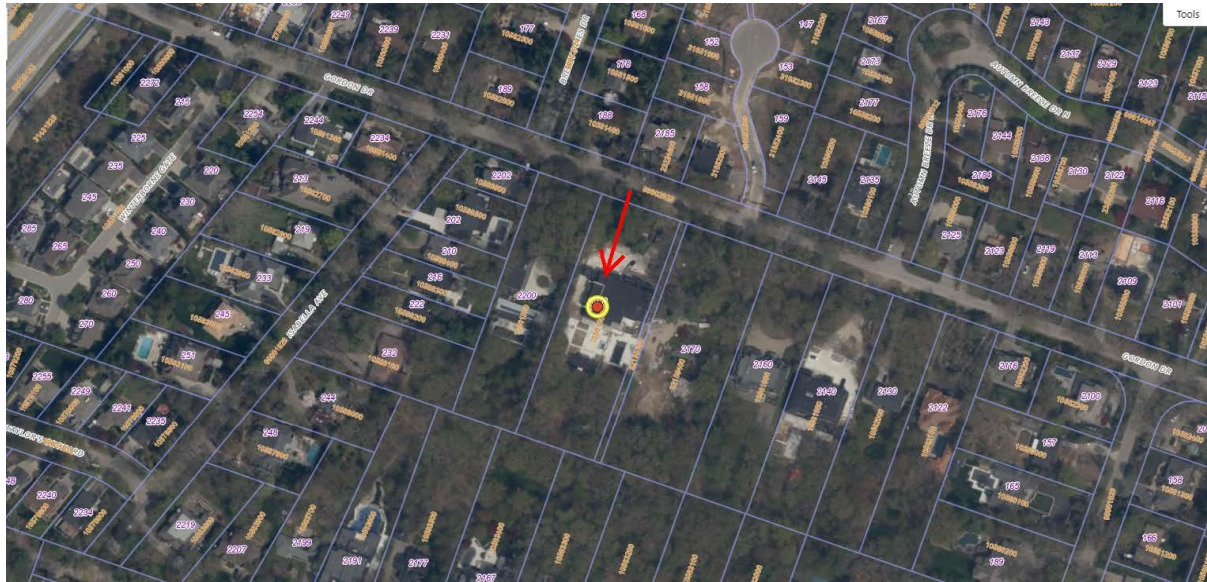
**Zoning:** R1-6- Residential

**Other Applications:** None

### Site and Area Context

The subject property is located south-west of the Hurontario Street and Queensway West intersection in an area known as Gordon Woods. The subject property currently contains a two-storey detached dwelling and on a lot with an area of +/- 0.65ha (1.61ac). The subject property is one of the largest in the Gordon Woods area and contains significant mature vegetation in both the front and rear yards. The surrounding area context is exclusively residential, consisting of detached dwellings on lots of varying sizes.

The applicant is proposing an accessory structure and garage requiring variances for multiple garages, garage area, driveway width, garage height, garage eve height, accessory structure height and area, total gross floor area for all accessory structures and side yard setback to AC unit.



## 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 Cooksville Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I designation permits only detached dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. The property also forms part of Special Site 4, which includes policies surrounding the maintenance of vegetation and generous setbacks.

The applicant is proposing an accessory structure and additional garage, requiring variances for areas, height and driveway width.

Staff note that the subject property has been before the Committee of Adjustment under Files A148.19 and A517.22, where multiple variances regarding garage and accessory structures were approved. A variance for driveway width of 34.5m (113.19ft) was also previously approved. As such, Planning staff are unable to determine whether Variance #3 for driveway width would be required.

Further, staff are of the opinion that the proposed garage area and height appear excessive in conjunction with the previous approvals. At this time, Zoning staff are unable to confirm the accuracy of the requested variances and if additional variances are required. Staff are of the

City Department and Agency Comments	File:A165.24	2024/04/10	4
-------------------------------------	--------------	------------	---

---

opinion that the application go through a full zoning review before the variances can be fully evaluated.

Given the above, Planning staff recommend that the application be deferred in order to allow the applicant to ensure the accuracy of the requested variances and if additional variances are required to allow Planning staff to fully review the combined impacts of all required variances within a single application.

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 for this property will be addressed through the Building Permit and Site Plan Process.

Comments Prepared by: Tony Iacobucci, T&W Development Engineering











## 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

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Planner