

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-09-24 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A296/20 Ward: 11
	Meeting date: 2020-10-22

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 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 the construction of an addition on the subject property, proposing:

1. A lot coverage of 25.92% of the lot area; whereas, Zoning By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance; and,
2. An interior side yard of 1.53m (approx. 5.02ft); whereas Zoning By-law 0225-2007, as amended, requires a minimum interior side yard of 3.00m (approx. 9.84ft), in this instance.

Amendments

Based upon review of this application, this Department notes that the application should be amended as follows, proposing:

3. Two garages; whereas, Zoning By-law 0225-2007, as amended, permits a maximum of 1 garage, in this instance; and,
4. Two driveways; whereas, Zoning By-law 0225-2007, as amended, permits a maximum of 1 driveway, in this instance.

Background

Property Address: 11 Ardsley Street

Mississauga Official Plan

Character Area: Streetsville Neighbourhood
Designation: Residential Low Density 1

Zoning By-law 0225-2007

Zoning: R2-50 (Residential)

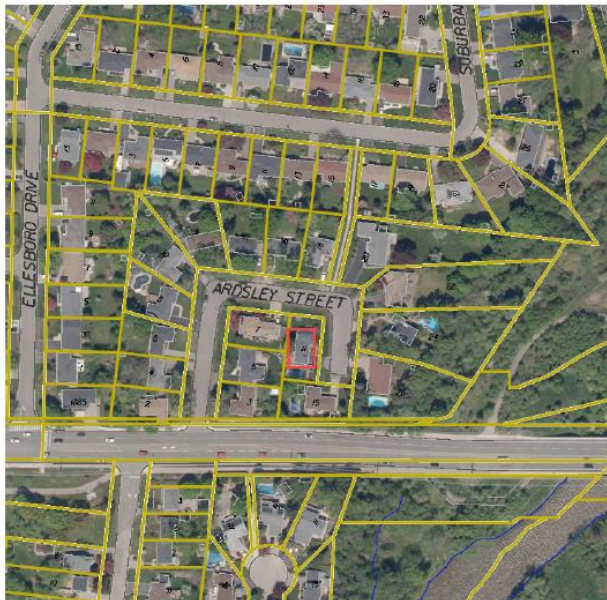
Other Applications:

Pre-Zoning Review: 20-1891

Site and Area Context

The subject property is located north-west of the Britannia Road West and Creditview Road intersection, and currently houses a one-storey detached dwelling with an attached single-car garage. Contextually, the surrounding neighbourhood is comprised exclusively of detached dwellings, all of which share a 1950's architectural bungalow design. The properties within the immediate area possess lot frontages of +/- 21.2m, and exhibit generous mature vegetative elements within their front yards.

The subject property is an exterior parcel located upon the elbow of Ardsley Street, with a lot area of 697.4m² and a lot frontage of +/- 18.5m. Planning Staff note, the existing detached dwelling, and its associated driveway, are configured in such a way that they face / exit onto the exterior side yard.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment the authority to grant relief from the requirements stipulated by the municipal Zoning By-law, provided that such applications meet the requirements set out under Section 45(1) and/or 45(2) (a) or (b) of the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The Applicant is proposing to construct an attached, single-car garage within their “front yard”.

Planning Staff note, as a result of the existing configuration of the lands, constructing a traditional double-car garage (addition) would most likely result in creating undue hardship to the westerly-side neighbour, in this instance. The proposed construction to the northerly side will be entirely behind the existing privacy fencing and, as such, would have nominal impact from a streetscape perspective. Planning Staff further note the absence of Transportation and Works’ concern in facilitating this proposal.

Through a detailed review, Staff is of the opinion that the application, as amended, is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Conclusion

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

Comments Prepared by: Roberto Vertolli, Committee of Adjustment Planner

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 addition will be addressed through the Building Permit Process.

As the applicant is proposing a new second access to Ardsley Street we note that an additional variance may be required which will have to be approved by the Committee. The owner is advised that they will be responsible for any costs related to a new access and that access approval from the Traffic Section through the Access Modification Permit Application will also be required.

Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a Pre-Zoning Review application under file 20-1891. Based upon review of this application, this Department notes that the application should be amended as follows, proposing:

3. Two garages; whereas, Zoning By-law 0225-2007, as amended, permits a maximum of 1 garage, in this instance; and,
4. Two driveways; whereas, Zoning By-law 0225-2007, as amended, permits a maximum of 1 driveway, in this instance.

Comments Prepared by: Adam McCormack, Zoning Examiner

Appendix 3 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the October 1st, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Minor Variance Applications: DEF-A-45/20, DEF-A-68/20, DEF-A-69/20, DEF-A-70/20, DEF-A-121/20, DEF-A-122/20, A-287/20, A-294/20, A-296/20, A-298/20, A-301/20, A-303/20

Comments Prepared by: Tracy Tang, Junior Planner