

City of Mississauga Department Comments

Date Finalized: 2024-08-16	File(s): A344.24
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2024-08-22 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred for redesign.

Application Details

The applicant requests the Committee to approve a minor variance to allow a driveway proposing a driveway width of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m (approx. 17.06ft) in this instance.

Background

Property Address: 165 Preston Meadow Ave

Mississauga Official Plan

Character Area: Uptown Node
Designation: Medium Density

Zoning By-law 0225-2007

Zoning: RM5-53-Residential

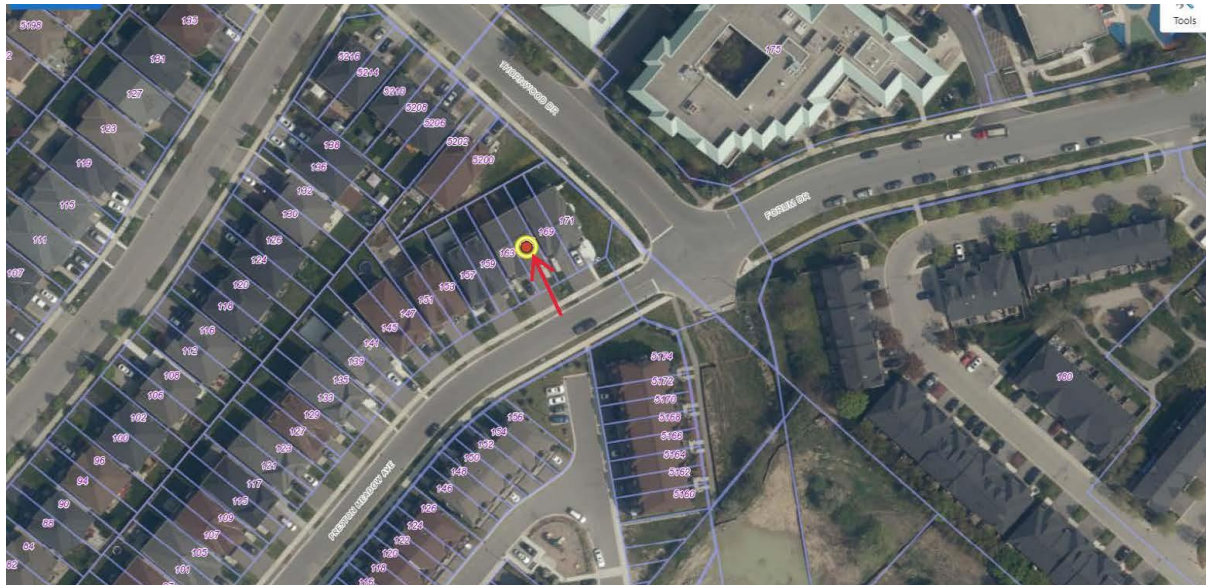
Other Applications: None

Site and Area Context

The subject property is located north-east of the Hurontario Street and Eglinton Avenue East intersection in the Uptown Node Character Area. It is an interior lot containing a two-storey semi-detached dwelling with an attached garage. Limited landscaping and vegetative elements are present on the subject property. The surrounding context is predominantly residential,

consisting of two-storey detached, semi-detached and townhouse dwellings on varied lot sizes. Additionally, the Villa Forum Long-Term Care Residence is located east of the subject property.

The applicant is proposing to legalize a widened driveway on the subject property requiring variances for 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 of the four tests to this minor variance request are as follows:

The subject property is located in the Uptown Node Character Area and is designated Medium Density. Section 9 of the Mississauga Official Plan (MOP) promotes development (including its features such as driveways and landscaping) with appropriate urban form and site design, regulating that such development is compatible with the existing conditions, the surrounding context and the landscape of the character area. The planned character of the area are dwellings accessed by appropriately sized driveways.

The proposed variance relates to a widened driveway on the subject property. The planned character of the area are dwellings serviced by appropriately sized driveways that can accommodate the parking of vehicles required by the zoning by-law for each property. The intent of the driveway width regulations in the by-law is to allow a driveway to accommodate two vehicles parked side by side. Staff note the extension of the driveway to 6m (19.68ft) will still

only accommodate two vehicles parked side by side, however there are concerns with the existing condition of the driveway.

Planning staff note the site plan provided does not depict the existing condition of the driveway, as the extension of the driveway width (as seen on the site plan) should align with the stairs leading to the front entryway of the dwelling. As seen in the photos provided below, the driveway width extends past the front stairs right to the abutting side lot line. An additional variance may be required for a driveway setback of 0.6m (1.96ft). Additionally, Transportation & Works staff have noted concerns regarding the required 1.5m (4.92ft) separation distance between the existing hydro transformer and driveway on the front yard. Staff note the extension of the current driveway is right up against the hydro transformer. While staff do not have concerns with the proposed 6m (19.68ft) driveway width, staff are recommending a deferral of the application for the opportunity to redesign the driveway to alleviate Transportation & Work's staff concerns and ensure all variances are identified correctly.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This department notes that with regard to the widened driveway within the municipal boulevard (the area between the municipal curb and property line) we would request that this area be reinstated with topsoil and sod should the application be modified to reflect a smaller driveway width within the subject property or if the application is not supported by the Committee.

From the enclosed photos we note that the applicant has widened the concrete driveway right up to the existing hydro transformer with concrete which creates a number of concerns. First it should be noted that any driveway is to be a minimum of 1.5m away from any utility, in particular the hydro transformer. Secondly, in the event that any maintenance is required to the hydro transformer or the electrical cables underground, the concrete area would have to be removed resulting in extra unnecessary costs.

In view of the above we would request that any approval of the widened driveway would have to at least provide a 1.5m separation to the hydro transformer and this portion of the municipal boulevard be re-instated with topsoil and sod.







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

In the absence of a Development application 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.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy Permit, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted.

Comments Prepared by: Crystal Abainza, Zoning Examiner

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Appendix 3 – Parks, Forestry & Environment

Minor Variance Application: A-24-334M / 165 Preston Meadow Avenue

Development Engineering: Brian Melnyk (905) 791-7800 x3602

Comments:

- The applicant is required to adhere to Region of Peel Watermain Design Criteria Standard 6.6, “all residential service boxes (curb stops) shall be installed in grass areas with a minimum distance of 1.0 meter from the edge of the driveway.”
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at PWServiceRequests@peelregion.ca

Comments Prepared by: Petrele Francois, Junior Planner