

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

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| Date Finalized: 2024-11-21                | File(s): A344.24                       |
| To: Committee of Adjustment               |  |
| From: Committee of Adjustment Coordinator | Meeting date: 11/28/2024<br>1:00:00 PM |

## Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a driveway proposing a driveway width of 5.40m (approx. 17.72ft) 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

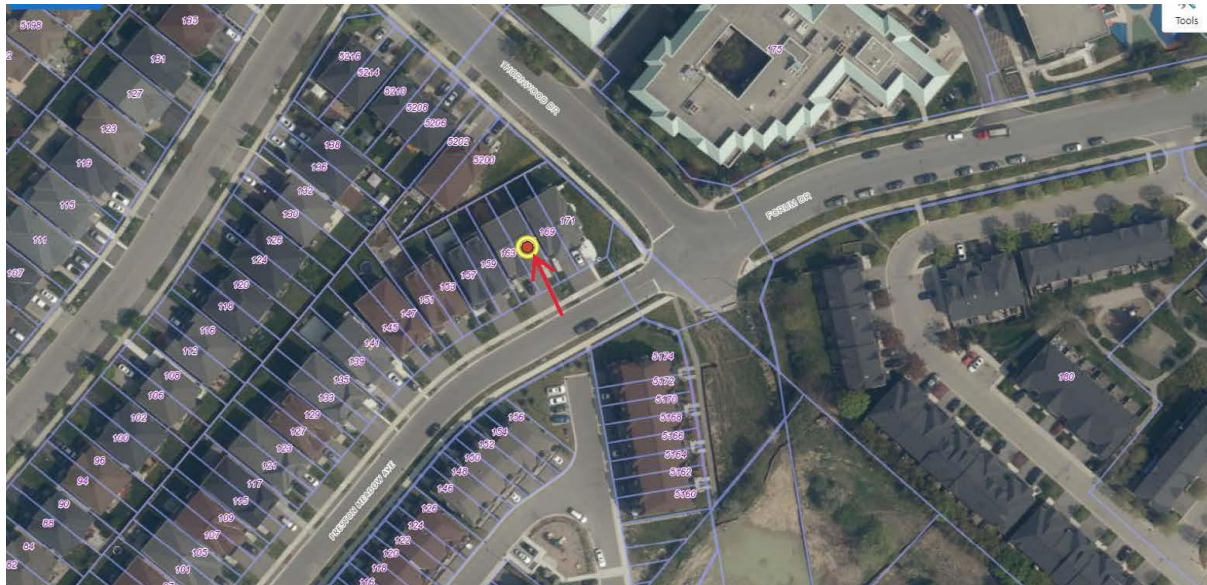
**Other Applications:** None

### 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. Immediately east of the subject property is the Villa Forum Long-Term Care Residence.

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:

Staff note the application was first heard before the Committee of Adjustment on August 22<sup>nd</sup>, 2024, and was deferred for redesign. The applicant has worked with staff to reduce the proposed driveway width from 6.0m (19.68ft) to 5.4m (17.72ft).

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 planned character of the area are dwellings serviced by appropriately sized driveways that can accommodate the parking required by the zoning by-law for each property. The intent of the driveway width regulations in the by-law is to permit a driveway that can accommodate two vehicles parked side by side. Staff are of the opinion that the proposed increase in driveway width is minor, while the proposed driveway width does not facilitate the parking of additional vehicles across the driveway, nor does it create excessive hardscaping on the property. Additionally, as per Transportation and Work's staff recommendation, Planning staff note the revised drawing depicts a sufficient buffer to be maintained between the driveway and the hydro transformer.

As such, Planning staff are of the opinion that the proposal maintains the general intent and purpose of the official plan and zoning by-law, is minor in nature and represents appropriate development of the subject property. The proposal will not have any additional impacts to abutting properties.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

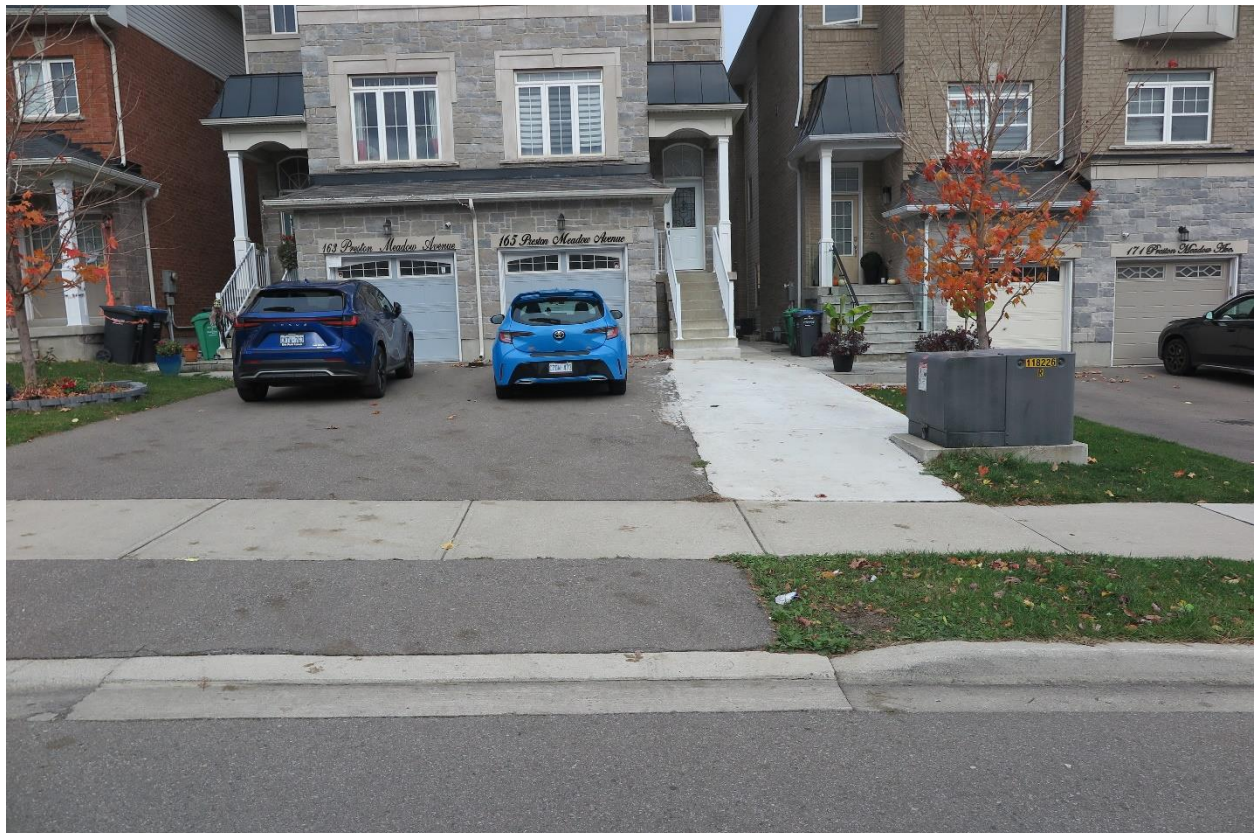
## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are some recent photos depicting the existing driveway. In our previous comments we indicated that the driveway was expanded in very close proximity to the hydro transformer and that any driveway was to be a minimum of 1.5M away from any utility. From the revised sketch drawing received by the Committee (dated October 3, 2024) a 1.5M setback is being proposed and the area around the hydro transformer depicts a shaded green area (grass).

Provided that the 1.5M setback is maintained from the utility and that the hard surface area around the hydro transformer be re-instated with topsoil and sod, we would have no objections to the request.

Comments Prepared by: Tony Iacobucci, Development Engineering







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## **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

## **Appendix 3 – Region of Peel Comments**

Please note that our previous comments still apply.

Comments Prepared by: Petrele Francois, Junior Planner