

City of Mississauga

Memorandum:

City Department and Agency Comments

44 Date Finalized: 2024-10-16 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A444.24 Meeting date:10/24/2024 1:00:00 PM
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Consolidated Recommendation

The City has no objections to the application, subject to the amendment.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a below-grade entrance within the garage proposing an unobstructed area for parking of 3m x 5.02m x 2.10m (width x length x height) whereas By-law 0225-2007, as amended, requires a minimum unobstructed area for parking of 2.75m x 5.20m x 2m in this instance.

Amendments

The Building Department is processing Building Permit application 23-9918. Based on review of the information available in this application, we advise that following amendment(s) is/are required:

Additional Minor Variance - " The Applicant Requests the Committee to approve a minor variance to allow a garage to have a Proposed minimum unobstructed area for parking in a Garage: 3m x 5.02m x 2.10m (width x length x height), whereas By-law 0225-2007, as amended, Requires minimum unobstructed area for parking in a Garage 2.75 m x 5.2 m x 2.0 m (width x length x height). "

Background

Property Address: 299-7360 Zinnia Place

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood

Designation: Medium Density

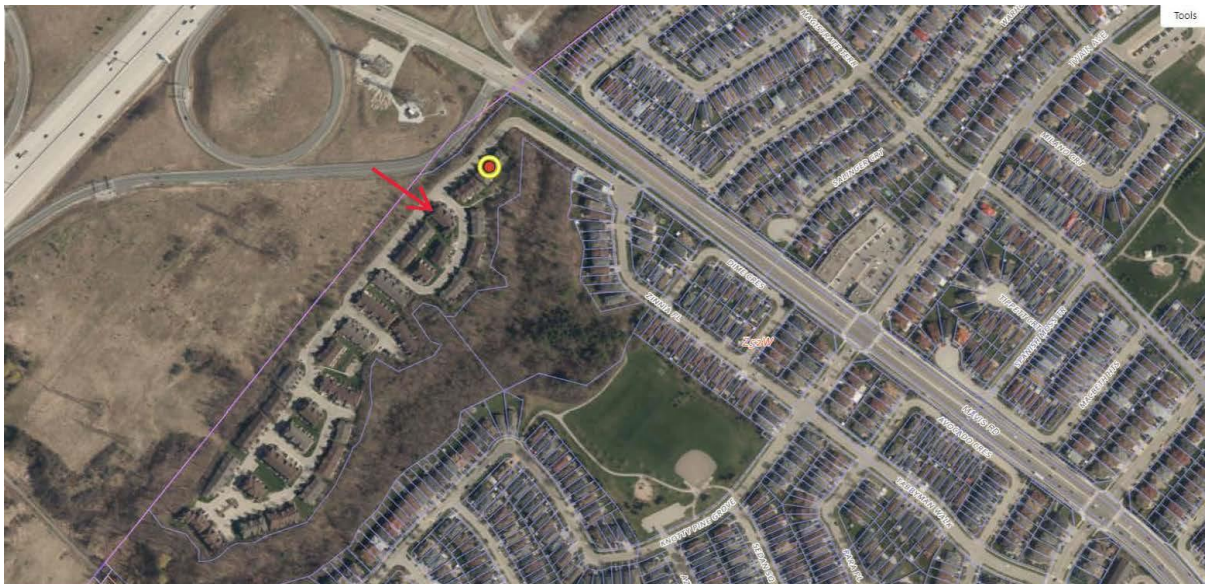
Zoning By-law 0225-2007

Zoning: RM4

Site and Area Context

The subject property is located north-west of the Derry Road West and Mavis Road intersection in the Meadowvale Village Neighbourhood Character Area. It is a corner lot containing a two-storey townhouse with an attached garage. Limited landscaping and vegetative elements are present on the subject property. The surrounding context is exclusively residential, consisting of townhouse dwellings on similarly sized lots.

The applicant is proposing to construct a below grade entrance within the attached garage requiring a variance for minimum unobstructed area for parking.



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 within the Meadowvale Village Neighbourhood Character Area and is designated Medium Density in Schedule 10 of the Mississauga Official Plan (MOP).

The sole variance relates to the reduced unobstructed parking length within the garage. The intent of this provision is to ensure the garage can accommodate the parking of atypical vehicles entirely within the garage. Despite the proposed reduced area, the garage will maintain the ability to provide parking for vehicles of average length.

The request as proposed represents appropriate development of the lands. It is the opinion of staff that the proposal presents no significant impacts to surrounding properties and is appropriate in the context of the neighbourhood. The variances are therefore minor in nature and meet the intent and purpose of the official plan and zoning by-law.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the subject property.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application 23-9918. Based on review of the information available in this application, we advise that following amendment(s) is/are required:

Additional Minor Variance - “ The Applicant Requests the Committee to approve a minor variance to allow a garage to have a Proposed minimum unobstructed area for parking in a Garage: 3m x 5.02m x 2.10m (width x length x height), whereas By-law 0225-2007, as amended, Requires minimum unobstructed area for parking in a Garage 2.75 m x 5.2 m x 2.0 m (width x length x height). “

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: Andrew Wemekamp – Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Park Planning

The Parks and Culture Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

The lands to the rear of the property are owned by the City of Mississauga, identified as Meadowvale Conservation Area (P-328), classified as a Significant Natural Area within the City's Natural Heritage System, and zoned G1. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;

Should the application be approved, Community Services provides the following notes:

1. Construction access from the adjacent park/greenlands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

Should further information be required, please contact Nicholas Rocchetti, Planner – Park Planning, Community Services Department at 905-615-3200 ext. 4659 or via email nicholas.rocchetti@mississauga.ca.

Comments Prepared by: Nicholas Rocchetti, Planner

Forestry

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.

3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

A Tree Removal Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – CVC

Please see below CVC comments for minor variance application for 299-7360 Zinnia Place:

The subject property at 299-7360 Zinnia Place in Mississauga does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest to Credit Valley Conservation (CVC). Furthermore, the property is not subject to Ontario Regulation 41/24, (the Prohibited Activities, Exemptions, and Permits Regulation) or to the policies of CVC at this time.

If you have any further questions, please do not hesitate to contact the undersigned.

Comments Prepared by: Stuti Bhatt, Junior Planner

Appendix 5 – Region of Peel

Minor Variance Application: A-24-444M / 299-7360 Zinnia Place

Note: Petrele Francois (petrele.francois@peelregion.ca)(905) 791-7800 x3356

- Please be advised that the subject lands are located in the regulated area of the Credit Valley Conservation Authority (CVC). We request that City staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Comments Prepared by: Petrele Francois, Junior Planner

Schedule 1

Conditions

- None