

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-11-04	File(s): A376/20 Ward 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-11-12

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 a medical office on the subject property proposing:

1. A driveway width of 7.0m (approx. 22.97ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m (approx. 19.69ft) in this instance; and
2. A front yard landscaped area of 33.73% whereas By-law 0225-2007, as amended, requires a minimum front yard landscaped area of 40% in this instance.

Background

Property Address: 1435 Hurontario Street

Mississauga Official Plan

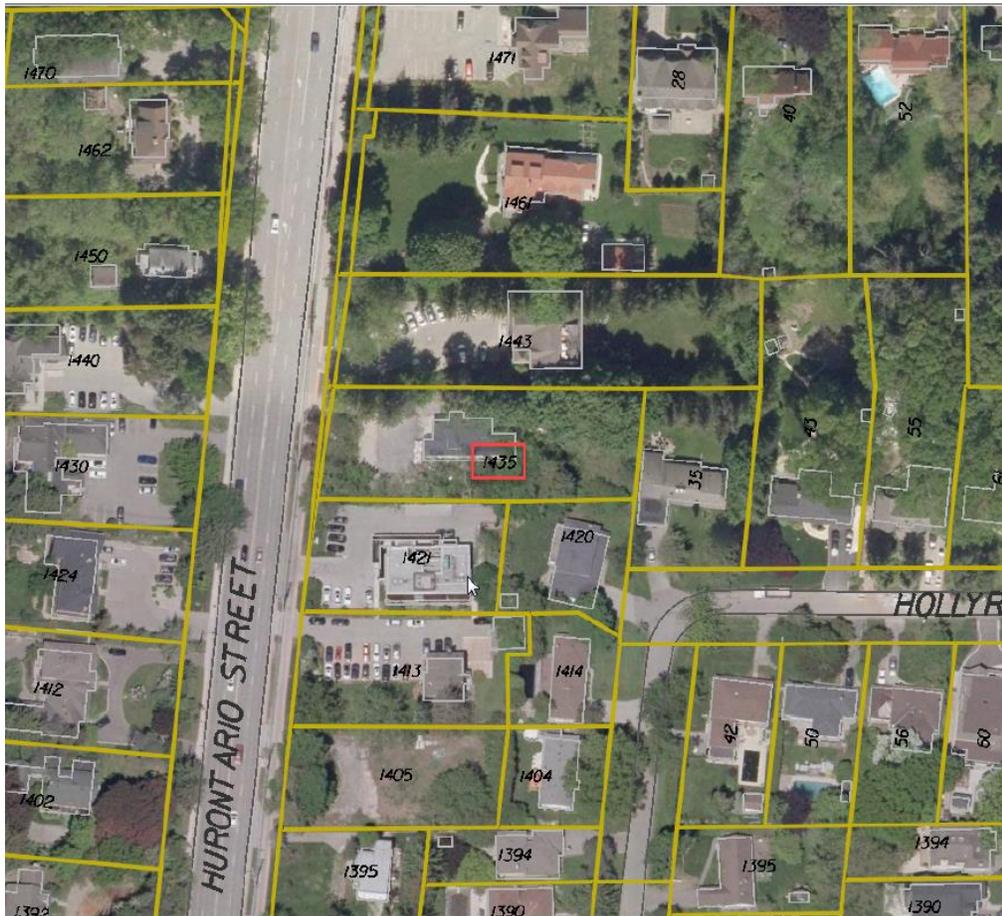
Character Area: Mineola Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3-43 (Residential)

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, south of Hurontario Street and the Queen Elizabeth Way (QEW). The immediate area consists of a number of offices fronting onto Hurontario Street with larger driveways and reduced soft landscaping to accommodate parking for the proposed businesses. The subject property contains a two storey building used for office purposes with parking being located in the front yard. The application proposes to extend the driveway width, requiring variances related to the overall width of the driveway and a reduced soft landscaped area.



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:

Generally, staff does not support increased driveway widths at the expense of soft landscaping, however, the site will function similarly to other offices within the immediate area and is not out of character within the existing neighbourhood. Furthermore, there is soft landscaping and vegetation along Hurontario Street minimizing the impact of increased hard surfacing. As such, staff is of the opinion that the application is appropriate to be handled through the minor variance process and 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 meets the requirements of Section 45 (1) of the Planning Act.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the existing parking areas of the site.





Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Planning and Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variances or determine whether additional variances may be required.

Comments Prepared by: Brian Bonner, Zoning Examiner

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the November 12th, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Minor Variance Applications: DEF-A-261/20, A-346/20, A-347/20, A-353/20, A-354/20, A-357/20, A-360/20, A-363/20, A-364/20, A-365/20, A-367/20, A-368/20, A-370/20, A-372/20

Comments Prepared by: Diana Guida, Junior Planner