

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-04-17	File(s): A7.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 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 widened driveway proposing:

1. A driveway width of 8.30 m (approx. 27.23 ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00 m (19.69 ft) in this instance; and
2. A front yard landscape area of 29% whereas By-law 0225-2007, as amended, requires a minimum front yard landscape area of 40% in this instance.

## Background

**Property Address: 5780 Riverdale Cres**

### Mississauga Official Plan

Character Area: East Credit Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning: R4-20-Residential**

**Other Applications: None**

### Site and Area Context

The subject property is located north-east of the River Grove Avenue and Willow Way intersection in the East Credit neighbourhood. It contains a detached dwelling with an attached garage and has a lot frontage of +/-11.75m (38.55 ft). There are limited landscaping/vegetation elements in both the front and rear yards. The surrounding context consists exclusively of detached dwellings on lots of similar frontages.

The applicant is proposing to legalize a widened driveway on the subject property requiring variances for driveway width and front yard landscaping.



The subject property is located within the East Credit Neighbourhood Character Area and is designated Residential Low Density II. Section 9 of MOP promotes development (including its features such as driveways) with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions, the surrounding context, and the landscape of the character area. The existing hardscaping represents a majority of the frontage of the subject property, which is not appropriate for the subject property and is not compatible with the surrounding context.

The planned character of the area is that of 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 allow a driveway that can accommodate two vehicles parked side by side, with the remainder of the front yard being soft landscaped area. The existing driveway is able to facilitate the parking of 3 cars across, which is not the intent of the zoning by-law. Staff also note that the front yard does not include an appropriate amount of soft landscaping, further depicting the impact of these variances are not minor in nature.

Staff are of the opinion that the driveway does not meet the general intent or purpose of the zoning by-law or official plan, does not represent appropriate development of the subject property, and the request is not minor in nature. Staff therefore recommend that the application be deferred for redesign.

Comments Prepared by: Sara Ukaj, Planning Associate

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committee's ease of reference are photos depicting the subject property.

This Department requests that the municipal boulevard (area between the municipal curb and property line) is re-instated with a topsoil and sodded condition should the application be modified to reflect a reduced driveway width or if the application is not supported by the Committee.

We also note that at the time of our site inspection, unlicensed vehicles were observed on the driveway and one of the vehicles overhung the municipal curb creating an obstruction on the municipal right-of-way.













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: Ladan Javanbakht-Samani, Zoning Examiner

**Appendix 3 – Region of Peel Comments**

We have no comments or objections to the following applications.

Comments Prepared by:     Petrele Francois, Junior Planner