

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2020-11-25 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A383/20 Ward: 10
	Meeting date: 2020-12-03

## Consolidated Recommendation

The City has no objection to the variances, as amended. 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 second unit on the subject property, proposing 2 parking spaces; whereas, By-law 0225-2007, as amended, requires a minimum of 3 parking spaces, in this instance.

### Amendments

Based upon review of this Application, Staff notes that the Minor Variance application should be amended as follows, permitting:

1. Two(2) parking spaces; whereas, By-law 0225-2007, as amended, requires a minimum of 3 parking spaces, in this instance; and,
2. A driveway width of 4.6m; whereas, By-law 0225-2007, as amended, permits a maximum driveway width of 4.3m, in this instance.

## Background

**Property Address:** 5145 Angel Stone Drive

### Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood  
Designation: Residential Medium Density

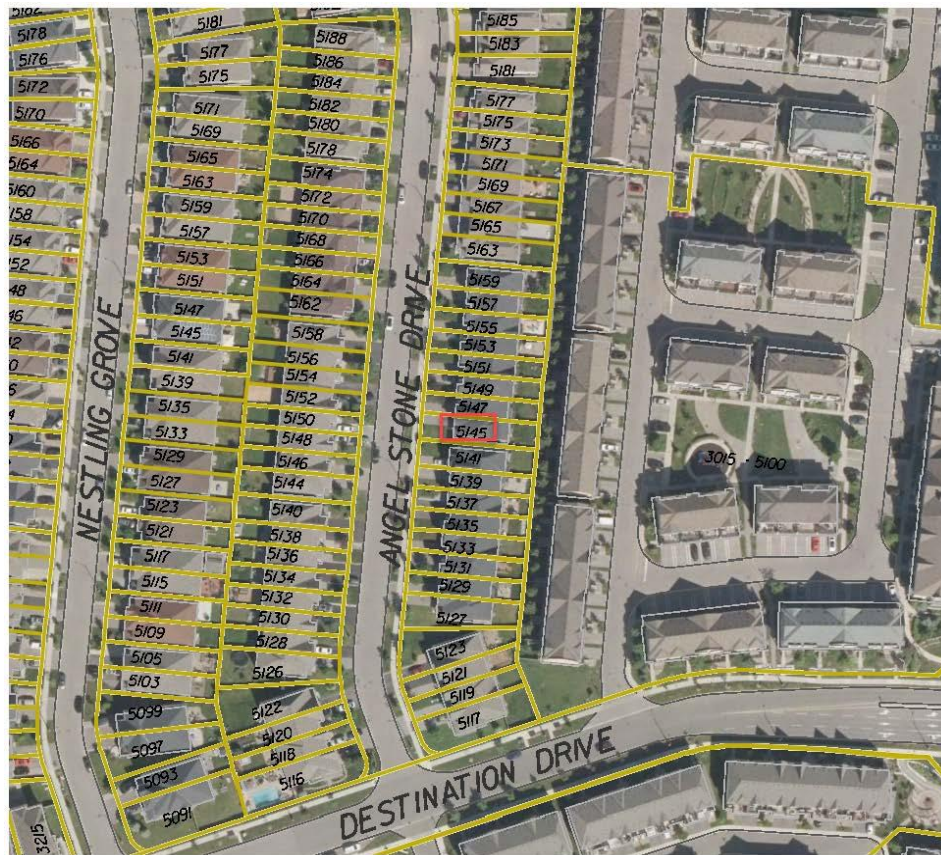
**Zoning By-law 0225-2007****Zoning:** RM5-37 (Residential)**Other Applications:**

Building Permit: 19-9051

**Site and Area Context**

The subject property is located north-west of the Eglinton Avenue West and Winston Churchill Boulevard intersection. The property currently houses a two-storey, semi-detached dwelling with an attached single-car garage. Contextually, the area is comprised exclusively of residential structures, with building-types ranging from semi-detached dwellings to three-storey townhome units. The properties within the immediate area possess lot frontages of +/-6.5m, with moderate vegetative / natural landscaped elements within the front yards.

The subject property is an interior parcel, with a lot area of +/- 266.0m<sup>2</sup> and a lot frontage of +/- 8.0m.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment the authority to grant relief from the requirements stipulated by the municipal Zoning By-law, provided that such applications meet the requirements set out under Section 45(1) and/or 45(2) (a) or (b) of the *Planning Act*.

Staff comments concerning this minor variance request are as follows:

### Does the proposal maintain the general intent and purpose of the Official Plan?

The site is situated within the Churchill Meadows Character Area, and designated Residential Medium Density by the Mississauga Official Plan (MOP). Pursuant to Section 11.2.5.8 (Residential), second units within semi-detached dwellings are permitted. The proposal of a second unit, and by extension the variance required in facilitating this, meets the purpose and general intent of the Official Plan.

### Does the proposal maintain the general intent and purpose of the Zoning By-law?

Pursuant to Section 4.1.20.9 (Second Unit), in addition to the two parking spaces required of the existing semi-detached dwelling, one parking space is also required for the proposed second unit.

The intent of this portion of the Zoning By-law is to ensure that each structure is self-sufficient in providing adequate living accommodations pertaining to both the existing semi-detached dwelling, as well as the proposed second unit.

Pursuant to Sect. 3.1.1.4.1 (Parking Space Dimensions), the Zoning By-law contemplates each parking space length to be 5.2m. By regulating the individual parking space lengths to this size, the Zoning By-law ensures that even atypical vehicles can park unobstructed.

While the Applicant cannot accommodate three parking spaces upon their property from a zoning perspective; the subject property possess both a single-car garage, as well as a contiguous driveway area long enough to house two average-sized vehicles, parked in tandem (8.2m). From a practical perspective, if not from a technical perspective, the subject lands can adequately serve the parking demands of both residential units.

The proposal maintains the purpose and general intent of the Zoning By-law.

**Is the proposal desirable for the appropriate development of the subject lands and minor in nature?**

Notwithstanding the requested technical relief, the combination of both the single-car garage, coupled with the length of the existing driveway, is in fact long enough to accommodate the necessary parking for three vehicles of average length on site without a variance. The proposal poses no discernible impact upon the surrounding neighbourhood, and whose resulting impacts are minor in nature.

Variance 2 (Driveway Width)

Through a detailed review, Staff is of the opinion that Variance 2, as amended, is appropriate to be handled through the minor variance process. Further, the aforementioned variance raises no concerns of a planning nature.

## Conclusion

Based upon the preceding information, it is the opinion of Staff that the variances, as amended, meet the general intent and purpose of both the MOP and Zoning By-law; are minor in nature; and, are desirable for the orderly development of the lands. To this end, the Planning and Building Department has no objection to the variances, as amended. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Comments Prepared by: Roberto Vertolli, 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: David Martin, Supervisor Development Engineering

## Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit application under file 19-9051. Based upon review of this Application, Staff notes that the Minor Variance application should be amended as follows, permitting:

1. Two(2) parking spaces; whereas, By-law 0225-2007, as amended, requires a minimum of 3 parking spaces, in this instance; and,
2. A driveway width of 4.6m; whereas, By-law 0225-2007, as amended, permits a maximum driveway width of 4.3m, in this instance.

Notwithstanding, this Department notes that more information is required to verify the accuracy of the requested variances, as well as to determine whether additional variance(s) will be required.

Comments Prepared by: Shahrzad (Sherri) Takaloo, Zoning Examiner

## Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the December 3<sup>rd</sup>, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Deferred Application:** DEF-A-328/20

**Minor Variance Applications:** A-351/20, A-359/20, A-376/20, A-383/20, A-390/20,  
A-392/20, A-397/20

Comments Prepared by: Diana Guida, Junior Planner