

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-02-10	File(s): A379.20 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2021-02-18 1:00:00 PM

Consolidated Recommendation

The City has no objections to the requested variances. The applicant may choose to defer the application to verify the accuracy of the variances.

Application Details

The applicants request the Committee to approve a minor variance to allow the construction of a new house on the subject property proposing:

1. A gross floor area of 512.20sq.m (approx. 5,513.28sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 467.01sq.m (approx. 5,026.85sq.ft) in this instance;
2. A lot coverage of 25.35% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance;
3. A height of 7.20m (approx. 23.62ft) to the eaves whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m (approx. 21.00ft) in this instance;
4. A dwelling depth of 22.49m (approx. 73.79ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance; and
5. A front yard measured to a porch, inclusive of stairs, of 10.05m (approx. 32.97ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a porch, inclusive of stairs, of 10.40m (approx. 34.12ft) in this instance.

Background

Property Address: 185 Maplewood Road

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R1-2 (Residential)

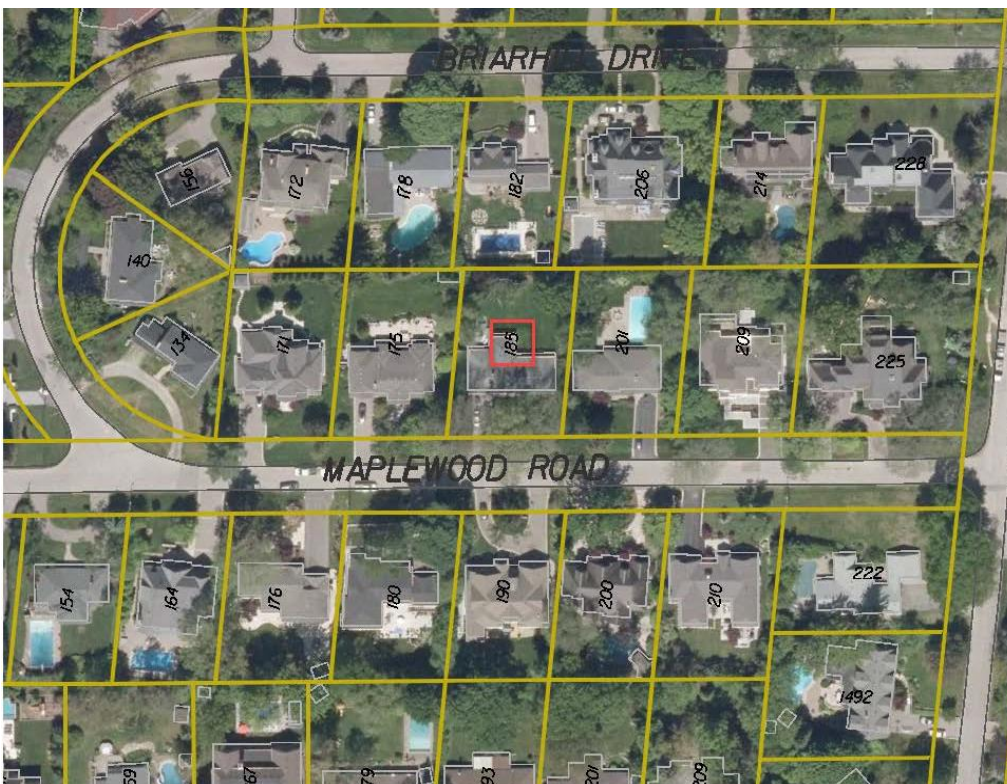
Other Applications

Site Plan Application: 20-95

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southeast of Hurontario Street and South Service Road. The neighbourhood is entirely residential consisting of large lots, containing one storey and newer two storey detached dwellings with mature vegetation. The subject property contains an existing one storey detached dwelling with mature vegetation in the front yard.

The application was previously deferred to reduce the overall size of the dwelling. The applicant has revised the drawings and requires variances related to gross floor area, eave height, lot coverage, front yard setback, and dwelling depth.



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:

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

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached and duplex dwellings. As per Section 16.18.1 of the Mineola Neighbourhood Character Area policies, new housing is encouraged to fit the scale and character of the surrounding area. The proposed detached dwelling respects the designated land use, and has regard for the distribution of massing on the property as a whole, maintaining the context of the neighbourhood. Staff is of the opinion that the variances maintain the general intent and purpose of the official plan.

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

Variances #1 and 3 propose a gross floor area of 512.20 m² whereas a maximum of 467.01 m² and an eave height of 7.20 m whereas a maximum of 6.40 m is permitted. The intent of the infill regulations regarding GFA and height is to maintain compatibility between existing and new dwellings while also lessening the visual massing of the dwelling and bringing the edge of the roof closer to the ground. This effect results in a dwelling that has a more human scale. In this instance, the overall height of the dwelling maintains the by-law provisions of 9.50 m, which reduces the impact of the increased eave height. The proposed dwelling maintains the existing character of the neighbourhood in regards to massing and does not significantly alter the streetscape character. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The remaining variances represent technicalities that do not significantly impact the streetscape character. The increased lot coverage is due to the covered porches which make up approximately 4.60% of the total coverage. The dwelling footprint maintains a lot coverage less than the permitted 25%. Regarding the dwelling depth, the increase is measured to a below grade storage room which does not add any visual massing above grade, which reduces the impact of a long wall abutting the neighbouring property. Finally, the deficient front yard is measured to the stairs of the front porch. The main face of the dwelling maintains a front yard setback of 12 m. As such, the proposed variances raise no concerns of a planning nature and are appropriate to be handled through the Committee of Adjustment process.

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

The proposed dwelling maintains the existing and planned character of the surrounding neighbourhood. The dwelling contains architectural features that separate the first and second storey of the dwelling, mitigating the overall massing of the structure and fitting into the established streetscape character. The dwelling maintains the overall dwelling height of 9.50 m, lessening the impact of the increased eave height. As such, staff is of the opinion that the application represents orderly development of the lands and is minor in nature.

Conclusion

The Planning and Building Department has no objections to the requested variances. The applicant may choose to defer the application to verify the accuracy of the variances.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling are being addressed through the Site Plan Application process, File SP-20/095.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing site plan approval application SPI 20-95. More information is required to verify the accuracy of the requested variances or determine whether additional variances will be required based on the review of the site plan approval plans received by Zoning staff on 11/16/2020.

Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Brian Bonner, Zoning Examiner

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the February 18th, 2021 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-217/20, DEF-A-358/20, DEF-A-379/20, DEF-A-394/20

Comments Prepared by: Diana Guida, Junior Planner