

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-04-07	File(s): A115.21 Ward: 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-04-15 1:00 PM

Consolidated Recommendation

The City recommends that the application be deferred to permit the Applicant the opportunity to redesign the dwelling.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A gross floor area of 356.00sq.m (approx. 3,832.00sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 267.09sq.m (approx. 2875.00sq.ft) in this instance;
2. A lot coverage of 35.61% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance; and
3. A building height measured to the eaves of 6.45m (approx. 21.16ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

Amendments

Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

1. A gross floor area of 356.00sq.m (approx. 3,832.00sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 267.13sq.m (approx. 2875.00sq.ft) in this instance;
2. A lot coverage of 35.61% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance; and
3. A building height measured to the eaves of 6.45m (approx. 21.16ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

4. A building height of 9.03m (approx.. 29.63ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.0m (approx. 29.53ft) in this instance.

Background

Property Address: 7634 Redstone Road

Mississauga Official Plan

Character Area: Malton Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

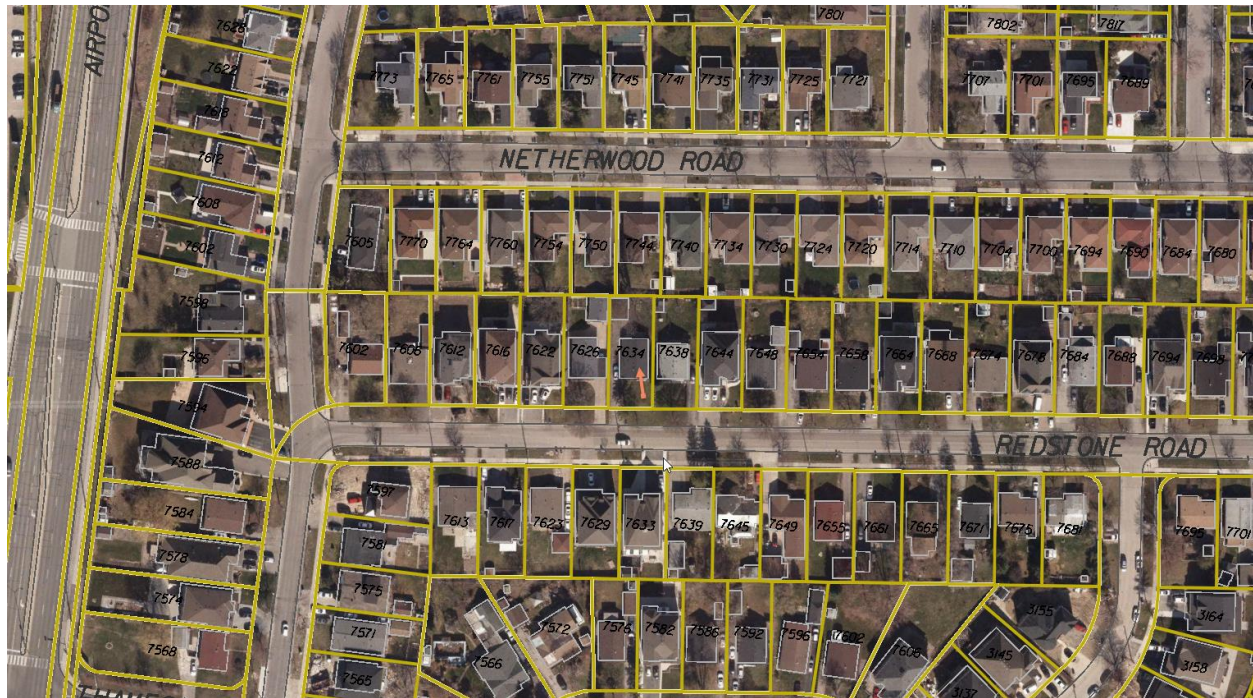
Zoning: R3-69 - Residential

Other Applications: None

Site and Area Context

The property is located north-east of the Airport Rd and Thamesgate Dr. intersection. It is an interior parcel, with a lot area of approximately +/- 585.67m² and a lot frontage of approximately +/- 15.24m. The property currently houses a single storey detached dwelling with minimal vegetation and landscaping elements within the front and rear yards. Contextually, the surrounding neighbourhood consists of post-war, single storey detached homes mixed within newer two storey detached dwellings. Properties in the immediate area possess lot frontages of +/- 15.0m, with matured vegetation scattered throughout and minimal landscape elements within the front yards.

The applicant is proposing a new two storey dwelling that requires variances for gross floor area, lot coverage and building height.



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 as follows:

The subject property is located in the Malton Neighbourhood character area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached, duplex and triplex dwellings. Section 9 of MOP promotes development 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 proposed detached dwelling respects the designated land use; however, should have regard for proportional distribution of massing on the property as a whole.

Arising from public input expressed through the 'My Malton' Community Visioning exercise undertaken in 2015, the City undertook a Malton Infill Housing Study in 2016. This resulted in Council's adoption of new zoning regulations principally aimed at regulating the massing of dwellings in a manner that is sensitive to the surrounding context. The intent of the policies are to limit the overall massing of the proposed dwelling and maintain compatibility between the existing and planned character of the neighbourhood. The application proposes an increase in

gross floor area that does not maintain the intent of the infill regulations. As such, staff recommends that the application be deferred for redesign to reduce the gross floor area.

Conclusion

The City recommends that the application be deferred to permit the Applicant the opportunity to redesign.

Comments Prepared by: Brooke Herczeg, RPP 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 new dwelling will be addressed through the Building Permit Application process.



Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a PREAPP under file 21-4638. Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

1. A gross floor area of 356.00sq.m (approx. 3,832.00sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 267.13sq.m (approx. 2875.00sq.ft) in this instance;

2. A lot coverage of 35.61% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance; and
3. A building height measured to the eaves of 6.45m (approx. 21.16ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.
4. A building height of 9.03m (approx.. 29.63ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.0m (approx. 29.53ft) in this instance.

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

Comments Prepared by: Brandon Eidner, Zoning Examiner

Appendix 5 – Region of Peel Comments

Development Engineering: Camila Marczuk (905) 791-7800 x8230

Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca

Comments Prepared by: Diana Guida, Junior Planner