

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-04-14	File(s): A136.21 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-04-22 1:00 PM

Consolidated Recommendation

The City recommends that the application be deferred to allow the Applicant the opportunity to submit the requested information.

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 366.75sq.m (approx. 39.47.66sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 289.95sq.m (approx. 3121.00sq.ft) in this instance;
2. A building height measured to the highest ridge of 8.70m (approx. 28.54ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 7.50m (approx. 24.61ft) in this instance;
3. A circular driveway on a lot with a 19.94m (approx. 65.42ft) frontage whereas By-law 0225-2007, as amended, permits a circular driveway on a lot with a minimum 22.50m (approx. 73.82ft) frontage in this instance;
4. A driveway width of 7.68m (approx. 25.20ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 3.00m (approx. 9.84ft) in this instance; and
5. A building height of a detached garage measured to the highest ridge (from average grade) of 4.88m (approx. 16.01ft) whereas By-law 0225-2007, as amended, permits a maximum building height of a detached garage measured to the highest ridge of 4.60m (approx. 15.09ft) in this instance.

Background

Property Address: 6989 Second Line West

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

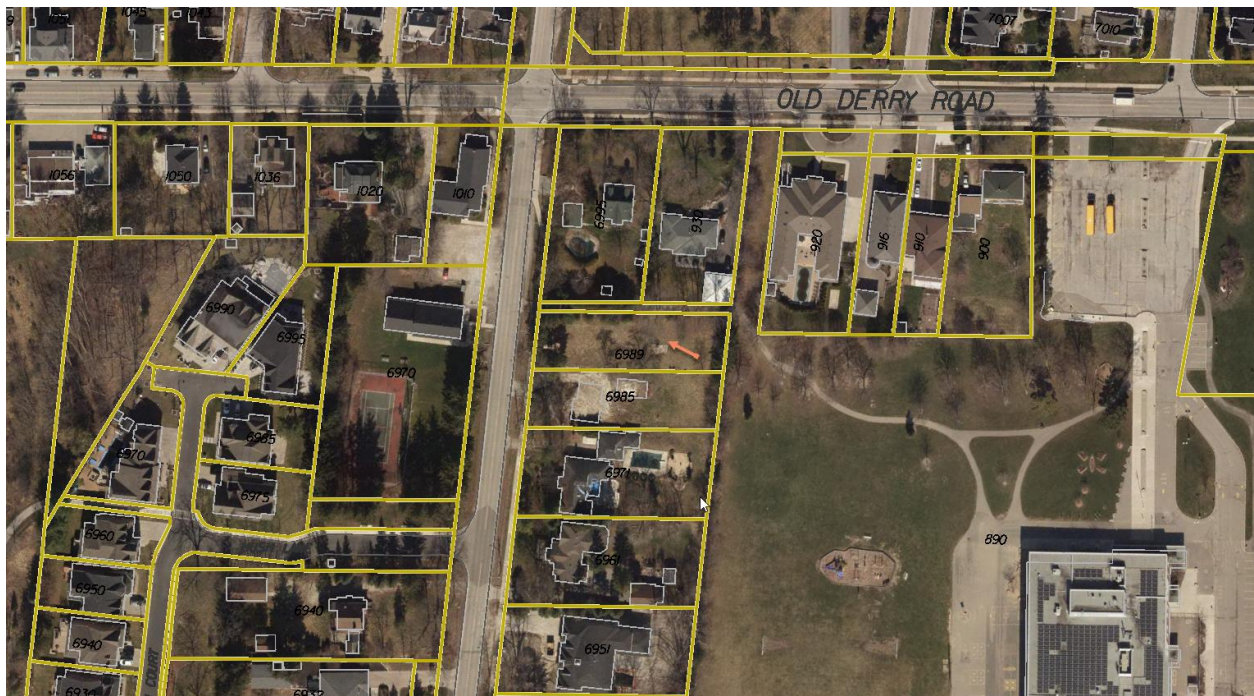
Zoning: R1-32 - Residential

Other Applications: SPI 20-125 W11

Site and Area Context

The subject property is located south-west of the Second Line W. and Old Derry Rd intersection. It is an interior parcel with a lot area of +/- 1,299.48m² and a lot frontage of +/- 19.94m. The property is currently vacant with mature vegetation scattered throughout the lot. Contextually, the area is comprised primarily of two-storey detached dwellings with lot frontages of +/-25.0m with mature vegetation and landscape elements present in the front yards.

The applicant is proposing a new dwelling that requires variances for gross floor area, driveway width, and height of the dwelling and garage.



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:

In addition to the minor variance application, the Development and Design Department is currently processing a Site Plan application under file SPI 20-125. Based on the review of this application and the proposed minor variance, Staff 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. At this time Staff are unsure if the proposed dimensions and measurements have been calculated correctly and whether certain variances are needed and/or required. As such, Planning Staff are unable to determine the accuracy of the requested variances and whether the application meets the criteria established by Section 45 of the *Planning Act*.

Planning Staff echo the Building Division's, Transportation and Works' and Heritage Planning's comments, and recommend that the application be deferred in order for the applicant to address the discrepancies that exist in all of the applications (the proposed site plan and minor variance) to ensure all variances are being addressed.

Conclusion

Based upon the preceding information, it is the opinion of Staff that the application should be deferred to allow the applicant the opportunity to submit the requested information.

Comments Prepared by: Brooke Herczeg RPP, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

The City is currently processing a Site Plan Application for this property under File SPI 20-125. The Site Plan Dwg No: A01.01 (rev date 08/27/2020) submitted for review under the Site Plan application differs from the Site Plan Dwg No A01.01 submitted with this request. Our concern is that the Site Plan submitted to the Committee depicts a longer driveway to the proposed garage in the rear yard which is also in a different location (further back from the proposed dwelling) than that reviewed through the Site Plan Process and this may impact on drainage.

Variance #3 is requesting a circular driveway, from our site inspection and enclosed photos we note that the proposed northerly leg of the circular driveway may be impacted by the existing hydro pole/street light directly in front which may require the re-location of the utility pole. We also question the proximity of the northerly leg of the circular driveway to the existing entrance to the walkway. These items need to be reviewed in further detail through the Site Plan Process prior to us indicating that the proposed circular driveway is acceptable.

In view of our above noted concerns we would request that this application be deferred pending the resubmission of the Site Plan which would adequately address our identified concerns.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

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Appendix 2 – Zoning Comments

The Building Department is currently processing a site plan application under file SPI 20-125 W11. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above site plan application submitted on 2020/11/03 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: Jeanine Benitez, Zoning Examiner

Appendix 4 – Heritage

This property is adjacent to the Meadowvale Heritage Conservation District and is therefore subject to the provisions outlined in the Meadowvale Village section of Mississauga's Official Plan. Heritage Planning is opposed to these variances based on clause 16.17.2.12 which states that "Standards for street layout, parking and loading spaces, landscaping, commons, building height and location, size and dwelling unit design, including dwelling unit composition, form, massing, setbacks, and spatial relationship with adjacent buildings, site access, lighting, signage, and screening will meet the requirements of the Zoning By-law".

Comments Prepared by: Andrew Douglas, Heritage Analyst

Appendix 5 – Region of Peel Comments

Minor Variance Application: A-136/21

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. 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