

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-05-27	File(s): A206.21 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-03 1:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## 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 658.98sq.m (approx. 7093.20sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 546.10sq.m (approx. 5878.17sq.ft) in this instance;
2. A dwelling depth of 20.12m (approx. 66.01ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance; and
3. A combined width of side yards of 6.11m (approx. 20.05ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 7.40m (approx. 24.28ft) in this instance.

## Amendments

Variance #2 should be removed from the application

## Background

**Property Address:** 1489 Gregwood Road

**Character Area:** Clarkson-Lorne Park Neighbourhood  
**Designation:** Residential Low Density I

**Zoning By-law 0225-2007**

**Zoning:** R2-4 - Residential

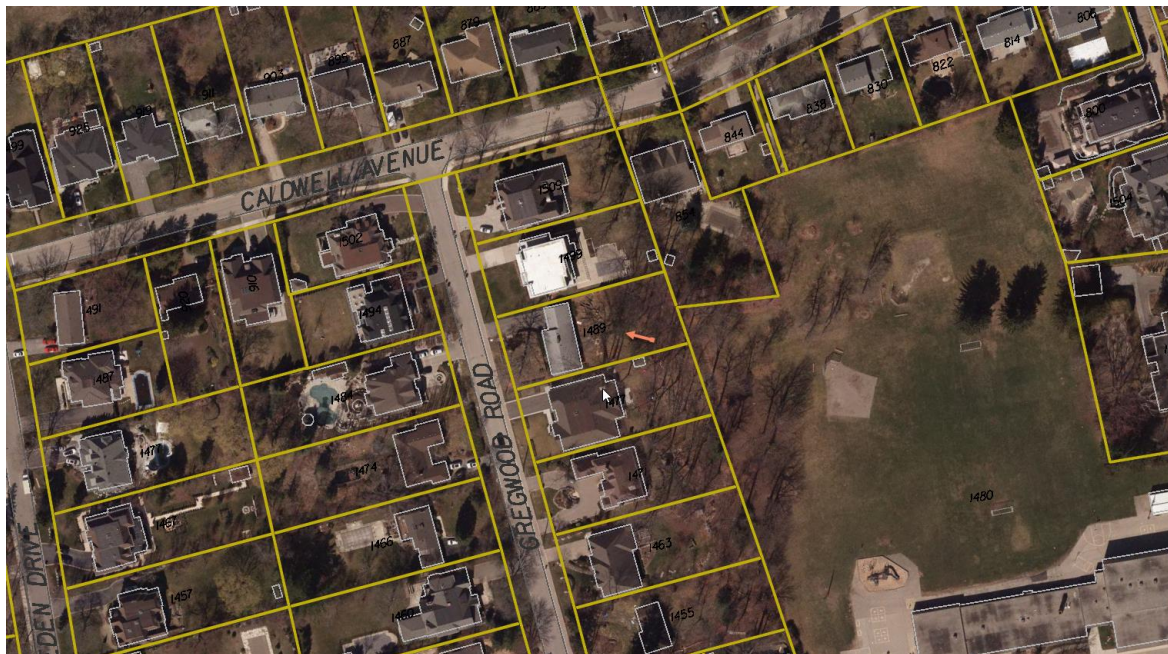
## Other Applications

Site Plan Application: 20-74

## Site and Area Context

The subject site is located within the Clarkson-Lorne Park Neighbourhood Character Area, southwest of Indian Gove and South Sheridan Way. The neighbourhood is entirely residential consisting of one and two storey detached dwellings with significant mature vegetation. Abutting the subject property to the rear is an institutional use known as Tecumseh Public School. The subject property contains an existing one storey dwelling with mature vegetation throughout the lot.

The applicant is proposing a two storey dwelling requiring variances related to gross floor area, combined side yard width 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 are as follows:

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex dwellings. As per Section 16.5.1.4 (Infill Housing), infill housing is encouraged to fit the scale and character of the surrounding area and to ensure that new development has minimal impact on its adjacent neighbours and to preserve generous setbacks. The gross floor area combined with the side yard width present some concerns regarding massing to the character streetscape. As such, staff recommends that the application be deferred to reduce the gross floor area.

## Conclusion

The Planning and Building Department recommends that the application be deferred.

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 SPI-20/074.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a site plan application under file SPI 20-74. Based on review of the information currently available in this permit application, we advise that the variance #2 regarding the dwelling depth of 20.12 m whereas a maximum of 20 m is permitted should be removed.

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: Sherri Takaloo – Zoning Examiner

### Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner