

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-27	File(s): A208.21 Ward: 1
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 384.24sq.m (approx. 4135.93sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 326.31sq.m (approx. 3512.37sq.ft) in this instance;
2. A building height measured to the eaves of 6.64m (approx. 21.78ft) 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;
3. A horizontal setback measured to the Metrolinx rail corridor of 15.15m (approx. 49.70ft) whereas By-law 0225-2007, as amended, requires a minimum horizontal setback distance to the Metrolinx rail corridor of 30.00m (approx. 98.43ft) in this instance; and
4. A height of a safety wall barrier (In compliance with Metrolinx safety standards) of 0m whereas By-law 0225-2007, as amended, requires a minimum height of a safety wall barrier of 2.50m (approx. 8.20ft) in this instance.

Amendments

Variance #4 should be removed from the application

Background

Property Address: 86 Troy Street

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-1 - Residential

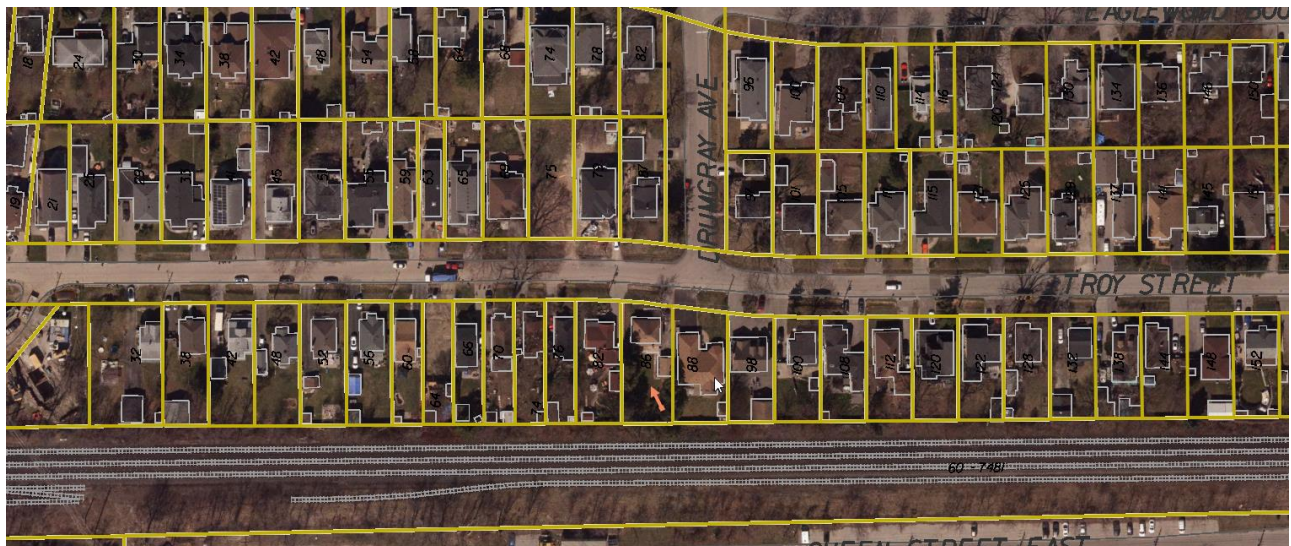
Other Applications

Site Plan Application: 20-30

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southeast of Hurontario Street and Eaglewood Boulevard. The neighbourhood is entirely residential, consisting of one and two storey detached dwellings with little vegetation. The subject property contains an existing one storey detached dwelling, adjacent to an existing railway corridor. The properties on the south side of Troy Street historically contain deficiencies related to setbacks measured to the railway.

The applicant is proposing a new two storey dwelling, requiring variances regarding gross floor area, eave height, and a deficient setback to the railway.



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:

Through a review of the application, it appears the elevations submitted through the site plan process are different than the ones submitted with the minor variance application. The elevations submitted with the minor variance application propose an eave height of 6.79 m rather than the proposed 6.64 m. It also appears that a variance for an overall height of 9.05 m whereas 9 m is permitted is also required. Additionally, the zoning by-law does not regulate the height of a safety wall barrier. This is a standard from Metrolinx that cannot be removed by variance. The applicant should reach out to Metrolinx through the site plan process regarding this issue. As such, variance #4 should be removed from the application. Additionally, the increased gross floor area may present some massing concerns to the neighbouring properties and the streetscape character. As such, staff recommends that the application be deferred to verify the accuracy of the variances requested and 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-20/030.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a site plan approval application under file SPI 20-030. Based on review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variances will be required.

Variance 4 is not a Zoning By-law item and cannot be confirmed by Zoning staff

Further, we advise that more information is required to determine whether additional variances will be required.

Our comments are based on the plans received by Zoning staff on 02/21/2021 for the above captioned site plan application. 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: A. McCormack

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 contact Servicing Connections.

Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building

City Department and Agency Comments	File:A208.21	2021/05/27	5
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permit. For more information, please contact Servicing Connections at siteplanservicing@peelregion.ca

Comments Prepared by: Diana Guida, Junior Planner