

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-05-19	File(s): A188.21 Ward: 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-05-27 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 dwelling proposing:

1. A gross floor area of 358.09sq.m (approx. 3854.45ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 275.41sq.m (approx. 2964.49sq.ft) in this instance;
2. A lot coverage of 34.90% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
3. A building height measured to the highest ridge of 10.26m (approx. 33.66ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.00m (approx. 29.53ft) in this instance; and
4. A building height measured to eaves of 6.69m (approx. 21.94ft) 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

The Building Department is currently processing a building permit application under file PREAPP 20-4033. Based on review of the information currently available for this building permit, we advise that the following variance(s) should be amended as follows:

3. A building height measured to the highest ridge of 11.26 whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.00m (approx. 29.53ft) in this instance; and

4. A building height measured to eaves of 7.0m 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.

## Background

**Property Address:** 3091 Bonaventure Drive

### Mississauga Official Plan

Character Area: Malton Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

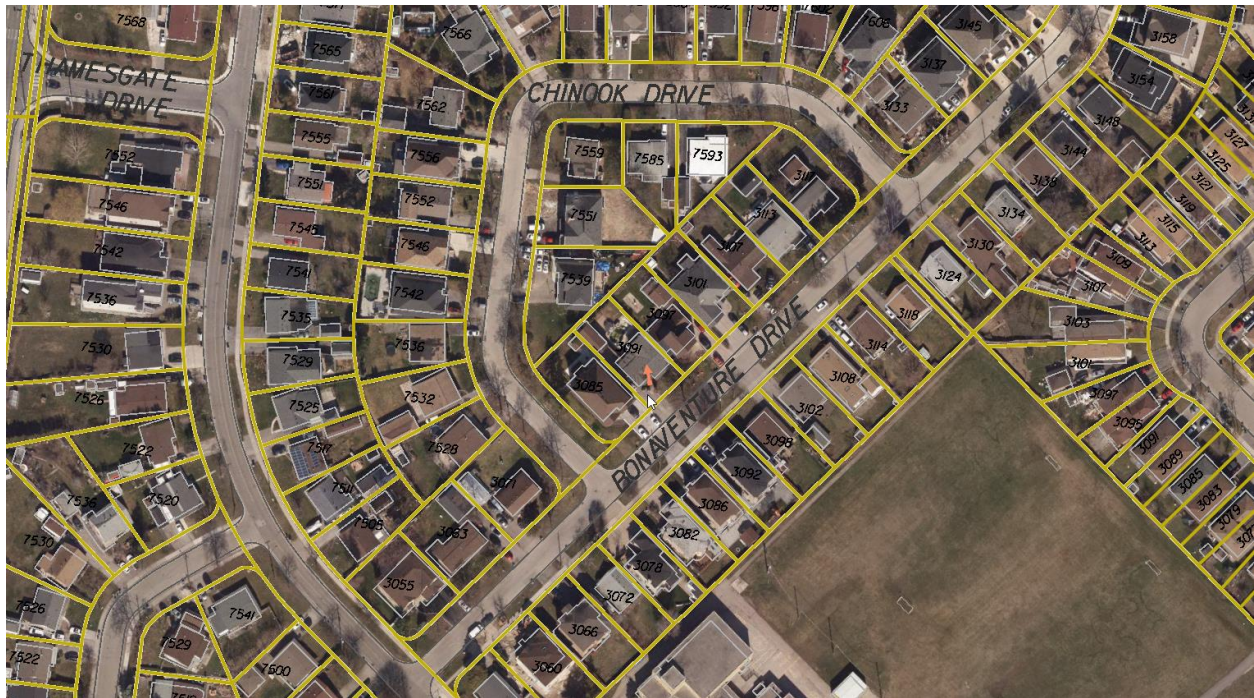
**Zoning:** R3-69 - Residential

**Other Applications:** None

### Site and Area Context

The subject property is located north-east of the Airport Rd and Thamesgate Dr. intersection. It is an interior parcel with a lot area of approximately +/- 627.08m<sup>2</sup> and a lot frontage of approximately +/- 16.46m. 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. Within the immediate area properties possess lot frontages of +/- 15.0m, with matured, scattered vegetation and minimal landscape elements within the front yards.

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



## Planning

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Arising from public input expressed through the 'My Malton' Community Visioning exercise undertaken in 2015, the City completed the 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. Although Bonaventure Drive contains a lot of newer two storey dwellings, the intent of the policies are to limit the overall massing of these dwellings and maintain compatibility between the existing, planned and

proposed 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 new dwelling will be addressed through the Building Permit process.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

BP RECEIVED, AMEND VARIANCE

The Building Department is currently processing a building permit application under file PREAPP 20-4033. Based on review of the information currently available for this building permit, we advise that the following variance(s) should be amended as follows:

5. A building height measured to the highest ridge of 11.26 whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.00m (approx. 29.53ft) in this instance; and
6. A building height measured to eaves of 7.0m 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.

Our comments are based on the plans received by Zoning staff on 01/17/2020 for the above captioned building permit 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.

Comments Prepared by: Diana Guida, Junior Planner