

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-06-09	File(s): A224.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-17 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 dwelling proposing:

1. A lot coverage of 42.96% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance;
2. A front yard of 5.39m (approx. 17.68ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 6.00m (approx. 19.68ft) in this instance.
3. A side yard of 0.92m (approx. 3.02ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) in this instance; and
4. An eave height of 10.51m (approx. 34.48ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 20.99ft) in this instance.

## Background

**Property Address:** 1379 Alexandra Avenue

### Mississauga Official Plan

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** RM1-26 -Residential

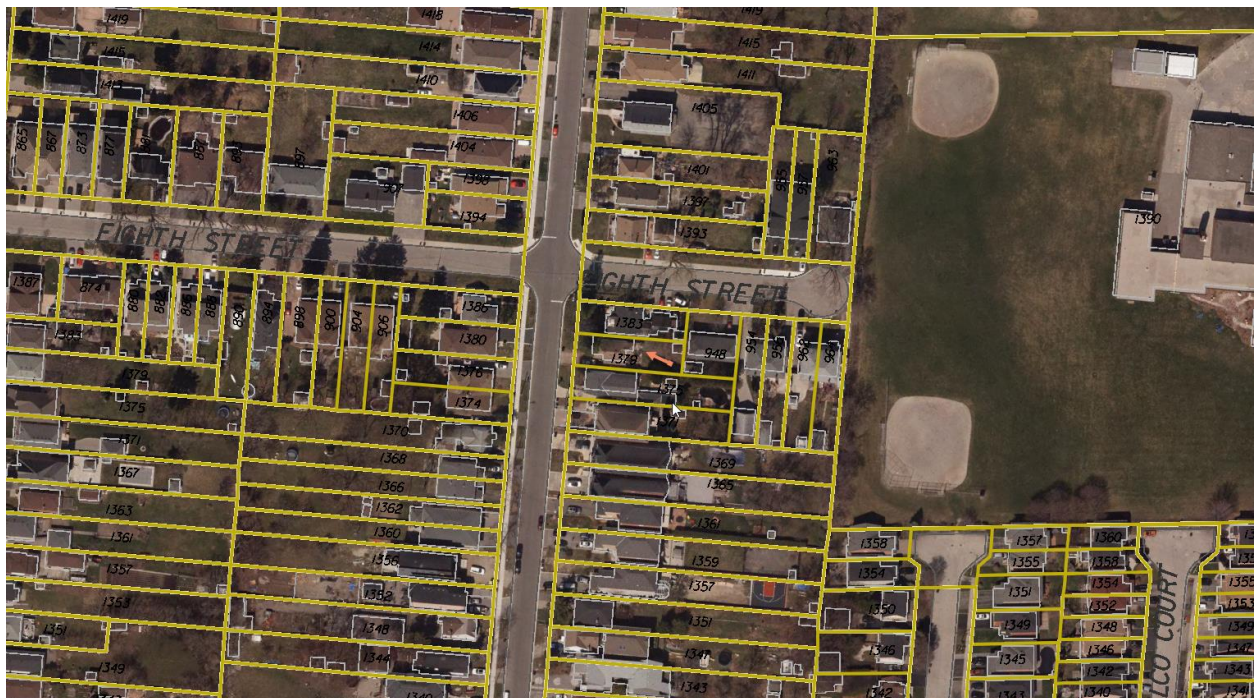
## Other Applications

Pre-Application: 20-3827

## Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, northeast of Cawthra Road and Atwater Avenue. The neighbourhood is primarily residential, consisting of a mix of detached and semi-detached dwellings that are one and two storeys in height. The subject property contains an existing one storey detached dwelling with vegetation in the rear yard.

The applicant is proposing a new three storey dwelling, requiring variances for lot coverage, a deficient front and side yard setback and eave 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 are as follows:

Variance #1 proposes a lot coverage of 42.95% whereas a maximum of 40% is permitted. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot. In this instance, the excessive lot coverage is due to the proposed rear deck and front porch which does not present any significant massing concerns to the abutting properties. The dwelling itself maintains a lot coverage of 37%, less than the maximum permitted.

Variance #2 and 3 propose a deficient front and side yard setback. The deficient front yard setback is generally in-line with neighbouring properties and does not present an inconsistent streetscape. Regarding the side yard setback, the proposed deficiency is measured to a feature wall attached to the rear balcony. The remaining portion of the dwelling maintains the required side yard setback.

In addition to the requested eave height, it appears a flat roof height and sloped roof height variance are also required to accommodate the proposed design. Through a review of the elevations, the proposed dwelling heights significantly increase the overall massing of the dwelling which presents concerns to the neighbouring properties and streetscape character. Staff is of the opinion that the application should be deferred to reduce the height variances required.

## 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 addition will be addressed through the future Building Permit process.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a preliminary zoning review application under file PREAPP 20-3827. Based on review of the information currently available in this permit application, the following variances, as requested are correct:

3. A side yard of 0.92m (approx. 3.02ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) in this instance; and
4. An eave height of 10.51m (approx. 34.48ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 20.99ft) in this instance.

We also advise that more information is required in order to verify the accuracy of the other requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above application submitted on 2021/02/10 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 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