

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-06-16	File(s): A115.21 Ward: 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-24 1:00 PM

## Consolidated Recommendation

The City has no objection to the variances, as requested. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## 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 342.90sq.m (approx. 3,690.94sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 267.09sq.m (approx. 2,875.00sq.ft) in this instance;
2. A lot coverage of 32.99% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance; and
3. A building height measured to the eaves of 6.70m (approx. 21.98ft) 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:** 7634 Redstone Road

### Mississauga Official Plan

Character Area: Malton NHD  
Designation: Residential Low Density II

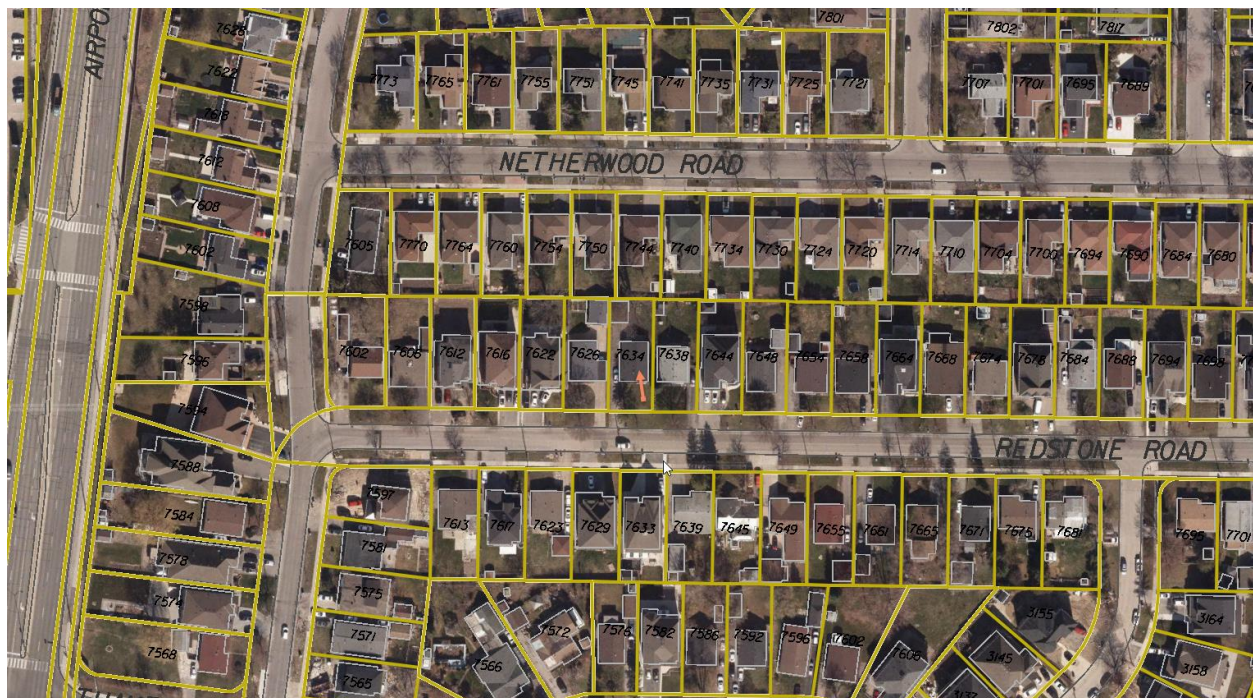
### Zoning By-law 0225-2007

**Zoning:** R3-69 - Residential

**Other Applications: PREAPP 21-4638****Site and Area Context**

The property is located north-east of the Airport Rd and Thamesgate Dr. intersection. It is an interior parcel, with a lot area of approximately +/- 585.67m<sup>2</sup> and a lot frontage of approximately +/- 15.24m. The property currently houses a single storey detached dwelling with minimal vegetation and landscaping elements in both the front and rear yards. Contextually, the surrounding neighbourhood consists of post-war, single storey detached homes mixed within newer two storey detached dwellings. Properties in the immediate area possess lot frontages of +/- 15.0m, with matured vegetation scattered throughout 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.



## 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 of the four tests to this minor variance request are as follows:

#### **Does the proposal maintain the general intent and purpose of the Official Plan?**

The site is located within the Malton Neighbourhood Character Area, and is designated Residential Low Density II by the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached dwellings; semi-detached dwellings; duplex dwellings; and triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions; the surrounding context; and, the landscape of the character area. The proposed residential dwelling is permitted within this designation. Staff is of the opinion that the general intent and purpose of the MOP is maintained.

#### **Does the proposal maintain the general intent and purpose of the Zoning By-law?**

Variance #1 and #2 as requested pertain to lot coverage and gross floor area:

Arising from the public input expressed through the 'My Malton' Community Visioning exercise, the City completed the Malton Infill Housing Study in 2016. This study 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. While Redstone Road 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 and planned character of the neighbourhood. Staff are of the opinion that the design is inline with the Malton Infill Housing Study of 2016; and is compatible with both the existing and planned development of the neighbourhood. As such, the applicant meets the general intent and purpose of the by-law.

Variance #3 as requested pertains to eave height:

The intent of restricting height to the eaves is to lessen the visual massing of dwelling by bringing the edge of the roof closer to the ground. This lowers the overall pitch of the roof and keeps the height of the dwelling within human scale. The dwelling maintains an overall height of 6.70m, whereas 6.40m is permitted under the by-law. The proposed height is a minor deviation from the by-law and does not affect the overall pitch of the roof, maintaining a desired human scale. As such, variance #3 meets the general intent and purpose of the by-law.

**Is the proposal desirable for the appropriate development of the subject lands and minor in nature?**

Based upon the preceding information, it is the opinion of Staff that the variances, as requested, meet the general intent and purpose of both the MOP and Zoning By-law; are minor in nature; and, are desirable for the orderly development of the lands. To this end, the Planning and Building Department has no objection to the variances, as requested. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

**Conclusion**

Comments Prepared by: Connor DiPietro, Planning Associate

## 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

The Building Department has processed a Preliminary Zoning Review under file PREAPP 21-4638. Based on review of the information currently available in this permit application, we note that the proposed variances requested differ from what was reviewed in PREAPP 21-4638 and as such, Zoning can't confirm if the variances requested are correct.

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: Brandon Eidner, Zoning Examiner

### Appendix 5 – Region of Peel Comments

#### **Deferred Minor Variance Application: DEF-A-115/21**

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. 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 call our Site Servicing Technicians at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

Comments Prepared by: Diana Guida, Junior Planner