

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-07-13	File(s): A280.21 A281.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-07-22 1:00 PM

Consolidated Recommendation

The City recommends that the application be deferred to permit the Applicant the opportunity to redesign.

Application Details

The applicant requests the Committee to approve a minor variance on the severed lands of B63/21 to allow the construction of a semi-detached dwelling proposing:

1. A setback measured to a railway right of way of 10.95m (approx. 35.93ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured to a railway right of way of 30.00m (approx. 98.43ft) in this instance;
2. A building height measured to a flat roof of 8.71m (approx. 28.58ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to a flat roof of 7.50m (approx. 24.60ft) in this instance; and
3. A building height measured to the underside of the eaves of 8.39m (approx. 27.53ft) whereas By-law 0225-2007, as amended, permits a maximum building height measure to the underside of the eaves of 6.40m (approx. 20.99ft) in this instance.

The applicant requests the Committee to approve a minor variance on the retained lands of B63/21 to allow the construction of a semi-detached dwelling proposing:

1. A setback measured to a railway right of way of 10.95m (approx. 35.93ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured to a railway right of way of 30.00m (approx. 98.43ft) in this instance;
2. A building height measured to a flat roof of 8.71m (approx. 28.58ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to a flat roof of 7.50m (approx. 24.60ft) in this instance; and
3. A building height measured to the underside of the eaves of 8.39m (approx. 27.53ft) whereas By-law 0225-2007, as amended, permits a maximum building height measure to the underside of the eaves of 6.40m (approx. 20.99ft) in this instance.

City Department and Agency Comments	File:A280.21 A281.21	2021/07/13	2
-------------------------------------	-------------------------	------------	---

Amendments

The application above was mislabelled and should include application no. B63.20.

Background

Property Address: 920 Fourth Street & 922 Fourth Street

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM1-26 - Residential

Other Applications: BP 21-6272, B63/20, A386 & 387/20

Site and Area Context

The subject properties are located within the Lakeview Neighbourhood Character Area, southeast of Cawthra Road and Lakeshore Road East. The neighbourhood is entirely residential, consisting of one storey and newer two storey detached and semi dwellings with mature vegetation and landscape elements in the front and rear yards. The subject properties were created through a consent application, creating two new parcels for the purpose of developing semi-detached dwellings.

The applicant is proposing two new, two storey semi-detached dwellings, requiring variances related to building height and railway setbacks.



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 located in the Lakeview Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached, duplex and triplex dwellings. 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. Additionally, Section 10.3 (Built Form Types) of the Lakeview Local Area Plan states that new housing in Lakeview should maintain the existing character of the area. The proposed height variances will create a dwelling that is out of character with the area and will have significant impacts on the neighbouring properties.. As such, staff recommend that the application be deferred for redesign to reduce the building height to both the proposed flat roof and eaves.

Conclusion

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

Comments Prepared by: Connor DiPietro, 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 Severance Application process File B-63/20 and also Building Permit File BP 9NEW-21/6272.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

BP RECEIVED, MORE INFO

The Building Department is currently processing a building permit application under file BP 9NEW 21-6272. Based on review of the information currently available for this building permit, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Our comments are based on the plans received by Zoning staff on 04/06/2021 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 3 – Parks, Forestry & Environment

N/A

Appendix 4 – Heritage

N/A

Appendix 5 – Region of Peel Comments

We have no comments or objections.