

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-07-13	File(s): A73.21 Ward 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-07-22 1:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant request the Committee to approve a minor variance to allow the construction of an addition proposing a rear yard of 4.76m (approx. 15.62ft) whereas By-law 2005-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.61ft) in this instance.

Recommended Conditions and Terms

The addition should be equipped with an eavetrough with the downpipes located such that drainage is directed towards Cortina Crescent and not the abutting properties.

Background

Property Address: 5599 Cortina Crescent

Mississauga Official Plan

Character Area: Hurontario Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

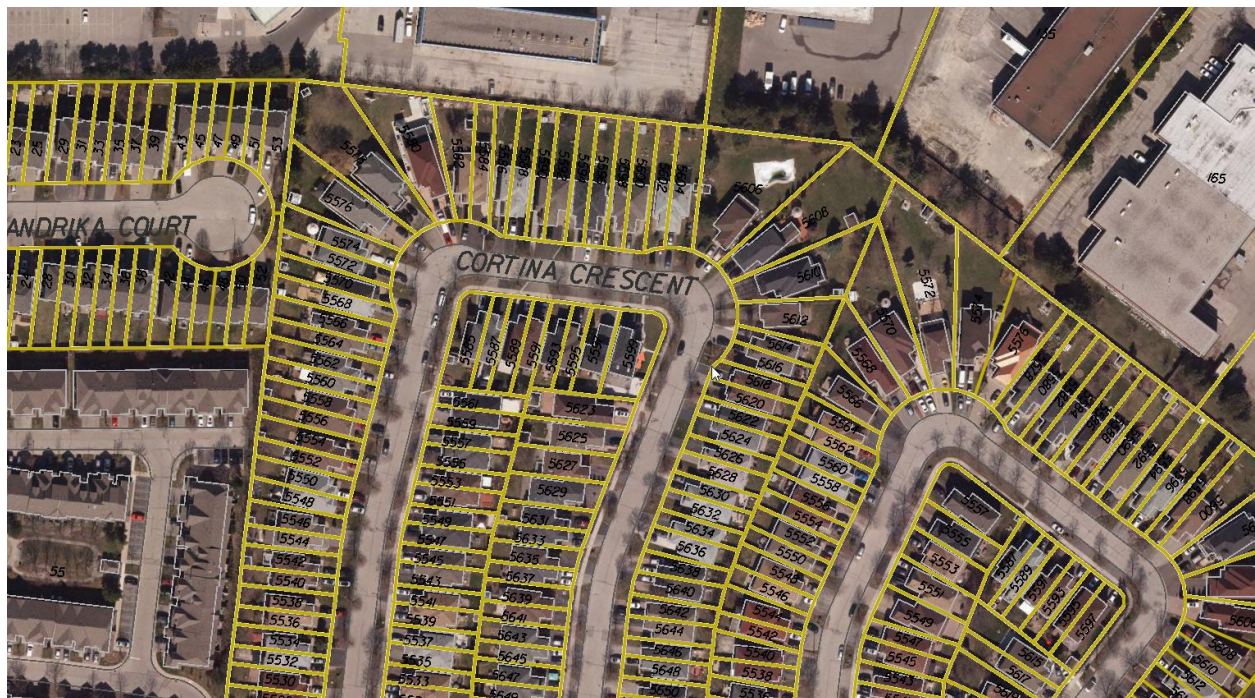
Zoning: R5-18 - Residential

Other Applications: PREAPP 20-426

Site and Area Context

The subject property is located north-east of the Hurontario St. and Barondale Dr. intersection. The property is an interior parcel, with a lot area of +/- 455.45m² and a lot frontage of +/- 16.73m. Currently the property houses a two-storey, detached dwelling with minimal vegetation and landscape elements in both the front and rear yards. Contextually, the area is comprised exclusively of residential detached and semi-detached dwellings. The properties within the immediate area possess lot frontages of +/- 7.0m, with minimal vegetative / natural landscaped elements within the front yards.

The applicant is proposing an addition requiring a rear yard setback variance.



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 situated within the Hurontario Neighbourhood Character Area, and designated Residential Low Density II by the Mississauga Official Plan (MOP). This designation 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. The proposed addition is located in the rear of the property and away from the exterior side lot line, separated from the public view.

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

The intent of the rear yard setback is to ensure that both an adequate buffer exists between the massing of primary structures on adjoining properties, as well as create an appropriate amenity area within the rear yard. The proposed addition faces the driveway of the property to the rear and maintains an appropriate buffer between the massing of the structures. Furthermore the requested rear yard variance is measured to a single pinch point as a result of an angled property line leaving much of the rear yard amenity area intact. Staff are of the opinion that the general intent and purpose of the Zoning By-law are maintained.

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

The proposed addition is single storey, requiring no side yard setback variances and poses no overlook or privacy concerns due to the design of the addition. Staff are of the opinion that the proposal represents appropriate development of the subject lands and any potential impacts of the development are minor in nature.

Conclusion

The Planning & Building Department has no objections to the application.

Comments Prepared by: Alexander Davies, 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 Building Permit process. This is a corner lot and the addition should be equipped with an eavetrough with the downpipes located such that drainage is directed towards Cortina Crescent and not the abutting properties.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a preliminary zoning review application under file PREAPP 20-426. Based on review of the information currently available in this permit application, the variance, as requested is correct.

However, we also advise that more information is required to determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above application submitted on 2020/12/23 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 3 – Parks, Forestry & Environment

N/A

Appendix 4 – Heritage

N/A

Appendix 5 – Region of Peel Comments

We have no comments or objections.