

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-09-01	File(s): A358.21 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2021-09-09 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an accessory structure proposing a lot coverage of 36.65% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance.

Recommended Conditions and Terms

Should the Committee see merit, we ask that the accessory structure be equipped with eaves troughs and a downspout directed in such a manner not to impact the adjacent lands.

Background

Property Address: 1185 Vanier Drive

Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood

Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-1 - Residential

Other Applications: Site Plan Approval (App no. unknown), BP 9ALT 21-6759, PRE-7257

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Character Area, northeast of Indian Road and South Sheridan Way, south of the Queen Elizabeth Way. The immediate area consists of two storey detached dwellings with little vegetation in the front yards. The subject property contains an existing two storey dwelling with little vegetation in the front yard.

The applicant is proposing an accessory structure that requires a variance related to lot coverage.



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:

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, duplex, triplex and other forms of low rise dwellings with individual frontages. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot. Approximately 29.86% of the dwelling's footprint is attributed to the property's lot coverage. The remaining 6.79% of lot coverage is attributed to the covered front porch area and the rear covered porch area. Furthermore, the proposed lot coverage is a minor deviation from the zoning by-law's requirement. Since the proposed covered porch is located in the rear yard and maintains the required heights and setbacks contained in the by-law, impacts to the streetscape and neighbours will be negligible.

It is Staff's opinion that the proposed dwelling is sympathetic to the surrounding area and does not impact the neighbouring properties. Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's information are photos showing the existing structure in the rear yard. We would request that the structure be equipped with an eaves trough and down spout directed in such a manner to not affect the neighbouring property.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file BP 9ALT 21-6759. Based on review of the information currently available in this permit application, the variances, as 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: Alana Zheng, Zoning Examiner