

City of Mississauga Department Comments

Date Finalized: 2021-10-13	File(s): A400.21 Ward 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-10-21 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow for the construction of an accessory structure proposing a lot coverage of 32.92% (approx. 262.32sq.m or 2823.59sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% (approx. 239.05sq.m or 2573.11sq.ft) in this instance.

Recommended Conditions and Terms

Should Committee see merit in the applicant's request to construct a new covered deck, we request that the proposed roof be equipped with an eaves trough and the down spout(s) be directed such that drainage would not impact on the adjacent properties.

Background

Property Address: 980 Fredonia Ave

Mississauga Official Plan

Character Area: Erindale Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

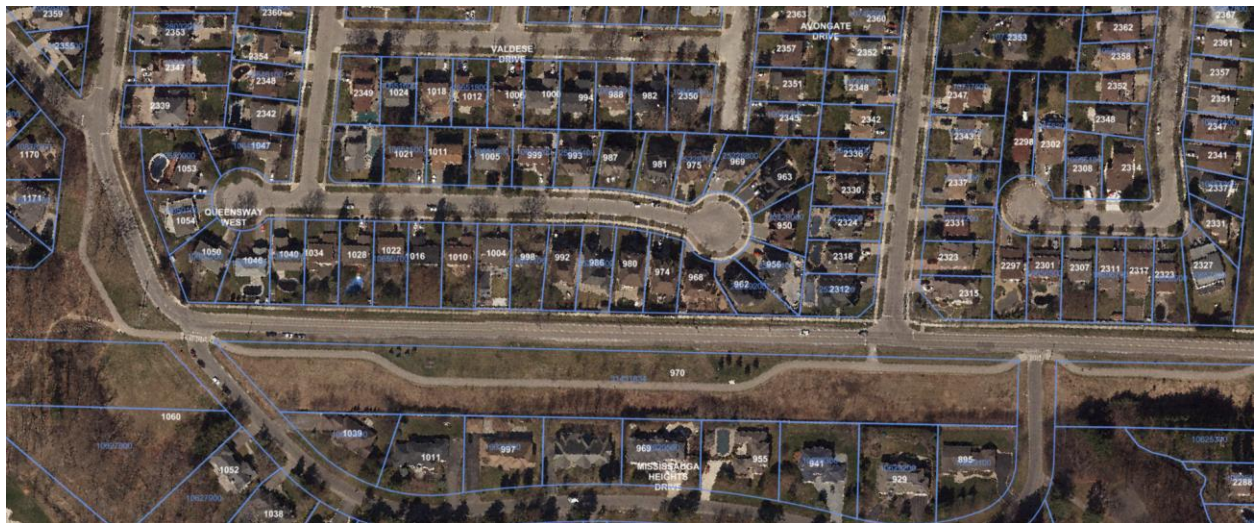
Zoning: R2 - Residential

Other Applications: BP 9ALT 21-6763

Site and Area Context

The subject property is located north-east of the Queensway West and Glengarry Road intersection in the Erindale Neighbourhood. It currently contains a two storey detached dwelling with an attached garage and some landscape elements in both the front and rear yards. The surrounding neighbourhood context is exclusively detached dwellings on lots of varying sizes. The subject property has a frontage of +/- 18m (59ft) and an area of +/- 796.8m² (8,576.7ft²).

The applicant is proposing a covered deck at the rear of the property requiring a variance for lot coverage.



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 proposal maintains the permitted detached dwelling use, is appropriately sized and located for the subject property, and respects the surrounding context. Staff are satisfied that the general intent and purpose of the Official Plan are maintained.

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

The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff are satisfied that the proposal does not represent an overdevelopment of the subject property. The proposed deck does not span the full width of the existing dwelling nor does it protrude excessively beyond the rear walls of adjacent dwellings. Furthermore with the deck being open on the sides it limits the massing impact on the surrounding properties. Staff are satisfied 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 application proposes a minor increase to lot coverage that will not create any significant negative impacts to abutting properties or to the Queensway West, located to the rear of the subject lands. It represents appropriate development of the subject property that fits within the surrounding context and improves upon the existing rear yard amenity area.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are photos of the rear yard. Should Committee see merit in the applicant's request to construct a new covered deck, we request that the proposed roof be equipped with an eaves trough and the down spout(s) be directed such that drainage would not impact on the adjacent properties.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file BP 9ALT 21-6763. 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