

# City of Mississauga Department Comments

Date Finalized: 2021-10-20	File(s): A434.21 Ward 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-10-28 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A lot coverage of 27.39% whereas By-law 0225-2007, as amended requires a maximum lot coverage of 25.00% in this instance; and
2. A gross floor area of 314.72sq.m (approx. 3,387.62sq.ft) whereas By-law 0225-2007, as amended permits a maximum gross floor area of 272.62sq.m (approx. 2,934.46sq.ft) in this instance.

## Background

**Property Address:** 16 Alphonse Crescent

### Mississauga Official Plan

Character Area: Streetsville Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

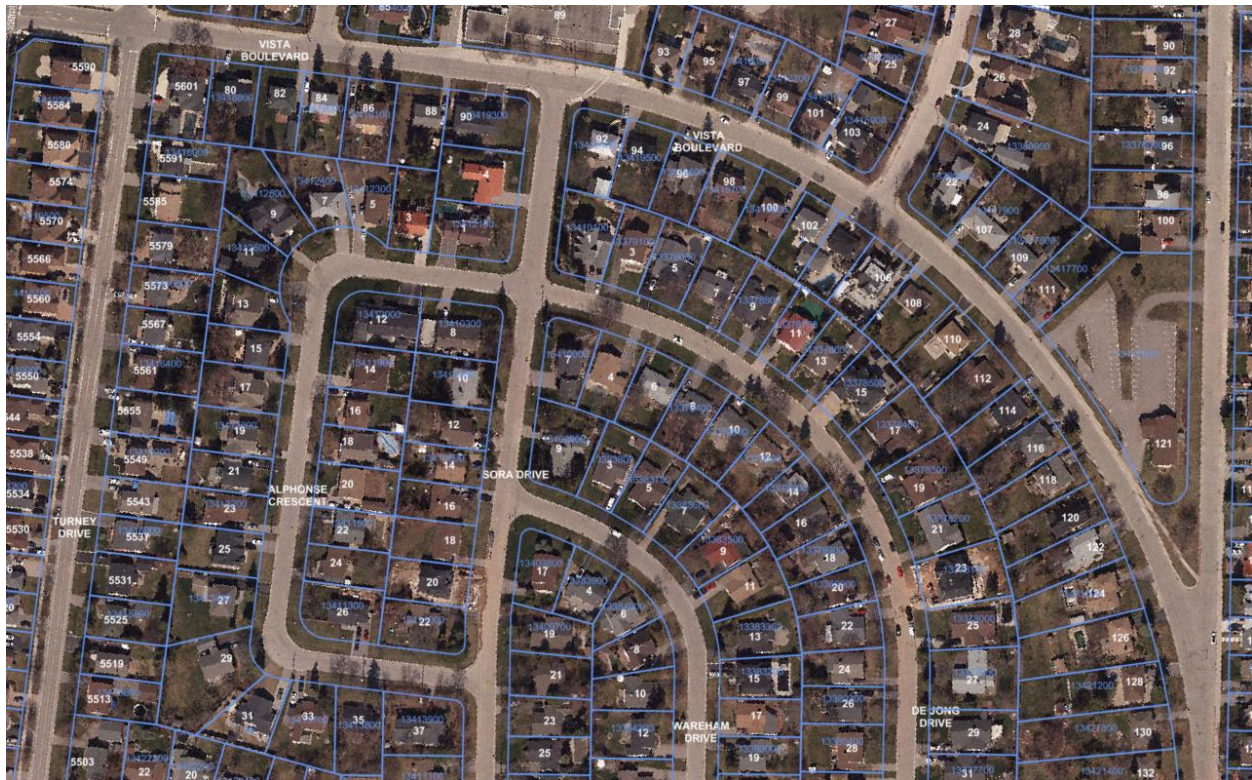
**Zoning:** R2-50 - Residential

**Other Applications:** None

### Site and Area Context

The subject property is located north-east of the Thomas Street and Erin Mills Parkway in the Streetsville neighbourhood. The property has a frontage of +/- 16.8m (55.1ft), a lot area of +/- 613.11m<sup>2</sup> (6,599.46ft<sup>2</sup>) and currently contains a detached, single storey dwelling. The surrounding neighbourhood context is comprised exclusively of detached dwellings on lots of generally similar sizes. There is limited vegetation and landscaping in both the front and rear yards.

The applicant is proposing to construct a new dwelling on the subject property requiring variances for lot coverage and gross floor area.



## 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 subject property is located in the Streetsville Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached 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. Staff are satisfied that the proposal is appropriate given it is a permitted use under the designation and the surrounding built form. Staff are of the opinion that the application maintains the general intent and purpose of the Official Plan.

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

The proposed variances request increases in the gross floor area and lot coverage. The intent of these provisions in the by-law is to prevent overdevelopment of the lot and maintain compatibility between existing dwellings, new dwellings, and the planned character of the neighbourhood. Staff are satisfied that the design of the proposed dwelling is sympathetic to both the planned character of the area and existing dwellings. It is appropriately sized and situated on the subject property, minimizing any potential impact. Staff are of the opinion that the application maintains the general intent and purpose of the Zoning By-law.

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

Staff are of the opinion that the proposal is desirable for the appropriate development of the subject lands. It is an appropriate land use and the dwelling is at a scale proportional to the lot size. Any impacts on abutting properties will be minor in nature.

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 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 is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Brandon Eidner, Zoning Examiner