

City of Mississauga Department Comments

Date Finalized: 2021-10-26	File(s): A224.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-11-04 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

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 44.47% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance;
2. An eave height of 9.47m (approx. 31.07ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 20.99ft) in this instance; and,
3. A building height of 10.49m (approx. 34.42ft.) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.5m (approx. 31.17ft) in this instance.

Background

Property Address: 1379 Alexandra Avenue

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM1-26 -Residential

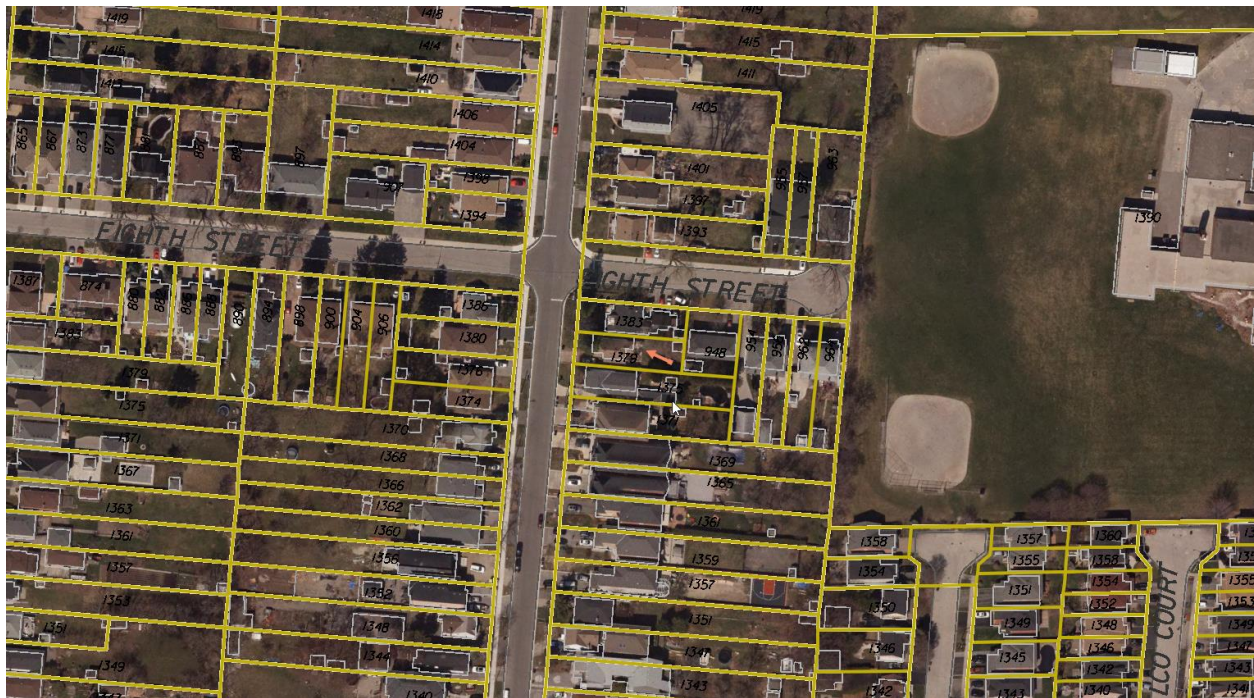
Other Applications

Pre-Application: 20-3827

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, northeast of Cawthra Road and Atwater Avenue. The neighbourhood is primarily residential, consisting of a mix of detached and semi-detached dwellings that are one and two storeys in height. The subject property contains an existing one storey detached dwelling with vegetation in the rear yard.

The applicant is proposing a new three-storey dwelling requiring variances related to lot coverage, deficient front and side yard setbacks and eave height.



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:

This application was previously deferred by the Committee of Adjustment on June 17th, 2021. Staff noted in the report dated June 9th, 2021, concerns with the excessive eave height proposed. Staff noted additional flat and sloped roof height variances would also be required to accommodate the proposed design. The applicant has since revised their proposal and submitted an entirely new set of drawings and variances.

Variance #1 proposes a lot coverage of 44.47% whereas a maximum of 40% is permitted. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot. In this instance, the excessive lot coverage is due to the proposed rear deck and front porch, which does not present any significant massing concerns to the abutting properties. The dwelling itself maintains a lot coverage of 37%, less than the maximum permitted.

Variances #2 and 3 pertain to building and eave height. Planning staff have discussed these changes with other staff, who have expressed concerns with the new proposal. Planning Staff are of the opinion that the proposed heights are still excessive resulting in a significant increase to the overall massing of the dwelling, which still presents concerns to the neighbouring properties and streetscape character.

Through conversations with the applicant, it was noted that additional variances would be required for front yard setbacks and flat roof height. Staff is of the opinion that these variances may still be required.

Staff is of the opinion that the application should be deferred to identify the correct variances required and to reduce the height variances required.

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 will be addressed through the future Building Permit Application process.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Preliminary Zoning Review application under file PREAPP 20-3827. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above captioned preliminary zoning review application submitted on 2021/02/10 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