

# City of Mississauga Department Comments

Date Finalized: 2021-11-02	File(s): A424.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-11-11 1:00:00 PM

## Consolidated Recommendation

The City has no objection to the variances, as amended. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

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

1. A total gross floor area of 351.17sq.m (approx. 3,779.96sq.ft) whereas By-law 0225-2007, as amended, requires a maximum gross floor area of 328.29sq.m (approx. 3,533.68sq.ft) in this instance; and
2. A dwelling unit depth of 20.45m (approx. 67.09ft) whereas By-law 0225-2007, as amended, requires a maximum dwelling unit depth of 20.00m (approx. 60.62ft) in this instance.

## Amendments

The applicant submitted a revised list of variances and drawings to staff on November 1<sup>st</sup>, 2021, as such, staff recommend that variance #1 be amended as follows:

1. A total gross floor area of 344.19m<sup>2</sup> (approx. 3,704.83ft<sup>2</sup>) whereas By-law 0225-2007, as amended, requires a maximum gross floor area of 328.29m<sup>2</sup> (approx. 3,533.68ft<sup>2</sup>) in this instance; and

## Background

**Property Address:** 1372 Wilson Avenue

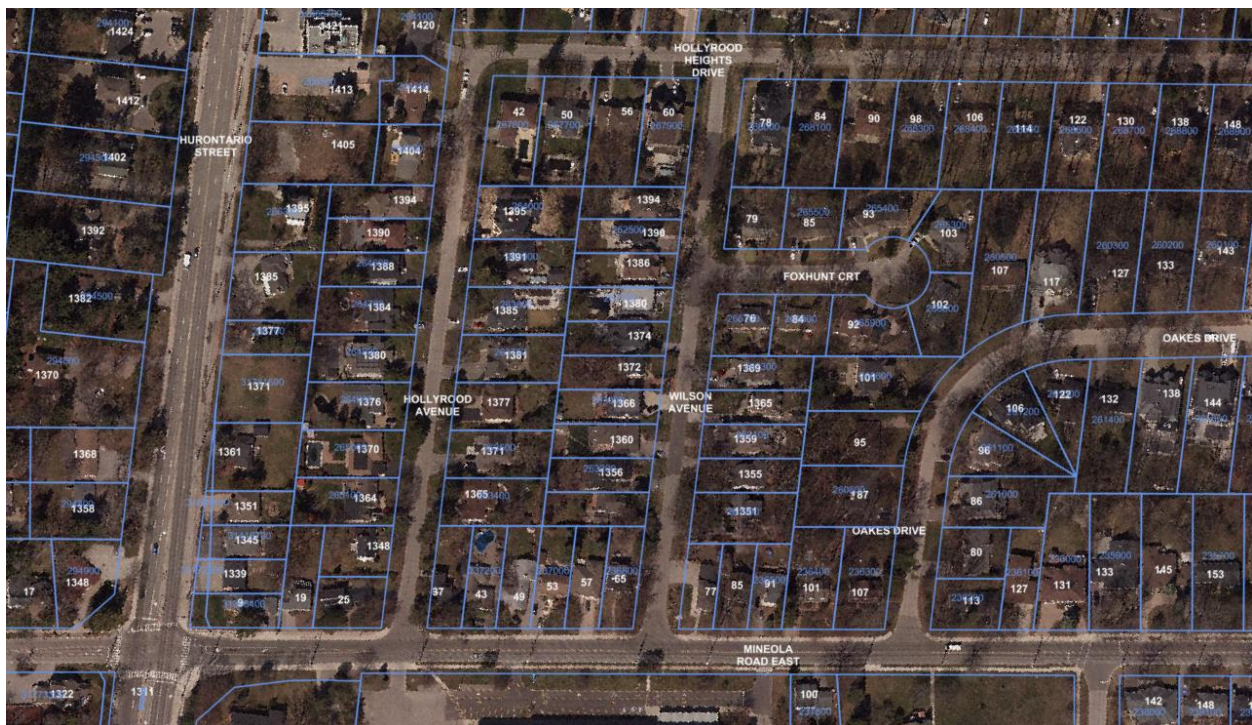
### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density I

**Zoning By-law 0225-2007****Zoning: R3-1 - Residential****Other Planning Applications:** Site Plan Infill – SPI 21-110 W1**Site and Area Context**

The subject property is located within the Mineola Neighbourhood Character Area, northeast of Mineola Road East and Hurontario Street. The immediate area consists of a mix of older and newer one and two storey-detached dwellings on lots with mature vegetation. The subject property contains an existing one-storey dwelling with mature vegetation in the front yard.

The applicant is proposing a new dwelling requiring variances for gross floor area and dwelling depth.



## 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 located within the Mineola Neighbourhood, and is designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings; semi-detached dwellings and duplex 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 detached dwelling is permitted within this designation and the proposal to increase the dwelling's gross floor area and dwelling depth would create a dwelling that is consistent with newer two storey dwellings in the immediate area. Staff is of the opinion that the general intent and purpose of the MOP is maintained.

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

Variance #1 pertains to gross floor area. The applicant proposes a gross floor area of 344.19m<sup>2</sup> (3,704.83ft<sup>2</sup>) where a maximum gross floor area of 328.29m<sup>2</sup> (3,533.68ft<sup>2</sup>) is permitted. The intent of the zoning by-law is to maintain compatibility between existing and newer dwellings in order to ensure the existing and planned character of a neighbourhood is preserved. The proposed dwelling contains architectural features that defines the first and second storey of the dwelling breaking-up the dwelling's overall massing. This results in an overall massing that is reflective of the neighbouring properties and community at large. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Variance #2 pertains to dwelling depth. The applicant proposes a dwelling unit depth of 20.45m (67.09ft) where a maximum dwelling unit depth of 20.00m (60.62ft) is permitted. The intent of the zoning provisions for dwelling depth are to minimize impacts of long walls on neighbouring lots as a direct result of the building massing. In this case, the increased dwelling depth is attributed to the proposed covered rear deck, which extends 3.81m (12.5ft) into the rear yard. The proposed covered rear patio is not to be closed in with exterior walls resulting in no massing issues.

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

The proposed dwelling maintains the existing and planned context of the surrounding area and does not pose a negative impact to the character of the neighbourhood. Furthermore, the dwelling

contains features that breaks up the overall massing of the dwelling, thereby maintaining compatibility with the newer two storey dwellings in the neighbourhood. Staff is of the opinion that the application represents orderly development of the lands and is minor in nature.

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 are being addressed through the Site Plan Application process, File SPI-21/110.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan Infill application under file SPI 21-110 W1. 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 following requested variance(s) or determine whether additional variance(s) will be required.

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:      Brandon Eidner, Zoning Examiner