

City of Mississauga Department Comments

Date Finalized: 2021-11-17	File(s): A483.21 Ward 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-11-25 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred to allow the applicant to redesign the proposed dwelling in order to reduce the proposed lot coverage.

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 43.93% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
2. A stairwell to facilitate a below grade entrance with an interior side yard setback of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended, requires an interior side yard setback of 1.20m (approx. 3.94ft) in this instance; and
3. An interior side yard setback of 1.31m (approx. 4.30ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance.

Amendments

We advise that the following variance be added:

4. An eaves encroachment of 0.95m (approx. 3.11ft) into interior side yard, on left side of building whereas By-law 0225-2007, as amended, permits a maximum encroachment of eaves of 0.45m (approx. 1.47ft) in this instance.

Background

Property Address: 2518 Stillmeadow Road

Mississauga Official Plan

Character Area: Cooksville Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

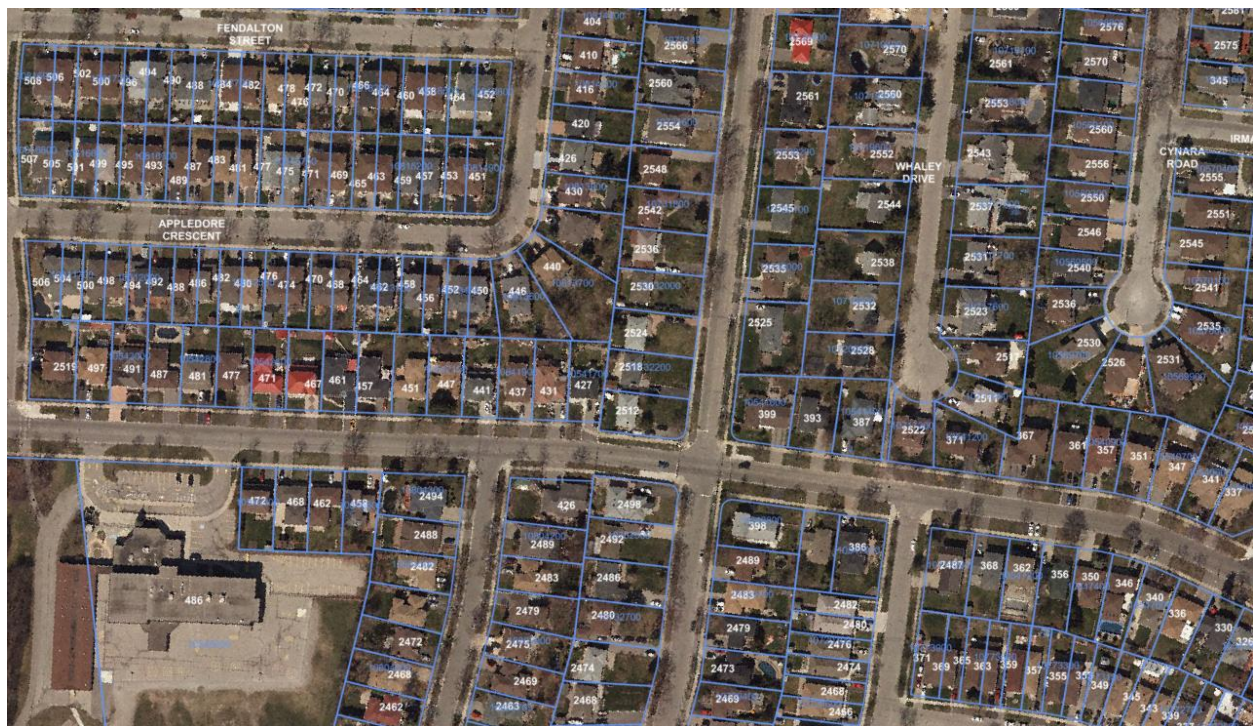
Zoning: R3 - Residential

Other Applications: PREAPP 21-7890

Site and Area Context

The subject property is located north-west of the Stillmeadow Road and Paisley Road West intersection in the Cooksville neighbourhood. It currently contains a single storey detached dwelling with a frontage of +/- 18.29m (60.01ft) and a lot area of +/- 696.89m² (7,501.26ft²). There are limited landscaping/vegetation elements in both the front and rear yards. The subject property, like several properties along the west side of Stillmeadow Road on this block, has the dwelling located closer to the rear of the property, creating a relatively small rear yard and a significant front yard.

The applicant is seeking to construct a new dwelling on the subject property requiring variances for lot coverage and setbacks.



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 located in the Cooksville Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex and triplex dwellings, as well as other low-rise dwellings with individual frontages. 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 concerned that the proposal is not in character or compatible with the surrounding context, which is categorized by older and smaller one to two storey dwellings as well as some new builds and renovations. Staff's concerns specifically relate to the proposed lot coverage. The intent behind restricting lot coverage is to ensure that there is not overdevelopment of the lot that is detrimental to the streetscape and abutting properties. The current proposal represents a significant development of the lot with massing that is out of character for the street and negatively impacts abutting properties. It is the opinion of staff that the scale of the proposed development is not minor nor is it in keeping with the neighbourhood. Staff therefore recommend that the application be deferred in order to allow the applicant the opportunity to redesign the dwelling to reduce the lot coverage.

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 proposed 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 currently processing a Preliminary Zoning Review application under file PREAPP 21-7890. Based on review of the information currently available in this permit application, the variances, as requested are correct. In addition, we advise that the following variance be added:

4. An eaves encroachment of 0.95m (approx. 3.11ft) into interior side yard, on left side of building whereas By-law 0225-2007, as amended, permits a maximum encroachment of eaves of 0.45m (approx. 1.47ft) in this instance.

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: Sherri Takaloo, Zoning Examiner