

City of Mississauga Department Comments

Date Finalized: 2021-11-17	File(s): A493.21 Ward 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-11-25 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred in order to allow the applicant to redesign the addition.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing:

1. A lot coverage of 41.91% whereas By-law 0225-007, as amended, permits a maximum lot coverage of 40.00% in this instance; and
2. A rear yard setback of 4.56m (approx. 14.96ft) whereas By-law 0225-007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance.

Background

Property Address: 6770 Gracefield Drive

Mississauga Official Plan

Character Area: Lisgar Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

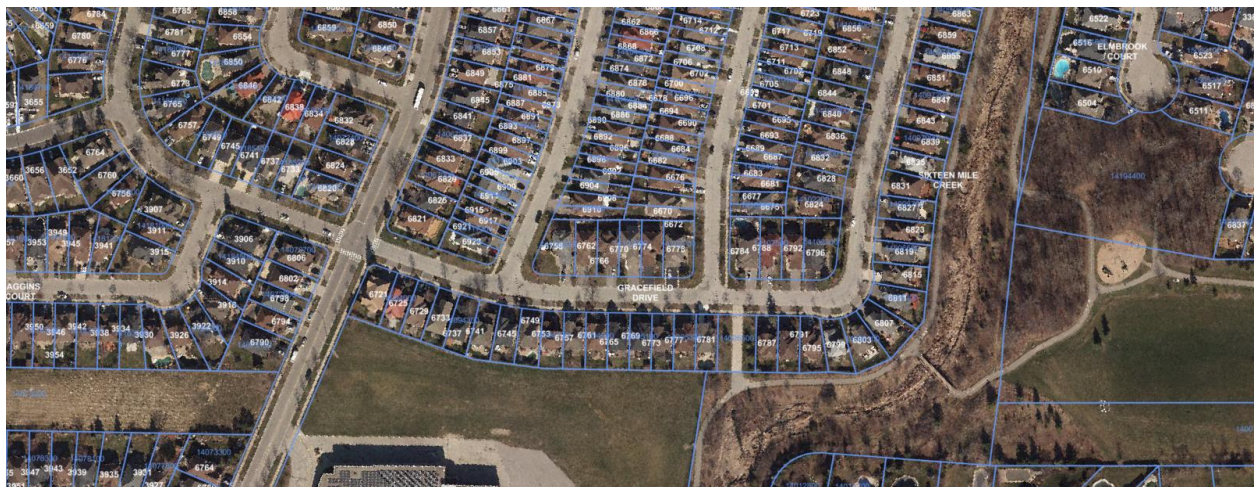
Zoning: R4 - Residential

Other Applications: BP 9ALT 16-3947

Site and Area Context

The subject property is located north-east of the Lisgar Drive and Gracefield Drive intersection in the Lisgar neighbourhood. It currently contains a detached dwelling on a lot with an area of +/- 398.33m² (4,287.59ft²). Limited vegetation/landscaping elements are present in both the front and rear yards. The surrounding context is exclusively residential, consisting of a mix of detached and semi-detached dwellings. The existing dwelling and subject property are similar in size and scale to the surrounding properties and detached dwellings.

The applicant is proposing a rear sunroom addition requiring variances for lot coverage and rear yard setback.



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 Lisgar 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. Variance 2 requests a reduction in the rear yard setback to the addition. The intent of the rear

yard setback is to ensure that both an adequate buffer exists between the massing of primary structures on adjoining properties, as well as create an appropriate amenity area within the rear yard. Staff are of the opinion that the proposed addition, in its current form, does not maintain an appropriate amenity area in the rear yard and is not compatible with the surrounding context as enclosed projections into the rear yard are not characteristic of the area. Staff therefore recommend that the application be deferred to allow the applicant to redesign the proposed addition and increase the rear yard setback.

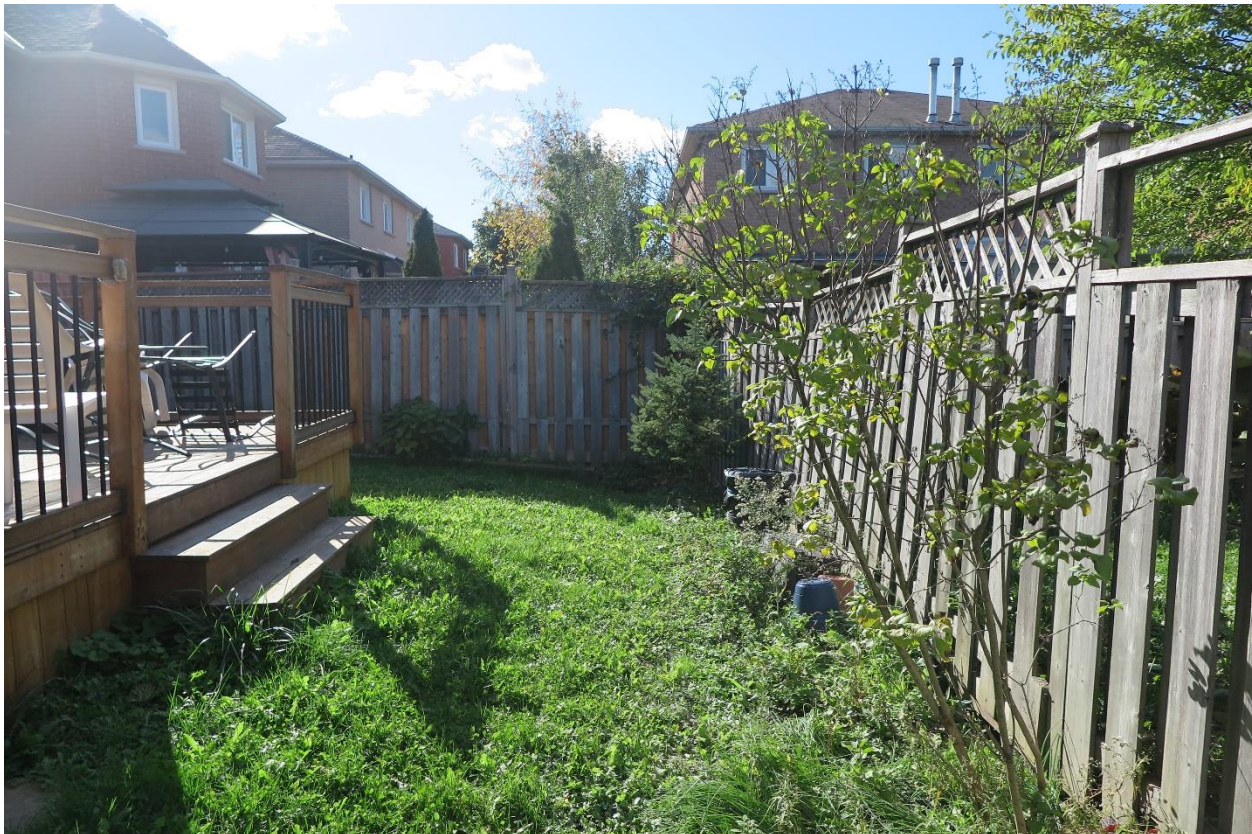
Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

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 addition will be addressed through the Building Permit process.

From our site inspection of the property we also note that there is a functioning catchbasin on this property and we foresee no drainage related concerns.





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 16-3947. 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 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