

City of Mississauga Department Comments

Date Finalized: 2021-09-28	File(s): A375.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-10-07 3:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred to permit the Applicant the opportunity to redesign.

Application Details

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

1. A gross floor area of 328.70sq.m (approx. 3538.10sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 296.90sq.m (approx. 3195.81sq.ft) in this instance; and
2. A building height measured to the eaves of 7.21m (approx. 23.65ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 20.99ft) in this instance.

Background

Property Address: 141 Eaglewood Boulevard

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-1 - Residential

Other Planning Applications: Site Plan Infill SPI 21-70 W1

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southeast of the Mineola Road East and Hurontario Street intersection. The neighbourhood is entirely residential, consisting of old and new one and two storey detached dwellings with significant vegetation in both the front and rear yards. The subject property contains an existing one storey dwelling with mature vegetation in the front, rear and side yards.

The application proposes to construct a new two storey dwelling requiring variances related to gross floor area 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:

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, duplex and triplex dwellings.

The proposed dwelling's eave height is excessive and will cause significant massing issues and will directly impact the neighbouring properties to the east and west. Furthermore, the easterly and westerly walls of the dwelling do not contain mitigating features to break up the dwelling's massing. Staff are not opposed to an increase of GFA on the subject property, however, staff are concerned that the proposed eave height and increased GFA may create a dwelling that does not maintain compatibility between the existing dwellings on the street or preserve the established character of the neighbourhood. As such, staff recommends that the application be deferred for redesign.

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-21/070.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a site plan application under file SPI 21-70. Based on latest review of the information currently available in this permit application on June 8th, we advise that a zoning review has not been completed and **more information has been requested** to determine whether more variances will be required.

Comments Prepared by: Zoning Examiner – Sherri Takaloo