

City of Mississauga Department Comments

Date Finalized: 2021-11-24	File(s): A345.21
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2021-12-02 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that no additional variances are required.

Application Details

1. A front yard measured to the front porch roof structure of 5.26m (approx. 17.26ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the front porch roof structure of 5.90m (approx. 19.36ft) in this instance.
2. A centerline setback measured from North Service Road to the porch roof structure of 16.70m (approx. 54.79ft) whereas By-law 0225-2007, as amended, requires a minimum centerline setback measured from North Service Road to the porch roof structure of 17.50m (approx. 57.41ft) in this instance.
3. A centerline setback measured from North Service Road to the carport of 15.00m (approx. 49.21ft) whereas By-law 0225-2007, as amended, requires a minimum centerline setback measured from North Service Road to the carport of 17.50m (approx. 57.41ft) in this instance;
4. A westerly side yard measured to the third storey of 0.92m (approx. 3.02ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the third storey of 2.42m (approx. 7.94ft) in this instance;
5. A westerly side yard measured to the carport of 0.62m (approx. 2.03ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the carport of 1.20m (approx. 3.94ft) in this instance; and
6. A building height measured to the eaves of 7.93m (approx. 26.02ft) 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: 835 North Service Road

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

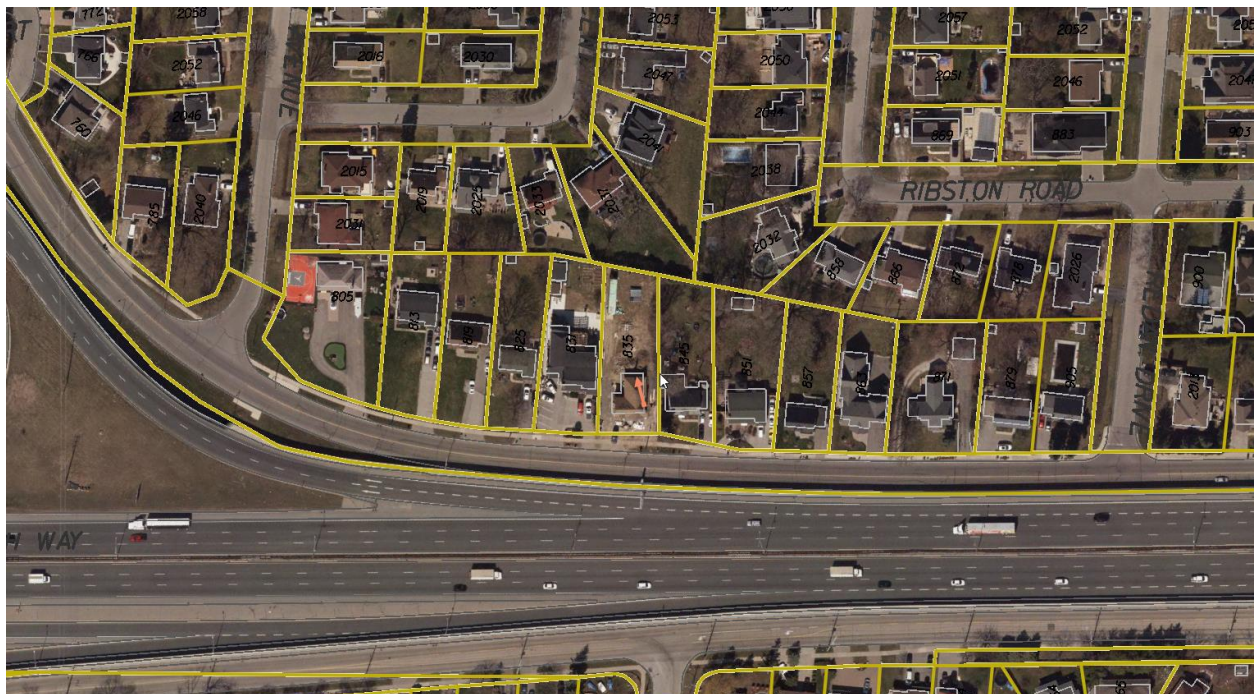
Zoning: R3-75- Residential

Other Applications: PRE-APP 21-5550, A307/19 (Approved)

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, east of Cawthra Road and the Queen Elizabeth Way (QEW). The area consists of one and two storey single detached dwellings with limited vegetation in the front and rear yards. The subject property contains a two storey detached dwelling with little vegetation in the rear yard.

The application proposes an addition to an existing detached dwelling requiring variances related to front yard, centreline setback, westerly side yards and building heights.



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 note that the above noted application was previously heard by the Committee of Adjustment on August 26th, 2021, and was subsequently deferred to allow the applicant an opportunity to redesign the dwelling to reduce the building height and increase the westerly setbacks proposed.

The applicant has since revised their proposal, removed the variance for overall height, and increased the westerly side yard setbacks. The new proposed westerly setback of the 3rd floor is 0.9m (3.0ft) on the north west corner, which was previously 0.6m (2.0ft), and 1.51m (4.95ft) on the south west corner, which was previously 1.21m (3.97ft) of the addition. Furthermore, the third floor of the dwelling has been pushed in by 0.3m (1.0ft).

As indicated in Staff's report dated August 18, 2021, Staff have no concerns with the remaining variances regarding the front yard and centreline setbacks. The applicant's revisions have mitigated staff's concerns with the dwelling's massing. Staff is of the opinion that the new proposal is appropriate and the revised setbacks will provide an adequate buffer between the subject property and the adjacent property to the west.

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 addition will be addressed through the current Building Permit application process, BP 9NEW 19-7265.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Brandon Eidner, Zoning Examiner