

City of Mississauga Department Comments

Date Finalized: 2021-11-29	File(s): A462.21
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2021-12-09 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

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

1. A gross floor area of 788.9sq.m (approx. 8,491.7sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 607.4sq.m (approx. 6,539.0sq.ft) in this instance; and
2. A side yard setback of 4.00m (approx. 13.12ft) whereas By-law 0225-2007, as amended, requires a maximum side yard setback of 2.42m (approx. 7.94ft) in this instance.

Background

Property Address: 945 Meadow Wood Road

Mississauga Official Plan

Character Area: Clarkson – Lorne Park Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-1 - Residential

Other Applications:

Building Permit BP 9ALT – 21-5854 (cancelled), Site Plan Infill 21-148 (withdrawn), Preliminary Application Review 21-278 (meeting waived)

Site and Area Context

The subject property is located within the Clarkson – Lorne Park Neighbourhood Neighbourhood Character Area, southeast of Clarkson Road North and Lakeshore Road West. The immediate area consists of plazas and buildings containing commercial units along Lakeshore Road West, as well as large one and two storey single detached dwellings on large lots with significant mature vegetation in the front and rear yards. The subject property contains a one storey detached dwelling with vegetation in the front yard.

The application proposes an addition to an existing detached dwelling requiring variances related to gross floor area and side yard 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 are as follows:

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, and duplex dwellings. Upon review of new two storey-detached dwellings in the neighbourhood, Staff are of the opinion that the gross floor area proposed is excessive and does not maintain compatibility between the existing dwellings on the street; nor would it preserve the established character of the

neighbourhood. Furthermore, the proposed dwelling does not contain any architectural features that would assist in breaking up the dwelling's overall massing, which will directly impact the neighbouring properties.

Staff note that the applicant has not provided floor plans as a part of their submission. In the absence of the supporting documents detailing how the dwelling will look and function, Planning Staff are unable to complete a thorough analysis and is of the opinion that any variance in this regard is premature until such time that the requested information is provided.

Staff also note that variance #2 appears to be incorrect, as the Zoning By-law does not contain any maximum side yard setback requirements.

Planning staff are unable to complete a full review of the application at this time and recommend the application be deferred to give the applicant an opportunity to redesign the dwelling, verify the variances requested with Zoning staff, and submit a revised list of variances and drawings.

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 are being addressed through the Site Plan Application process, File SP-21/148.



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 21-148. Based on review of the information currently available in this permit application, we advise that the accuracy of the variances or whether additional variances may be required can't be confirmed at this time, because a Zoning review has not yet been completed.

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