

City of Mississauga Department Comments

Date Finalized: 2021-12-01	File(s): A497.21 Ward 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-12-09 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application, subject to the condition. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing a lot coverage of 32.72% (approx. 271.00sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% (approx. 248.44sq.m) in this instance.

Recommended Conditions and Terms

The variance approved under file A497/21 shall not be in effect until the consent application under file B6/20 is finalized.

Background

Property Address: 745 Queensway West

Mississauga Official Plan

Character Area: Erindale Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

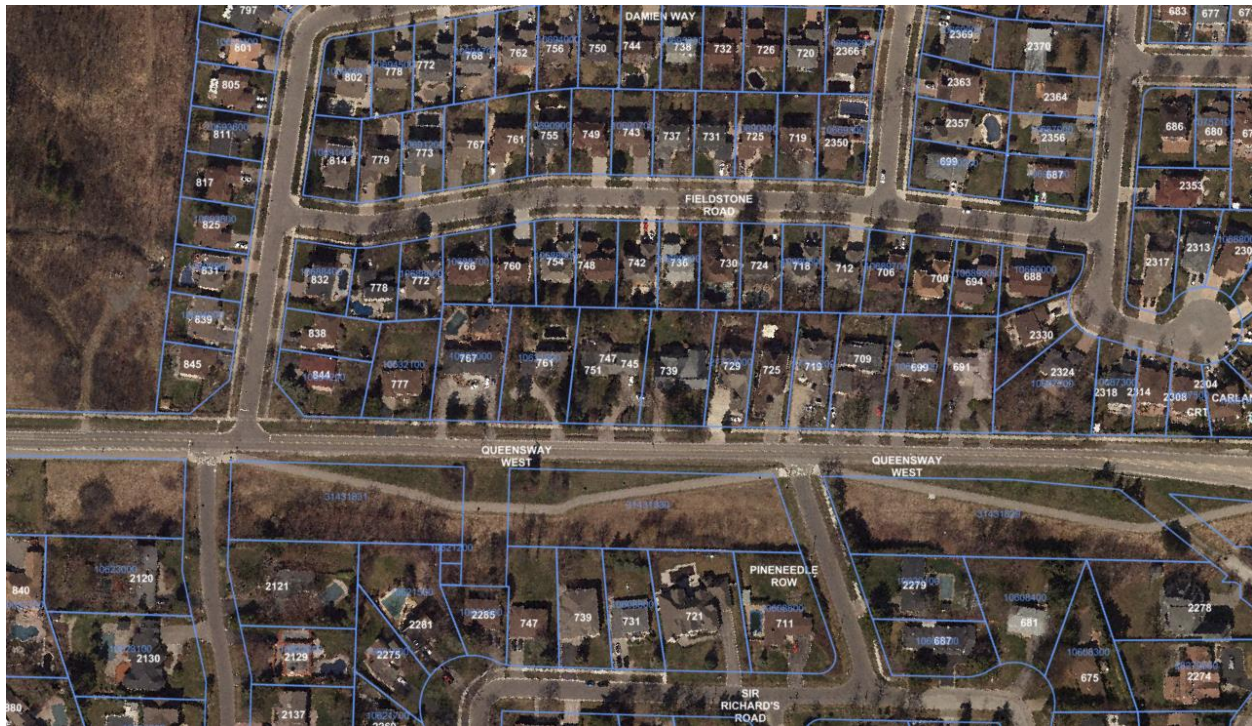
Zoning: R2 - Residential

Other Applications: None

Site and Area Context

The subject property is located on the north side of Queensway West, west of the intersection with Mavis Road. A demolition permit has been issued to demolish the existing detached dwelling on the site to facilitate a severance of the subject lands. Limited mature vegetation exists in both the front and rear yards of the subject property. The property, once severed, will have a frontage of +/- 16.05m (52.66ft) and an area of +/- 828.12m² (8,913.81ft²). The surrounding context is comprised exclusively of detached dwellings on various lot sizes both larger and smaller than the subject property.

The applicant is proposing to construct a new dwelling on the subject property requiring a variance for lot coverage.



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:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is located in the Erindale 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. The proposed detached dwelling conforms to the Official Plan and is appropriate in the surrounding context. The general intent and purpose of the Official Plan is therefore maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The sole requested variance proposes an increased lot coverage. The intent of restricting lot coverage is to ensure there isn't an overdevelopment of the lot that impacts the streetscape and abutting properties. The applicant has not requested any further variances for setbacks or building height which limits impacts to abutting properties. Furthermore the proposal is in line with previous redevelopment along the north side of this stretch of Queensway West and fits appropriately into the streetscape. Staff are satisfied that the proposal maintains the general intent and purpose of the Zoning By-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff are satisfied that the increase in lot coverage is minor in nature and will not create any undue impacts on surrounding properties or the streetscape. The plan for the detached dwelling represents appropriate development of the subject lands.

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 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