

City of Mississauga Department Comments

Date Finalized: 2021-11-29	File(s): A409.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-12-09 1:00:00 PM

Consolidated Recommendation

The City recommends refusal of Variance #1, and has no concerns with the remaining variances.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A flat roof dwelling height of 9.42m (approx. 30.91ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof dwelling height of 7.50m (approx. 24.61ft) in this instance; and
2. A front yard setback of 6.89m (approx. 22.60ft) to the porch stairs whereas By-law 0225-2007, as amended, requires a front yard setback of 7.40m (approx. 24.28ft) to the porch stairs in this instance; and
3. A combined width of side yards of 4.21m (approx. 13.81ft) whereas By-law 0225-2007, as amended, requires a combined width of side yards of 8.03m (approx. 26.35ft) in this instance.

Amendments

The Building Department is currently processing a building permit under file SPI 21-68. Based on review of the information currently available in this permit application, we advise that the following variance should be added:

4. A walkway attached to driveway with attachment of 4.4m (approx. 14.44ft) whereas By-law 0225-2007, as amended, permits a walkway attached to driveway with attachment of 1.5m (approx. 4.92ft) in this instance.

Background

Property Address: 1421 Glenburnie Rd

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Greenlands & Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-5 - Residential

Other Applications:

Site Plan Infill – 21-68-W1

Site and Area Context

The subject property is located within the Mineola Neighbourhood, northwest of Hurontario Street and Mineola Road West. The neighbourhood is entirely residential consisting of newer and older one and two storey-detached dwellings on lots with mature vegetation in the front yards. The subject property is a two storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a new dwelling requiring variances for flat roof height, front yard setback, combined width of side yards and a walkway attachment.



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 Committee of Adjustment previously deferred the above noted application on October 21st, 2021. In Staff's Report dated October 12, 2021, staff recommended refusal of Variance #1 and had no concerns with the remaining variances. Staff note that the applicant has not submitted a revised list of variances or drawings.

As such, Planning Staff continues to have concerns with the flat roof height proposed and recommends refusal of Variance #1, and has no concerns with the remaining variances.

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 SP-21/068.

Comments Prepared by: John Salvino, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file SPI 21-68. Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

1. A flat roof dwelling height of 9.42m (approx. 30.91ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof dwelling height of 7.50m (approx. 24.61ft) in this instance;
2. A front yard setback of 6.89m (approx. 22.60ft) to the porch stairs whereas By-law 0225-2007, as amended, requires a front yard setback of 7.40m (approx. 24.28ft) to the porch stairs in this instance;
3. A combined width of side yards of 4.21m (approx. 13.81ft) whereas By-law 0225-2007, as amended, requires a combined width of side yards of 8.03m (approx. 26.35ft) in this instance; and
4. A walkway attached to driveway with attachment of 4.4m (approx. 14.44ft) whereas By-law 0225-2007, as amended, permits a walkway attached to driveway with attachment of 1.5m (approx. 4.92ft) in this instance.

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: Alana Zheng, Zoning Examiner