

# City of Mississauga Department Comments

Date Finalized: 2021-12-08	File(s): A549.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-12-16 1:00:00 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 the construction of a new dwelling proposing:

1. A lot coverage of 35.74% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
2. A gross floor area of 377.59sq.m (approx. 4,064.34sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 328.73sq.m (approx. 3,538.42sq.ft) in this instance;
3. An interior side yard setback (westerly) of 1.44m (approx. 4.72m) to the second floor whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance;
4. An interior side yard setback (westerly) of 1.01m (approx. 3.31ft) to the second floor eaves overhang whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.36m (approx. 4.46ft) in this instance;
5. A combined width of side yards of 2.64m (approx. 8.66ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 3.60m (approx. 11.81ft) in this instance;
6. A height of eaves of 7.31m (approx. 23.98ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.40m (approx. 21.00ft) in this instance;
7. A garage projection of 1.13m (approx. 3.71ft) beyond a front wall of the first storey whereas By-law 0225-2007, as amended, permits a maximum projection of the garage beyond the front wall of the first storey of 0.0m in this instance.

## Background

**Property Address:** 1340 Northaven Drive

### 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 21 150, PAM Infill Housing – PAM 21-372

### Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, northwest of Cawthra Road and Atwater Avenue. The immediate area consists of one and two storey-detached dwellings with mature vegetation in the front yards. The subject property contains an existing one-storey dwelling with mature vegetation in the front yard.

The applicant is proposing a new dwelling requiring variances related to eave height, lot coverage, gross floor area, interior and combined side yard setbacks and garage projection.



## 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. 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.

The proposed dwelling's eave height will cause massing issues and directly impact neighbouring properties. The applicant has also proposed a garage projection, which is generally uncommon for detached dwellings in the immediate area. Furthermore, the proposed garage is viewed as a dominant feature of the dwelling as it clearly projects outward beyond the first and second storeys of the dwelling. Furthermore, the garage has its own roofline, which architecturally sets the garage apart from the rest of the dwelling. Located above the garage is a balcony that draws in additional attention to the garage.

As such, staff recommends deferral of the application to give the applicant an opportunity to redesign the proposal.

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 will be addressed through the Site Plan Application process, File SPM-21/150.



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 21-150 W1. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested

variance(s) or determine whether additional variance(s) will be required.

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: Brandon Eidner, Zoning Examiner