

City of Mississauga Department Comments

Date Finalized: 2021-12-22	File(s): A562.21
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-01-13 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 of a new dwelling proposing:

1. A lot coverage of 32.3% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% in this instance;
2. A gross floor area of 546.27sq.m (approx. 5,880.00sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 412.65sq.m (approx. 4,441.73sq.ft) in this instance;
3. A building height of 9.5m (approx. 31.2ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.0m (approx. 29.5ft) in this instance;
4. A dwelling unit depth of 24.13m (approx. 79.17ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
5. An interior side yard setback (southerly) of 2.12m (approx. 6.96ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 2.41m (approx. 7.91ft) in this instance; and
6. A driveway width of 8.79m (approx. 28.84ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width 6.00m (approx. 19.69ft) in this instance.

Background

Property Address: 779 Indian Road

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R2-4 - Residential

Other Applications:

Preliminary Application Meeting – PAM 21 265, Site Plan Infill – SPI 21 139, Preliminary Application Zoning Review – PREAPP 21 5151

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, west of Indian Road and Mississauga Road. The immediate area consists of older and newer one and two storey-detached dwellings on large lots with mature vegetation in the front yards. The subject property contains an existing one and a half storey dwelling with mature vegetation in the front yard.

The applicant is proposing a new dwelling requiring variances related to lot coverage, gross floor area, building height, dwelling depth, interior side yard setback and driveway width.



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:

The subject property is designated Residential Low Density I on Schedule 10 of the Mississauga Official Plan (MOP), which permits detached 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. Staff is also concerned that the proposed dwelling depth combined with the proposed increased gross floor area will cause massing issues and directly impact neighbouring properties. Staff have no immediate concerns with the remaining variances proposed.

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 are being addressed through the Site Plan Application process, File SPI-20/139.



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 21-139. Based on review of the information currently available in this permit application, the variances, as requested are correct.

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