

City of Mississauga Department Comments

Date Finalized: 2022-01-12	File(s): A567.21 Ward 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-01-20 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow an existing dwelling with a dwelling unit depth of 24.33m (approx. 79.82ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance.

Background

Property Address: 1123 Halliday Avenue

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3-75 - Residential

Other Applications:

Building Permits: BP 9ALT 21 8791 and BP 9ALT 21 8790

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, on the northwestern corner of Applewood Road and Halliday Avenue. The immediate area consists of a mix of one and two storey-detached dwellings on lots with mature vegetation. The subject property contains an existing one-storey dwelling with mature vegetation in the front and side yards.

The applicant is seeking to enclose an existing carport and convert it into an attached garage. As such, the new development requires a variance for dwelling depth.



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 located in the Lakeview Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits single, semi-detached and duplex dwellings.

The intent of the zoning provisions for dwelling depth are to minimize impacts of long walls on neighbouring lots as a direct result of the building massing. Staff have reviewed the applicant's variance request, and note that the dwelling requiring the variance is existing. The applicant is seeking to enclose an existing carport and convert it into an attached garage. As such, the new development requires a variance for dwelling depth. Staff are of the opinion that the variance will have a negligible impact on abutting properties, as a carport currently exists where the attached garage is proposed. Further, the attached garage will not add significant massing to the existing dwelling. Lastly, the dwelling is significantly setback from Halliday Avenue and Applewood Road and the front and side yards contain significant mature vegetation, which screens much of the dwelling to lessen any impacts to the streetscape.

Through a detailed review of the application, staff are of the opinion that the application is appropriate to be handled through the minor variance process and that the application raises no concerns of a planning nature.

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 proposal are being addressed by our Development Construction Section through the Building Permit process, File BP 9ALT 21/8791.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9ALT 21-8790. 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: Brandon Eidner, Zoning Examiner