

City of Mississauga Department Comments

Date Finalized: 2022-03-02	File(s): A462.21
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-03-10 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred to permit the Applicant the opportunity to redesign the dwelling.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction an addition proposing:

1. A gross floor area of 681.60sq.m (approx. 7336.68sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 607.4sq.m (approx. 6,539.0sq.ft) in this instance;
2. A combined width of side yards of 5.69m (approx. 18.67ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 8.19m (approx. 26.87ft) in this instance; and
3. A garage area of 93.60sq.m (approx. 1007.50sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq.m (approx. 807.29sq.ft) in this instance.

Background

Property Address: 945 Meadow Wood Road

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R2-1 - Residential

Other Applications:

Building Permit BP 9ALT – 21-5854 (cancelled), Site Plan Infill 21-148, Preliminary Application Review 21-278 (meeting waived)

Site and Area Context

The subject property is located within the Clarkson – Lorne Park Neighbourhood Character Area, southeast of Clarkson Road North and Lakeshore Road West. The immediate area consists of plazas and buildings containing commercial units along Lakeshore Road West, as well as large one and two-storey single detached dwellings on large lots with significant mature vegetation in both the front and rear yards. The subject property contains a one-storey detached dwelling with vegetation in the front yard.

The application proposes an addition to an existing detached dwelling requiring variances related to gross floor area, side yard setbacks, and garage area.



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 I in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached and duplex dwellings.

This application was previously heard by the Committee of Adjustment on December 12th, 2021 and deferred to give the applicant an opportunity to redesign the dwelling, verify the variances requested with Zoning staff, and submit a revised list of variances and drawings.

While the applicant has reduced the proposed dwelling's gross floor area, Staff are still 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. In addition to this, there is significant open to below space above the ground floor of the attached garage and within the foyer of the home. Open to below space adds to the dwellings massing. The proposed dwelling does not contain any architectural features that would assist in breaking up the dwelling's overall massing, which will directly impact the neighbouring properties.

The intent in restricting the size of an attached garage is to ensure that the detached dwelling remains residential in nature. Furthermore, this portion of the by-law serves to minimize the visual impact resulting from multiple, or excessive garage faces from a streetscape perspective. Staff note that the applicant has provided updated floor plans with this submission. Upon review of the updated floor plans, staff note that the reduction in gross floor area is attributable to the removal of rooms that were previously located above the ground floor of the garage. While the removal of these rooms allows for a decrease in overall gross floor area, this creates significant open to below space which contributes to the overall massing of the garage. Staff are of the opinion that the proposed garage area increase is significant. The massing of the proposed attached garage at two storeys in height, in conjunction with little to no articulation of the structure creates massing significant concerns for neighbouring properties, and when viewed from the streetscape. Staff has no concerns with the remaining variance.

Planning staff recommend the application be deferred to give the applicant an opportunity to redesign the dwelling, verify the variances requested with Zoning staff and submit a revised list of variances and drawings.

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 addition will be addressed through the Site Plan Application process, File SPI-21/148.

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 21-148. 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: Sherri Takaloo, Zoning Examiner