

City of Mississauga Department Comments

Date Finalized: 2022-03-16	File(s): A120.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-03-24 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred to allow the applicant the opportunity to redesign the dwelling.

Application Details

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

1. A gross floor area of 502.98sq.m (approx. 5,414.03sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 422.44sq.m (approx. 4,547.11sq.ft) in this instance;
2. A walkway attachment of 2.26m (approx. 7.41ft) to the driveway whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.5m (approx. 4.92ft) to a driveway in this instance; and,
3. A combined width of side yards of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 7.82m (approx. 25.66ft) in this instance.

Background

Property Address: 1493 Elite Rd

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 Zoning Review application – PREAPP 21-9610
Pre-Application Meeting – PAM 22-85

Site and Area Context

The subject property is located within the Clarkson – Lorne Park Neighbourhood Character Area, northwest of the Lorne Park Road and Truscott Drive intersection. Located south of the subject property on Truscott Drive is the Lorne Park Library. The immediate area consists of one and two-storey single detached dwellings with significant mature vegetation in both the front and rear yards. The subject property contains a one and a half storey detached dwelling with vegetation in the front yard.

The application proposes a new detached dwelling requiring variances related to gross floor area, sidewalk attachment and side yard 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 in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, and duplex dwellings. Upon the review of a new two storey-detached dwellings in the neighbourhood, Staff are of the opinion that the proposed gross floor area for the dwelling is excessive and does not maintain

compatibility between the existing dwellings on the street; nor would it preserve the established character of the neighbourhood. Furthermore, the proposed dwelling contains significant open to below space at the rear. While this does not contribute to the gross floor area of the dwelling, it contributes to the dwelling's overall massing, which will directly impact the neighbouring properties.

Staff have no immediate concerns with the remaining variances. Planning staff recommend the application be deferred to give the applicant an opportunity to redesign the dwelling.

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 by through the future Site Plan approval process.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Preliminary Zoning Review application under file PREAPP 21-9610. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on 12/19/2021 for the above captioned building permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Adam McCormack, Zoning Examiner