

# City of Mississauga Department Comments

Date Finalized: 2022-03-23	File(s): A96.22 Ward 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-03-31 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 gross floor area of 331.59sq.m (approx. 3,569.21sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 283.81sq.m (approx. 3,054.91sq.ft) in this instance;
2. A lot coverage of 41.40% (approx. 276.86sq.m or 2,980.10sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (approx. 167.26sq.m or 1,800.37sq.ft) in this instance; and,
3. An eaves height of 6.97m (approx. 22.87ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance.

## Background

**Property Address:** 18 Sora Drive

### Mississauga Official Plan

Character Area: Streetsville Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R2-50 - Residential

**Other Applications:** None

## Site and Area Context

The property is located north-east of the Erin Mills Parkway and Thomas Street intersection and currently houses a single-storey detached dwelling. Contextually, the surrounding neighbourhood consists exclusively of detached dwellings. While new construction is present, it is not prevalent in this neighbourhood. The subject property is an interior parcel with a lot area of approximately  $\pm 668.5\text{m}^2$  (7,195.7ft<sup>2</sup>) and a lot frontage of approximately  $\pm 18.29\text{m}$  (60.01ft). Properties in the immediate area are of similar sizes with moderate vegetative / natural landscaped elements within the front yards.

The applicant is proposing a new dwelling requiring variances for gross floor area, lot coverage, and height measured to the eaves.



## 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 located in the Streetsville Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits only detached dwellings in this instance. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area.

The applicant is proposing variances to the maximum permitted gross floor area, lot coverage, and eave height. The intent of these regulations are to: prevent the overdevelopment of the lot and limit massing impacts to the streetscape and abutting properties, maintain compatibility between existing and new dwellings, and lessen the visual massing of the dwelling.

While the proposed increase in gross floor area may seem minor in nature, staff note the presence of large open to below areas on the second floor of the proposed dwelling. While these areas do not count towards the total gross floor area, they do increase the massing of the structure from an abutting properties and streetscape perspective. Furthermore the proposed coverage represents a significant variance from the permissions of the by-law which further exacerbates the massing of the structure. In regards to the eave height, staff note that the property only has minimal grade changes and that the full impact of the increased eave height would be noticeable from both the streetscape and abutting properties.

Given the above, Planning staff recommend that the application be deferred in order to allow the applicant to reduce the eave height and overall massing of the proposal.

Comments Prepared by: Alexander Davies, 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 new dwelling will be addressed through the Building Permit Process.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

We note that a Building Permit is required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Brandon Eidner, Zoning Examiner