

City of Mississauga Department Comments

Date Finalized: 2022-03-23	File(s): A168.22 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 an addition proposing:

1. A gross floor area of 485.85sq.m (approx. 5,229.65sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 346.47sq.m (approx. 3,729.37ft) in this instance;
2. An eaves height of 6.53m (approx. 21.42ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance; and,
3. A roof ridge height of 9.65m (approx. 31.66ft) whereas By-law 0225-2007, as amended, permits a maximum roof ridge height of 9.0m (approx. 29.53ft) in this instance.

Amendments

We advise that the following variance(s) should be added as follows:

4. An A/C Unit proposed within the front yard, whereas By-law 0225-2007, as amended, does not permit an A/C Unit to be located within the front yard, in this instance.

Background

Property Address: 260 Hillside Dr

Mississauga Official Plan

Character Area: Streetsville Neighbourhood

Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3-69 - Residential

Other Applications: PREAPP 21-10041

Site and Area Context

The subject property is located south-east of the Thomas Street and McFarren Boulevard intersection in the Streetsville neighbourhood. It currently contains a detached dwelling with a lot frontage of +/- 17.9m (58.7ft) and a lot area of +/- 981.23m² (10,562ft²). There are limited landscaping and vegetation elements in both the front and rear yards. The surrounding area context is exclusively residential, consisting of a mix of detached, semi-detached, and townhouse dwellings.

The applicant is proposing to construct a new detached dwelling requiring variances for gross floor area, eave height, and overall height.



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.

Staff have concerns surrounding the proposed gross floor area increase. The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings and ensure the existing and planned character of a neighbourhood is preserved. Planning staff are of the opinion that the proposed gross floor area creates a significant massing impact on both abutting properties and the streetscape. Furthermore the proposal would significantly overshadow adjacent dwellings and would not maintain the planned character of the neighbourhood. Staff also note that the proposal includes open to below areas, which are not accounted for in the GFA however do create additional massing.

In addition to the concerns around the proposed gross floor area, staff may have additional concerns relating to the overall height of the structure. In order to further examine this variance staff request additional information be provided relating to the heights of different points of the roof structure.

Given the above, Planning staff are of the opinion that the current proposal does not maintain the general intent of the official plan or zoning by-law and is not minor in nature. Staff therefore recommend that the application be deferred to allow the applicant to redesign the dwelling.

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 second floor addition will be addressed through the Building Permit Process.

The Ground Floor Plan submitted depicts a trench drain in front of the garage along with a note indicating that the foundation wall at the garage access is to be dropped down. From the information provided we are unsure as to where the trench drain is to be connected nor if it can be accommodated by gravity flow to the 525mm storm sewer on Hillside Drive.

From our site inspection and from the grades depicted on the Site Plan submitted, the topography of this property is such that the front of the property is at a higher elevation and sloped in a manner that drainage is directed towards the rear. There is a storm sewer easement shared with the abutting and rear properties which contains a 375mm storm pipe, however, this proposal has no impact on the existing easement.

In view of the above, and acknowledging that this is a second storey addition where the existing building foundations are to remain and no variances for any reduced side yard setbacks are being requested, we note that any drainage related issues can and will be addressed through the detailed grading review at the time of the Building Permit Process.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Preliminary Zoning Review application under file PREAPP 21-10041. Based on review of the information currently available for this building permit, the variance(s) as requested, are correct.

Furthermore, we advise that the following variance(s) should be added as follows:

4. An A/C Unit proposed within the front yard, whereas By-law 0225-2007, as amended, does not permit an A/C Unit to be located within the front yard, in this instance.

Our comments are based on the plans received by Zoning staff on 01/31/2022 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

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procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Adam McCormack, Zoning Examiner