

City of Mississauga Department Comments

Date Finalized: 2022-04-13	File(s): A179.22 Ward 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-04-21 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. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

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

1. An height to underside of eaves of 7.39m (approx. 24.25ft) whereas By-law 0225-2007, as amended, permits a maximum height to underside of eaves of 6.40m (approx. 21.00ft) in this instance; and,
2. An interior side yard setback (easterly) of 1.226m (approx. 4.022ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance.

Background

Property Address: 907 Third St

Mississauga Official Plan

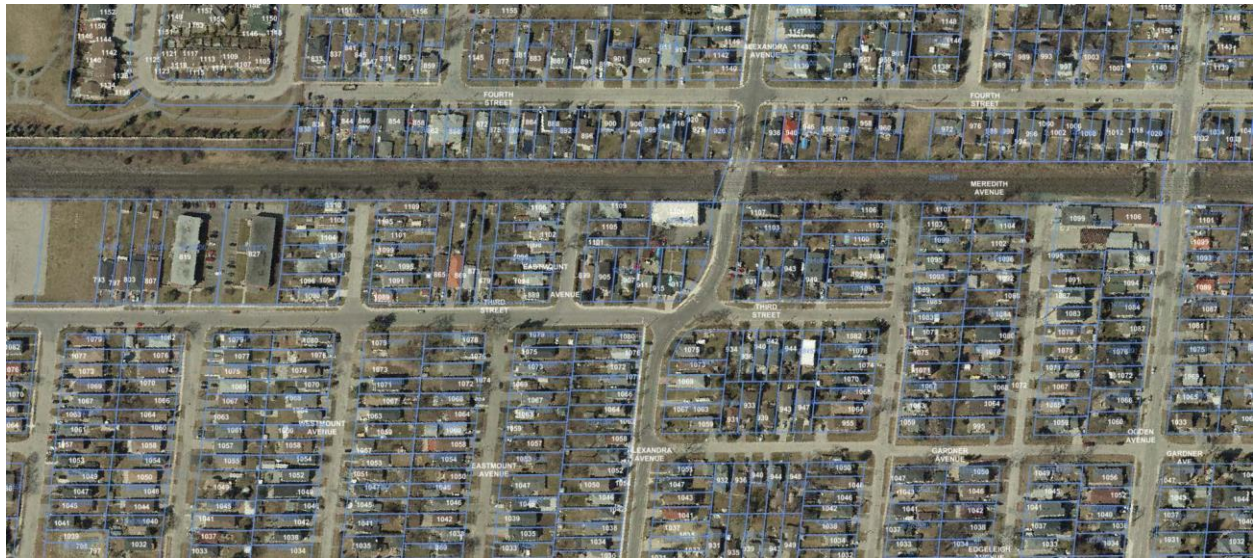
Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3-75 - Residential

Site and Area Context

The application proposes a new two-storey single detached dwelling requiring variances for eave height and interior side yard setback.



Planning

Staff comments concerning the application are as follows:

Variance #1 pertains to eave height. The intent of restricting height to the highest ridge and eave height is to lessen the visual massing of dwelling, while lowering the overall pitch of the roof by bringing the edge of the roof closer to the ground. This results in the dwelling having a

more human scale. The proposed eave height does not pose any massing concerns, especially when considering no overall height variance is requested. Staff also note that there is a 0.34m discrepancy between the average and established grade. Therefore, when standing perpendicular to the dwelling's façade from the street, the eaves would appear to be 7.05m in height, which is a minor deviation from the maximum eave height permitted.

Variance #2 pertains to an interior side yard setback. The general intent of this portion of the by-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties, and that access to the rear yard ultimately remains unencumbered. The proposed interior side yard setback is generally consistent with setbacks found in the immediate area. Furthermore, the setback will ensure an adequate buffer between the dwelling and the abutting properties. Access to the rear yard will remain unobstructed from both the easterly and westerly side yards.

Through a detailed review of the application, staff is of the opinion that the proposed use is desirable and is appropriate to be handled through the minor variance process. 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 proposed dwelling will be addressed through the future Building Permit Application process.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department has processed a Preliminary Zoning Review application under file PREAPP 21-8662. 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. Furthermore, a Building Permit is required for the proposed construction.

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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

Appendix 3 – Parks, Forestry & Environment