

# City of Mississauga Department Comments

Date Finalized: 2022-04-13	File(s): A184.22 Ward 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-04-21 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

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

1. A lot coverage of 34.2% (approx. 262.02sq.m or 2,820.36sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.0% (approx. 191.48sq.m or 2,061.07sq.ft) in this instance;
2. A gross floor area of 357.70sq.m (approx. 3,850.25sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 303.19sq.m (approx. 3,263.51sq.ft) in this instance;
3. A height to underside of eaves of 7.11m (approx. 23.33ft) 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,
4. A height to highest ridge of 9.36m (approx. 30.71ft) whereas By-law 0225-2007, as amended, permits a maximum height to highest ridge of 9.00m (approx. 29.53ft) in this instance.

## Background

**Property Address:** 108 Vista Blvd

### Mississauga Official Plan

Character Area: Streetsville Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

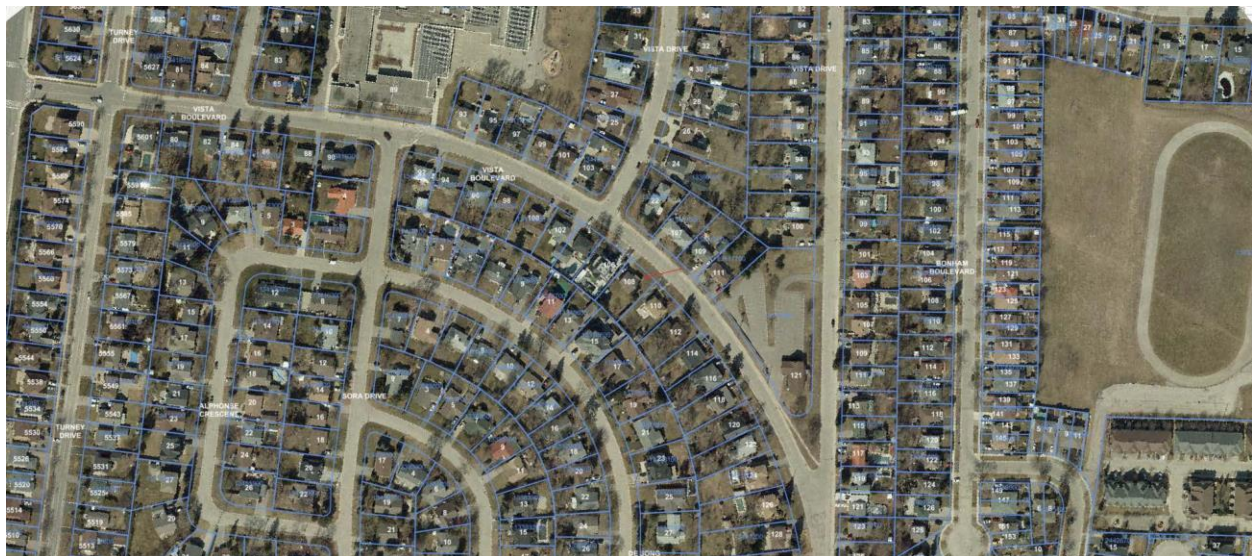
**Zoning:** R2-50 - Residential

**Other Applications:** BP 9NEW 21-9790

### 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 +/- 812.09m<sup>2</sup> (8,741.26ft<sup>2</sup>) and a lot frontage of approximately +/- 21.9m (71.9ft). Properties in the immediate area are of similar sizes with limited vegetative / natural landscaped elements within the front yards.

The applicant is proposing a new dwelling requiring variances for gross floor area, lot coverage, overall height, 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:

**Does the proposal maintain the general intent and purpose of the Official Plan?**

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. This designation permits only detached dwellings in this instance. Section 9 of the 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 proposed dwelling maintains the permitted residential use and is designed in a way that respects both the existing site conditions and the surrounding context. Planning staff are satisfied that the general intent and purpose of the official plan are maintained.

**Does the proposal maintain the general intent and purpose of the Zoning By-law?**

Variance 1 requests an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. While the coverage increase appears to be significant on paper, staff note that the increase is not entirely attributable to the proposed dwelling. Approximately 1.9% of the proposed coverage is attributed to the proposed rear yard sheds. Furthermore an additional 3.26% of the proposed lot coverage is due to excessive eave overhangs and a small covered porch, which does not create the same massing impacts as the enclosed portion of dwelling. The enclosed dwelling itself represents a lot coverage of 29.01%, which is a modest increase from the permissions of the by-law. Staff are therefore satisfied that the proposal does not represent an overdevelopment of the subject property.

Variance 2 requests an increase in gross floor area. The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings in order to ensure the existing and planned character of a neighbourhood is preserved. While the revised proposal represents an increase to the permissions of the by-law, staff are satisfied that the revised proposal appropriately balances the existing built form and character of the neighbourhood with the planned character envisioned by the by-law.

Variances 3 & 4 relate to the height of the structure. Variance 3 requests an increase in height to the eaves, and variance 4 is to permit an increase in height to the highest ridge. The intent of restricting height to the highest ridge and eaves is to lessen the visual massing of dwelling, while lowering the overall pitch of the roof and bringing the edge of the roof closer to the ground. This keeps the overall height of the dwelling within human scale. The subject property slopes from a higher elevation on the western side to a lower elevation on the eastern side, presenting challenges due to the Average Grade calculation methodology. When considering the grades of the property staff are satisfied that the proposed increases in height are appropriate in this instance.

Given the above it is the opinion of Planning staff that the application maintains the general intent and purpose of the Zoning By-law.

**Is the proposal desirable for the appropriate development of the subject lands and minor in nature?**

Upon review of the application staff are satisfied that the proposal represents appropriate development of the subject lands. The variances, both individually and cumulatively, are minor in

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nature and will not create any undue impacts to adjoining properties or the planned or existing character of the area.

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 currently processing a Building Permit under file BP 9NEW 21-9790. Based on review of the information currently available in this permit application, the variances, as requested are correct.

We also advise that more information is required in order to determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above permit application submitted on 01/14/2022 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: Jeanine Benitez, Zoning Examiner