

City of Mississauga Department Comments

Date Finalized: 2022-05-04	File(s): A229.22 Ward 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-05-12 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 lot coverage of 32.56% (approx. 225.50sq.m or 2,427.26sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% (approx. 207.72sq.m or 2,235.88sq.ft) in this instance;
2. A gross floor area – infill residential of 367.54sq.m (approx. 3,956.17sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 288.48sq.m (approx. 3,105.17ft) in this instance;
3. A dwelling depth of 20.39m (approx. 66.90ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance; and,
4. An eaves height of 6.72m (approx. 22.05ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance.

Background

Property Address: 10 Arch Rd

Mississauga Official Plan

Character Area: Streetsville Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3-69 - Residential

Other Applications: None

Site and Area Context

The subject property is located south-east of the Britannia Road West and Queen Street South intersection in the Streetsville neighbourhood. It currently contains a single storey detached dwelling with a detached garage. Limited landscaping and vegetative elements are present in both the front and rear yards. The property has a lot frontage of +/- 15.24m (50ft) and a lot area of +/- 692.14m² (7,450.13ft²), which is characteristic of the surrounding area. The surrounding area context is predominantly residential, consisting mostly of detached dwelling, however commercial and industrial uses are present along Britannia Road West and Queen Street South.

The applicant is proposing to construct a new dwelling requiring variances for lot coverage, gross floor area, dwelling depth and eave 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. While instances of newer construction are present along Arch Road, only one required a variance for gross floor area and in that instance the lot was larger and able to accommodate the increase. Staff also note that the proposal includes open to below areas, which are not accounted for in the GFA however do create additional massing.

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 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.

Furthermore, 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

Appendix 3 – Region of Peel

Comments: Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at siteplanservicing@peelregion.ca

Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Region of Peel Site Servicing connection approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at siteplanservicing@peelregion.ca

Comments Prepared By: Camila Marczuk, Development Engineering