

City of Mississauga Department Comments

Date Finalized: 2022-05-11	File(s): A250.22 Ward 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-05-19 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred in order to allow the applicant to redesign the proposed dwelling.

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 387.67sq.m (approx. 4,172.85sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 263.00sq.m (approx. 2,830.91sq.ft) in this instance;
2. A combined width of side yards of 3.24m (approx. 10.63ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards 3.80m (approx. 12.47ft) in this instance;
3. A lot coverage of 36% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance.

Background

Property Address: 7132 Honeysuckle Ave

Mississauga Official Plan

Character Area: Malton Neighbourhood
Designation: Residential Low Density I

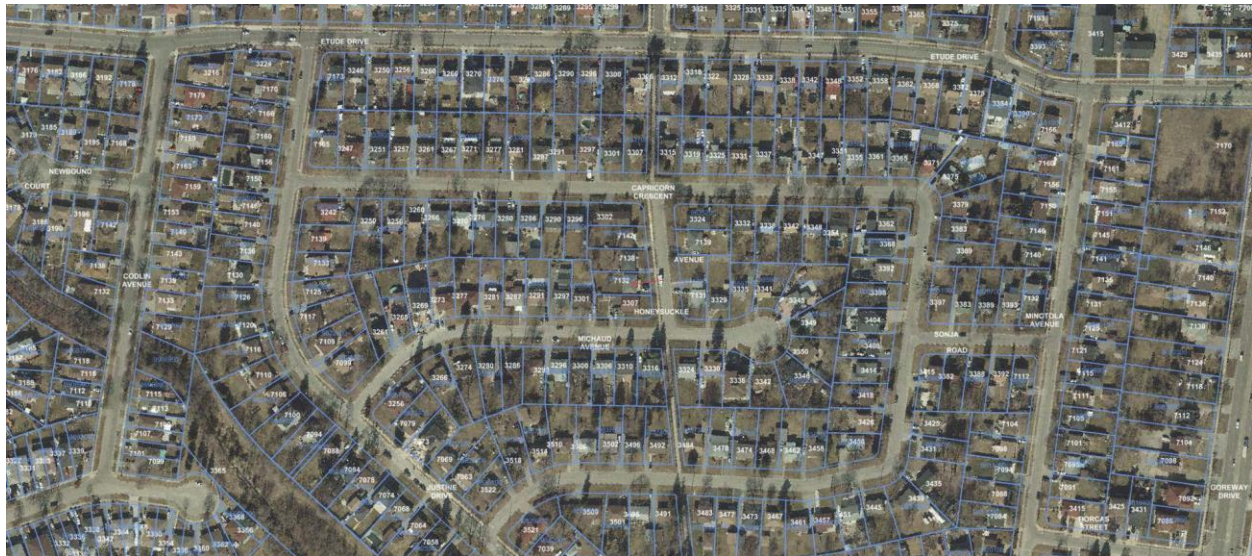
Zoning By-law 0225-2007

Zoning: R3-69 - Residential

Other Applications: PREAPP 21-8546**Site and Area Context**

The subject property is located north-west of the Goreway Drive and Derry Road East intersection and currently houses a single storey detached dwelling. The subject property is an interior parcel, with a lot area of +/- 577.04m² (6,211.21ft²) and a lot frontage of +/- 15.26m (50.07ft). Limited landscaping and vegetation elements are present in both the front and rear yards. Contextually, the surrounding neighbourhood consists exclusively of detached dwellings on similarly sized lots.

The applicant is proposing the construction of a new 2-storey detached dwelling requiring variances for gross floor area, combined width of side yards and lot coverage.

**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 Malton Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan. The designation permits detached, semi-detached and duplex dwellings. 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.

Arising from public input expressed through the 'My Malton' Community Visioning exercise undertaken in 2015, the City completed the Malton Infill Housing Study. This study resulted in Council's adoption of zoning regulations principally aimed at regulating the massing of dwellings in a manner that is sensitive to the surrounding context. The intent of the policies are to limit the overall massing of these dwellings and maintain compatibility between the existing and planned character of the neighbourhood. The application proposes an increase in gross floor area that is not consistent with the neighbourhood and does not maintain the intent of the infill regulations. This will create a dwelling with significant massing and impacts that will negatively influence the neighbourhood's character. As such, staff are of the opinion that the design is not compatible with the existing and planned development of the neighbourhood and recommend that the application be deferred for redesign. Furthermore, the proposed driveway may not comply with the zoning by-law and may require an additional variance.

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 has processed a Preliminary Zoning Review application under file PREAPP 21-8546. 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.

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 – Region of Peel Comments

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: Joseph Filice, Junior Planner