

City of Mississauga Department Comments

Date Finalized: 2022-07-20	File(s): A355.22 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-07-28 3:00:00 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 gross floor area of 477.1sqm (approx. 5,135.46sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 408.26sq.m (approx. 4,394.47sq.ft) in this instance;
2. A lot coverage of 30.3% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% in this instance;
3. An eaves height of 7.47m (approx. 24.51ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance;
4. A combined width of side yards of 6.15m (approx. 20.18ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.96m (approx. 22.83ft) in this instance.

Background

Property Address: 1380 Birchwood Heights Dr

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

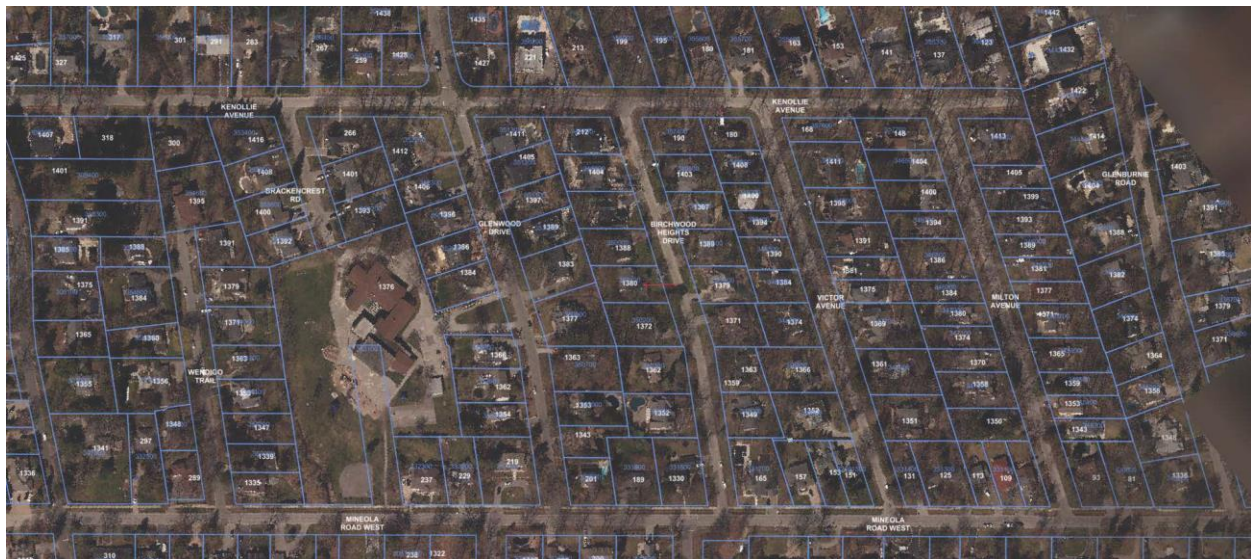
Zoning: R2-4 - Residential

Other Applications: Site plan application under file SPI-22-22.

Site and Area Context

The subject property is located in the Mineola Neighbourhood Character Area, northwest of the Mineola Road West and Hurontario Street intersection. The immediate neighbourhood primarily consists of a mix of older and newer one and two-storey detached dwellings on large lots with mature vegetation in the front yards. The subject property contains a two-storey detached dwelling with mature vegetation in the front yard.

The application proposes to construct a new detached dwelling requiring variances related to gross floor area, lot coverage, eave height and combined width of side yards.



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 are as follows:

The subject property is designated Residential Low Density I on Schedule 10 of the Mississauga Official Plan (MOP).

Upon the review of a new two storey-detached dwellings in the neighbourhood, staff are of the opinion that the proposed gross floor area for the dwelling is excessive and does not maintain compatibility between the existing dwellings on the street; nor would it preserve the established character of the neighbourhood. Furthermore, the proposed dwelling contains a significant open to below space at the rear. While this does not contribute to the gross floor area of the dwelling, it contributes to the dwelling's overall massing, which will directly impact the neighbouring properties.

Staff have no immediate concerns with the remaining variances, as requested. Planning staff recommend the application be deferred to give the applicant an opportunity to redesign the dwelling.

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 current Site Plan application SP-22/022.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

Application Received, More Info Required

The Building Department is currently processing a site plan application under file SPI-22-22. 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