

City of Mississauga Department Comments

Date Finalized: 2022-08-10	File(s): A375.22
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2022-08-18 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

1620 Pinetree Crescent

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing:

1. A front yard setback of 10.27m (approx. 33.7ft) to the front of the eaves whereas By-law 0225-2007, as amended, requires a front yard setback of 11.55m (approx. 37.9ft) to the front of the eaves, in this instance;
2. A front yard setback of 9.17m (approx. 30ft) to the porch whereas By-law 0225-2007, as amended, requires a front yard setback of 10.40m (approx. 34.1ft) to the porch, in this instance;
3. A maximum height of 9.71m (approx. 31.86ft) to the highest ridge, whereas By-law 0225-2007, as amended, permits a maximum height of 9.00m (approx. 29.52ft) to the highest ridge, in this instance;
4. An eaves height of 7.75m (approx. 25.42ft) whereas By-law 0225-2007, as amended, permits an eaves height of 6.40m (approx. 21.00ft) in this instance; and,
5. A combined side yard width of 7.84m (approx. 25.72ft) to the eaves whereas By-law 0225-2007, as amended, requires a combined side yard width of 8.18m (approx. 26.83ft) to the eaves in this instance.

Background

Property Address: 1620 Pinetree Crescent

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007**Zoning:** R1-2-Residential**Other Applications:** Site Plan Infill application under file SPI 22-35.**Site and Area Context**

The subject property is located within the Mineola Neighbourhood Character Area, north of the Pinetree Crescent and Stavebank Road intersection. The immediate neighbourhood is primarily residential, consisting of a mix of one and two storey-detached dwellings with mature vegetation in the front yards. The subject property contains an existing one-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a second storey addition to an existing one-storey detached dwelling requiring variances related to setbacks and 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 are as follows:

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

While larger dwellings are not out of character within the surrounding area, staff are of the opinion that the dwelling heights proposed are excessive, do not maintain compatibility with the existing dwellings in the neighbourhood, and do not preserve the neighbourhood's character.

Staff are also concerned that decreasing the front yard setbacks in combination with the increase in the dwelling's height will cause significant massing issues and will directly impact neighbouring properties.

Staff recommend that the proposal be deferred for redesigned in order to address the concerns raised above.

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 addition are being addressed through the Site Plan approval process, SPI-22/035.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan Infill application under file SPI 22-35. 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

Development Engineering: Camila Marczuk (905) 791-7800 x8230

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
"[Enter Community Services staff comments]"

Comments Prepared by: Joseph Filice, Junior Planner