

# City of Mississauga Department Comments

Date Finalized: 2022-08-17	File(s): A389.22 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-08-25 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 Gross Floor Area (GFA) of 346.00sq m (approx. 3724.31sq ft) whereas By-law 0225-2007, as amended, permits a maximum Gross Floor Area (GFA) of 292.35sq m (approx. 3146.83sq ft) in this instance;
2. A lot coverage of 34% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% in this instance;
3. A covered porch with no basement setback 3.12m (approx. 10.24ft) whereas By-law 0225-2007, as amended, requires a covered porch with no basement setback 5.90m (approx. 19.36ft) in this instance;
4. A circular driveway lot frontage of 21.34m (approx. 70.01ft) whereas By-law 0225-2007, as amended, requires a circular driveway lot frontage of 22.50m (approx. 73.82ft) in this instance; and,
5. A minimum front landscaped area of 44% whereas By-law 0225-2007, as amended, requires a minimum front landscaped area of 50% in this instance.

## Background

**Property Address:** 6 De Jong Drive

### Mississauga Official Plan

Character Area: Streetsville Neighbourhood  
Designation: Residential Low Density I

## Zoning By-law 0225-2007

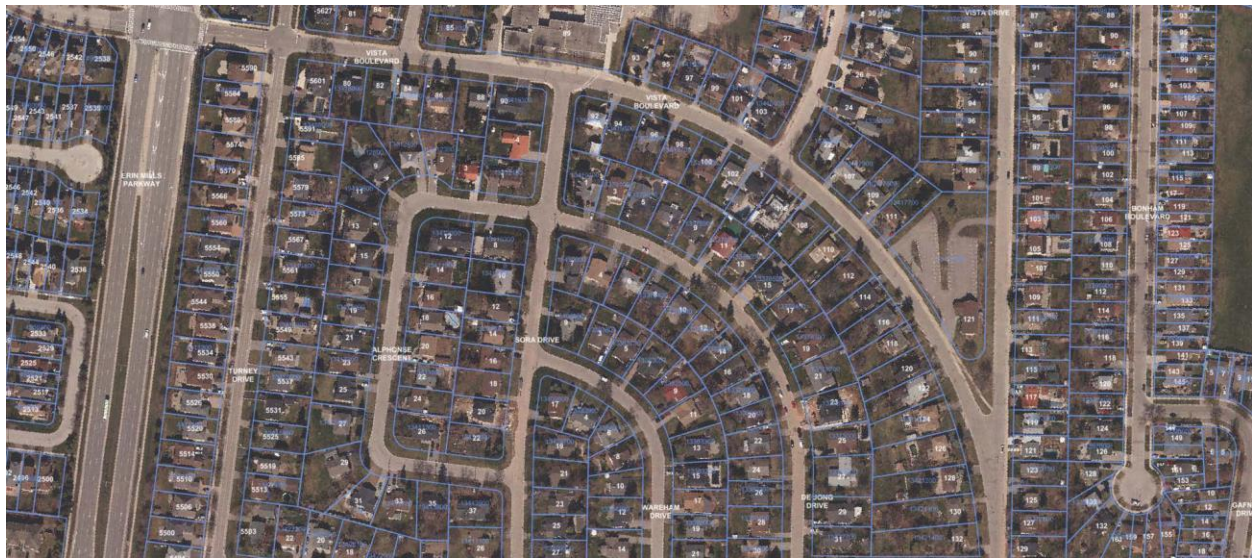
**Zoning:** R2-50 - Residential

**Other Applications:**

### Site and Area Context

The property is located south-east of the Erin Mills Parkway and Vista Boulevard 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 +/- 722.41m<sup>2</sup> (7,775.96ft<sup>2</sup>) and a lot frontage of approximately +/- 21.34m (70.01ft). Limited vegetative and landscaping elements are present within both the front and rear yards.

The applicant is proposing a new dwelling requiring variances for gross floor area, lot coverage, porch setback, a circular driveway, and soft landscaped area in the front yard.



## 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.

Variance 1 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. Staff note that in addition to the gross floor area variance the proposal contains a significant open to below area within the dwelling, which is not counted as gross floor area. This open to below contributes to the overall massing of the dwelling, giving it the appearance of a much larger dwelling from the exterior.

Variances 3, 4 & 5 all relate to the front yard of the subject property, where the applicant is proposing a circular driveway and cover over a portion of the driveway. The surrounding area consists of dwellings with significant soft landscaped areas within front yards and modest driveways. The proposal introduces a significant amount of hardscaping within the front yard and brings building massing significantly closer to the front lot line, which is out of character for the surrounding area. Furthermore circular driveways are generally intended to allow for safe access and egress from a property on higher traffic routes, whereas De Jong Drive is a relatively quiet street. Staff also note that the front driveway cover contributes to the already considerable lot coverage request and exacerbates the massing from the streetscape.

Given the above, Planning staff are of the opinion that the proposal represents overdevelopment of the subject property and does not meet the four tests of a minor variance. Staff therefore recommend that the application be deferred to allow the applicant to redesign the proposed 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.

With regards to Variance #4, this department is not supportive of the circular driveway as we typically discourage two access locations for a residential property. In addition, in this particular instance we cannot see the rationale for having a circular driveway on this property.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### **Appendix 2 – Zoning Comments**

We note that a building permit application is required. In the absence of a building permit application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Gary Gagnier, Zoning Examiner