

City of Mississauga Department Comments

Date Finalized: 2022-08-24	File(s): A374.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-08-18 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 an addition proposing:

1. A gross floor area – infill residential of 390.28sq.m (approx. sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 335.74sq.m (approx. sq.ft) in this instance;
2. An eaves height of 6.67m (approx. 21.88ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21ft) in this instance;
3. A height of 9.12m (approx. 29.92ft) 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 interior yard setback of 1.32m (approx. 4.3ft) whereas By-law 0225-2007, as amended, requires a minimum interior yard setback of 1.81m (approx. 5.9ft) in this instance; and,
5. A porch setback of 4.13m (approx. 13.55ft) from the exterior lot line to the porch stairs whereas By-law 0225-2007, as amended, requires a minimum porch setback of 4.4m (approx. 14.43ft) from the exterior lot line to the porch stairs in this instance.

Background

Property Address: 1949 Barsuda Drive

Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-1-Residential

Other Applications: Site Plan Infill application under file SPI 22-48

Site and Area Context

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area, southeast of the Truscott Drive and Southdown Road intersection. The immediate neighbourhood primarily consists of a mix of older one and two-storey detached dwellings with mature vegetation in the front yards. The subject property contains a one-storey detached dwelling with mature vegetation in the front yard.

The applicant proposes a new detached dwelling and is seeking variances related to dwelling height, eave height, setbacks and gross floor area.



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 II on Schedule 10 of the Mississauga Official Plan (MOP).

Upon the review of the proposed two storey-detached dwellings and its applicable minor variances, staff are of the opinion that the gross floor area of 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, which 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 addition will be addressed through the current Site Plan application SP-22/048



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 22-48. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Furthermore, we advise that more information is required in order to determine whether an additional variance will be required for lot coverage.

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: Alana Zheng, Zoning Examiner

Appendix 3 – Region of Peel

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