

# City of Mississauga Department Comments

Date Finalized: 2022-08-24	File(s): A398.22
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2022-09-01 1:00:00 PM

## Consolidated Recommendation

The City recommends 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 lot coverage of 25.92% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% in this instance;
2. A gross floor area of 600.95sq m (approx. 6468.57sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 492.4sq m (approx. 5300.15sq ft) in this instance;
3. An exterior side yard setback of 6.24m (approx. 20.47ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 7.5m (approx. 24.61ft) in this instance;
4. A height to the flat roof of 10.23m (approx. 33.56ft) whereas By-law 0225-2007, as amended, permits a maximum height to the flat roof of 7.5m (approx. 24.61ft) in this instance;
5. A height to the eave of 7.11m (approx. 23.33ft) whereas By-law 0225-2007, as amended, permits a maximum height to the eave of 6.4m (approx. 21.0ft) in this instance;
6. A side yard setback to the chimney of 5.96m (approx. 19.55ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the chimney of 6.89m (approx. 22.60ft) in this instance;
7. A window well encroachment of 1.75m (approx. 5.74ft) whereas By-law 0225-2007, as amended, permits a maximum window well encroachment of 0.61m (approx. 2.00ft) in this instance; and,
8. A side yard setback of 5.75m (approx. 18.86ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 7.5m (approx. 24.61ft) in this instance.

## Background

**Property Address:** 222 Maplewood Rd

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

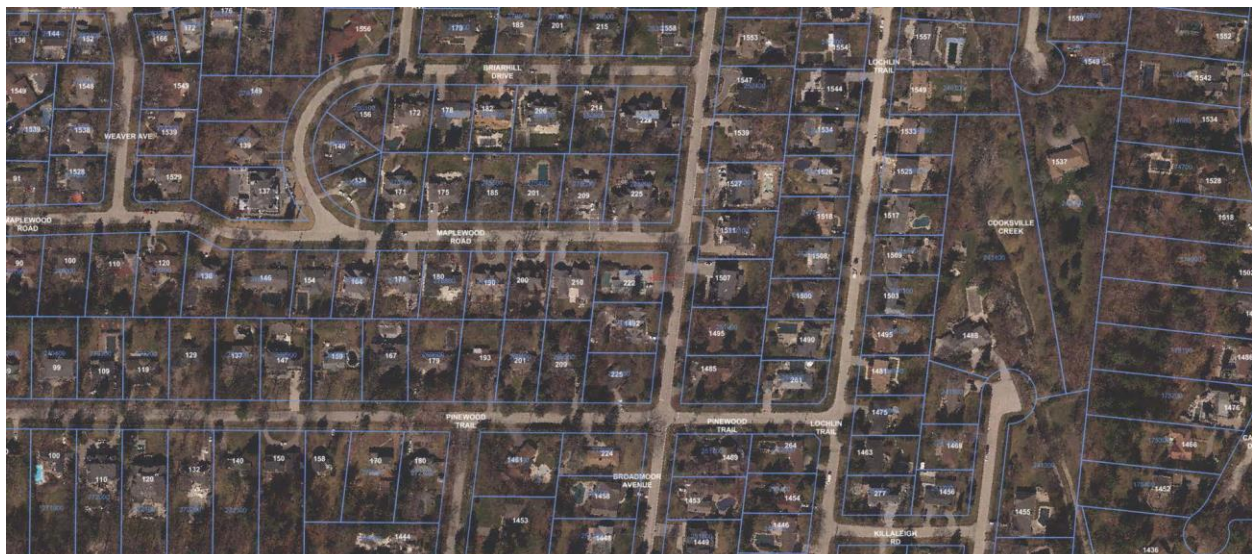
**Zoning:** R1-2

**Other Applications:** PAM 21-215, PAM 22-66, SPI 22-49

### Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southeast of Hurontario Street and the Queen Elizabeth Way. The immediate neighbourhood is entirely residential, consisting of one-storey, one and a half-storey and two-storey detached dwellings with mature vegetation and landscape elements in both the front and side yards. The subject property contains a one-storey dwelling on a corner lot with mature vegetation in the property's front and side yards.

The applicant is proposing a new two-storey dwelling requiring variances related to lot coverage, gross floor area, heights, encroachments and setbacks.



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## 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 in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, and duplex dwellings.

While larger dwellings are not out of character within the surrounding area, staff are of the opinion that the gross floor area (GFA) and heights proposed are excessive. Furthermore, the GFA and heights do not maintain compatibility with the existing dwellings in the neighbourhood, do not preserve the neighbourhood's character and will cause significant massing issues that will directly impact neighbouring properties to the south and west.

Staff are also concerned that increasing the dwelling's GFA and heights while decreasing the interior and exterior side yard setbacks will exacerbate massing issues.

Staff recommend that the application be deferred to allow 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-22/049.



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 22-49 W1. 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: Maria Fernandez, 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](mailto: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](mailto:siteplanservicing@peelregion.ca)

Comments Prepared by: Camila Marczuk, Development Engineering