

City of Mississauga Department Comments

Date Finalized: 2022-10-12	File(s): A457.22 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-10-20 1:00:00 PM

Consolidated Recommendation

The City has no objection to the application. The applicant may wish to defer the application to ensure the requested variances are correct.

Application Details

The applicant requests the Committee to approve minor variances to allow the construction of a new dwelling proposing:

1. A maximum height of 9.37m (approx. 30.74ft) 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;
2. A maximum height of 6.78m (approx. 22.24ft) to the eaves whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m (approx. 20.99ft) to the eaves in this instance; and,
3. A gross floor area of 359.00 sq.m (approx. 3864.2sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 329.26sq.m (approx. 3544.1sq.ft) in this instance.

Conditions

The adjacent property is designated under the *Ontario Heritage Act*. Accordingly, a Heritage Impact Assessment is required to ensure that the proposed development does not negatively impact the heritage resource.

Background

Property Address: 31 Inglewood Drive

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

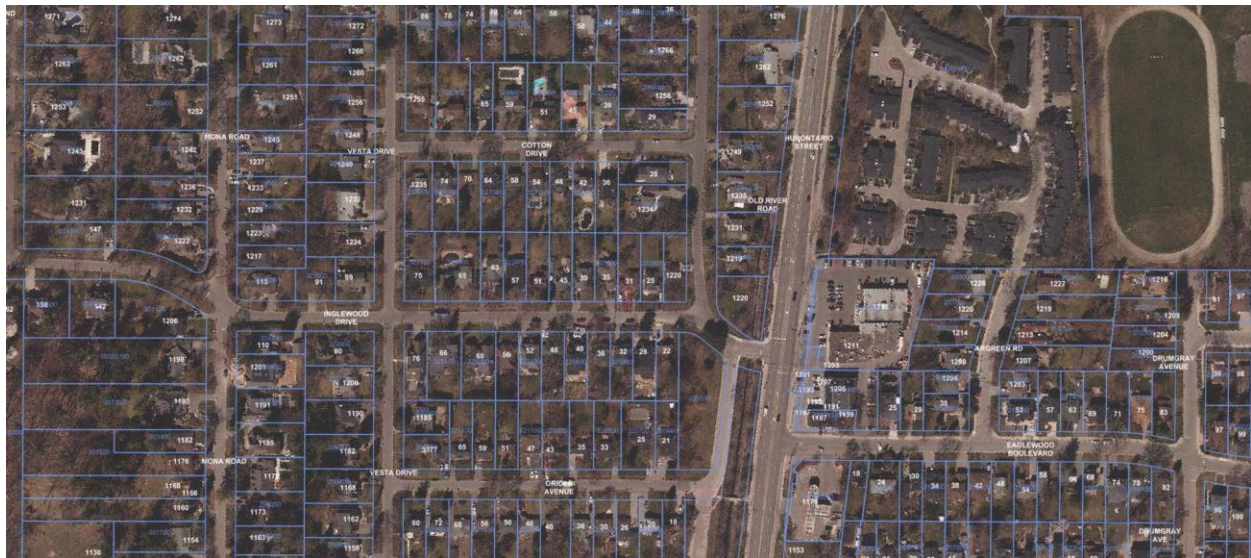
Zoning: R3-1-Residential

Other Applications: PAM 22-177

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, south of Hurontario Street and Mineola Road West. The neighbourhood is entirely residential consisting of one and two-storey detached dwellings, on lots with mature vegetation in the front and side yards. The subject property contains a one-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a new two-storey detached dwelling requiring variances for gross floor area, eave and building 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:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, duplexes, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. As per Section 16.18.1.1 (Infill Housing) of the Mineola Neighbourhood Character policies, new housing is encouraged to fit the scale and character of the surrounding area to ensure that new development has minimal impact on adjacent neighbours with respect to overshadowing and overlook. The proposed detached dwelling respects the designated land use and has regard for the distribution of massing on the property as a whole and will not negatively impact the character of the streetscape. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variances #1, 2 and 3 propose an increased gross floor area, height to the eaves and overall dwelling height. The intent of the infill regulations is to maintain compatibility between existing and new dwellings, while also lessening the visual massing of the dwelling by keeping the edge of the roof closer to the ground. This results in the dwelling maintaining a more human scale. The proposed dwelling incorporates a variety of architectural materials and design features that visually breaks up the massing of the dwelling, such as multiple gables with varying heights and a staggered façade. The combination of these features help to minimize the overall massing in relation to the streetscape and neighbouring properties. Further, the proposal is consistent with newer two-storey dwellings in the immediate area and does not pose a negative impact to the established neighbourhood character.

As such, staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

The proposed dwelling maintains the existing and planned context of the surrounding area and does not pose any negative impact to the neighbourhood. Furthermore, the dwelling's staggered façade and architectural features breaks up the overall massing of the dwelling as a result of the increased gross floor area and building height. As a result, the proposed dwelling maintains compatibility with newer two storey dwellings in the neighbourhood. Staff is of the opinion that the application represents appropriate development of the lands and is minor in nature.

The applicant should be aware that Transportation and Works staff might have concerns regarding the reverse slope driveway that may be identified through the building permit phase.

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 new dwelling will be addressed through the future Building Permit/Site Plan approval process.



Comments Prepared by: John Salvino, 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: Brandon Eidner, Zoning Examiner

Appendix 3 – Metrolinx

Metrolinx is in receipt of the minor variance application for 31 Inglewood Dr to facilitate the construction of a new two-storey detached dwelling. Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300 meters of Metrolinx's Oakville Subdivision which carries Metrolinx's Lakeshore West GO Train service.
- As per section 3.9 of the Federation of Canadian Municipalities and Railway Association of Canada's Guidelines for New Development in Proximity to Railway Operations, the Owner shall grant Metrolinx an environmental easement for operational emissions. The environmental easement provides clear notification to those who may acquire an interest in the subject property and reduces the potential for future land use conflicts. The environmental easement shall be registered on title of the subject property. A copy of the form of easement is included for the Owner's information. The applicant may contact Leah.ChishimbaSimwanza@Metrolinx.com with questions and to initiate the registration process.
- At this stage Metrolinx doesn't have any major comments but any work within Metrolinx ROW or within 60 m of the Hu LRT will require approval and coordination with Mobilinx.

Comments Prepared by: Farah Faroque, Intern, Third Party Projects Review

Appendix 4 – Heritage

The adjacent property is designated under the *Ontario Heritage Act*. Accordingly, a Heritage Impact Assessment is required to ensure that the proposed development does not negatively impact the heritage resource. The terms of reference are available at https://www7.mississauga.ca/documents/culture/heritage/HeritageImpactAssessment_TermsOfReference2017.pdf. More comments may be forthcoming once the Heritage Impact Assessment is accepted.

Comments Prepared by: Andrew Douglas, Heritage Analyst