

City of Mississauga Department Comments

Date Finalized: 2022-02-23	File(s): A92.22
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2022-03-03 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 an addition proposing:

1. An interior side yard setback of 0.65m (approx. 2.13ft) to the second storey whereas By-law 0115-2007, as amended, requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance;
2. An interior side yard setback of 0.35m (approx. 1.15ft) to the eaves overhang whereas By-law 0115-2007, as amended, requires a minimum interior side yard setback of 1.36m (approx. 4.46ft) in this instance;
3. An interior side yard setback of 0.0m to the deck (hardscaping) whereas By-law 0115-2007, as amended, requires a minimum interior side yard setback of 0.61m (approx. 2.00ft) in this instance;
4. A front yard setback of 5.21m (approx. 17.09ft) to the second storey whereas By-law 0115-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
5. A front yard setback of 5.64m (approx. 18.50ft) to the garage whereas By-law 0115-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
6. A front yard setback of 3.38m (approx. 11.10ft) to the porch whereas By-law 0115-2007, as amended, requires a minimum front yard setback of 5.90m (approx. 19.36ft) in this instance;
7. A landscaped soft area of 25.69% (approx. 22.58sq.m or 243.05sq.ft) of the front yard whereas By-law 0115-2007, as amended, requires a minimum landscaped soft area of 40.00% (approx. 35.15sq.m or 378.35sq.ft) of the front yard in this instance;
8. A lot coverage of 47.5% (approx. 213.52sq.m or 2,298.31sq.ft) whereas By-law 0115-2007, as amended, permits a maximum lot coverage of 35.00% (approx. 157.15sq.m or 1,691.55sq.ft) in this instance; and
9. A garage projection of 0.84m (approx. 2.76ft) beyond the front wall whereas By-law

0115-2007, as amended, permits a maximum garage projection of 0.0m beyond the front wall in this instance.

Background

Property Address: 872 Aviation Road

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

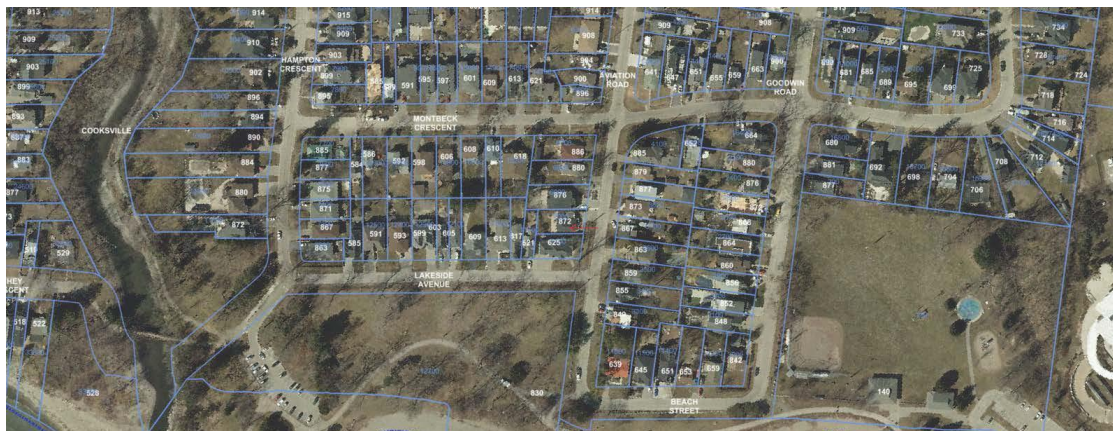
Zoning: R3-75 - Residential

Other Applications: Preliminary Zoning Review application under file PREAPP 21-9555.

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, south of Cawthra Road and Lakeshore Road East. The neighbourhood is entirely residential, consisting primarily of one, two and three storey detached dwellings with mature vegetation in the front yards. The subject property contains an existing one-storey detached dwelling with minimal vegetation in the front yard.

The applicant is proposing an addition requiring variances related to setbacks, soft landscaped area, lot coverage and garage projection.



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 in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached, duplex, triplex and other forms of low-rise dwellings with individual frontages. The subject property is located in the Lakeside Precinct in the South Residential Neighbourhood and is subject to the policies within the Lakeview Local Area Plan.

Upon review of the application, staff have noticed multiple discrepancies between the submitted drawings and the requested variances. The drawings provided also raise questions regarding lot coverage, existing soft landscape area, and the dwelling's footprint and do not provide enough information about the proposal overall. Furthermore, it is difficult to accurately determine what is existing on the subject property and what is being proposed.

Due to the inaccuracies and discrepancies, Planning staff are unable to complete a full review of the application at this time and recommend the application be deferred to give the applicant an opportunity to discuss the proposal with planning staff, verify the variances with zoning staff and submit a revised list of variances and/or drawings.

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 future Site Plan application.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Preliminary Zoning Review application under file PREAPP 21-9555. 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: Brandon Eidner, Zoning Examiner