

City of Mississauga Department Comments

Date Finalized: 2023-01-04	File(s): A637.22
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-01-12 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve minor variances to allow the construction of a rear addition proposing:

1. A dwelling depth of 21.62m (approx. 70.93ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 18m (approx. 59.05ft) in this instance; and,
2. A gross floor area of 638.2 sq.m (approx. 6869.52sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 564.5 sq.m (approx. 6076.22sq.ft) in this instance.

Background

Property Address: 153 Kenollie Avenue

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

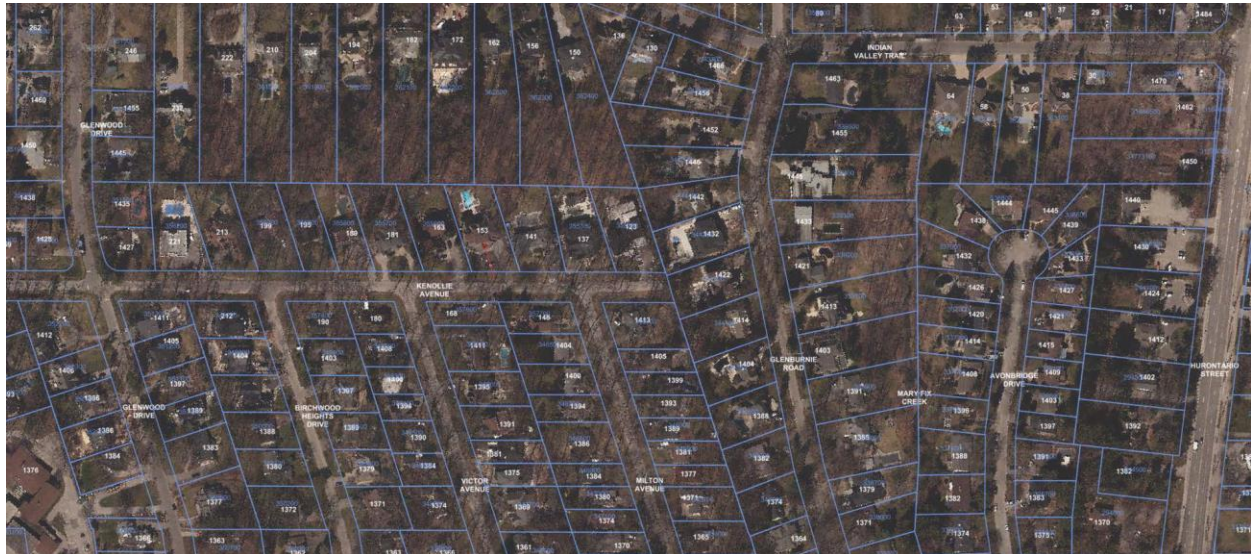
Zoning: R2-5-Residential

Other Applications: PAM 22-79, PAM 21-198, SPI 06-107; Building Permit under file BP 9ALT 22-1021

Site and Area Context

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

The applicant is requesting an addition to the dwelling requiring variances for dwelling depth 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 located within the Mineola Neighbourhood Area and is designated Residential Low Density I. This designation permits detached, semi-detached, as well as duplexes.

Variance #1 pertains to gross floor area and Variance #2 pertains to dwelling depth. The intent of the zoning by-law regarding gross floor area is to maintain compatibility between existing and newer dwellings, while also ensuring that the existing and planned character of a neighbourhood is preserved. The intent of the zoning regulations for dwelling depth are to minimize impacts of long walls on neighbouring lots as a direct result of the building massing. The proposal is for a one-storey rear addition that cannot be viewed from the street. As a result, staff have no massing concerns with the applicant's proposal. Furthermore, the dwelling is set further into the subject property from the street than dwellings on abutting lots. The staggered front yard setback ensures that the addition will not pose massing concerns to the surrounding neighbourhood.

Currently the dwelling has a maximum dwelling depth of 20.31m (66.63ft). This dwelling depth does not extend for the full width of the building, as the rear building face is staggered across the back. The addition will extend a significant portion of rear building face, along the ground floor, towards the rear lot line, reducing the rear yard setback by 1.26m (4.13t). This will aligning most of the first floor rear building face from what currently exists. . Staff is of the opinion that this represents a minor deviation from the maximum dwelling depth permitted.

Through a detailed review of the application, staff is of the opinion that the proposed use is desirable and is appropriate to be handled through the minor variance process. The application raises no concerns of a planning nature.

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 rear addition will be addressed by our Development Construction Section through Building Permit BP 9ALT-22/1021.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9ALT 22-1021. 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

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner