

City of Mississauga Department Comments

Date Finalized: 2023-01-25	File(s): A555.22
To: Committee of Adjustment	Ward: 11
From: Committee of Adjustment Coordinator	Meeting date:2023-02-02 3:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

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

1. A gross floor area of 448.38sq m (approx. 4826.32sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 372.67sq m (approx. 4011.39sq ft) in this instance; and,
2. An eaves height of 7.83m (approx. 25.69ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance.

Background

Property Address: 124 Vista Blvd

Mississauga Official Plan

Character Area: Streetsville Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-50 - Residential

Other Applications: None

Site and Area Context

The subject property is located north-east of the Erin Mills Parkway and Thomas Street intersection in Streetsville. It currently contains a side split detached dwelling with limited landscaping and vegetation in both the front and rear yards. The property has a lot area of +/- 1,113.36m² (11,984ft²). The surrounding context is primarily residential, consisting of detached dwellings on lots generally smaller than the subject property. The Streetsville Baptist Church is located across the street from the property.

The applicant is proposing to construct a new dwelling on the subject property requiring variances for gross floor area and eave 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 of the four tests to this minor variance request are as follows:

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

The subject property is located in the Streetsville Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan. This designation permits only detached dwellings in this instance. Section 9 of the MOP promotes

development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions, the surrounding context and the landscape of the character area. Planning staff are satisfied that the built form is appropriate for the subject property and will not negatively impact the streetscape. Staff are therefore of the opinion that the application maintains the general intent and purpose of the official plan.

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

Variance 1 requests an increase in gross floor area. The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings and ensuring that the existing and planned character of a neighbourhood is preserved. Staff note that the subject property is one of the largest in the surrounding area and can accommodate a larger dwelling. Furthermore the dwelling appropriately aligns with the dwellings to both the north and the south and meets all required setbacks. Staff are satisfied that the footprint and massing of the dwelling are appropriate for the subject property and will not negatively impact the character of the surrounding area. Staff are therefore of the opinion that the gross floor area represents an appropriate balance between the existing and planned character of the area in this instance.

Variance 2 relates to the eave height of the structure. The intent of restricting height to the eaves is to lessen the visual massing of dwelling. By bringing the edge of the roof closer to the ground it will keep the dwelling within human scale. The property contains notable slopes towards both the north and the rear. As such, at the rear of the dwelling the "Average Grade" is located 1.85m below ground level at the dwelling, with a similar condition across the front of the dwelling. Given the grading of the subject property, staff are satisfied that the impacts of the increased eave height are limited and that the proposed height is appropriate in this instance.

Given the above, Planning staff are satisfied that the application maintains the general intent and purpose of the zoning by-law.

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

Planning staff are satisfied that the impacts of the variances, both individually and cumulatively, are minor in nature. Furthermore staff are of the opinion that the application proposes appropriate development of the subject property.

Comments Prepared by: Alexander Davies, 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 Building Permit Process.





Comments Prepared by: Tony Iacobucci, 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: Amy Campbell, Planner-in-Training