

# City of Mississauga Department Comments

Date Finalized: 2023-01-25	File(s): A652.22
To: Committee of Adjustment	Ward: 11
From: Committee of Adjustment Coordinator	Meeting date:2023-02-02 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application, as amended.

## Application Details

The applicant requests the Committee to approve minor variances to construct a new dwelling proposing:

1. A gross floor area of 385.80sq.m (approx. 4152.71sq.ft) whereas By-law 0225-2007, as amended, permits a gross floor area of 297.80 sq.m (approx. 3205.49sq.ft) in this instance; and,
2. A lot coverage of 27.88% of the lot area whereas By-law 0225-2007, as amended, permits a lot coverage of 25% of the lot area in this instance.

### Amendments

We advise that variance #2 is not required, it was approved under File A455/21 as follows:  
A lot coverage of 27.64% of the lot area whereas By-law 0225-2007, as amended, permits a lot coverage of 25% of the lot area in this instance.

## Background

**Property Address:** 94 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:** BP 9ALT 22-4023**Site and Area Context**

The property is located north-east of the Erin Mills Parkway and Thomas Street intersection and currently houses a single-storey detached dwelling. Contextually, the surrounding neighbourhood consists exclusively of detached dwellings. While new construction is present, it is not prevalent in this instance. The properties within the immediate area are situated upon large parcels, possessing lot frontages of +/- 22.5m (73.8ft), with moderate vegetative/natural landscaped elements within the front yards. The subject property is an interior parcel, with a lot area of approximately +/- 739m<sup>2</sup> (7,954.5ft<sup>2</sup>) and a lot frontage of approximately +/- 21.34m (70.01ft).

The applicant is proposing a new dwelling requiring variances for lot coverage 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 of the four tests to this minor variance request are as follows:

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 (MOP). This designation permits only detached dwellings in this instance. Section 9 of 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.

The subject property has previously been before the Committee under file numbers A445/21, A252/20, and A398/18. The proposal has remained substantially similar throughout each application, with differing changes necessitating a new application each time. Staff have remained supportive of the proposal through each iteration.

The current application requests an increase in gross floor area over the previous applications, however staff note that this additional gross floor area is being created through areas that were previously open to below on the second storey. The applicant is not proposing any significant exterior changes to the footprint or elevations. Given there are no changes to the massing and no additional impacts to the streetscape or abutting properties, staff remain supportive of the revised application.

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

The Building Department is currently processing a Building Permit under file **BP 9ALT 22-4023**. Based on review of the information currently available in this permit application, variance #1 as requested is correct.

We advise that variance #2 is not required, it was approved under File A455/21 as follows: A lot coverage of 27.64% of the lot area whereas By-law 0225-2007, as amended, permits a lot coverage of 25% of the lot area in this instance.

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**

#### **Minor Variance Application: A-652/22, 94 Vista Boulevard**

Servicing: Camila Marczuk (905) 791-7800 x8230

##### **Comments:**

- 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 905.791.7800 x7973 or by email 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: Patrycia Menko – Junior Planner, Planning and Development Services