

City of Mississauga Department Comments

Date Finalized: 2023-01-18	File(s): A694.22
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-02-02 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 for the construction of a new dwelling proposing:

1. A combined side yard width of 4.29m (approx. 14.07ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard width of 5.76m (approx. 18.90ft) in this instance;
2. A dwelling unit depth of 23.09m (approx. 75.75ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
3. A flat roof height of 8.07m (approx. 26.48ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.61ft) in this instance;
4. A front yard setback of 8.00m (approx. 26.25ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 9.00m (approx. 29.53ft) in this instance;
5. A gross floor area of 469.08sq m (approx. 5049.14sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 385.08sq m (approx. 4145.00sq ft) in this instance;
6. A first floor left side yard setback of 1.71m (approx. 5.61ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.80m (approx. 5.91ft) in this instance and,
7. A lot coverage of 32% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30% in this instance.

Background

Property Address: 1400 Milton Ave

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

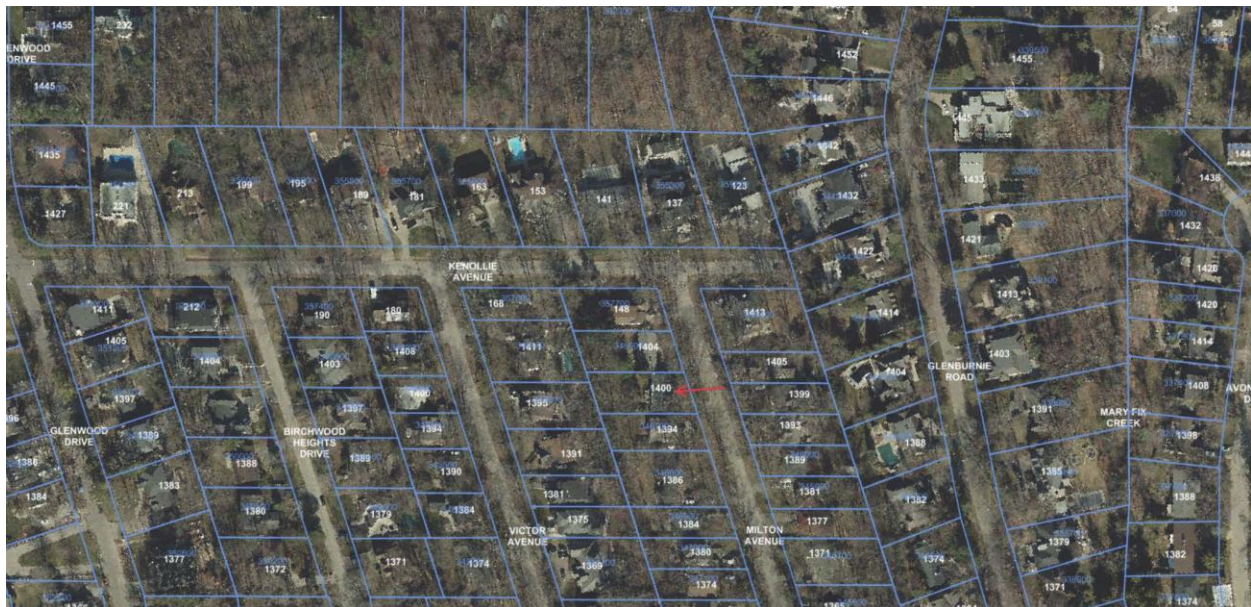
Zoning: R2-1 Residential

Other Applications: Site Plan Infill application under file SPI 22-88

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 a mix of older and newer one and two-storey detached dwellings with significant mature vegetation in the front, rear and side yards. The subject property contains a one-storey single detached dwelling with mature vegetation in the front yard.

The application proposes a two-storey detached dwelling requiring variances related to side yard width, dwelling depth, flat roof height, front yard setback, gross floor area, side yard setback and lot coverage.



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 I in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached and duplex dwellings.

While larger dwellings are not out of character within the surrounding area, staff are of the opinion that the proposed dwelling's gross floor area is excessive, does not maintain compatibility with the existing dwellings in the neighbourhood, and does not preserve the neighbourhood's character.

Staff recommend that the application be deferred to address the concerns raised above.

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 by our Development Construction Section through the future Building Permit process.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan Infill application under file SPI 22-88. Based on review of the information currently available in this permit application, variances # 1, 2, 3, 4 and 6, as requested are correct.

Furthermore, we advise that more information is required in order to verify the accuracy of variances #5 and 7.

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: Sherri Takaloo, Zoning Examiner

Appendix 3 – Region of Peel

Minor Variance Application: A-694/22, 1400 Milton Avenue

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.
- 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

Comments Prepared by: Patrycia Menko – Junior Planner, Planning and Development Services