

City of Mississauga Department Comments

Date Finalized: 2023-01-25	File(s): A742.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-02-09 1:00:00 PM

Consolidated Recommendation

The City has no objections to the requested variance. The applicant may choose to defer the application to verify the accuracy of the variances and ensure 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 a gross floor area of 473.05sq m (approx. 5091.87sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 435.26sq m (approx. 4685.10sq ft) in this instance.

Background

Property Address: 765 Bexhill Rd

Mississauga Official Plan

Character Area: **Clarkson-Lorne Park Neighbourhood**
Designation: Residential Low Density I

Zoning By-law 0225-2007

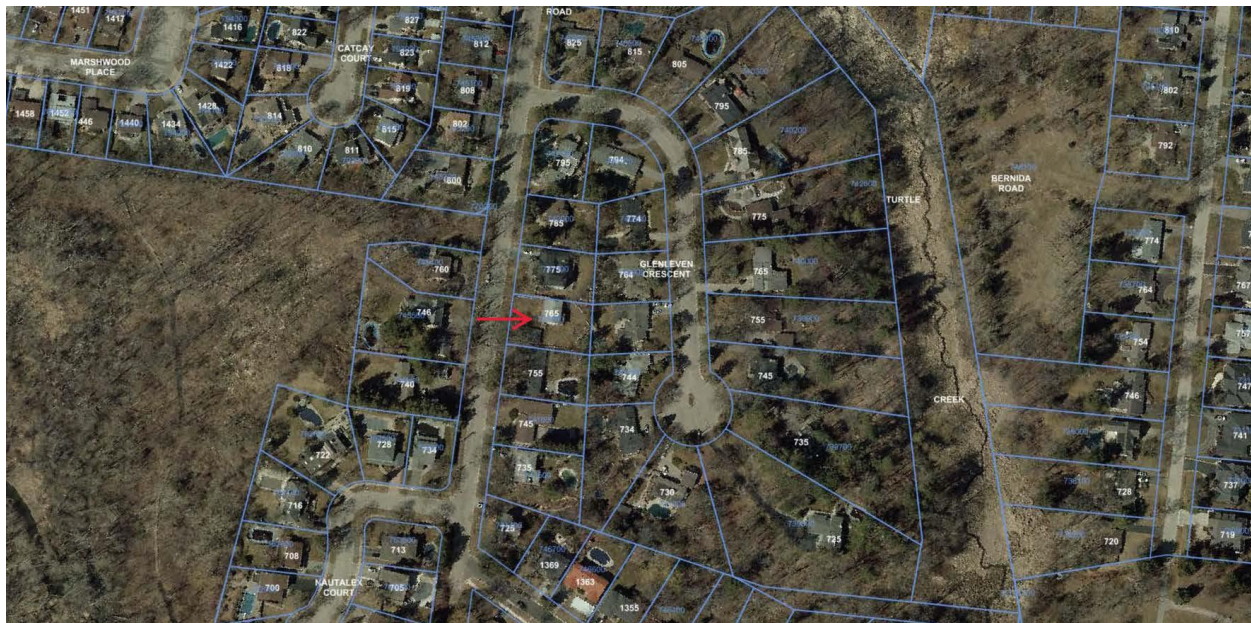
Zoning: R2-4 - Residential

Other Applications:

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southwest of Lorne Park Road and Lakeshore Road West. The neighbourhood is entirely residential consisting of large lots with one or two-storey detached dwellings and mature vegetation. The subject property contains an existing one storey detached dwelling with little vegetation.

The application proposes a variance related to gross floor area to accommodate a new two-storey detached dwelling.



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 designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached and duplex dwellings. New housing is encouraged to fit the scale and character of the surrounding area. The proposed variance fits within the context of the neighbourhood and does not present significant concerns regarding building massing in relation to neighbouring properties and the streetscape character. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

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

The application proposes an increased gross floor area (GFA). The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings and ensure the existing and planned character of a neighbourhood is preserved. The proposed dwelling incorporates a variety of architectural materials and design features that visually breaks up the massing of the dwelling, such as multiple roofs with varying heights along with a staggered façade that incorporates a mix material, such as stone, stucco, and steel. The combination of these features help to minimize the overall massing of the dwelling in relation to the streetscape and neighbouring properties.

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

The proposed dwelling maintains the existing and planned context of the surrounding area and does not pose any negative impact to the neighbourhood. Furthermore, the dwelling's staggered façade and architectural features breaks up the overall massing of the dwelling as a result of the increased gross floor area and building height. The proposed detached dwelling respects the designated land use, and has regard for the distribution of massing over the property as a whole and will not negatively impact the character of the streetscape. Staff are of the opinion that the application represents appropriate development of the lands and is minor in 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 dwelling are being addressed by our Development Construction Section through the Building Permit process, File BP 9NEW-22/4176.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9NEW 22-4176. Based on review of the information currently available for this building permit, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Our comments are based on the plans received by Zoning staff on 11/08/22 for the above captioned building permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Adam McCormack, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

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