

# City of Mississauga Department Comments

Date Finalized: 2023-02-22	File(s): A485.22
To: Committee of Adjustment	Ward: 5
From: Committee of Adjustment Coordinator	Meeting date:2023-03-02 1:00:00 PM

## Consolidated Recommendation

The City recommends the application be deferred to allow the applicant to redesign the proposed dwelling.

## Application Details

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

1. A lot coverage of 33.62% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30% in this instance.
2. A gross floor area of 363.56 sq.m(approx. 3913.32sq.ft) whereas By-law 0225-2007, as amended, permits a gross floor area of 261.48 sq.m(approx. 2814.54sq.ft) in this instance.

## Background

**Property Address:** 3043 Coral Dr

### Mississauga Official Plan

Character Area: Malton Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

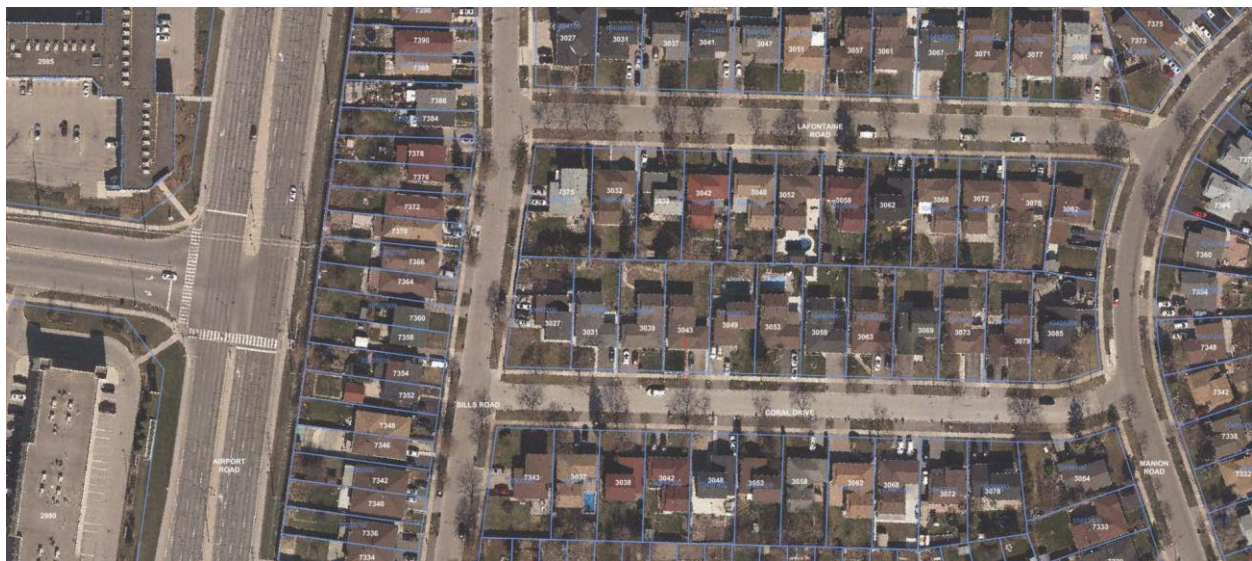
**Zoning:** R4 - Residential

**Other Applications:** PREAPP 21-10021

### Site and Area Context

The subject property is located south-east of the Airport Road and Thamesgate Drive intersection in the Malton neighbourhood. It has a lot area of +/- 557.09m<sup>2</sup> (5,996.47ft<sup>2</sup>), a lot frontage of +/- 15.24m (50ft), and currently contains a single storey detached dwelling with minimal vegetation and landscaping elements in both the front and rear yards. The surrounding neighbourhood consists of a mix of both detached and semi-detached dwellings, and employment and commercial uses on the west side of Airport Road.

The applicant is proposing a new two-storey detached 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 Malton Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan. The designation permits detached, semi-detached and duplex dwellings. 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.

Arising from public input expressed through the 'My Malton' Community Visioning exercise undertaken in 2015, the City completed the Malton Infill Housing Study. This study resulted in Council's adoption of zoning regulations principally aimed at regulating the massing of dwellings in a manner that is sensitive to the surrounding context. The intent of the policies are to limit the overall massing of these dwellings and maintain compatibility between the existing and planned character of the neighbourhood. While Planning staff have no objection to the footprint of the proposed dwelling, the additional GFA being created by placing the garage in the basement and proposing a reverse grade driveway results in additional massing beyond the planned character of the neighbourhood. Furthermore the proposal is not consistent with the neighbourhood for lots of similar size. These variances will create a dwelling with significant massing and impacts that will negatively influence the neighbourhood's character and do not maintain the intent of the infill regulations. As such, staff are of the opinion that the design is not compatible with the existing and planned development of the neighbourhood and recommend that the application be deferred for redesign.

Given the above, as well as the concerns raised by Transportation and Works staff, Planning staff recommend that the application be deferred in order to allow the applicant to redesign the proposed dwelling.

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.

It should be noted that the Site Plan submitted depicts a reverse grade driveway which we strongly discourage and recommended that the applicant redesign the proposed dwelling to remove the reverse grade driveway component. Should the applicant proceed with the reverse grade driveway, it should be noted that disclaimers will be required to be registered on title of the property, but first confirmed that the storm sewer on Coral Drive is at an acceptable elevation to allow at least a 1 metre Distance above the obvert of the city storm sewer. In this regard the applicant should look into and understand the requirements for a reverse grade driveway.



Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

**Appendix 2 – Zoning Comments**

The Building Department is currently processing a Preliminary Zoning Review application under file PREAPP 21-10021. 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: Alana Zheng, Zoning Examiner