

# City of Mississauga Department Comments

Date Finalized: 2023-04-05	File(s): A72.23 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-04-13 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 the construction of a new dwelling proposing a height of 8.50m (approx. 27.88ft) whereas By-law 0225-2007, as amended, permits a height of 7.50m (approx. 24.6ft) in this instance.

## Background

**Property Address:** 1640 Glenburnie Road

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R2-4-Residential

**Other Applications:** Site Plan application under file SPI 22-37

### Site and Area Context

The subject property is located northwest of the Hurontario Street and Pinetree Way intersection, south of the Queen Elizabeth Way. The surrounding area context is primarily residential, consisting of a mix of one and two-storey detached dwellings on lots of varying

sizes. The subject property currently contains a two-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a 2.5-storey detached dwelling requiring a variance related to flat roof 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 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.

The applicant is proposing a new 2.5-storey detached dwelling requiring a variance for flat roof height. The intent in restricting height to the flat roof is to reduce the overall massing of a flat roof dwelling compared to a sloped roof dwelling and to minimize negative impacts on the streetscape and neighbouring properties. Furthermore, the regulation is intended to restrict the height of large flat roof dwellings, which would have been permitted to a maximum height of 10.70m (35.1ft). This ultimately could have accommodated a three-storey dwelling due to its architectural style. The proposed dwelling contains 2.5 storeys with an overall height of 8.5m (27.88ft.) measured from average grade.

When viewing the dwelling's facade, the variance would appear to accommodate a black aluminum panel architectural design feature, which spans the northern half of the dwelling's

façade. The southern half of the dwelling's façade contains two roofs with heights of 6.82m (22.38ft) and 7.83m (25.69ft) when measured from average grade. Staff also note a 0.58-0.61m (1.9-2ft) discrepancy between average grade and the grade where the dwelling sits. When standing perpendicular to the façade at grade, the aluminium panel would appear to have a height of 7.89m (25.89ft) and the two roofs on the southern half of the facade would appear to have heights of 7.25m (23.79ft) and 6.21m (20.37ft), respectively. Therefore, if measured from the grade at where the dwelling sits, a variance would only be required to accommodate the aluminium panel. Staff are of the opinion the 7.89m (25.88ft) height of the aluminium panel represents a minor deviation from the 7.5m (24.6ft) maximum requirement.

Staff have no concerns with the proposed height of the dwelling from the façade. However, staff note that the property slopes downward from front to back. As the property slopes downward, this has the effect of creating a greater flat roof height when viewed from both the northerly and southerly sides of the dwelling. Staff have concerns that the massing of the dwelling will negatively impact the adjacent properties to the north and south. The sides of the dwelling have heights ranging from 7.86m- 9.68m (north side) and 7.97m-9.97m (south side) when measured from the grade at where the dwelling sits. This represents a significant deviation from the 7.5m (24.6ft) maximum requirement. Furthermore, when viewing the dwelling from the rear, and portions of the sides, the dwelling appears to contain three-storeys due to a walk out basement condition.

As such, staff is of the opinion that the proposal fails to meet the four tests and recommend deferral of the application to redesign the dwelling.

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 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 application under file SPI 22-37.

- Based on review of the information currently available for this application, the variance, as requested are correct.



- We advise that more information is required to determine whether additional variance(s) will be required: Dimensions from established grade to basement ceiling, and site statistic GFA number.

Our comments are based on the plans received by Zoning staff for the above captioned site plan 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: Ramsen Hedoo, Zoning Examiner

### **Appendix 3 – CVC**

Although the property appears to be regulated based on our mapping, I can confirm that the proposed development is outside of CVC's regulated area. CVC review/approval are not required. As such, CVC will not be providing comments on the application.

Comments Prepared by: Beata Pakulski, Junior Planner

### **Appendix 4- Region of Peel**

#### **Minor Variance Application: A-72/23 – 1640 Glenburnie Road**

Development Engineering: 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. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

Comments Prepared by: Patrycia Menko, Junior Planner