

City of Mississauga Department Comments

Date Finalized: 2023-04-19	File(s): A81.23 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-04-27 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application, as amended. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

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

1. A lot coverage of 29.37% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% in this instance;
2. A gross floor area of 308.73sq m (approx. 3323.14sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 274.34sq m (approx. 2952.97sq ft) in this instance; and,
3. A parking space of 5.75m (approx. 18.86ft) in the garage whereas By-law 0225-2007, as amended, requires a minimum parking space of 6.00m (approx. 19.69ft) in this instance.

Amendments

Based on review of the information currently available in this application, variance 2, as requested, is correct.

We also advise that the below variance should be amended as follows:

3. A minimum length measured from the inside face of walls of 5.75m (approx. 18.86ft) in the attached garage whereas By-law 0225-2007, as amended, requires a minimum length of 6.00m (approx. 19.69ft) in this instance.

We also advise that more information is required in order to verify the accuracy of the requested remaining variance(s) or determine whether additional variance(s) will be required.

Background

Property Address: 4 Wareham Dr

Mississauga Official Plan

Character Area: Streetsville Neighbourhood

Designation: Residential Low Density I

Zoning By-law 0225-2007

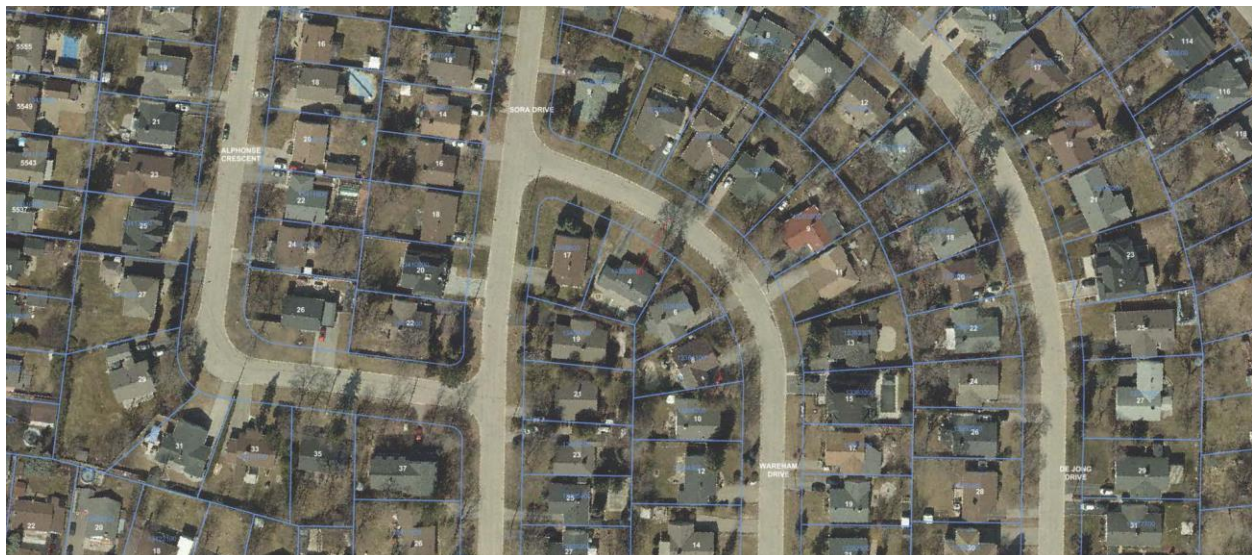
Zoning: R2-50 - Residential

Other Applications: BP 9NEW 22-5178

Site and Area Context

The subject property is located north-east of the Erin Mills Parkway and Thomas Street intersection in Streetsville. It currently contains a single storey detached dwelling and has a lot area of +/- 621.69m² (6,691.82ft²). The property is located on the inside of the curve of Wareham Drive and has a wider frontage with a slightly narrower rear. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context is exclusively residential, consisting of detached dwellings on similarly sized lots. The majority of dwellings are original to the neighbourhood, however some redevelopment is present.

The applicant is proposing a new dwelling requiring variances for gross floor area, lot coverage, and parking space size in the garage.



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 located in the Streetsville Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan. This designation permits only detached dwellings in this instance. 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. Planning staff are satisfied that the built form is appropriate for the subject property given surrounding conditions and will not negatively impact the streetscape. Staff are therefore of the opinion that the application maintains the general intent and purpose of the official plan.

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

Variance 1 requests an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff note that the proposed dwelling's lot coverage is generally in line with other new builds in the surrounding area, and a portion of the lot coverage increase is due to the rear porch which does not have the same impacts on massing compared to an enclosed structure. Staff are therefore satisfied that the lot coverage represents an appropriate balance between the existing and planned character of the area in this instance.

Variance 2 requests an increase in gross floor area. The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings thereby ensuring that the existing and planned character of a neighbourhood is preserved. Staff are of the opinion that the requested variance is minor in nature and will not contribute significant additional massing when compared to an as of right condition. Staff are satisfied that the proposed gross floor area represents an appropriate balance between the existing and planned character of the area in this instance.

Variance 3 relates to the interior parking space size within the garage. The intent of this provision is to ensure that the garage can accommodate the parking of atypical vehicles entirely within the garage area. Staff note that the requested depth of the garage is larger than a legal parking space in the City and that, despite the proposed reduced area, the garage will maintain the ability to provide parking for vehicles of average length.

Given the above, Planning staff are satisfied that both the general intent and purpose of the zoning by-law are maintained.

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

Planning staff are satisfied that the impacts of the variances, both individually and cumulatively, are minor in nature. Furthermore staff are of the opinion that the application proposes appropriate development of the subject property.

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 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 an application under file BP 9NEW 22-5178. Based on review of the information currently available in this application, the following variance, as requested is correct:

2. A gross floor area of 308.73sq m (approx. 3323.14sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 274.34sq m (approx. 2952.97sq ft) in this instance; and,

We also advise that the variance should be amended as follows:

3. A minimum length measured from the inside face of walls of 5.75m (approx. 18.86ft) in the attached garage whereas By-law 0225-2007, as amended, requires a minimum length of 6.00m (approx. 19.69ft) in this instance.

We also advise that more information is required in order to verify the accuracy of the requested remaining variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above permit application submitted on 12/19/2022 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: Jeanine Benitez, Zoning Examiner

Appendix 3 – Region of Peel Comments

Minor Variance Application: A-81/23 – 4 Wareham Drive

Development Engineering: Camila Marczuk (905) 791-7800 x8230

Comments:

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- 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.
 - All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. 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. 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.

Comments Prepared by: Patrycia Menko, Junior Planner