

# City of Mississauga Department Comments

Date Finalized: 2023-04-26	File(s): A704.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-05-04 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. An infill residential gross floor area of 478.30sq m (approx. 5148.38sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 399.60sq m (approx. 4301.26sq ft) in this instance;
2. A lot coverage of 30.53% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30% in this instance;
3. A front yard setback to the garage face of 7.25m (approx. 23.79ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the garage face of 9.00m (approx. 29.53ft) in this instance;
4. A rear yard setback of 2.59m (approx. 8.50ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance;
5. A rear yard setback to a window well of 1.97m (approx. 6.46ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 6.89m (approx. 22.60ft) in this instance;
6. A front yard setback to the covered porch of 8.01m (approx. 26.28ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 9.00m (approx. 29.53ft) in this instance;
7. A highest ridge height of 9.74m (approx. 32.00ft) whereas By-law 0225-2007, as amended, permits a maximum highest ridge height of 9.50m (approx. 31.17ft) in this instance;
8. A height to the underside of eaves of 6.81m (approx. 22.34ft) whereas By-law 0225-2007, as amended, permits a maximum height to the underside of eaves of 6.40m (approx. 21.00ft) in this instance and,
9. A front yard setback to the dwelling of 8.32m (approx. 27.30ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the dwelling of 9.00m (approx. 29.53ft) in this instance.

## Amendments

Should the Committee see merit in the applicant's request, Zoning staff advise that the following variance should be amended as follows:

5. A window well encroachment of 5.53m (18.14ft) into the required rear yard, whereas By-law 0225-2007, as amended, permits a maximum encroachment for a window well of 0.61m (2ft) into the required rear yard, in this instance.

## Background

**Property Address:** 1598 Steveles Cres

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

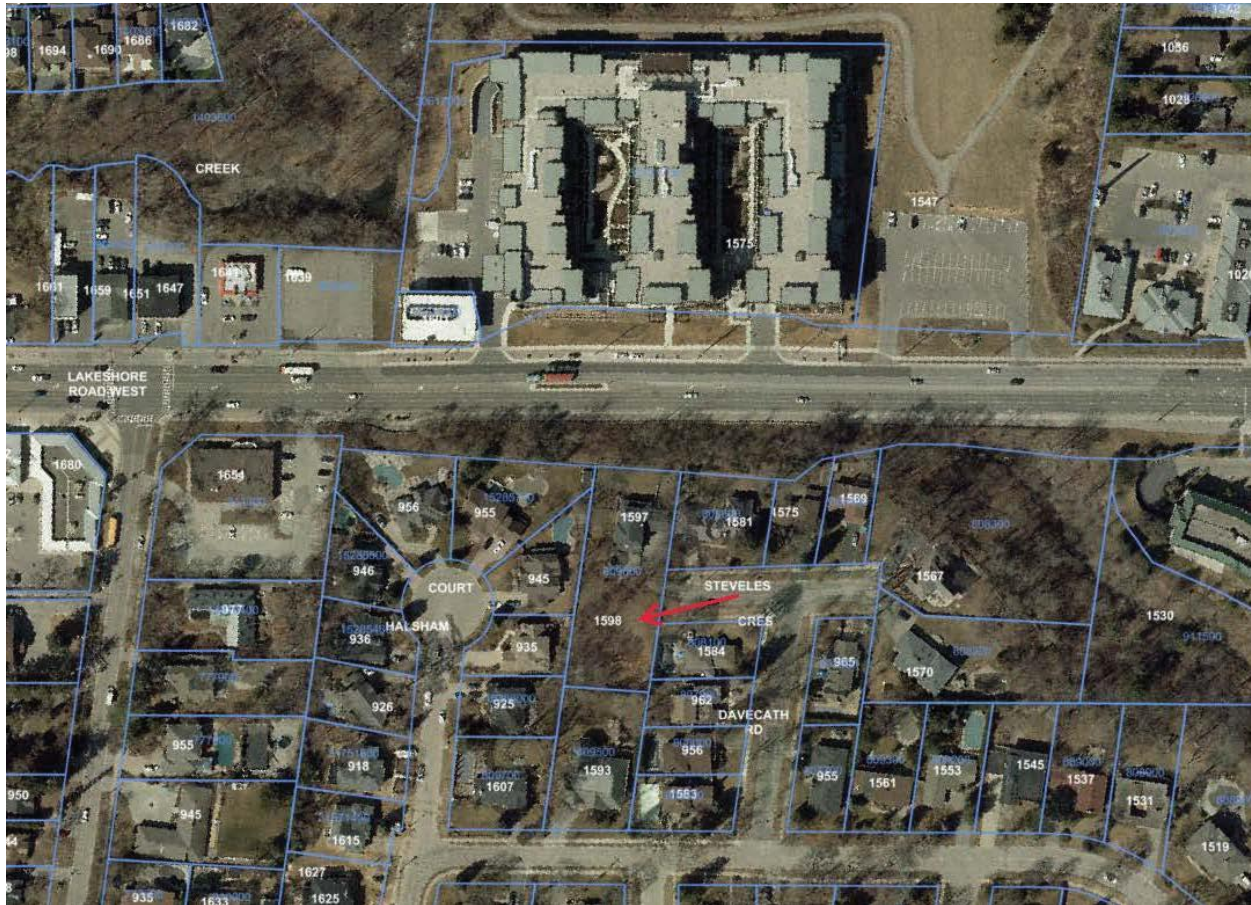
**Zoning:** R2-1 - Residential

**Other Applications:** B35.21 (Consent)

### Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, east of Lakeshore Road West and Clarkson Road North. The immediate neighbourhood is entirely residential consisting of one and two-storey detached dwellings with significant mature vegetation throughout the lots. The subject property contains a two-storey detached dwelling with mature vegetation throughout the lot.

The applicant is requesting minor variances to facilitate the development of a new two-storey detached dwelling. The variances are for gross floor area, lot coverage, front and rear yard setbacks and dwelling heights.



## 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 Committee deferred application A704.22 on February 2<sup>nd</sup>, 2023, to allow the applicant an opportunity to satisfy all conditions required for the approval of application B01/20. The applicant was proposing to construct a two-storey dwelling on a lot that has not yet been created. Staff also have concerns with the proposed dwelling's gross floor area.

The applicant has satisfied all conditions required for the approval of application B01/20. However, the proposed dwelling's gross floor area, along with all other variances, remain unchanged. Staff have no immediate concerns with variances #2,3,4,5(as revised), 6, 7, 8 or 9, however, staff continue to oppose the gross floor area proposed as it is excessive, does not

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maintain compatibility with the existing dwellings in the neighbourhood. The proposal does not preserve the neighbourhood's character.

As such, Planning staff recommend that the application be deferred to redesign the proposal.

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. We also note that this applicant is currently in the position of finalizing a Consent Agreement with Municipal Infrastructure Schedules to extend the existing westerly limit of Steveles Crescent under File application 'B'-1/20 in order to create this new lot.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

We note that a building permit application is required. In the absence of a building permit application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has not been completed.

Site Plan SPI 22-73 contains insufficient information for staff to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Adam McCormack, Zoning Examiner

### Appendix 3 – Region of Peel Comments

Please apply previous comments.

Comments Prepared by: Patrycia Menko, Junior Planner