

City of Mississauga Department Comments

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| Date Finalized: 2023-04-26 | File(s): A114.23 |
| To: Committee of Adjustment | Ward: 1 |
| 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 the construction of a new dwelling proposing:

1. A gross floor area of 385.92sq.m (approx. 4154.01sq.ft) whereas By-law 0225-2007, as amended, permits a gross floor area of 345.24sq.m (approx. 3716.13sq.ft) in this instance; and,
2. A height of 8.88m (approx. 29.13ft) whereas By-law 0225-2007, as amended, permits a height of 8.29m (approx. 27.19ft) in this instance.

Background

Property Address: 1517 Leda Ave

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-1-Residential

Other Applications: BP 9NEW 23-5981.

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southeast of the southeast of the Kenmuir Avenue and South Service Road intersection. The immediate neighbourhood is entirely residential, consisting of one and two-storey detached dwellings with mature vegetation and landscape elements in both the front and side yards. The subject property contains a one-storey dwelling with mature vegetation in the property's front yard.

The applicant is proposing a new two-storey dwelling requiring variances related to gross floor area and 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 located within the Mineola Neighbourhood Character Area, and is designated Residential Low Density II by Mississauga Official Plan (MOP). Detached dwellings are permitted within this designation.

While larger dwellings are not out of character within the surrounding area, staff are of the opinion that the proposed gross floor area and dwelling heights are excessive, create significant massing impacts. The proposed dwelling would not maintain compatibility with the existing dwellings in the neighbourhood, and nor would it preserve the neighbourhood's character. Furthermore, staff are of the opinion that the values contained in variance #2 are incorrect.

Staff recommend that the application be deferred to address the concerns raised above.

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-23/5981.



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 23-5981. 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: Maria Fernandez , Zoning Examiner

Appendix 3 – Region of Peel

Minor Variance Application: A-114/23 – 1517 Leda Avenue

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.
- 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